

PO Box 380
Bloomsburg, PA 17815

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

**COLUMBIA COUNTY
SHERIFF'S OFFICE**
TIMOTHY T. CHAMBERLAIN, SHERIFF

Fax

To: Daniel DellaPenna

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: February 5, 2014

Re: Paul Shymansky

CC:

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

● **Comments:** I received your stay, attached is a cost sheet showing a balance due of \$903.04

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE
CO. OF
vs.
PAUL SHYMANSKY (et al.)

Case Number
2010CV2226

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
07/23/2013	Advance Fee	Advance Fee	81039	\$0.00	\$1,350.00
07/23/2013	Advertising Sale (Newspaper)			\$15.00	\$0.00
07/23/2013	Advertising Sale Bills & Copies			\$17.50	\$0.00
07/23/2013	Crying Sale			\$10.00	\$0.00
07/23/2013	Docketing			\$15.00	\$0.00
07/23/2013	Levy			\$15.00	\$0.00
07/23/2013	Mailing Costs			\$78.00	\$0.00
07/23/2013	Posting Handbill			\$15.00	\$0.00
07/23/2013	Press Enterprise Inc.			\$1,293.54	\$0.00
07/23/2013	Sheriff Automation Fund			\$50.00	\$0.00
07/23/2013	Web Posting			\$100.00	\$0.00
07/24/2013	Deputize Advance Fee		6197	\$86.00	\$0.00
07/24/2013	Deputize Advance Fee		6196	\$10.00	\$0.00
10/04/2013	Service			\$300.00	\$0.00
10/04/2013	Service Mileage			\$8.00	\$0.00
10/04/2013	Copies			\$10.00	\$0.00
10/04/2013	Notary Fee			\$15.00	\$0.00
10/04/2013	Surcharge			\$210.00	\$0.00
02/05/2014	Tax Claim Search			\$5.00	\$0.00
				\$2,253.04	\$1,350.00
				TOTAL BALANCE: \$(903.04)	

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

SUITE 210
149 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 436-8909
FAX (914) 836-8901

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

SUITE 430
DELAWARE CORPORATE CENTER I
ONE RIGHTER PARKWAY
WILMINGTON, DE 19803
(302) 409-3320
FAX 302-425-1980

SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 800
312 MARSHALL AVENUE
LAUREL, MD 20707
(301) 490-1361
FAX (301) 490-1508
Also servicing the District of Columbia

SUITE 203
723 E. MARKET STREET
LEESBURG, VA 20176
(571) 449-9350
FAX: (571) 845-2585

SUITE 2906
1 HUNTINGTON QUADRANGLE
MOSEVILLE, NY 11747
(611) 812-4084
FAX: (611) 845-2584

February 4, 2014

Timothy T. Chamberlain
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania vs. Paul E. Shymansky and Joan Shymansky
Columbia; C.C.P. No. 2010-CV-2226
Premises: 2673 Old Berwick Road, Bloomsburg, Pennsylvania 17815

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **February 5, 2014 Sheriff's Sale**. I am requesting at this time that you stay this sale. My client has currently placed a hold on our file and requested that the sale not go forward. **No monies have been received.**

In addition, please return the Writ to the Prothonotary and forward any refund due my client.

As acknowledgment of this stay, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

Daniel DellaPenna, Legal Assistant

/ddp

SENT VIA FACSIMILE TRANSMITTAL—NUMBER 570-389-5625
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE

FAX COVER SHEET

To:	From: Daniel DellaPenna <DDellaPenna@mwc-law.com>
Company:	Date: 02/05/14 09:56:05 AM
Fax Number: 5703895625	Pages (Including cover): 3
Re: FW: Stay Letter	

Notes:

Daniel DellaPenna
McCabe, Weisberg & Conway, P.C.
Suite 1400
123 South Broad Street
Philadelphia, PA 19109
DDellaPenna@mwc-law.com
Main: (215) 790-1010
Direct: (215) 790-5701
Fax: (215) 790-1274

Serving PA, NJ, NY, VA, MD, DC and DE

CONFIDENTIALITY NOTICE: This communication including attachments or links contained herein, if any, is intended only for the person or entity to which it is addressed and may contain confidential and /or attorney-client privileged material. Any unauthorized review, use, disclosure or distribution is **STRICTLY PROHIBITED**. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

This is a communication from a debt collector. This email may be an attempt to collect a debt and any information obtained will be used for that purpose.

From: Daniel DellaPenna
Sent: Tuesday, February 04, 2014 1:54 PM
To: 5703895625@fax2mail.com
Subject: Stay Letter





SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

BENEFICIAL CONSUMER DISCOUNT
COMPANY, D/B/A BENEFICIAL MORTGAGE
CO. OF

vs.

Defendant

PAUL SHYMANSKY
PAUL SHYMANSKY
JOAN SHYMANSKY
JOAN SHYMANSKY
PAUL SHYMANSKY

Attorney for the Plaintiff:

MCCABE, WEISBERG & CONWAY PC
123 S. BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, February 5, 2014

Writ of Execution No. : 2010CV2226

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 2673 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$78.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,293.54
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$300.00
Service Mileage	\$8.00
Distribution Form	\$25.00
Copies	\$10.00
Notary Fee	\$15.00
Surcharge	\$210.00
Other	\$96.00

Total Sheriff Costs \$2,418.04

Municipal Costs

Delinquent Taxes	\$4,799.44
------------------	------------

Total Municipal Costs \$4,799.44

Distribution Costs

Recording Fees	\$55.00
----------------	---------

Total Distribution Costs \$55.00

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

Location of the real estate: 2673 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

Grand Total:

\$7,272.48

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

to be signed by Sheriff or Deputy

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Kniefnerl Cons Dk Co vs Joan & Paul Symanski

NO. 125-13 ED NO. 2226-2010 JD

DATE/TIME OF SALE: Feb, 5, 14

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

BENEFICIAL CONSUMER DISCOUNT
COMPANY, D/B/A BENEFICIAL MORTGAGE
CO. OF

vs.

Defendant

PAUL SHYMANSKY
PAUL SHYMANSKY
JOAN SHYMANSKY

Attorney for the Plaintiff:

MCCABE, WEISBERG & CONWAY PC
123 S. BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, October 9, 2013

Writ of Execution No. : 2010CV2226

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 2673 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$78.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,293.54
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$300.00
Service Mileage	\$8.00
Distribution Form	\$25.00
Copies	\$10.00
Notary Fee	\$15.00
Surcharge	\$210.00
Other	\$96.00

Total Sheriff Costs \$2,418.04

Municipal Costs

Delinquent Taxes

4799.44 ~~\$3,252.26~~

Total Municipal Costs \$3,252.26

Distribution Costs

Recording Fees

\$55.00

Total Distribution Costs \$55.00

Grand Total: \$5,725.30

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

County 024

PARCEL ID: 31-302-00.000

TAX YEAR: 2014

ALTERNATE ID:

EFFECTIVE DATE:

Spec. Plg.

Year Authority Fund

Year	Authority	Fund					
2011	PRIM		1,161.43	229.92	116.15	270.00	1,777.50
2012	PRIM		1,221.02	120.96	122.11	45.00	1,509.09
2013	PRIM		1,288.43	.00	128.85	.00	1,417.28
			3,670.88	350.88	367.11	315.00	4,703.87

4,703.87

60.57

20.00

5.00

Interest

R+C Notice

Tax cert.

0000

4,799.44

\$4,799.44

March
amount

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

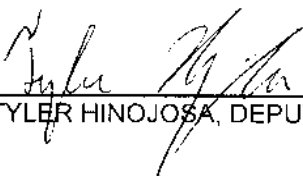


BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE
CO. OF
vs.
PAUL SHYMANSKY (et al.)

Case Number
2010CV2226

SHERIFF'S RETURN OF SERVICE

11/18/2013 03:35 PM - DEPUTY TYLER HINOJOSA, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE JOAN SHYMANSKY, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR PAUL SHYMANSKY AT 340 PARK STREET, APT 1, BENTON, PA 17814.


TYLER HINOJOSA, DEPUTY

SO ANSWERS,

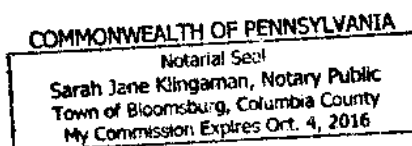

TIMOTHY T. CHAMBERLAIN, SHERIFF

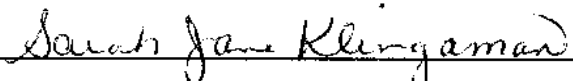
November 19, 2013

NOTARY

Affirmed and subscribed to before me this

19TH day of NOVEMBER, 2013





Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

© 2013 CountySherriff.com

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy




BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE
CO. OF
vs.
PAUL SHYMANSKY (et al.)

Case Number
2010CV2226

SHERIFF'S RETURN OF SERVICE

11/18/2013 03:35 PM - DEPUTY TYLER HINOJOSA, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JOAN SHYMANSKY AT 340 PARK STREET, APT 1, BENTON, PA 17814.


TYLER HINOJOSA, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

November 19, 2013

COMMONWEALTH OF PENNSYLVANIA

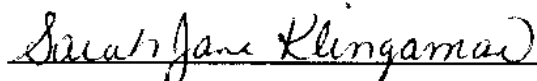
Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

NOTARY

Affirmed and subscribed to before me this

19TH day of NOVEMBER, 2013



Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE
CO. OF
vs.
PAUL SHYMANSKY (et al.)

Case Number
2010CV2226

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 08/22/2013

Zone:

Warrant:

Notes: OR 2673 OLD BEWICK ROAD BLOOSMBURG

Serve To:

Name: JOAN SHYMANSKY

Primary Address: 340 PARK STREET
APT 1
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 11/18/13

Time: 15:35

Deputy: 17

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

SHYMANSKY, JOAN

2010CV2226

340 PARK STREET, APT 1, BENTON, PA 17814

EXP: 08/22/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE
CO. OF
vs.
PAUL SHYMANSKY (et al.)

Case Number
2010CV2226

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 08/22/2013

Warrant:

Notes: OR 2673 OLD BERWICK ROAD BLOOMSBURG

Serve To:

Name: PAUL SHYMANSKY

Primary Address: 340 PARK STREET
APT 1
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Joan Shymansky

Relation: wife

Date: 6/18/13

Time: 15:35

Deputy: 17

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

SHYMANSKY, PAUL

2010CV2226

340 PARK STREET, APT 1, BENTON, PA 17814

EXP: 08/22/2013

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

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

SUITE 202
4021 UNIVERSITY DRIVE
FAIRFAX, VA 22030
(866) 656-0379
FAX (301) 490-1568

SUITE 800
312 MARSHALL AVENUE
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia

SUITE 1400
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 100
30 BUXTON FARMS ROAD
STAMFORD, CT 06905
(203) 992-8200
FAX (855) 425-1979

SUITE 130
DELAWARE CORPORATE CENTER I
ONE RIGHTER PARKWAY
WILMINGTON, DELAWARE 19803
(302) 409-3520
FAX 855-425-1980

November 15, 2013

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

Re: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania vs. Joan Shymansky and Paul E. Shymansky
Columbia County, Number 2010-CV-2226
Premises: 2673 Old Berwick Road, Bloomsburg, Pennsylvania 17815

Dear Sheriff:

Enclosed please find 4 copies of Notice of Sheriff's Sale relative to the above matter. Kindly attempt **service** of the Notice of Sale upon the following:

Joan Shymansky
340 Park Street
Apt. 1
Benton, Pennsylvania 17814

Paul E. Shymansky
340 Park Street
Apt. 1
Benton, Pennsylvania 17814

Joan Shymansky
2673 Old Berwick Road
Bloomsburg, Pennsylvania 17815

Paul E. Shymansky
2673 Old Berwick Road
Bloomsburg, Pennsylvania 17815

Please serve the Defendants personally or an adult in charge. Please advise promptly if the Defendant is not served as our office will need to obtain a Court Order for special service.

Thank you for your cooperation in this matter. If you have any questions, please feel free to contact me.

Very truly yours,

Dominique Rucker, Legal Assistant
McCABE, WEISBERG & CONWAY, P.C.

DR

Enclosures

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
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID #74770
MARISA J. COHEN, ESQUIRE - ID # 87830
KEVIN T. McQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LaMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673

Attorneys for Plaintiff

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Co. of Pennsylvania

v.

Joan Shymansky and Paul E. Shymansky

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-2226

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Joan Shymansky
340 Park Street
Apt. 1
Benton, Pennsylvania 17814

Paul E. Shymansky
340 Park Street
Apt. 1
Benton, Pennsylvania 17814

Joan Shymansky
2673 Old Berwick Road
Bloomsburg, Pennsylvania 17815

Paul E. Shymansky
2673 Old Berwick Road
Bloomsburg, Pennsylvania 17815

Your house (real estate) at **2673 Old Berwick Road, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on **February 5, 2014 at 9:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$122,522.33 obtained by Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania 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 Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania 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
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

**ASSOCIATION DE LICENCIADOS
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

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
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID #74770
MARISA J. COHEN, ESQUIRE - ID # 87830
KEVIN T. McQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LaMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673

Attorneys for Plaintiff

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Co. of Pennsylvania

v.

Joan Shymansky and Paul E. Shymansky

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-2226

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Joan Shymansky
 340 Park Street
 Apt. 1
 Benton, Pennsylvania 17814

Paul E. Shymansky
340 Park Street
Apt. 1
Benton, Pennsylvania 17814

Joan Shymansky
2673 Old Berwick Road
Bloomsburg, Pennsylvania 17815

Paul E. Shymansky
2673 Old Berwick Road
Bloomsburg, Pennsylvania 17815

Your house (real estate) at **2673 Old Berwick Road, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on **February 5, 2014 at 9:00 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$122,522.33 obtained by Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania 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 Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania 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
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

ASSOCIATION DE LICENCIADOS
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

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

SUITE 210
 145 HUGENOT STREET
 NEW ROCHELLE, NY 10801
 (914) 636-8900
 FAX (914) 636-8901

SUITE 202
 4021 UNIVERSITY DRIVE
 FAIRFAX, VA 22030
 (566) 638-0179
 FAX (501) 490-1264

SUITE 400
 312 MARSHALL AVENUE
 LAUREL, MD 20707
 (301) 490-3361
 FAX (301) 490-1588
 Also serving the District of Columbia

SUITE 1400
 123 SOUTH BROAD STREET
 PHILADELPHIA, PA 19109
 (215) 790-1010
 FAX (215) 790-1274

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

SUITE 100
 30 BUXTON FARMS ROAD
 STAMFORD, CT 06903
 (203) 993-8200
 FAX (953) 425-1979

SUITE 130
 DELAWARE CORPORATE CENTER I
 ONE RICHTER PARKWAY
 WILMINGTON, DELAWARE 19802
 (302) 409-3120
 FAX 855-425-1980

October 4, 2013

Timothy T. Chamberlain
 Columbia County Courthouse
 35 West Main Street
 Bloomsburg, Pennsylvania 17815

Re: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania vs. Paul E. Shymansky and Joan Shymansky
 Columbia County; C.C.P. No. 2010-CV-2226
 Premises: 2673 Old Berwick Road, Bloomsburg, Pennsylvania 17815

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the October 9, 2013 Sheriff's Sale. I am requesting at this time that you postpone this matter to the February 5, 2014 Sheriff's Sale.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,


 Michael Dougherty, Legal Assistant

/Legal Assistant
 SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
 SHERIFF'S OFFICE-RECEIVED BY:

 SIGNATURE

 DATE

SHERIFF'S SALE COST SHEET

VS. _____
 NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>300.00</u>	
LEVY (PER PARCEL)	\$15.00	
MAILING COSTS	\$ <u>75.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>82.00</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>10.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>583.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1252.84</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1577.84</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>3252.26</u>	
TOTAL *****		\$ <u>3252.26</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>210.00</u>	
MISC. <u>Law Co.</u>	\$ _____	
TOTAL *****		\$ <u>210.00</u>

TOTAL COSTS (OPENING BID) \$ 5725.80

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

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

SUITE 202
4021 UNIVERSITY DRIVE
FAIRFAX, VA 22030
(866) 656-0379
FAX (301) 490-1568

SUITE 800
312 MARSHALL AVENUE
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia

SUITE 1400
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 100
30 BUXTON FARMS ROAD
STAMFORD, CT 06905
(203) 992-8200
FAX (855) 425-1979

SUITE 130
DELAWARE CORPORATE CENTER I
ONE RIGHTER PARKWAY
WILMINGTON, DELAWARE 19803
(302) 409-3520
FAX 855-425-1980

September 9, 2013

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


Re: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania vs. Joan Shymansky
and Paul E. Shymansky
Columbia County, No. 2010-CV-2226
Premises: 2673 Old Berwick Road, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped self-addressed envelope provided. The property is currently scheduled for Sheriff Sale on October 9, 2013.

Please advise promptly if there are any problems in this regard. Thank you for your assistance in this matter.

Sincerely,


Kellie Keller, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/kk

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
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
KEVIN T. MCQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673

Attorneys for Plaintiff

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Co. of Pennsylvania
Plaintiff

v.

Joan Shymansky and Paul E. Shymansky
Defendant

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2010-CV-2226

AFFIDAVIT OF SERVICE OF AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 9th day of September, 2013, 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 Amended Affidavit Pursuant to 3129 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED

BEFORE ME THIS 9th DAY

OF Sept, 2013

NOTARY PUBLIC

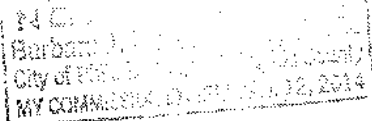
McCABE, WEISBERG AND CONWAY, P.C.

BY: 

☐ Terrence J. McCabe, Esquire
☐ Edward D. Conway, Esquire
☒ Andrew L. Markowitz, Esquire
☐ Marisa J. Cohen, Esquire
☐ Christine L. Graham, Esquire
☐ Ann E. Swartz, Esquire
☐ Joseph I. Foley, Esquire

Attorneys for Plaintiff

☐ Marc S. Weisberg, Esquire
☐ Margaret Gairo, Esquire
☐ Heidi R. Spivak, Esquire
☐ Kevin T. McQuail, Esquire
☐ Brian T. LaManna, Esquire
☐ Joseph F. Riga, Esquire
☐ Celine P. DerKrikorian, Esquire



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
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
KEVIN T. MCQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673

Attorneys for Plaintiff

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Co. of Pennsylvania
Plaintiff

v.

Joan Shymansky and Paul E. Shymansky
Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2010-CV-2226

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned attorney for Plaintiff in the above action sets forth the following information concerning the real property located at 2673 Old Berwick Road, Bloomsburg, Pennsylvania 17815, as of the date the Praeipe for the Writ of Execution was filed. A copy of the description of said property is attached hereto.

1. Name and address of Owners or Reputed Owners

Name	Address
Joan Shymansky	46 Bowers Road Berwick, Pennsylvania 18603
Paul E. Shymansky	46 Bowers Road Berwick, Pennsylvania 18603

2. Name and address of Defendants in the judgment:

Name	Address
Joan Shymansky	46 Bowers Road Berwick, Pennsylvania 18603

Paul E. Shymansky

46 Bowers Road
Berwick, Pennsylvania 18603

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	2673 Old Berwick Road Bloomsburg, Pennsylvania 17815
-------------------	---

Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
------------------------------	---

Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th 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
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
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 William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503 and Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754
United States of America c/o Atty General of the United States	U.S. Dept. of Justice, Rm 4400 950 Pennsylvania Avenue, NW Washington, DC 20530
United States of America c/o Atty General of the United States	U.S. Dept. of Justice, Rm 5111 950 Pennsylvania Avenue, NW Washington, DC 20530

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.

September 9, 2013
DATE

McCABE, WEISBERG AND CONWAY, P.C.

BY: 

<input type="checkbox"/> Terrence J. McCabe, Esquire	<input type="checkbox"/> Marc S. Weisberg, Esquire
<input type="checkbox"/> Edward D. Conway, Esquire	<input type="checkbox"/> Margaret Gairo, Esquire
<input checked="" type="checkbox"/> Andrew L. Markowitz, Esquire	<input type="checkbox"/> Heidi R. Spivak, Esquire
<input type="checkbox"/> Marisa J. Cohen, Esquire	<input type="checkbox"/> Kevin T. McQuail, Esquire
<input type="checkbox"/> Christine L. Graham, Esquire	<input type="checkbox"/> Brian T. LaManna, Esquire
<input type="checkbox"/> Ann E. Swartz, Esquire	<input type="checkbox"/> Joseph F. Riga, Esquire
<input type="checkbox"/> Joseph I. Foley, Esquire	<input type="checkbox"/> Ccline P. DerKrikorian, Esquire

Attorneys for Plaintiff

Re: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania v. Joan Shymansky, et al.
Columbia County; Number: 2010-CV-2226

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
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
KEVIN T. MCQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673

Attorneys for Plaintiff

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Co. of Pennsylvania
Plaintiff

v.

Joan Shymansky and Paul E. Shymansky
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2010-CV-2226

DATE: September 9, 2013

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Joan Shymansky and Paul E. Shymansky

PROPERTY: 2673 Old Berwick Road, Bloomsburg, Pennsylvania 17815

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$122,522.33

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **October 9, 2013 at 9:00 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.

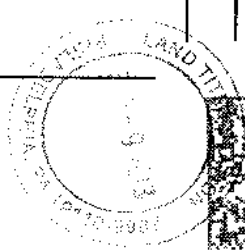
A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as **WE ARE NOT PERMITTED TO GIVE YOU LEGAL ADVICE.**

Name and Address of Sender
McCabe, Weisberg and Conway, P.C.
123 S. Broad St., Suite 2080
Philadelphia, PA 19109
ATTN: K. Keller-61448

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

Line	Article Number		Postage
1	Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania Plaintiff V. Joan Shymansky and Paul E. Shymansky Defendants	Tenants/Occupants 2673 Old Berwick Road Bloomsburg, Pennsylvania 17815	
2		Commonwealth of Pennsylvania Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard	
3		Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8 th 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		PA Department of Revenue Bureau of Compliance Lien Section PO BOX 280948 Harrisburg PA 17128-0948	



8		Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales		
9		United States of America Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106		
10		Domestic Relations of Columbia County 700 Sawmill Road Bloomsburg, PA 17815		
11		United States of America c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503		
12		Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754		
13		United States of America c/o Atty General of the United States U.S. Dept. of Justice, Rm 4400 950 Pennsylvania Avenue, NW Washington, DC 20530		
14		United States of America c/o Atty General of the United States U.S. Dept. of Justice, Rm 5111 950 Pennsylvania Avenue, NW Washington, DC 20530		
Total Number of Pieces Listed By Sender 14	Total Number of Pieces Received at Post Office			

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE:17-SEP-13

FEE:\$5.00

CERT. NO16526

SHYMANSKY PAUL E & JOAN
PO BOX 479
BENTON PA 17814

DISTRICT: SCOTT TWP
DEED 0268-0458
LOCATION: OLD BERWICK ROAD ESPY
PARCEL: 31 -3C2-105-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING COSTS	TOTAL AMOUNT DUE
2012	PRIM	1,468.77	20.14	0.00	1,488.91
2011	PRIM	1,739.18	19.17	0.00	1,758.35
TOTAL DUE :					\$3,247.26

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: November ,2013

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2012

REQUESTED BY: Columbia Co. Sheriff - (HBU)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE
CO. OF
vs.
PAUL SHYMANSKY (et al.)

Case Number
2010CV2226

SHERIFF'S RETURN OF SERVICE

09/05/2013 11:40 AM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, STATES
SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBOOK UPON
THE REAL ESTATE LOCATED AT 2673 OLD BERWICK ROAD, BLOOMSBURG, PA 17816.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

September 05, 2013

NOTARY

Affirmed and subscribed to before me this

5TH day of SEPTEMBER, 2013

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE
CO. OF
vs.
PAUL SHYMANSKY (et al.)

Case Number
2010CV2226

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires: 08/22/2013

Zone:

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 2673 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date: 9-5-13

Time: 1140

Deputy: 16

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

(POSTING)

2010CV2226

2673 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 08/22/2013

Luzerne County Sheriff's Department
Luzerne County Courthouse

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

COLUMBIA COUNTY

13-126
BENEFICIAL CONSUMER DISCOUNT CO D/B/A BEFFICIAL
MORTGAGE CO

VS

PAUL SHYMANSKY, ET UX

STATE OF PENNSYLVANIA
COUNTY OF LUZERNE: SS.

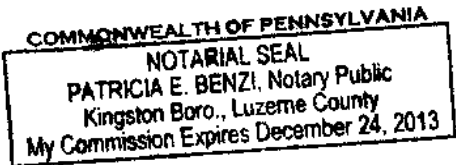
SCOTT LAMOREAUX Deputy Sheriff of Luzerne County, being duly sworn according to law,
deposes and says that after having made diligent search and inquiry for the within named, PAUL SHYMANSKY,

he was unable to find the within named in the said County of Luzerne. Reason: SEE ATTACHED SHEET.

Attempts: _____

Sworn to and subscribed before me

this 9th day of August 20 13
Patricia E. Benzi
Notary



So answers,
[Signature]
Sheriff of Luzerne County

by Scott Lamoreaux
Deputy Sheriff of Luzerne County

DD-570 (Rev. 1-6-60)

LUZERNE COUNTY SHERIFF'S DEPT.
LUZERNE COUNTY COURTHOUSE

PA 6570 EC 10-60



200 North River Street
Wilkes-Barre, Pennsylvania 18711
(570)825-1551

NO SERVICE

DEFENDANT(S) PAUL SHYMANSKY
JOAN SHYMANSKY

DEFENDANT(S) NOT FOUND BECAUSE: Neighbor stated that they moved
A few months Ago, 206 E. 3RD St. - There is none.

ATTEMPTS MADE:

1. DATE: 8-5-13 TIME: 0955 Am
ADDRESS: 46 Bowers RD BERWICK PA
2. DATE: _____ TIME: _____
ADDRESS: _____
3. DATE: _____ TIME: _____
ADDRESS: _____

REMARKS:

Scott Lamoreux

Sheriff, Luzerne County

Luzerne County Sheriff's Department
Luzerne County Courthouse

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

COLUMBIA COUNTY

13-126
BENEFICIAL CONSUMER DISCOUNT CO D/B/A BENEFICIAL
MORTGAGE CO

STATE OF PENNSYLVANIA
COUNTY OF LUZERNE: SS.

VS

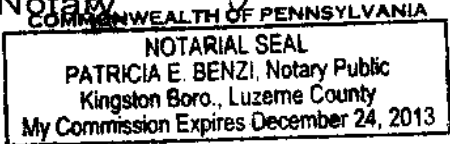
PAUL SHYMANSKY, ET UX

SCOTT LAMOREAUX Deputy Sheriff of Luzerne County, being duly sworn according to law,
deposes and says that after having made diligent search and inquiry for the within named, JOAN SHYMANSKY

he was unable to find the within named in the said County of Luzerne. Reason: SEE ATTACHED SHEET.

Attempts: _____

Sworn to and subscribed before me
this 9th day of August 2013
Patricia E. Benzi
Notary



So answers,
[Signature]
Sheriff of Luzerne County

by Scott Lamoreaux
Deputy Sheriff of Luzerne County

DD-570 (Rev. 1-8-80)

LUZERNE COUNTY SHERIFF'S DEPT.
LUZERNE COUNTY COURTHOUSE

FILED IN



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

NO SERVICE

DEFENDANT(S) PAUL SHYMANSKY
JOAN SHYMANSKY

DEFENDANT(S) NOT FOUND BECAUSE: Neighbor stated that they moved
a few months ago, 206 E. 3RD ST. - There is none.

ATTEMPTS MADE:

1. DATE: 8-5-13 TIME: 0955 AM
ADDRESS: 46 Bowers RD BERWICK PA
2. DATE: _____ TIME: _____
ADDRESS: _____
3. DATE: _____ TIME: _____
ADDRESS: _____

REMARKS:

Scott Lamoreaux

Sheriff, Luzerne County

PAYMENT DATE

08/06/2013

COLLECTION STATION

Sheriff- Carol

RECEIVED FROM

columbia county sheriff 13-126

DESCRIPTION

126-13

County of Luzerne
200 North River Street
Wilkes-Barre, PA 18711

BATCH NO.
2013-08000457
RECEIPT NO.
2013-00005271

PAYMENT CODE		RECEIPT DESCRIPTION	TRANSACTION AMOUNT
Civil Proc DC	Other County Civ Proc Fee		\$39.00
	100.100.100 Cash - General Fund	\$39.00	
	100.60.4197.415.27 Civil Process Fee	\$39.00	
CIVIL-OVER/UNDER	CIVIL-OVER/UNDER		\$2.00
	100.100.100 Cash - General Fund	\$2.00	
	100.60.4197.470.21 Civil Over/Under	\$2.00	
Civ/Proc Addtl/Def	Civil Proc Addtl Def		\$6.00
	100.100.100 Cash - General Fund	\$6.00	
	100.60.4197.415.30 Civil Addtl Doc/Def Fee	\$6.00	
Mileage Only Veh	Mileage Only Vehicle		\$35.00
	100.100.100 Cash - General Fund	\$35.00	
	100.60.4197.405.14 Civil Mileage Fees	\$35.00	
OC Siv Form	Other County Siv Form		\$4.00
	100.100.100 Cash - General Fund	\$4.00	
	100.60.4197.415.28 Civil Form Fees	\$4.00	
Payments:		Type Detail Amount	
		Check 6197	\$86.00
		Total Cash	\$0.00
		Total Check	\$86.00
		Total Charge	\$0.00
		Total Other	\$0.00
		Total Remitted	\$86.00
		Change	\$0.00
		Total Received	\$86.00

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE
CO. OF
vs.
PAUL SHYMANSKY (et al.)

Case Number
2010CV2226

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: Deputize

Expires: 08/22/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JOAN SHYMANSKY

Primary Address: 46 BOWER ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 206 EAST 3RD STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Notes / Special Instructions:

Now, July 23, 2013 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

SHYMANSKY, JOAN

2010CV2226

46 BOWER ROAD, BERWICK, PA 18603

EXP: 08/22/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE
CO. OF
vs.
PAUL SHYMANSKY (et al.)

Case Number
2010CV2226

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: Deputize

Expires: 08/22/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: PAUL SHYMANSKY

Primary Address: 46 BOWER ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 206 EAST 3RD STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Notes / Special Instructions:

Now, July 23, 2013 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

SHYMANSKY, PAUL

2010CV2226

46 BOWER ROAD, BERWICK, PA 18603

EXP: 08/22/2013

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

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Co. of Pennsylvania

Plaintiff

v.

Joan Shymansky and Paul E. Shymansky

Defendants

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

No. 2013 Term 126 E.D.

No. _____ Term _____ A.D.

No. 2010-CV-2226 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: 2673 Old Berwick Road, Bloomsburg, Pennsylvania
17815

Amount Due \$122,522.33

Interest from 12/19/12 to \$ _____

DATE OF SALE _____
plus \$20.14 per diem thereafter

(Costs to be added)

Total \$ _____

Dated: 07-22-13
(SEAL)

Barbara N. Silvestri-Acting
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: _____ Deputy

Proth & Clerk of Sev. Courts
My Com Exp 1st Monday in 20164

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2010-CV-2226 Term _____ J.D.

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

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage
Co. of Pennsylvania

v.

Joan Shymansky and Paul E. Shymansky

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCabe, Weisberg and Conway, P.C.

**Joseph F. Riga, Esquire
Attorney for Plaintiff**

LEGAL DESCRIPTION

ALL THAT CERTAIN town lot situate, being and lying in the Village of Espy, in the Township of Scott, in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the north side of Main Street running from Bloomsburg to Berwick, at the southwest corner of lot formerly owned by John V. Logan, later by John Snyder, and running thence by said Main Street, South 66 1/4 degrees West, 40 feet to an alley; thence by the same, North 25 degrees West, 173 1/4 feet to an alley; thence by the same, North 66 1/4 degrees East, 40 feet to the said lot of Logan, later of John Snyder; thence along the said Snyder lot, South 25 degrees East, 173 1/4 feet to the place of beginning. Containing 20 square perches of land, strict measure. Whereon is erected a double frame dwelling house.

BEING KNOWN AS: 2673 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 31-3C2-105

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH ROBERT A. COOKE AND JEANINE P. COOKE, by deed dated June 27, 1974 and recorded August 1, 1974 in the office of the Recorder in and for Columbia County in Deed Book 268, Page 458, granted and conveyed to Joan Shymansky and Paul E. Shymansky.

REAL DEBT: \$122,522.33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JOAN SHYMANSKY AND PAUL E. SHYMANSKY

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
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
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID #74770
MARISA J. COHEN, ESQUIRE - ID # 87830
KEVIN T. McQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LaMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673

Attorneys for Plaintiff

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Co. of Pennsylvania

v.

Joan Shymansky and Paul E. Shymansky

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-2226

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Joan Shymansky
 46 Bowers Road
 Berwick, Pennsylvania 18603

Paul E. Shymansky
46 Bowers Road
Berwick, Pennsylvania 18603

Your house (real estate) at **2673 Old Berwick Road, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on October 9 at 9 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$122,522.33 obtained by Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania 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 Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania 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
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

ASSOCIATION DE LICENCIADOS
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

LEGAL DESCRIPTION

ALL THAT CERTAIN town lot situate, being and lying in the Village of Espy, in the Township of Scott, in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the north side of Main Street running from Bloomsburg to Berwick, at the southwest corner of lot formerly owned by John V. Logan, later by John Snyder, and running thence by said Main Street, South 66 1/4 degrees West, 40 feet to an alley; thence by the same, North 25 degrees West, 173 1/4 feet to an alley; thence by the same, North 66 1/4 degrees East, 40 feet to the said lot of Logan, later of John Snyder; thence along the said Snyder lot, South 25 degrees East, 173 1/4 feet to the place of beginning. Containing 20 square perches of land, strict measure. Whereon is erected a double frame dwelling house.

BEING KNOWN AS: 2673 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 31-3C2-105

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH ROBERT A. COOKE AND JEANINE P. COOKE, by deed dated June 27, 1974 and recorded August 1, 1974 in the office of the Recorder in and for Columbia County in Deed Book 268, Page 458, granted and conveyed to Joan Shymansky and Paul E. Shymansky.

REAL DEBT: \$122,522.33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JOAN SHYMANSKY AND PAUL E. SHYMANSKY

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

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

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Co. of Pennsylvania

Plaintiff

v.

Joan Shymansky and Paul E. Shymansky

Defendants

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

No. 2013 Term 126 E.D.

No. _____ Term _____ A.D.

No. 2010-CV-2226 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: 2673 Old Berwick Road, Bloomsburg, Pennsylvania
17815

Amount Due \$122,522.33

Interest from 12/19/12 to \$ _____

DATE OF SALE _____
plus \$20.14 per diem thereafter

(Costs to be added)

Total \$ _____

Dated: 07-22-13
(SEAL)

Barbara N. Silvestri-Acting
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: _____ Deputy

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2014

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2010-CV-2226 Term _____ J.D.

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

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage
Co. of Pennsylvania

v.

Joan Shymansky and Paul E. Shymansky

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCabe, Weisberg and Conway, P.C.

**Joseph F. Riga, Esquire
Attorney for Plaintiff**

LEGAL DESCRIPTION

ALL THAT CERTAIN town lot situate, being and lying in the Village of Espy, in the Township of Scott, in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the north side of Main Street running from Bloomsburg to Berwick, at the southwest corner of lot formerly owned by John V. Logan, later by John Snyder, and running thence by said Main Street, South 66 1/4 degrees West, 40 feet to an alley; thence by the same, North 25 degrees West, 173 1/4 feet to an alley; thence by the same, North 66 1/4 degrees East, 40 feet to the said lot of Logan, later of John Snyder; thence along the said Snyder lot, South 25 degrees East, 173 1/4 feet to the place of beginning. Containing 20 square perches of land, strict measure. Whereon is erected a double frame dwelling house.

BEING KNOWN AS: 2673 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 31-3C2-105

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH ROBERT A. COOKE AND JEANINE P. COOKE, by deed dated June 27, 1974 and recorded August 1, 1974 in the office of the Recorder in and for Columbia County in Deed Book 268, Page 458, granted and conveyed to Joan Shymansky and Paul E. Shymansky.

REAL DEBT: \$122,522.33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JOAN SHYMANSKY AND PAUL E. SHYMANSKY

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
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
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID #74770
MARISA J. COHEN, ESQUIRE - ID # 87830
KEVIN T. McQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LaMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673

Attorneys for Plaintiff

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Co. of Pennsylvania

v.

Joan Shymansky and Paul E. Shymansky

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-2226

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Joan Shymansky
 46 Bowers Road
 Berwick, Pennsylvania 18603

Paul E. Shymansky
46 Bowers Road
Berwick, Pennsylvania 18603

Your house (real estate) at **2673 Old Berwick Road, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on October 9 at 9 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$122,522.33 obtained by Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania 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 Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania 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
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

**ASSOCIATION DE LICENCIADOS
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

LEGAL DESCRIPTION

ALL THAT CERTAIN town lot situate, being and lying in the Village of Espy, in the Township of Scott, in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the north side of Main Street running from Bloomsburg to Berwick, at the southwest corner of lot formerly owned by John V. Logan, later by John Snyder, and running thence by said Main Street, South 66 1/4 degrees West, 40 feet to an alley; thence by the same, North 25 degrees West, 173 1/4 feet to an alley; thence by the same, North 66 1/4 degrees East, 40 feet to the said lot of Logan, later of John Snyder; thence along the said Snyder lot, South 25 degrees East, 173 1/4 feet to the place of beginning. Containing 20 square perches of land, strict measure. Whereon is erected a double frame dwelling house.

BEING KNOWN AS: 2673 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 31-3C2-105

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH ROBERT A. COOKE AND JEANINE P. COOKE, by deed dated June 27, 1974 and recorded August 1, 1974 in the office of the Recorder in and for Columbia County in Deed Book 268, Page 458, granted and conveyed to Joan Shymansky and Paul E. Shymansky.

REAL DEBT: \$122,522.33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JOAN SHYMANSKY AND PAUL E. SHYMANSKY

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE
CO. OF
vs.
PAUL SHYMANSKY (et al.)

Case Number
2010CV2226

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 08/22/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 2673 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: ON Front Storm Door

Relation:

Date: 7-24-13

Time: 1155

Deputy: Ke

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. Posted on Storm Door (Front)

- 2.
- 3.
- 4.
- 5.
- 6.

OCCUPANT

2010CV2226

2673 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 08/22/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE
CO. OF
vs.
PAUL SHYMANSKY (et al.)

Case Number
2010CV2226

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice
Manner: < Not Specified > Expires: 08/22/2013
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:
Warrant:

Serve To:

Name: H. James Hock
Primary Address: 2626 Old Berwick Road
Bloomsburg, PA 17815
Phone: 570-784-7823
DOB:
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: Put in Box
Relation:
Date: 7-24-13 Time: 1150
Deputy: 16 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC Phone: 215-790-1010

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

HOCK, H. JAMES

2010CV2226

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 08/22/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE
CO. OF
vs.
PAUL SHYMANSKY (et al.)

Case Number
2010CV2226

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 08/22/2013 **Warrant:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: SCOTT TOWNSHIP SEWER AUTHORITY
Primary Address: 350 TENNY STREET
BLOOMSBURG, PA 17815
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: Sharon Keller
Relation: Admin Asst
Date: 7-24-13 **Time:** 1103
Deputy: 160 **Mileage:**

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC **Phone:** 215-790-1010

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

SCOTT TOWNSHIP SEWER

2010CV2226

350 TENNY STREET, BLOOMSBURG, PA 17815

EXP: 08/22/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE
CO. OF
vs.
PAUL SHYMANSKY (et al.)

Case Number
2010CV2226

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 08/22/2013

Zone:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380

Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate
Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In
Charge:

Deborah Miller

Relation:

Clerk

Date:

7-24-13

Time:

1050

Deputy:

16

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2010CV2226

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 08/22/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE
CO. OF
vs.
PAUL SHYMANSKY (et al.)

Case Number
2010CV2226

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 08/22/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co.

Primary Address: 11 WEST MAIN STREET

2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate
Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In
Charge:

Karen Rickendres

Relation:

Clark II

Date:

7-24-13

Time:

10:50

Deputy:

K

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

DOMESTIC RELATIONS OF

2010CV2226

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 08/22/2013

Document Receipt

Trans #	491	Carrier / service	USPS Server	First-Class Mail®	7/23/2013 12:00:00 AM
---------	-----	-------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000004920

Doc Ref #: 126ED2013

Postage: 4.8100

PHILADELPHIA PA 19106

Document Receipt

Trans #	490	Carrier / service:	USPS Server	First-Class Mail®	7/23/2013 12:00:00 AM
---------	-----	--------------------	-------------	-------------------	-----------------------

Shp to

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET 5TH FLOOR

Tracking #: 71901140006000004913

Doc Ref #: 126ED2013

Postage: 4.8100

PHILADELPHIA PA 19107

Document Receipt

Trans #	489	Carrier / service:	USPS Server	First-Class Mail®	7/23/2013 12:00:00 AM
---------	-----	--------------------	-------------	-------------------	-----------------------

Ship to:

OFFICE OF F.A.I.R

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8018

Tracking #: 71901140006000004906

Doc Ref #: 126E.D2013

Postage 4.8100

HARRISBURG PA 17105

Document Receipt

Trans #	458	Carrier / service	USPS Server	First-Class Mail®	7/23/2013 12:00:00 AM
---------	-----	-------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 261230

Tracking #: 71931140006000004890

Doc Ref #: 126ED2013

Postage 4.8100

HARRISBURG PA 17128

Document Receipt

Trans #	487	Carrier / service:	USPS Server	First-Class Mail®	7/23/2013 12:00:00 AM
---------	-----	--------------------	-------------	-------------------	-----------------------

Ship to:

UNITED STATES OF AMERICA

950 PENNSYLVANIA AVENUE NW

Tracking #: 71901140006000004883

Doc Ref #: 126ED2013

Postage 4.8100

WASHINGTON DC 20530

Document Receipt

Trans #	486	Carrier / service:	USPS Server	First-Class Mail®	7/23/2013 12:00:00 AM
---------	-----	--------------------	-------------	-------------------	-----------------------

Ship to

UNITED STATES OF AMERICA

228 WALNUT STREET

Tracking #: 7190114000600004876

Doc Ref #: 126ED2013

Postage 4.8100

HARRISBURG PA 17108

Document Receipt

Trans #	485	Carrier / service:	USPS Server	First-Class Mail®	7/23/2013 12:00:00 AM
---------	-----	--------------------	-------------	-------------------	-----------------------

Ship to:

UNITED STATES OF AMERICA

ATTY FOR MIDDLE DISTRICT

235 NORTH WASHINGTON AVENUE

Tracking #: 71901140006000004869

Doc Ref #: 126ED2513

Postage 4.6100

SCRANTON PA 18503

Document Receipt

Trans #	484	Carrier / service	USPS Server	First-Class Mail®	7/23/2013 12:00:00 AM
---------	-----	-------------------	-------------	-------------------	-----------------------

Ship to:

PA DEPT OF REVENUE

PO BOX 260948

Tracking #: 71901140006000004852

Doc Ref #: 126ED2013

Postage 4.8100

HARRISBURG PA 17128

Document Receipt

Trans #	483	Carrier / service:	USPS Server	First-Class Mail®	7/23/2013 12:00:00 AM
---------	-----	--------------------	-------------	-------------------	-----------------------

Ship to:

PA DEPT OF REVENUE

PO BOX 281230

Tracking # 71901140036000304845

Doc Ref # 126ED2013

Postage 4.8100

HARRISBURG PA 17128

Document Receipt

Trans #	482	Carrier / service:	LSPS Server	First-Class Mail®	7/23/2013 12:00:00 AM
---------	-----	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 71901140036000004838

Doc Ref #: 126ED2013

Postage: 4.8100

HARRISBURG PA 17105

Document Receipt

Trans #	481	Carrier / service:	USPS Server	First-Class Mail®	7/23/2013 12:00:00 AM
---------	-----	--------------------	-------------	-------------------	-----------------------

Ship to:

COMMONWEALTH OF PA

6TH FLOOR, STRAWBERRY SQUARE

DEPARTMENT 260601

HARRISBURG PA 17128

Tracking #: 71901140006030004821

Doc Ref #: 126ED2013

Postage 4.8100

Document Receipt

Trans #	480	Carrier / service:	USPS Server	First-Class Mail®	7/23/2013 12:00:00 AM
---------	-----	--------------------	-------------	-------------------	-----------------------

Ship to:

COMMONWEALTH OF PA

110 NORTH 8TH STREET

SUITE 204

PHILADELPHIA PA 19107

Tracking #: 71901140006000004814

Doc Ref #: 126ED2013

Postage 4.8100

Document Receipt

Trans #	479	Carrier / service:	USPS Server	First-Class Mail®	7/23/2013 12:00:00 AM
---------	-----	--------------------	-------------	-------------------	-----------------------

Ship to:

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 71901140006000004907

Doc Ref #: 126ED2013

Postage 4.8100

HARRISBURG PA 17105

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2010CV2226

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, OCTOBER 09, 2013
AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN town lot situate, being and lying in the Village of Espy, in the Township of Scott, in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the north side of Main Street running from Bloomsburg to Berwick, at the southwest corner of lot formerly owned by John V. Logan, later by John Snyder, and running thence by said Main Street, South 66 1/4 degrees West 40 feet to an alley; thence by the same, North 25 degrees West, 173 1/4 feet to an alley; thence by the same, North 66 1/4 degrees East, 40 feet to the said lot of Logan, later of John Snyder; thence along the said Snyder lot, South 25 degrees East, 173 1/4 feet to the place of beginning. Containing 20 square perches of land, strict measure. Whereon is erected a double frame dwelling house.

BEING KNOWN AS: 2673 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D.#31-3C2-105

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH ROBERT A. COOKE AND JEANINE P. COOKE, by deed dated June 27, 1974 and recorded August 1, 1974 in the office of the Recorder in and for Columbia County in Deed Book 268, Page 458, granted and conveyed to Joan Shymansky and Paul E. Shymansky.

PROPERTY ADDRESS: 2673 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-3C2-105

Seized and taken into execution to be sold as the property of PAUL SHYMANSKY, PAUL SHYMANSKY in suit of BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE CO. OF.

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 eight (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 to either 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 default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. 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.

Attorney for the Plaintiff:

MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-790-1010

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 126-13

DATE RECEIVED 7-22-13
DOCKET AND INDEX 7-25-13

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>81039</u>

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

SALE DATE	<u>Oct. 9, 13</u>	TIME <u>0900</u>
POSTING DATE	<u>Sept. 5, 13</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Sept. 18</u>	
	2 ND WEEK <u>25</u>	
	3 RD WEEK <u>Oct. 2, 13</u>	

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

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Co. of Pennsylvania

Plaintiff

v.

Joan Shymansky and Paul E. Shymansky

Defendants

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

No. 2013 Term 126 E.D.

No. _____ Term _____ A.D.

No. 2010-CV-2226 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: 2673 Old Berwick Road, Bloomsburg, Pennsylvania
17815

Amount Due \$122,522.33

Interest from 12/19/12 to \$ _____

DATE OF SALE _____
plus \$20.14 per diem thereafter

(Costs to be added)

Total \$ _____

Dated: 07-22-13
(SEAL)

Barbara N. Silvestri - Acting
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: _____ Deputy

Proth & Clerk of Sev. Courts

24

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2010-CV-2226 Term _____ J.D.

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

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage
Co. of Pennsylvania

v.

Joan Shymansky and Paul E. Shymansky

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCabe, Weisberg and Conway, P.C.

**Joseph F. Riga, Esquire
Attorney for Plaintiff**

LEGAL DESCRIPTION

ALL THAT CERTAIN town lot situate, being and lying in the Village of Espy, in the Township of Scott, in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the north side of Main Street running from Bloomsburg to Berwick, at the southwest corner of lot formerly owned by John V. Logan, later by John Snyder, and running thence by said Main Street, South 66 1/4 degrees West, 40 feet to an alley; thence by the same, North 25 degrees West, 173 1/4 feet to an alley; thence by the same, North 66 1/4 degrees East, 40 feet to the said lot of Logan, later of John Snyder; thence along the said Snyder lot, South 25 degrees East, 173 1/4 feet to the place of beginning. Containing 20 square perches of land, strict measure. Whereon is erected a double frame dwelling house.

BEING KNOWN AS: 2673 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 31-3C2-105

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH ROBERT A. COOKE AND JEANINE P. COOKE, by deed dated June 27, 1974 and recorded August 1, 1974 in the office of the Recorder in and for Columbia County in Deed Book 268, Page 458, granted and conveyed to Joan Shymansky and Paul E. Shymansky.

REAL DEBT: \$122,522.33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JOAN SHYMANSKY AND PAUL E. SHYMANSKY

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
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

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Co. of Pennsylvania

Plaintiff

v.

Joan Shymansky and Paul E. Shymansky

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-2226

AFFIDAVIT AS TO MILITARY SERVICE

Kimberly McDevitt, being of lawful age and being first duly sworn on oath, states and deposes as follows:

1. I am a Legal Assistant at McCabe, Weisberg & Conway P.C. .

2. On 18th day of July, 2013, I personally conducted an online search through the Department of Defense Manpower Data Center at <https://www.dmdc.osd.mil/scra/owa/home>, which indicated that the defendants, Joan Shymansky and Paul E. Shymansky, was not in the military service of the United States as of the date I conducted the search. A true and accurate copy of the printout of the online search results from the Department of Defense Manpower Data Center is attached hereto.

3. To my knowledge, defendants, Joan Shymansky and Paul E. Shymansky is not an infant or an incompetent.

I affirm, under the penalties for perjury, that the foregoing representations are true.

SWORN AND SUBSCRIBED

BEFORE ME THIS 18th DAY

OF July, 2012

NOTARY PUBLIC
COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
Ma'eeqah Willbanks, Notary Public
City of Philadelphia, Philadelphia County
MY COMMISSION EXPIRES APR. 06, 2015

By: Kimberly McDevitt

Kimberly McDevitt
Legal Assistant



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: SHYMANSKYFirst Name: PAULMiddle Name: E.Active Duty Status As Of: Jul-18-2013

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenselink.mil" URL: <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: 43H3E27D90D0960

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

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Co. of Pennsylvania

Plaintiff

v.

Joan Shymansky and Paul E. Shymansky

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-2226

AFFIDAVIT AS TO MILITARY SERVICE

Kimberly McDevitt, being of lawful age and being first duly sworn on oath, states and deposes as follows:

1. I am a Legal Assistant at McCabe, Weisberg & Conway P.C. .
2. On 18th day of July, 2013, I personally conducted an online search through the Department of Defense Manpower Data Center at <https://www.dmdc.osd.mil/scra/owa/home>, which indicated that the defendants, Joan Shymansky and Paul E. Shymansky, was not in the military service of the United States as of the date I conducted the search. A true and accurate copy of the printout of the online search results from the Department of Defense Manpower Data Center is attached hereto.
3. To my knowledge, defendants, Joan Shymansky and Paul E. Shymansky is not an infant or an incompetent.

I affirm, under the penalties for perjury, that the foregoing representations are true.

SWORN AND SUBSCRIBED

BEFORE ME THIS 18th DAY

OF July, 2012

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Maleekah Wiltbanks - Notary Public

City of Philadelphia, Philadelphia County

MY COMMISSION EXPIRES APR. 06, 2015

By: 

Kimberly McDevitt
Legal Assistant



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: SHYMANSKY

First Name: PAUL

Middle Name: E.

Active Duty Status As Of: Jul-18-2013

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received party notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenseink.mil" URL: <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: 43H3E27D90D0960

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

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Co. of Pennsylvania

Plaintiff

v.

Joan Shymansky and Paul E. Shymansky

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-2226

AFFIDAVIT AS TO MILITARY SERVICE

Kimberly McDevitt, being of lawful age and being first duly sworn on oath, states and deposes as follows:

1. I am a Legal Assistant at McCabe, Weisberg & Conway P.C. .

2. On 18th day of July, 2013, I personally conducted an online search through the Department of Defense Manpower Data Center at <https://www.dmdc.osd.mil/scra/owa/home>, which indicated that the defendants, Joan Shymansky and Paul E. Shymansky, was not in the military service of the United States as of the date I conducted the search. A true and accurate copy of the printout of the online search results from the Department of Defense Manpower Data Center is attached hereto.

3. To my knowledge, defendants, Joan Shymansky and Paul E. Shymansky is not an infant or an incompetent.

I affirm, under the penalties for perjury, that the foregoing representations are true.

SWORN AND SUBSCRIBED

BEFORE ME THIS 18th DAY

OF July, 2012

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
Maleekah Wiltbanks-Notary Public
City of Philadelphia, Philadelphia County
MY COMMISSION EXPIRES APR. 06, 2015

By: 

Kimberly McDevitt
Legal Assistant



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: SHYMANSKYFirst Name: PAULMiddle Name: E.Active Duty Status As Of: Jul-18-2013

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenseink.mil" URL: <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: 43H3E27D90D0960

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
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID #74770
MARISA J. COHEN, ESQUIRE - ID # 87830
KEVIN T. McQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LaMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673

Attorneys for Plaintiff

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Co. of Pennsylvania

Plaintiff

v.

Joan Shymansky and Paul E. Shymansky

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2010-CV-2226

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 2673 Old Berwick Road, Bloomsburg, Pennsylvania 17815, as of the date the Praeipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owners or Reputed Owners

Name	Address
Joan Shymansky	46 Bowers Road Berwick, Pennsylvania 18603
Paul E. Shymansky	46 Bowers Road Berwick, Pennsylvania 18603

2. Name and address of Defendants in the judgment:

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

Joan Shymansky	46 Bowers Road Berwick, Pennsylvania 18603
----------------	---

Paul E. Shymansky	46 Bowers Road Berwick, Pennsylvania 18603
-------------------	---

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	2673 Old Berwick Road Bloomsburg, Pennsylvania 17815
-------------------	---

Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
------------------------------	---

Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th 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
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
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 William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503 and Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754
United States of America c/o Atty General of the United States	U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001
United States of America c/o Atty General of the United States	U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

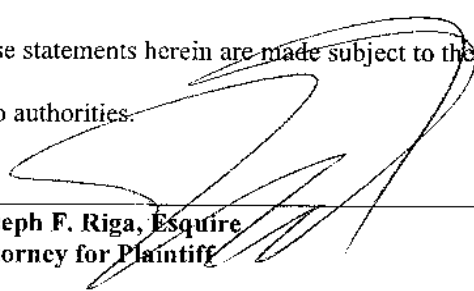
Address

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.

July 18, 2013

DATE



Joseph F. Riga, Esquire
Attorney for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN town lot situate, being and lying in the Village of Espy, in the Township of Scott, in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the north side of Main Street running from Bloomsburg to Berwick, at the southwest corner of lot formerly owned by John V. Logan, later by John Snyder, and running thence by said Main Street, South 66 1/4 degrees West, 40 feet to an alley; thence by the same, North 25 degrees West, 173 1/4 feet to an alley; thence by the same, North 66 1/4 degrees East, 40 feet to the said lot of Logan, later of John Snyder; thence along the said Snyder lot, South 25 degrees East, 173 1/4 feet to the place of beginning. Containing 20 square perches of land, strict measure. Whereon is erected a double frame dwelling house.

BEING KNOWN AS: 2673 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 31-3C2-105

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH ROBERT A. COOKE AND JEANINE P. COOKE, by deed dated June 27, 1974 and recorded August 1, 1974 in the office of the Recorder in and for Columbia County in Deed Book 268, Page 458, granted and conveyed to Joan Shymansky and Paul E. Shymansky.


REAL DEBT: \$122,522.33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JOAN SHYMANSKY AND PAUL E. SHYMANSKY

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

VERIFICATION

The undersigned attorney hereby certifies that Joseph F. Riga, Esquire is the Attorney for the Plaintiff in the within action, and that Joseph F. Riga, Esquire is authorized to make this verification and that the foregoing facts based on the information from the Plaintiff's representative, who is out of jurisdiction and not available to sign this verification at this time, are true and correct to the best of Joseph F. Riga, Esquire knowledge, information and belief and further states that false statements herein are made subject to the penalties of 18 PA.C.S. §4904 relating to unsworn falsification to authorities.


Joseph F. Riga, Esquire
Attorney for Plaintiff

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania v. Joan Shymansky and Paul E. Shymansky
Columbia County; Number: 2010-CV-2226

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
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID #74770
MARISA J. COHEN, ESQUIRE - ID # 87830
KEVIN T. McQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LaMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673

Attorneys for Plaintiff

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Co. of Pennsylvania

v.

Joan Shymansky and Paul E. Shymansky

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-2226

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Joan Shymansky
 46 Bowers Road
 Berwick, Pennsylvania 18603

Paul E. Shymansky
46 Bowers Road
Berwick, Pennsylvania 18603

Your house (real estate) at **2673 Old Berwick Road, Bloomsburg, Pennsylvania 17815** 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 \$122,522.33 obtained by Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania 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 Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania 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
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

ASSOCIATION DE LICENCIADOS
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

LEGAL DESCRIPTION

ALL THAT CERTAIN town lot situate, being and lying in the Village of Espy, in the Township of Scott, in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the north side of Main Street running from Bloomsburg to Berwick, at the southwest corner of lot formerly owned by John V. Logan, later by John Snyder, and running thence by said Main Street, South 66 1/4 degrees West, 40 feet to an alley; thence by the same, North 25 degrees West, 173 1/4 feet to an alley; thence by the same, North 66 1/4 degrees East, 40 feet to the said lot of Logan, later of John Snyder; thence along the said Snyder lot, South 25 degrees East, 173 1/4 feet to the place of beginning. Containing 20 square perches of land, strict measure. Whereon is erected a double frame dwelling house.

BEING KNOWN AS: 2673 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 31-3C2-105

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH ROBERT A. COOKE AND JEANINE P. COOKE, by deed dated June 27, 1974 and recorded August 1, 1974 in the office of the Recorder in and for Columbia County in Deed Book 268, Page 458, granted and conveyed to Joan Shymansky and Paul E. Shymansky.

REAL DEBT: \$122,522.33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JOAN SHYMANSKY AND PAUL E. SHYMANSKY

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
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
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID #74770
MARISA J. COHEN, ESQUIRE - ID # 87830
KEVIN T. McQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LaMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673

Attorneys for Plaintiff

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Co. of Pennsylvania

v.

Joan Shymansky and Paul E. Shymansky

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-2226

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Joan Shymansky
46 Bowers Road
Berwick, Pennsylvania 18603

Paul E. Shymansky
46 Bowers Road
Berwick, Pennsylvania 18603

Your house (real estate) at **2673 Old Berwick Road, Bloomsburg, Pennsylvania 17815** 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 \$122,522.33 obtained by Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania 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 Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania 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
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

ASSOCIATION DE LICENCIADOS
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760

LEGAL DESCRIPTION

ALL THAT CERTAIN town lot situate, being and lying in the Village of Espy, in the Township of Scott, in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the north side of Main Street running from Bloomsburg to Berwick, at the southwest corner of lot formerly owned by John V. Logan, later by John Snyder, and running thence by said Main Street, South 66 1/4 degrees West, 40 feet to an alley; thence by the same, North 25 degrees West, 173 1/4 feet to an alley; thence by the same, North 66 1/4 degrees East, 40 feet to the said lot of Logan, later of John Snyder; thence along the said Snyder lot, South 25 degrees East, 173 1/4 feet to the place of beginning. Containing 20 square perches of land, strict measure. Whereon is erected a double frame dwelling house.

BEING KNOWN AS: 2673 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 31-3C2-105

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH ROBERT A. COOKE AND JEANINE P. COOKE, by deed dated June 27, 1974 and recorded August 1, 1974 in the office of the Recorder in and for Columbia County in Deed Book 268, Page 458, granted and conveyed to Joan Shymansky and Paul E. Shymansky.

REAL DEBT: \$122,522.33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JOAN SHYMANSKY AND PAUL E. SHYMANSKY

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

McCABE, WEISBERG AND C WAY, 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
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
KEVIN T. McQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LaMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673

Attorneys for Plaintiff

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Co. of Pennsylvania

Plaintiff

v.

Joan Shymansky and Paul E. Shymansky

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-2226

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:
2673 Old Berwick Road, Bloomsburg, Pennsylvania 17815
(more fully described as attached)

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

Joan Shymansky
46 Bowers Road
Berwick, Pennsylvania 18603

Paul E. Shymansky
46 Bowers Road
Berwick, Pennsylvania 18603

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomsoever 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.

July 18, 2013

DATE

Joseph F. Riga, Esquire
Attorney 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
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
KEVIN T. McQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LaMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673

Attorneys for Plaintiff

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Co. of Pennsylvania

Plaintiff

v.

Joan Shymansky and Paul E. Shymansky

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-2226

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:
2673 Old Berwick Road, Bloomsburg, Pennsylvania 17815
(more fully described as attached)

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

Joan Shymansky
46 Bowers Road
Berwick, Pennsylvania 18603

Paul E. Shymansky
46 Bowers Road
Berwick, Pennsylvania 18603

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.

July 18, 2013

DATE



Joseph F. Riga, Esquire
Attorney 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
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
KEVIN T. McQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LaMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673

Attorneys for Plaintiff

123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

Beneficial Consumer Discount Company d/b/a
Beneficial Mortgage Co. of Pennsylvania

Plaintiff

v.

Joan Shymansky and Paul E. Shymansky

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-2226

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:
2673 Old Berwick Road, Bloomsburg, Pennsylvania 17815
(more fully described as attached)

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

Joan Shymansky
46 Bowers Road
Berwick, Pennsylvania 18603

Paul E. Shymansky
46 Bowers Road
Berwick, Pennsylvania 18603

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.

July 18, 2013

DATE



Joseph F. Riga, Esquire
Attorney for Plaintiff

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

SUITE 210
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901

SUITE 202
4021 UNIVERSITY DRIVE
FAIRFAX, VA 22030
(866) 656-0379
FAX (301) 490-1568

SUITE 800
312 MARSHALL AVENUE
BALTIMORE, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia

SUITE 1400
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 100
30 BUXTON FARMS ROAD
STAMFORD, CT 06905
(203) 992-8200
FAX (855) 425-1979

SUITE 130
DELAWARE CORPORATE CENTER I
ONE RIGHTER PARKWAY
WILMINGTON, DELAWARE 19803
(302) 409-3520
FAX 855-425-1980

July 18, 2013

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

Re: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania vs. Joan Shymansky and Paul E. Shymansky
Columbia County, Number 2010-CV-2226
Premises: 2673 Old Berwick Road, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

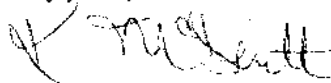
Enclosed please find 2 copies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P. 3129 relative to the above matter. I would appreciate your serving the Notice upon the Defendants as follows:

Joan Shymansky
46 Bowers Road
Berwick, Pennsylvania 18603

Paul E. Shymansky
46 Bowers Road
Berwick, Pennsylvania 18603

Please serve the above referenced defendants, serviceform. Our stamped self-addressed envelope are enclosed.

Very truly yours,



Kimberly McDevitt, Legal Assistant
McCabe, Weisberg and Conway, P.C.

/kmt
Enclosures

LEGAL DESCRIPTION

ALL THAT CERTAIN town lot situate, being and lying in the Village of Espy, in the Township of Scott, in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the north side of Main Street running from Bloomsburg to Berwick, at the southwest corner of lot formerly owned by John V. Logan, later by John Snyder, and running thence by said Main Street, South 66 1/4 degrees West, 40 feet to an alley; thence by the same, North 25 degrees West, 173 1/4 feet to an alley; thence by the same, North 66 1/4 degrees East, 40 feet to the said lot of Logan, later of John Snyder; thence along the said Snyder lot, South 25 degrees East, 173 1/4 feet to the place of beginning. Containing 20 square perches of land, strict measure. Whereon is erected a double frame dwelling house.

BEING KNOWN AS: 2673 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 31-3C2-105

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH ROBERT A. COOKE AND JEANINE P. COOKE, by deed dated June 27, 1974 and recorded August 1, 1974 in the office of the Recorder in and for Columbia County in Deed Book 268, Page 458, granted and conveyed to Joan Shymansky and Paul E. Shymansky.

REAL DEBT: \$122,522.33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
JOAN SHYMANSKY AND PAUL E. SHYMANSKY

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

DOCUMENT INCLUDES VISIBLE FIBERS, CHEMICAL REACTIVE PROPERTIES AND FEATURES A FOR HOL OGRAM

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW
123 S. BROAD STREET SUITE 1400
PHILADELPHIA, PA 19109
(215) 790-1010



3-50/310

NO.

81039

PAY: One Thousand Three Hundred Fifty ***** 00/100

DATE AMOUNT

Jul/19/2013 \$1,350.00
ESCHOW TRUST
VOID AFTER 90 DAYS

Marc S. Weisberg

TO THE Sheriff of Columbia County

ORDER

OF

Listing Property for Sheriff Sale 201-4049/Shymansky

HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

TRUE WATERMARK PAPER - HOLD TO LIGHT TO VIEW

⑈081039⑈ ⑆031000503⑆ 2000012430022⑈

Printable on back

Security Features Included

MP