

# SHERIFF'S SALE COST SHEET

Household Finance Corp. Inc. vs. Donald & Suzanne Buck  
 NO. 179-09 ED NO. 1141-09 JD DATE/TIME OF SALE FEB, 10 0930

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>255.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>52.50</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>8.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>534.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>753.90</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1158.90</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>55.00</u>	
TOTAL *****		\$ <u>65.00</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>2364.71</u>	
TOTAL *****		\$ <u>2364.71</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>721.60</u>	
WATER 20	\$	
TOTAL *****		\$ <u>721.60</u>

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 7026.71

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Household Fin Cons Dis vs Donald & Suzanne Burk

NO. 177-09 ED NO. 177-09 JD

DATE/TIME OF SALE: Feb. 10, 09:30

BID PRICE (INCLUDES COST) \$ 80100.00

POUNDAGE - 2% OF BID \$ 1602.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ 250.-

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6879.91

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

TOTAL DUE: \$ 6879.91

LESS DEPOSIT: \$ 2000.-

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 4879.91

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**  
SUITE 2080  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

TERRENCE J. McCABE\*\*\*  
MARC S. WEISBERG\*\*  
EDWARD D. CONWAY\*\*  
MARGARET GAIRO\*\*  
LISA L. WALLACE†  
DEBORAH K. CURRAN+  
LAURA ILG. O'SULLIVAN+  
GAYL C. SPIVAK\*  
FRANK DUBIN\*\*  
ANDREW J. MARKOWITZ\*\*  
HEIDI R. SPIVAK\*  
SCOTT TAGGART\*  
MARISA COHEN\*  
KATHERINE SANTANGINI\*\*  
JASON BROOKS†  
STEPHANIE H. HURLEY\*\*  
DIANN GREEN<  
MATTHEW CONNOR\*  
FAITH MIROS<  
ERIN BRADY\*\*  
AARON D. NEAL\*\*  
KEVIN T. MCQUAIL\*\*  
RUHI MIRZA\*\*

\*\*\* Licensed in PA  
\* Licensed in PA & NJ  
\*\* Licensed in PA & NY  
† Licensed in NY  
+ Licensed in NJ  
+ Licensed in PA & WA  
\*\*\* Licensed in PA, NJ & NY  
† Licensed in NY & CT  
+ Licensed in MD & DC  
\*\* Licensed in MD  
+ Managing Attorney for NY  
+ Managing Attorney for MD  
+ Managing Attorney for NJ  
+ Licensed in VA  
\* Licensed in CT & NJ  
\*\* Licensed in MD & VA

SUITE 303  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 499  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
(914)-636-8900  
FAX (914)-636-8901  
Also servicing Connecticut

SUITE 100  
8101 SANDY SPRING ROAD  
LAUREL, MD 20707  
(301) 490-3361  
FAX (301) 490-1568  
Also servicing the District of Columbia  
and Virginia

February 16, 2010

Sheriff of Columbia County  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: Household Finance Consumer Discount Company  
vs.  
Donald Buck and Suzanne Buck  
Columbia County, Court of Common Pleas, No. 2009-CV-1141  
Action in Mortgage Foreclosure  
Premises: 1123 4th Avenue, Berwick, Pennsylvania 18603  
Date of Sheriff's Sale: February 10, 2010

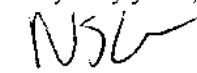
Dear Sheriff:

Enclosed please find items necessary to complete settlement including, two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **Household Finance Consumer Discount Company, 961 Weigel Drive, Elmhurst, Illinois 60126** in the deed poll.

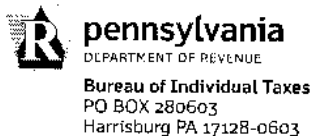
If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,



Nordisha Coots  
Legal Assistant

/nc  
Enclosures



# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

### A. CORRESPONDENT – All inquiries may be directed to the following person:

Name Terrence J. McCabe, Esquire		Telephone Number: (215) 790-1010	
Street Address 123 South Broad Street, Ste. 2080		City Philadelphia	State PA
		ZIP Code 19109	

### B. TRANSFER DATA

### Date of Acceptance of Document

Grantor(s)/Lessor(s) Sheriff of Columbia County			Grantee(s)/Lessee(s) Household Finance Consumer Discount Company		
Street Address 35 West Main Street			Street Address 961 Weigel Drive		
City Bloomsburg	State PA	ZIP Code 17815	City Elmhurst	State IL	ZIP Code 60126

### C. REAL ESTATE LOCATION

Street Address 1123 4th Avenue		City, Township, Borough Borough of Berwick	
County Columbia	School District	Tax Parcel Number 04L-01-085-01	

### D. VALUATION DATA

1. Actual Cash Consideration 6,879.91	2. Other Consideration + 0.00	3. Total Consideration = 6,879.91
4. County Assessed Value 32,904.00	5. Common Level Ratio Factor X 3.69	6. Fair Market Value = 121,415.76

### E. EXEMPTION DATA

1a. Amount of Exemption Claimed 100.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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### 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

This property was sold at Sheriff's Sale on February 10, 2010, to Household Finance Consumer Discount Company, a mortgage holder in default & is, therefore, tax exempt.

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

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

**McCABE, WEISBERG & CONWAY, P.C.**

ATTORNEYS AT LAW  
FIRST UNION BUILDING  
123 S. BROAD STREET SUITE 2080  
PHILADELPHIA, PA 19109



WACHOVIA

3-50/310

NUMBER

44336

PAY: Four Thousand Eight Hundred Seventy Nine \*\*\*\*\* 91/100

DATE

Feb 17/2010 \$4,879.91

AMOUNT

TO THE Sheriff of Columbia County  
ORDER  
OF

Balance Due Sheriff 201-2892

ESCROW TRUST  
VOID AFTER 90 DAYS

⑈044336⑈ ⑆031000503⑆200001243002⑈

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:03-FEB-10

FEE:\$5.00

CERT. NO:7028

BUCK DONALD  
1123 FOURTH AVENUE  
BERWICK PA 18603 1703

DISTRICT: BERWICK BORO  
DEED 20041-2424  
LOCATION: 1123 FOURTH AVE BERWICK  
PARCEL: 04C-01 -085-01,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2009	PRIM	2,312.80	17.11		30.00	2,359.91
TOTAL DUE :						\$2,359.91

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: March ,2010

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF  
DECEMBER 31, 2009

REQUESTED BY:

*Timothy T. Chamberlain, Sheriff*  
dm.

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

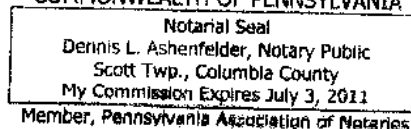
Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice January 20, 27 and February 3, 2010 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.

Sworn and subscribed to before me this 5th day of February 2010.



(Notary Public)

COMMONWEALTH OF PENNSYLVANIA



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.

.....

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
FRANK DUBIN, ESQUIRE - ID # 19280  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770

Attorneys for Plaintiff

123 South Broad Street, Suite 2080  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

Household Finance Consumer Discount Company

Plaintiff

v.

Donald Buck and Suzanne Buck

Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

Number 2009-CV-1141

**AFFIDAVIT OF SERVICE**

COMMONWEALTH OF PENNSYLVANIA :

SS :

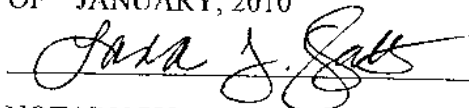
COUNTY OF PHILADELPHIA :

The undersigned, hereby certifies that he is the attorney for the Plaintiff for the within matter, being duly sworn according to law, deposes and says that a true and correct copy of the Notice of Sheriff's Sale was served upon the Defendants, Donald Buck and Suzanne Buck, by regular mail, certificate of mailing, and certified mail, return receipt requested, dated January 13, 2010 and addressed to 743 Municipal Road Schickshinny, Pennsylvania 18655. The regular mail was never returned, and the certified mail was delivered on January 20, 2010 to RR3 Box KP20A, Harvey's Lake, Pennsylvania 18618 and signed for by the Defendant, Donald Buck. A true and correct copy of the letter, certificate of mailing, certified receipt number 7008-1830-0000-9467-5505 and 7008-1830-0000-9467-5512 and signed green card are attached hereto, made part hereof, and marked as Exhibit "A"

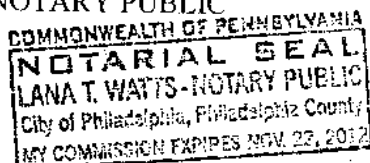
SWORN AND SUBSCRIBED

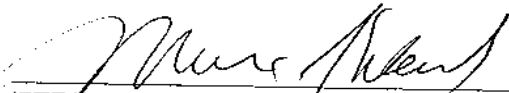
BEFORE ME THIS 28<sup>th</sup> DAY

OF JANUARY, 2010



NOTARY PUBLIC





TERRENCE J. McCABE, ESQUIRE

MARC S. WEISBERG, ESQUIRE

EDWARD D. CONWAY, ESQUIRE

MARGARET GAIRO, ESQUIRE

FRANK DUBIN, ESQUIRE

ANDREW L. MARKOWITZ, ESQUIRE

HEIDI R. SPIVAK, ESQUIRE

Attorneys for Plaintiff



# EXHIBIT A

# 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. **CO42697**

1. Article Addressed to:

Donald Buck  
743 Municipal Road  
Schickshinny PA 18655

2. Article Number

(Transfer from service label)

7008 1830 0000 9467 5505

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

# COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☒ Addressee

B. Received by (Printed Name)

DONALD BUCK

C. Date of Delivery

1-20-10

D. Is delivery address different from item 1? ☒ Yes

If YES, enter delivery address below: ☐ No

RR3 BOX KP20A  
HARVEYS LAKE PA 18618

3. Service Type

☐ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

# 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. **CO42697**

1. Article Addressed to:

Suzanne Buck  
743 Municipal Road  
Schickshinny PA 18655

2. Article Number

(Transfer from service label)

7008 1830 0000 9467 5512

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

# COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☒ Addressee

B. Received by (Printed Name)

DONALD BUCK

C. Date of Delivery

1-20-10

D. Is delivery address different from item 1? ☒ Yes

If YES, enter delivery address below: ☐ No

RR3 BOX KP20A  
HARVEYS LAKE PA 18618

3. Service Type

☐ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

COMPLETE THIS SECTION ON DELIVERY

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *John Aguirre*☐ Agent  
☒ Addressee

B. Received by (Printed Name)

*John Aguirre*

C. Date of Delivery

*11/9/09*D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

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.

Article Addressed to:

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

A. Signature

X *John Sipe*☐ Agent  
☒ Addressee

B. Received by (Printed Name)

*John Sipe*

C. Date of Delivery

*OCT 29 2009*D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

7008 1830 0002 2802 0829

Article Number

(Transfer from service label)

7008 1830 0002 2802 0805

Domestic Return Receipt

102595-02-M-1540

Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *R. Bette*☐ Agent  
☒ Addressee

B. Received by (Printed Name)

*R. Bette*

C. Date of Delivery

*OCT 29 2009*D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

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 Inheritance  
110 N. 8th Street  
Philadelphia, PA 19107

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

7008 1830 0002 2802 0812

2. Article Number

(Transfer from service label)

7008 1830 0002 2802 0799

Domestic Return Receipt

102595-02-M-1540

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Lee Simmons*☐ Agent  
☒ Addressee

B. Received by (Printed Name)

*Lee Simmons*

C. Date of Delivery

*OCT 29 2009*D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

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:

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

7008 1830 0002 2802 0775

2. Article Number

(Transfer from service label)

7008 1830 0002 2802 0836

Domestic Return Receipt

102595-02-M-1540

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *F. A. Simon*☐ Agent  
☒ Addressee

B. Received by (Printed Name)

*F. A. Simon*

C. Date of Delivery

*10/29*D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

Commonwealth of PA  
Dept 280601  
Harrisburg, PA 17128

Article Addressed to:

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

SENDER: COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Dept of Public Welfare  
PO Box 8486  
Harrisburg, PA 17105

2. Article Number

(Transfer from service label)

7008 1830 0002 2802 0768

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

United States of America  
PO Box 11754  
Harrisburg, PA 17108

2. Article Number

(Transfer from service label)

7008 1830 0002 2802 0744

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

US Atty for Middle District  
235 N Washington Street  
Scranton, PA-18503

2. Article Number

(Transfer from service label)

7008 1830 0002 2802 0751

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

179  
Agent

Address

B. Received by (Printed Name)

Lee Simmons OCT 29 2009

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

179  
Agent

Address

B. Received by (Printed Name)

Susan Melendez

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

179  
Agent

Address

B. Received by (Printed Name)

Robert Yevan

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

700A 1A30 0000 9467 5512

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here  
 JAN 1 2010

Sent To: Suzanne Buck  
 Street, Apt. No.,  
 or PO Box No. 743 Municipal Road  
 City, State, ZIP+4 Schickshinn PA 18655

PS Form 3800, August 2006 See Reverse for Instructions

700A 1A30 0000 9467 5505

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here  
 JAN 1 2010

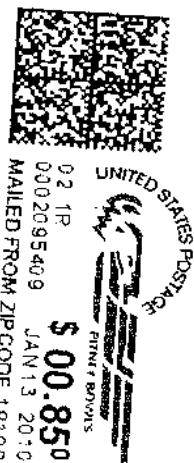
Sent To: Donald Buck  
 Street, Apt. No.,  
 or PO Box No. 743 Municipal Road  
 City, State, ZIP+4 Schickshinn PA 18655

PS Form 3800, August 2006 See Reverse for Instructions

Name and Address of Sender  
McCabe, Weisberg and Conway, P.C.  
123 S. Broad St., Suite 2080  
Philadelphia, PA 19109  
Attn: Chertia Olds 42697 CRFM

Check type of mail or service:  
☐ Certified ☐ Recorded Delivery (International)  
☐ COD ☐ Registered  
☐ Delivery Confirmation ☐ Return Receipt for Merchandise  
☐ Express Mail ☐ Signature Confirmation  
☐ Insured

Affix Stamp Here  
(if issued as a  
certificate of mailing,  
or for additional  
copies of this bill)  
Postmark and  
Date of Receipt



Line	Article Number	Addressee Name, Street and PO Address	Postage	Fee	Handling Charge	Special Services														
1	Household Finance Consumer Discount Company vs. Donald Buck and Suzanne Buck	Suzanne Buck 743 Municipal Road Schickshinny, Pennsylvania 18655																		
2		Donald Buck 743 Municipal Road Schickshinny, Pennsylvania 18655																		
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18																				
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15																				
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)																	

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the nonreturn of or damage to a single electronic occurrence. The maximum indemnity payable on Express Mail International is \$500, but optional Express Mail Service merchandise is available for up to \$3,000 to items, but not all countries. The maximum indemnity payable is \$2,000 for registered mail. See Domestic Mail Manual (DMM) 5011, and 5012 for limitations of coverage on insured and COD mail. See International Mail Manual (IMM) for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.

# BERWICK AREA SCHOOL DISTRICT

2009 SCHOOL REAL ESTATE DATE 07/01/2009 BILL# 005343

TAXPAYER COPY

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	32904	48.1000	1371.72	1399.71	1539.6
ASSESSED VALUE	32904	1582.68	1371.72	1399.71	1539.6
GAMING REVENUE	3804	182.97			
TAXABLE ASSESSMENT	29100	1599.71			
			IF PAID ON OR BEFORE Aug. 31	IF PAID ON OR BEFORE Oct. 31	IF PAID AFTER Nov. 1

HOURS Mon, Tue, Thur, 9:30am-4:00pm  
Closed Wednesday and Friday  
Closed Holidays  
PHONE 570-752-7442

M  
A BUCK DONALD  
I 1123 FOURTH AVENUE  
L BERWICK PA 18603

T  
O

NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION	ACCT.
PARCEL 04C01 08501000	6012
1123 FOURTH AVE	
20041-2424	2880.00
0.17 ACRES	30024.00

SCHOOL PENALTY 10%  
DELINQUENT TAX TO  
COURTHOUSE DEC. 15

MAKE SEPERATE CHECKS FOR SCHOOL PAYMENT

*Unpaid*

## Tax Notice 2009 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  
03/01/2009

BILL NO.  
2812

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	32,904	6.146	198.19	202.23	222.45
SINKING		1.345	43.37	44.26	48.69
FIRE		1.25	40.31	41.13	43.19
LIGHT		1.75	56.43	57.58	60.46
BORO RE		10.6	341.80	348.78	366.22
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	680.10	741.01
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

BUCK DONALD  
1123 FOURTH AVENUE  
BERWICK PA 18603 1703

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 5 %  
PARCEL: 04C-01 -085-01,000  
1123 FOURTH AVE  
1653 Acres Land 2,880  
Buildings 30,024  
Total Assessment 32,904

This tax returned to  
courthouse on:  
January 1, 2010

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

*Unpaid*

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

Wednesday, October 28, 2009

**CONNIE GINGHER-TAX COLLECTOR  
1615 LINCOLN AVE.  
BERWICK, PA 18603-**

**HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY  
VS  
DONALD BUCK  
SUZANNE BUCK**

**DOCKET # 179ED2009**

**JD # 1141JD2009**

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County





January 21, 2010

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

**HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY**

**VS.**

**DONALD BUCK  
SUZANNE BUCK**

**DOCKET # 179ED2009**

**JD # 1441JD2009**

Dear Timothy:

The amount due on the sewer account #112123 for the property located at 1123 4<sup>th</sup> Avenue, Berwick, Pa through March 30, 2010 is **\$721.60**. This amount includes \$150.00 to satisfy a lien.

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

Sincerely,

A handwritten signature in cursive script, reading "Kelly Noss", is written over the typed name.

Kelly Noss  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Provider"*  
1108 Freas Avenue • Berwick, Pennsylvania 18603

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/27/2009

SERVICE# 11 - OF - 18 SERVICES  
DOCKET # 179ED2009

PLAINTIFF HOUSEHOLD FINANCE CONSUMER DISCOUNT  
COMPANY

DEFENDANT DONALD BUCK  
SUZANNE BUCK

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

**PERSON/CORP TO SERVED**

BERWICK SEWER

1108 FREAS AVE.

BERWICK

**PAPERS TO SERVED**

MORTGAGE FORECLOSURE

SERVED UPON KELLY GREER

RELATIONSHIP CLERK IDENTIFICATION \_\_\_\_\_

DATE 01-14-10 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

Tina Dill

DATE

01-14-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/27/2009

SERVICE# 10 - OF - 18 SERVICES  
DOCKET # 179ED2009

PLAINTIFF HOUSEHOLD FINANCE CONSUMER DISCOUNT  
COMPANY

DEFENDANT DONALD BUCK  
SUZANNE BUCK

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON PO. S. E. D.

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 11.14.10 TIME 10:35 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

Paul D. H. B.

DATE 11.14.10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 10/27/2009

SERVICE# 12 - OF - 18 SERVICES  
DOCKET # 179ED2009

PLAINTIFF

HOUSEHOLD FINANCE CONSUMER DISCOUNT  
COMPANY

DEFENDANT

DONALD BUCK  
SUZANNE BUCK

ATTORNEY FIRM

McCabe, Weisberg and Conway, PC

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN Cole

RELATIONSHIP Customer Service IDENTIFICATION \_\_\_\_\_

DATE 1-15-10 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. Harts

DATE 1-15-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/27/2009

SERVICE# 3 - OF - 18 SERVICES  
DOCKET # 179ED2009

PLAINTIFF HOUSEHOLD FINANCE CONSUMER DISCOUNT  
COMPANY

DEFENDANT DONALD BUCK  
SUZANNE BUCK

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
TENANT(S)
1123 4TH AVE.
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON WALANT / POSE

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 11-14-09 TIME 10:30 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

R. D. M. DATE 11-14-09

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 10/27/2009

SERVICE# 15 - OF - 18 SERVICES  
DOCKET # 179ED2009

PLAINTIFF HOUSEHOLD FINANCE CONSUMER DISCOUNT  
COMPANY

DEFENDANT DONALD BUCK  
SUZANNE BUCK

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Deb

RELATIONSHIP Clerk IDENTIFICATION \_\_\_\_\_

DATE 1-15 TIME 0910 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

RC DATE \_\_\_\_\_

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.

HOUSEHOLD FINANCE CONS DIS CO

VS.

DONALD & SUZANNE BUCK

WRIT OF EXECUTION #179 OF 2009 ED

POSTING OF PROPERTY

JANUARY 6, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF DONALD & SUZANNE BUCK AT 1123 4<sup>TH</sup> AVENUE BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:

DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 7<sup>TH</sup> DAY OF JANUARY 2010

Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012

**SHERIFF SERVICE**  
**PROCESS RECEIPT, and AFFIDAVIT OF RETURN**

INSTRUCTIONS FOR SERVICE OF PROCESS: You must file one instruction sheet for EACH DEFENDANT. Please type or print legibly. Do Not detach any copies.

1. PLAINTIFF(S) <u>Household Finance Consumer Discount Company</u>		2. COURT NUMBER <u>179 ED 2009</u>
3. DEFENDANT(S) <u>Donald Buck - Suzanne Buck</u>		4. TYPE OF WRIT & COMPLAINT <u>MF</u>
SERVE → AT	5. NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE SEIZED, ATTACHED OR SOLD <u>Donald Buck</u>	
	6. ADDRESS (Street, or RFD, Apartment No., City, Boro., Twp., State and Zip Code). <u>743 Municipal Rd Shickshinny</u>	
7. INDICATE UNUSUAL SERVICE: <input type="checkbox"/> CERT. MAIL <input type="checkbox"/> DEPUTIZE <input type="checkbox"/> POST <input type="checkbox"/> OTHER		

Now, 20 Columbiana, I, SHERIFF OF LUZERNE COUNTY, PA., do hereby deputize the Sheriff of \_\_\_\_\_ County to execute this Writ and make return thereof according to law. This deputation being made at the request and risk of the plaintiff, \_\_\_\_\_

8. SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

9. PRINT/TYPE NAME AND ADDRESS OF ATTORNEY/ORIGINATOR

SIGNATURE \_\_\_\_\_ TELEPHONE NUMBER \_\_\_\_\_

**NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMEN**—Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of 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.

RECEIVED  
NOV 5 AM 10:28  
PAGE 12  
F

PD 47.00 / 10.00 Notary

**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

10. I acknowledge receipt of the writ or complaint as indicated above. } <u>1/2</u>	SIGNATURE of Authorized LCSD Deputy <u>Mark</u>	11. Date Filed <u>10/26/09</u>	12. Expiration/Hearing Date
---	--	-----------------------------------	-----------------------------

**TO BE COMPLETED BY SHERIFF**

13. Served and made known to \_\_\_\_\_, Defendant(s) on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock, \_\_\_\_\_ M. at \_\_\_\_\_ County of Luzerne.

Commonwealth of Pennsylvania, in the manner described below:

- ☐ Defendant(s) personally served.
- ☐ Adult family member with whom said Defendant(s) reside(s). Relationship is \_\_\_\_\_
- ☐ Adult in charge of Defendant's residence.
- ☐ 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.

☐ Other 5 day of November, 2009, at 2:15 o'clock, \_\_\_\_\_ M.

Defendant not found because:

- ☒ Moved
- ☐ Unknown
- ☐ No Answer
- ☒ Vacant
- ☐ Other \_\_\_\_\_

REMARKS:

RETURNED:

14. AFFIRMED and subscribed to before me this _____ day of _____, 20 <u>09</u> <b>COMMONWEALTH OF PENNSYLVANIA</b> <b>NOTARIAL SEAL</b> <b>JENNIFER MARIE ROBERTS, NOTARY PUBLIC</b> <b>FAIRVIEW TWP., LUZERNE COUNTY</b> <b>MY COMMISSION EXPIRES JUNE 23, 2013</b> <b>MY COMMISSION EXPIRES: 6/23/13</b>	15. Signature of Deputy Sheriff <u>[Signature]</u>	16. Date <u>11/5/2009</u>
17. da _____	18. Signature of Sheriff <u>[Signature]</u>	19. Date
21. I ACKNOWLEDGE RECEIPT OF THE SHERIFF'S RETURN SIGNATURE OF AUTHORIZED ISSUING AUTHORITY AND TITLE.		22. Date Received



**SHERIFF SERVICE**  
**PROCESS RECEIPT, and AFFIDAVIT OF RETURN**

INSTRUCTIONS FOR SERVICE OF PROCESS: You must file one instruction sheet for EACH DEFENDANT. Please type or print legibly. Do Not detach any copies.

1. PLAINTIFF(S) <u>Household Finance Consumer Discount Company</u>		2. COURT NUMBER <u>179 ED 2009</u>
3. DEFENDANT(S) <u>Donald Buck + Suzanne Buck</u>		4. TYPE OF WRIT or COMPLAINT <u>M.P</u>
5. NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SOLD. <u>Suzanne Buck</u>		
6. ADDRESS (Street, or RFD, Apartment No., City, Boro, Twp, State and Zip Code). <u>743 Municipal Rd Shickshinny</u>		
7. INDICATE UNUSUAL SERVICE: <input type="checkbox"/> CERT. MAIL <input type="checkbox"/> DEPUTIZE <input type="checkbox"/> POST <input type="checkbox"/> OTHER		

Now, 20 Columbia, I, SHERIFF OF LUZERNE COUNTY, PA., do hereby deputize the Sheriff of Columbia County to execute this writ and make return thereof according to law. This deputation being made at the request and risk of the plaintiff.

8. SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE. AMOUNT PAID

9. PRINT/TYPE NAME AND ADDRESS OF ATTORNEY/ORIGINATOR

SIGNATURE \_\_\_\_\_ TELEPHONE NUMBER \_\_\_\_\_

**NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMEN**—Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of 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.

**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

10. I acknowledge receipt of the writ or complaint as indicated above. } <u>2/2</u> <u>Mark</u>	SIGNATURE of Authorized LCSD Deputy	11. Date Filed <u>10/26/09</u>	12. Expiration/Hearing Date
---	-------------------------------------	-----------------------------------	-----------------------------

**TO BE COMPLETED BY SHERIFF**

13. Served and made known to ~~Suzanne Buck~~ Defendant(s)  
on the ~~26th~~ day of ~~November~~, 20~~09~~ at ~~743 Municipal Rd Shickshinny~~ o'clock ~~P~~ M.  
County of ~~Luzerne~~

Commonwealth of Pennsylvania, in the manner described below:  
☐ Defendant(s) personally served.  
☐ Adult family member with whom said Defendant(s) reside(s). Relationship is \_\_\_\_\_  
☐ Adult in charge of Defendant's residence.  
☐ 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.

☐ Other 5 November 09, 2009 at 2:15 o'clock P M.

Defendant not found because:  
☒ Moved ☐ Unknown ☐ No Answer ☒ Vacant ☐ Other \_\_\_\_\_

REMARKS:  
RETURNED:

14. AFFIRMED and subscribed to before me this <u>10th</u> day of <u>November</u> , 20 <u>09</u>	15. Signature of Deputy Sheriff <u>[Signature]</u>		16. Date <u>11/3/2009</u>
17. day of <u>November</u>	18. Signature of Sheriff <u>[Signature]</u>		19. Date _____
20. <u>[Signature]</u> NOTARIAL SEAL JENNIFER MARIE ROBERTS, Notary Public FAIRVIEW, PA, LUZERNE COUNTY MY COMMISSION EXPIRES JUNE 23, 2013	SHERIFF OF LUZERNE COUNTY		22. Date Received _____
21. I ACKNOWLEDGE RECEIPT OF THE SHERIFF'S RETURN SIGNATURE OF AUTHORIZED ISSUING AUTHORITY AND TITLE.			

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

1 C.P. 3180 TO 3183 and Rule 3257

Household Finance Consumer Discount Company

Plaintiff

v.

Donald Buck and Suzanne Buck

Defendants

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 179 Term 2009 E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2009-CV-1141 Term \_\_\_\_\_ J.D.

WRIT OF EXECUTION  
MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Being Known As: 1123 4TH AVENUE, BERWICK, PENNSYLVANIA 18603

Amount Due \$169,109.27

Interest from 09/25/09 to DATE OF SALE \$  
plus \$27.80 per diem thereafter

(Costs to be added)

Total \$

Dated: 10/24/2009  
(SEAL)

Lami B. Kline  
Prothonotary, Common Pleas Court of  
Columbia County Penna.

By: \_\_\_\_\_ Deputy

### LEGAL DESCRIPTION

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 FOURTH AVENUE AT THE SOUTHEASTERLY CORNER OF LOT NO. 988.

THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY SIDE OF FOURTH AVENUE, A DISTANCE OF 45 FEET TO THE SOUTHWESTERLY CORNER OF LOT NO. 986;

THENCE NORTHERLY ALONG SAID LOT, A DISTANCE OF 160 FEET TO EYER AVENUE;

THENCE WESTERLY ALONG EYER AVENUE, A DISTANCE OF 45 FEET TO THE CORNER OF LOT NO. 988;

THENCE SOUTHERLY ALONG SAID LOT, A DISTANCE OF 160 FEET TO FOURTH AVENUE, THE PLACE OF BEGINNING.

BEING LOT NO. 987 OF THE BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO WEST BERWICK.

BEING KNOWN AS: 1123 4TH AVENUE, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 04L-01-085-01

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH LEO P. TALANCA AND VICTORIA M. TALANCA, HUSBAND AND WIFE by deed dated October 18, 2004 and recorded November 1, 2004 in the office of the Recorder in and for Columbia County as Instrument #200412424, granted and conveyed to Donald Buck.

REAL DEBT: \$169,109.27

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
DONALD BUCK AND SUZANNE BUCK

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

**McCABE, WEISBERG AND CONWAY, P.C.**

**BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496**

**MARC S. WEISBERG, ESQUIRE - ID # 17616**

**EDWARD D. CONWAY, ESQUIRE - ID # 34687**

**MARGARET GAIRO, ESQUIRE - ID # 34419**

**123 South Broad Street, Suite 2080**

**Philadelphia, Pennsylvania 19109**

**(215) 790-1010**

**Attorneys for Plaintiff**

**CIVIL ACTION LAW**

Household Finance Consumer Discount Company

v.

Donald Buck and Suzanne Buck

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2009-CV-1141

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

To: Donald Buck  
743 Municipal Road  
Schickshinny, Pennsylvania 18655

Suzanne Buck  
743 Municipal Road  
Schickshinny, Pennsylvania 18655

Your house (real estate) at **1123 4th Avenue, Berwick, Pennsylvania 18603** is scheduled to be sold at Sheriff's Sale on **Feb. 10, 2010** at **9:30 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$169,109.27 obtained by Household Finance Consumer Discount Company against you.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be canceled if you pay to Household Finance Consumer Discount Company the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY**  
**AND YOU HAVE OTHER RIGHTS**

**EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
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5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**LAWYER REFERRAL SERVICE  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, Pennsylvania 17815  
(570) 784-8760**

**ASSOCIATION DE LICENCIADOS  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, Pennsylvania 17815  
(570) 784-8760**

### LEGAL DESCRIPTION

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 FOURTH AVENUE AT THE SOUTHEASTERLY CORNER OF LOT NO. 988.

THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY SIDE OF FOURTH AVENUE, A DISTANCE OF 45 FEET TO THE SOUTHWESTERLY CORNER OF LOT NO. 986;

THENCE NORTHERLY ALONG SAID LOT, A DISTANCE OF 160 FEET TO EYER AVENUE;

THENCE WESTERLY ALONG EYER AVENUE, A DISTANCE OF 45 FEET TO THE CORNER OF LOT NO. 988;

THENCE SOUTHERLY ALONG SAID LOT, A DISTANCE OF 160 FEET TO FOURTH AVENUE, THE PLACE OF BEGINNING.

BEING LOT NO. 987 OF THE BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO WEST BERWICK.

BEING KNOWN AS: 1123 4TH AVENUE, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 04L-01-085-01

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH LEO P. TALANCA AND VICTORIA M. TALANCA, HUSBAND AND WIFE by deed dated October 18, 2004 and recorded November 1, 2004 in the office of the Recorder in and for Columbia County as Instrument #200412424, granted and conveyed to Donald Buck.

REAL DEBT: \$169,109.27

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
DONALD BUCK AND SUZANNE BUCK

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

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

Household Finance Consumer Discount Company

Plaintiff

v.

Donald Buck and Suzanne Buck

Defendants

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 179 Term 2009 E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2009-CV-1141 Term \_\_\_\_\_ J.D.

WRIT OF EXECUTION  
MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Being Known As: **1123 4TH AVENUE, BERWICK, PENNSYLVANIA 18603**

Amount Due \$169,109.27

Interest from 09/25/09 to DATE OF SALE \$  
plus \$27.80 per diem thereafter

(Costs to be added)

Total \$

Dated: 10/26/2009  
(SEAL)

Jami B. Kline  
Prothonotary, Common Pleas Court of  
Columbia County Penna.

By: \_\_\_\_\_ Deputy

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123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-3625

PHONE  
(570) 389-3622

24 HOUR PHONE  
(570) 284-6300

**HOUSEHOLD FINANCE CONSUMER  
DISCOUNT COMPANY**

**179ED2009**

VS

**MORTGAGE FORECLOSURE**

**DONALD BUCK  
SUZANNE BUCK**

NOW, WEDNESDAY, OCTOBER 28, 2009, 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, SUZANNE BUCK, AT 743 MUNICIPAL 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 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

24 HOUR PHONE  
(570) 784-6100

PHONE  
(570) 389-5622

HOUSEHOLD FINANCE CONSUMER

DISCOUNT COMPANY

VS

MORTGAGE FORECLOSURE

DONALD BUCK  
SUZANNE BUCK

NOW, WEDNESDAY, OCTOBER 28, 2009, 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, DONALD BUCK, AT 743  
MUNICIPAL 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# 4 REG# 08 OP# 3 11/05/2009  
11/05/2009 10:28:46

Othr County Civ Proc

ACCOUNT#: 100.4197.36206

FINANCE Receipt#: 223891

TR LINE#: 1

179ED2009

AMT: 19.00

Other Cnty Srv Form

ACCOUNT#: 100.4197.36207

FINANCE Receipt#: 223891

TR LINE#: 2

AMT: 2.00

Civil Proc Addtl Def

ACCOUNT#: 100.4197.36214

FINANCE Receipt#: 223891

TR LINE#: 3

AMT: 6.00

Mileage - Deputy #1

ACCOUNT#: 100.00.235020

FINANCE Receipt#: 223891

TR LINE#: 4

AMT: 20.00

Tendered

CHECK: 79593 47.00

10.00 NOTARY

CHANGE: .00

TOTAL: 47.00

-- THANK YOU --

\*\*\*\*\*

LAW OFFICES

**McCABE, WEISBERG & CONWAY, P.C.**

SUITE 2080

123 SOUTH BROAD STREET

PHILADELPHIA, PA 19109

(215) 790-1010

FAX (215) 790-1274

SUITE 303

216 HADDON AVENUE

WESTMONT, NJ 08108

(856) 858-7080

FAX (856) 858-7020

SUITE 499

145 HUGUENOT STREET

NEW ROCHELLE, NY 10801

(914)-636-8900

FAX (914)-636-8901

Also servicing Connecticut

SUITE 100

8101 SANDY SPRING ROAD

LAUREL, MD 20707

(301) 490-3361

FAX (301) 490-1568

Also servicing the District of Columbia  
and Virginia

TERRENCE J. McCABE\*\*\*  
MARC S. WEISBERG\*\*  
EDWARD D. CONWAY\*\*  
MARGARET GAIRO\*\*  
LISA L. WALLACE†  
DEBORAH K. CURRAN±  
LAURA H.G. O'SULLIVAN±  
GAYL C. SPIVAK\*--  
FRANK DUBIN\*\*  
ANDREW L. MARKOWITZ\*\*  
HEIDI R. SPIVAK\*  
SCOTT TAGGART\*  
MARISA COHEN\*  
KATHERINE SANTANGINI\*\*  
JASON BROOKS†  
STEPHANIE H. HURLEY±  
ERIN BRADY±  
DIANN GREEN<  
MATTHEW CONNOR\*  
FAITH MIROS<  
THOMAS K. TESSMER<

\*\*\* Licensed in PA

\* Licensed in PA & NJ

\*\* Licensed in PA & NY

< Licensed in NY

\*\* Licensed in NJ

< Licensed in PA & WA

\*\*\* Licensed in PA, NJ & NY

† Licensed in NY & CT

± Licensed in MD & DC

\*\* Licensed in MD

+ Managing Attorney for NY

± Managing Attorney for MD

- Managing Attorney for NJ

< Licensed in VA

< Licensed in CT & NJ

December 2, 2009

Prothonotary's Office  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: Household Finance Consumer Discount Company  
vs.  
Donald Buck and Suzanne Buck  
Columbia County, No. 2009-CV-1141  
Premises: 1123 4th Avenue, Berwick, Pennsylvania 18603

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service regarding the above matter. Please return the copies to me in the stamped self-addressed envelope provided.

Please advise promptly if there are any problems in this regard.

Thank you for your assistance in this matter.

Sincerely,

McCabe, Weisberg and Conway, P.C.

/ecp

cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
**EDWARD D. CONWAY, ESQUIRE - ID # 34687**  
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Attorneys for Plaintiff

123 South Broad Street, Suite 2080  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

Household Finance Consumer Discount Company

Plaintiff

v.

Donald Buck and Suzanne Buck

Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

Number 2009-CV-1141

**AFFIDAVIT OF SERVICE**

I, the undersigned attorney for the Plaintiff in the within matter, hereby certify that on the 2<sup>nd</sup> day of December, 2009, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129 which is attached hereto as Exhibit "A."

Copies of the letter and certificates of mailing are also attached hereto, made a part hereof and marked as Exhibit "B."

SWORN AND SUBSCRIBED  
BEFORE ME THIS 2<sup>ND</sup> DAY  
OF DECEMBER, 2009

*Stacey M. O'Connell*  
NOTARY PUBLIC

*Terrence J. McCabe*  
TERRENCE J. McCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
Attorneys for Plaintiff

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

STACEY M. O'CONNELL, Notary Public  
City of Philadelphia, Phila. County  
My Commission Expires July 10, 2012



**McCABE, WEISBERG AND CONWAY, P.C.**

**BY:   TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
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**Attorneys for Plaintiff**

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**Philadelphia, Pennsylvania 19109**  
**(215) 790-1010**

Household Finance Consumer Discount Company

Plaintiff

v.

Donald Buck and Suzanne Buck

Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NO: 2009-CV-1141

**AFFIDAVIT PURSUANT TO RULE 3129**

The undersigned, attorney for 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: **1123 4th Avenue, Berwick, Pennsylvania 18603**, a copy of the description of said property being attached hereto and marked Exhibit "A."

1.     Name and address of Owners or Reputed Owners:

Name	Address
Donald Buck	743 Municipal Road Schickshinny, Pennsylvania 18655
Suzanne Buck	743 Municipal Road Schickshinny, Pennsylvania 18655

2.     Name and address of Defendants in the judgment:

Name	Address
Donald Buck	743 Municipal Road Schickshinny, Pennsylvania 18655
Suzanne Buck	743 Municipal Road Schickshinny, Pennsylvania 18655

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

Name	Address
------	---------

Plaintiff herein

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

Name	Address
------	---------

Plaintiff herein

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

Name	Address
------	---------

None

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

Name	Address
------	---------

None

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	Address
------	---------

Tenants/Occupants	1123 4th Avenue Berwick, Pennsylvania 18603
-------------------	--

Commonwealth of Pennsylvania	Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105
------------------------------	---

Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 <sup>th</sup> Street Suite #204 Philadelphia, PA 19107
--	--

Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
--	--

Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
--	---

PA Department of Revenue

Bureau of Compliance  
P.O. Box 281230  
Harrisburg, PA 17128-1230

Commonwealth of Pennsylvania  
Department of Revenue Bureau of  
Compliance

Clearance Support Department 281230  
Harrisburg, PA 17128-1230  
ATTN: Sheriff's Sales

United States of America

Internal Revenue Service  
Technical Support Group  
William Green Federal Building  
Room 3259  
600 Arch Street  
Philadelphia, PA 19106

Domestic Relations of Columbia  
County

700 Sawmill Road  
Bloomsburg, PA 17815

United States of America

c/o United States Attorney for the  
Middle District of PA  
235 North Washington Street  
Scranton, PA 18503  
and  
Federal Building  
228 Walnut Street  
P.O. Box 11754  
Harrisburg, PA 17108

8. Name and address of Attorney of record:

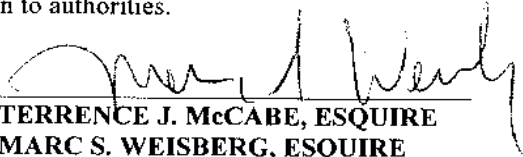
Name

Address

None

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.

December 2, 2009  
DATE

  
**TERRENCE J. McCABE, ESQUIRE**  
**MARC S. WEISBERG, ESQUIRE**  
**EDWARD D. CONWAY, ESQUIRE**  
**MARGARET GAIRO, ESQUIRE**  
Attorneys for Plaintiff

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**(215) 790-1010**

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Household Finance Consumer Discount Company

Plaintiff

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COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2009-CV-1141

DATE: December 2, 2009

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**


OWNERS: Donald Buck and Suzanne Buck

PROPERTY: 1123 4th Avenue, Berwick, Pennsylvania 18603

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Sheriff's Sale on **February 10, 2010 at 9:30 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

Name and Address of Sender McCabe, Weisberg and Conway, P.C. 123 S. Broad St., Suite 2080 Philadelphia, PA 19109 ATTN: L. Parsons- 42697		Article Number	Postage	Check type of mail or service <input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Registered <input type="checkbox"/> Delivery Confirmation <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input type="checkbox"/> Recorded Delivery (International) <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation	<div> <div>  <div>           UNITED STATES POSTAGE            02 1A            \$ 03.95<sup>0</sup>            000 460 5770            DEC 02 2009            MAILED FROM ZIP CODE 19109         </div> </div> </div>	
1	Household Finance Consumer Discount Company, et al v. Buck- 42697			Tenants/Occupants 1123 4th Avenue Berwick, Pennsylvania 18603		
2				Commonwealth of Pennsylvania Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105		
3				Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8th Street Suite #204 Philadelphia, PA 19107		
4				Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128		
5				Department of Public Welfare TPL Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486		
6				PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230		
7				Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales		
8				United States of America Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106		

[illegible]

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

SHERIFF'S RETURN OF NO SERVICE  
-----

HOUSEHOLD FINANCE CONSUMER DISCOUNT  
COMPANY

179ED2009

VS.

DONALD BUCK  
SUZANNE BUCK

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF  
THIS 11/16/2009 FOR THE FOLLOWING REASONS:  
MOVED--VACANT

SWORN AND SUBSCRIBED BEFORE ME  
THIS Monday, November 16, 2009

SO ANSWERS :

*Timothy T. Chamberlain*

-----  
NOTARY PUBLIC

-----  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

McCabe, Weisberg and Conway, PC  
123 South Broad Street  
Suite 2080  
Philadelphia, PA 19109

# REAL ESTATE OUTLINE

ED # 1-79-09

DATE RECEIVED 10-27-01

DOCKET AND INDEX 10-28-01

## 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 2000.00

CK# 79173

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

SALE DATE

Feb. 10, 10 TIME 0130

POSTING DATE

Jan 6, 2010

ADV. DATES FOR NEWSPAPER

1<sup>ST</sup> WEEK Jan 20

2<sup>ND</sup> WEEK 27

3<sup>RD</sup> WEEK Feb. 3, 10



# SHERIFF'S SALE

WEDNESDAY FEBRUARY 10, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 179 OF 2009 ED AND CIVIL WRIT NO. 1141 OF 2009 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 AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE NORTHERLY SIDE OF FOURTH AVENUE AT THE SOUTHEASTERLY CORNER OF LOT NO. 988. THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY SIDE OF FOURTH AVENUE, A DISTANCE OF 45 FEET TO THE SOUTHWESTERLY CORNER OF LOT NO. 986; THENCE NORTHERLY ALONG SAID LOT, A DISTANCE OF 160 FEET TO EYER AVENUE; THENCE WESTERLY ALONG EYER AVENUE, A DISTANCE OF 45 FEET TO THE CORNER OF LOT NO. 988; THENCE SOUTHERLY ALONG SAID LOT, A DISTANCE OF 160 FEET TO FOURTH AVENUE, THE PLACE OF BEGINNING.

BEING LOT NO. 987 OF THE BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO WEST BERWICK.

BEING KNOWN AS: 1123 4TH AVENUE, BERWICK, PENNSYLVANIA 18603  
TAX I.D. #: 04C-01-085-01

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING  
BEING THE SAME PREMISES WHICH LEO P. TALANCA AND VICTORIA M. TALANCA, HUSBAND AND WIFE by deed dated October 18, 2004 and recorded November 1, 2004 in the office of the Recorder in and for Columbia County as Instrument #200412424, granted and conveyed to Donald Buck.

REAL DEBT: \$169,109.27

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
DONALD BUCK AND SUZANNE BUCK

## 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 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney  
Terrence McCabe  
123 South Broad Street  
Philadelphia, PA 19109

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

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Philadelphia, PA 19109

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Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**  
SUITE 2080  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

TERRENCE J. McCABE\*\*\*  
MARC S. WEISBERG\*\*  
EDWARD D. CONWAY \*\*  
MARGARET GAIRO \*\*  
LISA L. WALLACE†  
DEBORAH K. CURRAN+  
LAURA H.G. O'SULLIVAN+  
GAYL C. SPIVAK\*  
FRANK DUBIN\*\*  
ANDREW L. MARKOWITZ \*\*  
HEIDI R. SPIVAK\*  
SCOTT TAGGART\*  
MARISA COHEN\*  
KATHERINE SANTANGINI\*\*  
JASON BROOKS \*  
STEPHANIE H. HURLEY\*\*  
ERIN BRADY\*\*  
DIANN GREEN <  
MATTHEW CONNOR\*  
FAITH MIROS <  
THOMAS K. TESSMER <

\* Licensed in PA  
\* Licensed in PA & NJ  
\*\* Licensed in PA & NY  
~ Licensed in NY  
~ Licensed in NJ  
~ Licensed in PA & WA  
\*\*\* Licensed in PA, NJ & NY  
† Licensed in NY & CT  
+ Licensed in MD & DC  
++ Licensed in MD  
- Managing Attorney for NY  
+ Managing Attorney for MD  
~ Managing Attorney for NJ  
< Licensed in VA  
< Licensed in CT & NJ

SUITE 303  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 499  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
(914)-636-8900  
FAX (914)-636-8901  
Also servicing Connecticut

SUITE 100  
8101 SANDY SPRING ROAD  
LAUREL, MD 20707  
(301) 490-3361  
FAX (301) 490-1568  
Also servicing the District of Columbia  
and Virginia

October 19, 2009

Sheriff's Office  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: Household Finance Consumer Discount Company  
vs.  
Donald Buck and Suzanne Buck  
Columbia County, Number 2009-CV-1141  
Premises: 1123 4th Avenue, Berwick, Pennsylvania 18603

Dear Sir or Madam:

Enclosed please find three copies of Notice of Sheriff's Sale of Real Estate Pursuant to P.A.R.C.P. 3129 relative to the above matter. I would appreciate your serving the Notice upon the Defendants as follows:


Donald Buck  
743 Municipal Road  
Schickshinny, Pennsylvania 18655

Suzanne Buck  
743 Municipal Road  
Schickshinny, Pennsylvania 18655

**Please DEPUTIZE service to LUZERNE COUNTY.**

Once service has been completed, please forward the pertinent affidavit of service to our office.

Very truly yours,

  
Michelle A. Holacik, Paralegal for  
McCabe, Weisberg and Conway, P.C.

Enclosures

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

Household Finance Consumer Discount Company  
961 Weigel Drive  
Elmhurst, Illinois 60126

Plaintiff

v.

Donald Buck and Suzanne Buck  
743 Municipal Road  
Schickshinny, Pennsylvania 18655

Defendants

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

No. 179 Term 2009 E.D.

No. \_\_\_\_\_ Term, \_\_\_\_\_ A.D.

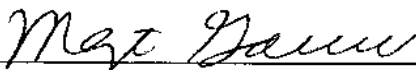
No. 2009-CV-1141 Term, \_\_\_\_\_ J.D.

**PRAECIPE FOR WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

**TO THE PROTHONOTARY:**

Amount Due	\$169,109.27
Interest from 09/25/09 to DATE OF SALE plus \$27.80 per diem thereafter	\$
(Costs to be added)	
Total	\$

Dated: October 19, 2009

  
TERRENCE J. McCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
Attorneys for Plaintiff

NOTE: Please furnish description of Property

### LEGAL DESCRIPTION

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Philadelphia, PA 19109

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P.R.C.P. 3180 TO 3183**

Household Finance Consumer Discount Company  
961 Weigel Drive  
Elmhurst, Illinois 60126

Plaintiff

v.

Donald Buck and Suzanne Buck  
743 Municipal Road  
Schickshinny, Pennsylvania 18655

Defendants

**IN THE COURT OF COMMON PLEAS OF  
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No. 179 Term 2009 E.D.

No. \_\_\_\_\_ Term, \_\_\_\_\_ A.D.

No. 2009-CV-1141 Term, \_\_\_\_\_ J.D.

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(MORTGAGE FORECLOSURE)**

**TO THE PROTHONOTARY:**

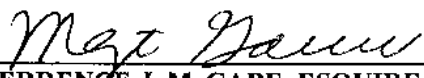
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(Costs to be added)

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THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY SIDE OF FOURTH AVENUE, A DISTANCE OF 45 FEET TO THE SOUTHWESTERLY CORNER OF LOT NO. 986;

THENCE NORTHERLY ALONG SAID LOT, A DISTANCE OF 160 FEET TO EYER AVENUE;

THENCE WESTERLY ALONG EYER AVENUE, A DISTANCE OF 45 FEET TO THE CORNER OF LOT NO. 988;

THENCE SOUTHERLY ALONG SAID LOT, A DISTANCE OF 160 FEET TO FOURTH AVENUE, THE PLACE OF BEGINNING.

BEING LOT NO. 987 OF THE BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO WEST BERWICK.

BEING KNOWN AS: 1123 4TH AVENUE, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 04L-01-085-01

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH LEO P. TALANCA AND VICTORIA M. TALANCA, HUSBAND AND WIFE by deed dated October 18, 2004 and recorded November 1, 2004 in the office of the Recorder in and for Columbia County as Instrument #200412424, granted and conveyed to Donald Buck.

REAL DEBT: \$169,109.27

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
DONALD BUCK AND SUZANNE BUCK

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

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

Household Finance Consumer Discount Company

Plaintiff

v.

Donald Buck and Suzanne Buck

Defendants

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

No. 179 Term 2009 E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2009-CV-1141 Term \_\_\_\_\_ J.D.

**WRIT OF EXECUTION  
MORTGAGE FORECLOSURE**

**Commonwealth of Pennsylvania:**

**County of Columbia**

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA**

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

Being Known As: **1123 4TH AVENUE, BERWICK, PENNSYLVANIA 18603**

Amount Due \$169,109.27

Interest from 09/25/09 to DATE OF SALE \$  
plus \$27.80 per diem thereafter

(Costs to be added)

Total \$

Dated: 10/30/2009  
(SEAL)

*Jami B. Kline*  
Prothonotary, Common Pleas Court of  
Columbia County Penna.

By: \_\_\_\_\_ Deputy

## LEGAL DESCRIPTION

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

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DONALD BUCK AND SUZANNE BUCK

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123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

I C.P. 3180 TO 3183 and Rule 3257

Household Finance Consumer Discount Company

Plaintiff

v.

Donald Buck and Suzanne Buck

Defendants

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 129 Term 2009 E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2009-CV-1141 Term \_\_\_\_\_ J.D.

WRIT OF EXECUTION  
MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Being Known As: **1123 4TH AVENUE, BERWICK, PENNSYLVANIA 18603**

Amount Due \$169,109.27

Interest from 09/25/09 to DATE OF SALE \$  
plus \$27.80 per diem thereafter

(Costs to be added)

Total \$

Dated: 10/26/2009  
(SEAL)

Jamie B. Kline  
Prothonotary, Common Pleas Court of  
Columbia County Penna.

By: \_\_\_\_\_ Deputy

### LEGAL DESCRIPTION

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

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McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
**EDWARD D. CONWAY, ESQUIRE - ID # 34687**  
**MARGARET GAIRO, ESQUIRE - ID # 34419**

Attorneys for Plaintiff

123 South Broad Street, Suite 2080  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

Household Finance Consumer Discount Company

Plaintiff

v.

Donald Buck and Suzanne Buck

Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

Number 2009-CV-1141

**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF COLUMBIA

The undersigned, being duly sworn according to law, deposes and says that the Defendants, Donald Buck and Suzanne Buck, are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940 as amended; and that the Defendants, Donald Buck and Suzanne Buck, are over eighteen (18) years of age, and reside as follows:

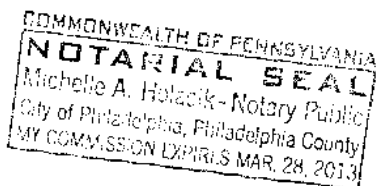
Donald Buck  
743 Municipal Road  
Schickshinny, Pennsylvania 18655

Suzanne Buck  
743 Municipal Road  
Schickshinny, Pennsylvania 18655

SWORN AND SUBSCRIBED  
BEFORE ME THIS 19<sup>th</sup> DAY  
OF October, 2009

*Michelle A. Holack*  
NOTARY PUBLIC

*Terrence J. McCabe*  
**TERRENCE J. McCABE, ESQUIRE**  
**MARC S. WEISBERG, ESQUIRE**  
**EDWARD D. CONWAY, ESQUIRE**  
**MARGARET GAIRO, ESQUIRE**  
Attorneys for Plaintiff



McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Household Finance Consumer Discount Company

Plaintiff

v.

Donald Buck and Suzanne Buck

Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

Number 2009-CV-1141

**AFFIDAVIT OF NON-MILITARY SERVICE**

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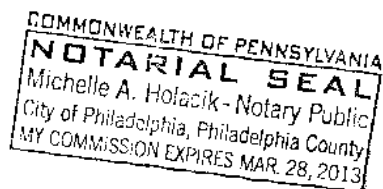
Donald Buck  
743 Municipal Road  
Schickshinny, Pennsylvania 18655

Suzanne Buck  
743 Municipal Road  
Schickshinny, Pennsylvania 18655

SWORN AND SUBSCRIBED  
BEFORE ME THIS 19<sup>th</sup> DAY  
OF October, 2009

*Michelle A. Holacik*  
NOTARY PUBLIC

*Terrence J. McCabe*  
TERRENCE J. McCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
Attorneys for Plaintiff



McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**

**MARC S. WEISBERG, ESQUIRE - ID # 17616**

**EDWARD D. CONWAY, ESQUIRE - ID # 34687**

**MARGARET GAIRO, ESQUIRE - ID # 34419**

**123 South Broad Street, Suite 2080**

**Philadelphia, Pennsylvania 19109**

**(215) 790-1010**

**Attorneys for Plaintiff**

Household Finance Consumer Discount Company

Plaintiff

v.

Donald Buck and Suzanne Buck

Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NO: 2009-CV-1141

**AFFIDAVIT PURSUANT TO RULE 3129**

The undersigned, attorney for 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: **1123 4th Avenue, Berwick, Pennsylvania 18603**, a copy of the description of said property being attached hereto and marked Exhibit "A."

1. Name and address of Owners or Reputed Owners:

Name	Address
Donald Buck	743 Municipal Road Schickshinny, Pennsylvania 18655
Suzanne Buck	743 Municipal Road Schickshinny, Pennsylvania 18655

2. Name and address of Defendants in the judgment:

Name	Address
Donald Buck	743 Municipal Road Schickshinny, Pennsylvania 18655
Suzanne Buck	743 Municipal Road Schickshinny, Pennsylvania 18655



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

Name	Address
Plaintiff herein	

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

Name	Address
Plaintiff herein	

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

Name	Address
None	

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

Name	Address
None	

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	Address
Tenants/Occupants	1123 4th Avenue Berwick, Pennsylvania 18603
Commonwealth of Pennsylvania	Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 <sup>th</sup> Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486

PA Department of Revenue

Bureau of Compliance  
P.O. Box 281230  
Harrisburg, PA 17128-1230

Commonwealth of Pennsylvania  
Department of Revenue Bureau of  
Compliance

Clearance Support Department 281230  
Harrisburg, PA 17128-1230  
ATTN: Sheriff's Sales

United States of America

Internal Revenue Service  
Technical Support Group  
William Green Federal Building  
Room 3259  
600 Arch Street  
Philadelphia, PA 19106

Domestic Relations of Columbia  
County

700 Sawmill Road  
Bloomsburg, PA 17815

United States of America

c/o United States Attorney for the  
Middle District of PA  
235 North Washington Street  
Scranton, PA 18503  
and  
Federal Building  
228 Walnut Street  
P.O. Box 11754  
Harrisburg, PA 17108

8. Name and address of Attorney of record:


Name

Address

None

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.

October 19, 2009  
DATE

  
TERRENCE J. McCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
Attorneys for Plaintiff

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BEING KNOWN AS: 1123 4TH AVENUE, BERWICK, PENNSYLVANIA 18603

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DONALD BUCK AND SUZANNE BUCK

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

11/18/2004

**McCABE, WEISBERG AND CONWAY, P.C.**

**BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496**

**MARC S. WEISBERG, ESQUIRE - ID # 17616**

**EDWARD D. CONWAY, ESQUIRE - ID # 34687**

**MARGARET GAIR, ESQUIRE - ID # 34419**

**123 South Broad Street, Suite 2080**

**Philadelphia, Pennsylvania 19109**

**(215) 790-1010**

**Attorneys for Plaintiff**

Household Finance Consumer Discount Company

Plaintiff

v.

Donald Buck and Suzanne Buck

Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NO: 2009-CV-1141

**AFFIDAVIT PURSUANT TO RULE 3129**

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

Name	Address
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Plaintiff herein	
------------------	--

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

Name	Address
------	---------

None	
------	--

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

Name	Address
------	---------

None	
------	--

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	Address
------	---------

Tenants/Occupants	1123 4th Avenue Berwick, Pennsylvania 18603
-------------------	--

Commonwealth of Pennsylvania	Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105
------------------------------	---

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P.O. Box 281230  
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Commonwealth of Pennsylvania  
Department of Revenue Bureau of  
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Federal Building  
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P.O. Box 11754  
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Name

Address

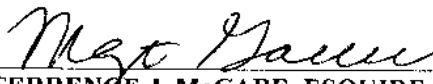
None

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.

October 19, 2009

DATE

  
TERRENCE J. McCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
Attorneys for Plaintiff

### LEGAL DESCRIPTION

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DONALD BUCK AND SUZANNE BUCK

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

**Exhibit A**

**McCABE, WEISBERG AND CONWAY, P.C.**

**BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
**EDWARD D. CONWAY, ESQUIRE - ID # 34687**  
**MARGARET GAIRO, ESQUIRE - ID # 34419**

**Attorneys for Plaintiff**

**123 South Broad Street, Suite 2080**  
**Philadelphia, Pennsylvania 19109**  
**(215) 790-1010**

**CIVIL ACTION LAW**

Household Finance Consumer Discount Company

v.

Donald Buck and Suzanne Buck

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2009-CV-1141

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

To: Donald Buck  
743 Municipal Road  
Schickshinny, Pennsylvania 18655

Suzanne Buck  
743 Municipal Road  
Schickshinny, Pennsylvania 18655

Your house (real estate) at **1123 4th Avenue, Berwick, Pennsylvania 18603** is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_ a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$169,109.27 obtained by Household Finance Consumer Discount Company against you.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be canceled if you pay to Household Finance Consumer Discount Company the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY**  
**AND YOU HAVE OTHER RIGHTS**



**EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**LAWYER REFERRAL SERVICE  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, Pennsylvania 17815  
(570) 784-8760**

**ASSOCIATION DE LICENCIADOS  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, Pennsylvania 17815  
(570) 784-8760**

### LEGAL DESCRIPTION

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 FOURTH AVENUE AT THE SOUTHEASTERLY CORNER OF LOT NO. 988.

THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY SIDE OF FOURTH AVENUE, A DISTANCE OF 45 FEET TO THE SOUTHWESTERLY CORNER OF LOT NO. 986;

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BEING LOT NO. 987 OF THE BERWICK LAND AND IMPROVEMENT COMPANY'S ADDITION TO WEST BERWICK.

BEING KNOWN AS: 1123 4TH AVENUE, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 04L-01-085-01

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

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REAL DEBT: \$169,109.27

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
DONALD BUCK AND SUZANNE BUCK

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
**EDWARD D. CONWAY, ESQUIRE - ID # 34687**  
**MARGARET GAIRO, ESQUIRE - ID # 34419**

Attorneys for Plaintiff

123 South Broad Street, Suite 2080  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

Household Finance Consumer Discount Company

Plaintiff

v.

Donald Buck and Suzanne Buck

Defendants

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2009-CV-1141

TO: Sheriff of Columbia County  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

**INSTRUCTIONS**

You are hereby directed to post, levy upon, and sell the property described as follows:

**1123 4th Avenue, Berwick, Pennsylvania 18603**  
(more fully described as attached)

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

Donald Buck  
743 Municipal Road  
Schickshinny, Pennsylvania 18655

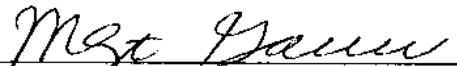
Suzanne Buck  
743 Municipal Road  
Schickshinny, Pennsylvania 18655

**WAIVER OF WATCHMAN**

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

October 19, 2009

DATE

  
**TERRENCE J. McCABE, ESQUIRE**  
**MARC S. WEISBERG, ESQUIRE**  
**EDWARD D. CONWAY, ESQUIRE**  
**MARGARET GAIRO, ESQUIRE**  
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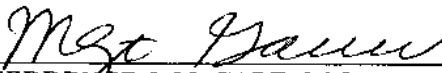
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Household Finance Consumer Discount Company

Plaintiff

v.

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Defendants

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2009-CV-1141

**AFFIDAVIT OF LAST-KNOWN MAILING ADDRESS OF DEFENDANTS**

The undersigned, attorney for the Plaintiff in the within matter, being duly sworn according to law, hereby  
depose and say that the last-known mailing addresses of the Defendants are:

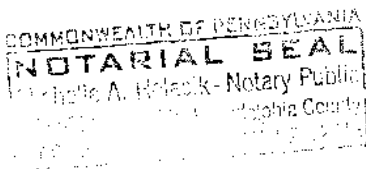
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Schickshinny, Pennsylvania 18655

Suzanne Buck  
743 Municipal Road  
Schickshinny, Pennsylvania 18655

SWORN AND SUBSCRIBED  
BEFORE ME THIS 19<sup>th</sup> DAY  
OF October, 2009

*Michelle A. Holack*  
NOTARY PUBLIC

*Terrence J. McCabe*  
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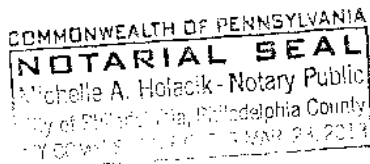
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ATTORNEYS AT LAW  
123 S. BROAD STREET SUITE 2080  
PHILADELPHIA, PA 19109



WACHOVIA

3-50/310

NUMBER

79173

PAY: Two Thousand \*\*\*\*\*  
DATE Oct 19/2009  
AMOUNT \$2,000.00

TO THE Sheriff of Columbia County  
ORDER  
OF

ATTORNEY'S ACCOUNT  
VOID AFTER 90 DAYS

Listing Property for Sheriff Sale #201-2892

⑈079173⑈ ⑆031000503⑆ 2000012430048⑈