

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>
07/28/2014	Advance Fee	Advance fee	93073	\$0.00	\$1,350.00
07/28/2014	Advertising Sale (Newspaper)			\$15.00	\$0.00
07/28/2014	Advertising Sale Bills & Copies			\$17.50	\$0.00
07/28/2014	Crying Sale			\$10.00	\$0.00
07/28/2014	Docketing			\$15.00	\$0.00
07/28/2014	Levy			\$15.00	\$0.00
07/28/2014	Mailing Costs			\$72.00	\$0.00
07/28/2014	Posting Handbill			\$15.00	\$0.00
07/28/2014	Press Enterprise Inc			\$1,150.80	\$0.00
07/28/2014	Sheriff Automation Fund			\$50.00	\$0.00
07/28/2014	Web Posting			\$100.00	\$0.00
09/24/2014	Service			\$255.00	\$0.00
09/24/2014	Service Mileage			\$10.00	\$0.00
09/24/2014	Copies			\$8.50	\$0.00
09/24/2014	Notary fee			\$15.00	\$0.00
09/24/2014	Surcharge			\$180.00	\$0.00
				\$1,928.80	\$1,350.00
TOTAL BALANCE:				\$(578.80)	

DOCUMENT INCLUDES VISIBLE FIBERS, CHEMICAL REACTIVE PROPERTIES AND FEATURES A FOIL HOLOGRAM

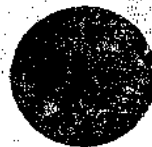
McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400

PHILADELPHIA, PA 19109

(215) 790-1010



3-50/310



98638

NO. 98638

PAY: Five hundred seventy-eight and eighty/100

DATE 01/21/2015

AMOUNT \$578.80

TO THE
ORDER
OF

Sheriff of Columbia County

PA

ESCROW TRUST
VOID AFTER 90 DAYS

Teresa Wells

Balance Due Sheriff(201-4049) - Shymansky, Paul



WATER MARK PAPER - HOLD TO LIGHT TO VIEW

PAPER CONTAINS TONER ADHESION PROPERTIES

HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

⑈098638⑈ ⑈031000503⑈ 2000012430022⑈

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

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

SUITE 201
216 HADDON AVENUE
WESTMONT, NJ 08108
(956) 858-7080
FAX (956) 858-7020

SUITE 130
DELAWARE CORPORATE CENTER J
ONE RIGHTER PARKWAY
WILMINGTON, DE 19803
(302) 409-3520
FAX 855-425-1986

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) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia

SUITE 203
722 E. MARKET STREET
LEESBURG, VA 20176
(571) 449-9350
FAX: (855) 845-2585

SUITE 2S06
1 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX: (855) 845-2584

October 1, 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 **October 1, 2014** Sheriff's Sale. I am requesting at this time that you stay this sale. Plaintiff has determined that there is not enough equity to proceed to sale.

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,


Novlett A. Smith, Legal Assistant

/nas

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

SIGNATURE

DATE

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, October 1, 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	\$72.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,150.80
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	\$255.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$8.50
Notary Fee	\$15.00
Surcharge	\$180.00

Total Sheriff Costs \$2,098.80

Municipal Costs

Delinquent Taxes \$5,281.76

Total Municipal Costs \$5,281.76

Distribution Costs

Recording Fees \$67.00

Total Distribution Costs \$67.00

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)

For Court Sale Draft - Telecast, Inc.

Grand Total:		\$7,447.56
---------------------	--	-------------------

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

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Beneficial Cons. Dis. Co. vs Paul & Jean Shymansky

NO. 118-14 ED NO. 2226-2010 JD

DATE/TIME OF SALE: OCTOBER 1, 2014 AT 9:00 AM

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 \$ _____

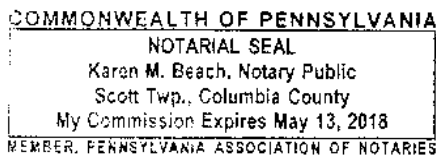
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice September 10, 17, 24, 2014 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....
[Signature]
.....

Sworn and subscribed to before me this 24th day of September, 2014..

.....
Karen M. Beach
.....
(Notary Public)



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

.....

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>255.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>72.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>8.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>533.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1150.80</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1375.80</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>67.00</u>
TOTAL *****	\$ <u>77.00</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>5281.76</u>
TOTAL *****	\$ <u>5281.76</u>

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>180.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 7447.56

118
COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE:11-SEP-14

FEE:\$5.00

CERT. NO18946

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
2013	PRIM	1,547.32	21.26		0.00	1,568.58
2011	PRIM	1,854.14	19.17		0.00	1,873.31
2012	PRIM	1,814.73	20.14		0.00	1,834.87
TOTAL DUE :						\$5,276.76

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: November ,2014

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF
DECEMBER 31, 2013

COLUMBIA COUNTY SHERIFF

REQUESTED BY:

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

08/25/2014 01:13 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, STATES
SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON
THE REAL ESTATE LOCATED AT 2673 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

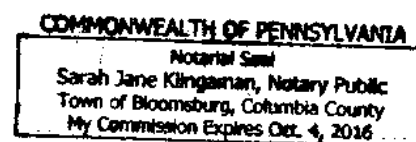
Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

August 26, 2014

NOTARY

Affirmed and subscribed to before me this

26TH day of AUGUST, 2014



Sarah Jane Klingaman

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19105

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

Zone:

Manner: < Not Specified >

Expires:

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:

Time:

Deputy:

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 NO EXPIRATION

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000034330

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING
PHILADELPHIA PA 19107

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

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
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
JENNIFER L. WUNDER, ESQUIRE - ID # 315954
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

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.

Paul E. Shymansky and Joan Shymansky

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2010-CV-2226

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Paul E. Shymansky
46 Bowers Road
Berwick, Pennsylvania 18603

Joan 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 Oct. 1st 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.)

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:

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:

Relation:

Date:

7-31-14

Time:

1037

Deputy:

7-4

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.

OCCUPANT

2010CV2226

2673 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

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:

Zone:

Warrant: 118

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: 2613 Old Bwlc Rd
Bloomsburg PA

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7-29-14

Time: 14:05

Deputy: 3

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. Luzerne County according to fax office

2. No one living at Address

3.

4.

5.

6.

SHYMANSKY, PAUL

2010CV2226

46 BOWER ROAD, BERWICK, PA 18603

NO EXPIRATION

**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.

Paul E. Shymansky and Joan Shymansky

Defendants

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

No. 2014 Term 118 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: 12-16-14
(SEAL)

Barbara N. Schutte
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: _____ Deputy

Paul E. Clerk of Sev. Courts
by Court Sec. 1st Monday in 2015

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.

Paul E. Shymansky and Joan Shymansky

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, P.C.

BY: _____

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input checked="" type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Jennifer L. Wunder, Esq.
<input type="checkbox"/> Lena Kravets, Esq.	<input type="checkbox"/> Carol A. DiPrinzio, Esq.

Attorneys 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 $66\frac{1}{4}$ degrees West, 40 feet to an alley; thence by the same, North 25 degrees West, $173\frac{1}{4}$ feet to an alley; thence by the same, North $66\frac{1}{4}$ degrees East, 40 feet to the said lot of Logan, later of John Snyder; thence along the said Snyder lot, South 25 degrees East, $173\frac{1}{4}$ 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 Deed Book 268, Page 458, granted and conveyed unto Paul E. Shymansky and Joan Shymansky.

REAL DEBT: \$122,522.33

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

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

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

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
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
JENNIFER L. WUNDER, ESQUIRE - ID # 315954
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

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.

Paul E. Shymansky and Joan Shymansky

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2010-CV-2226

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Paul E. Shymansky
46 Bowers Road
Berwick, Pennsylvania 18603

Joan 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 Oct. 1st 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

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 $66\frac{1}{4}$ degrees West, 40 feet to an alley; thence by the same, North 25 degrees West, $173\frac{1}{4}$ feet to an alley; thence by the same, North $66\frac{1}{4}$ degrees East, 40 feet to the said lot of Logan, later of John Snyder; thence along the said Snyder lot, South 25 degrees East, $173\frac{1}{4}$ 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 Deed Book 268, Page 458, granted and conveyed unto Paul E. Shymansky and Joan Shymansky.

REAL DEBT: \$122,522.33

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

Warrant: 118

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

2673 Old Burk Rd. Floor 2? Bower by Hospital

Serve To:

Name: JOAN SHYMANSKY

Primary Address: 46 BOWER ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 2673 Old Burk Rd
Berwicksburg Pa

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date: 7-29-14

Time: 14:05

Deputy: 3

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. Luzerne County according to tax office

2.

3.

4.

5.

6.

SHYMANSKY, JOAN

2010CV2226

46 BOWER ROAD, BERWICK, PA 18603

NO EXPIRATION

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.

Paul E. Shymansky and Joan Shymansky

Defendants

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

No. 2014 Term 118 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: 07-16-14
(SEAL)

Barbara N. Silvette
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: _____ Deputy

Frank A. Clark of Sec. Courts
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.

Paul E. Shymansky and Joan Shymansky

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, P.C.

BY: _____

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input checked="" type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Jennifer L. Wunder, Esq.
<input type="checkbox"/> Lena Kravets, Esq.	<input type="checkbox"/> Carol A. DiPrinzio, Esq.

Attorneys 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 $\frac{1}{4}$ degrees West, 40 feet to an alley; thence by the same, North 25 degrees West, 173 $\frac{1}{4}$ feet to an alley; thence by the same, North 66 $\frac{1}{4}$ 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 $\frac{1}{4}$ 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 Deed Book 268, Page 458, granted and conveyed unto Paul E. Shymansky and Joan Shymansky.

REAL DEBT: \$122,522.33

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

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

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

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
 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
 JENNIFER L. WUNDER, ESQUIRE - ID # 315954
 LENA KRAVETS, ESQUIRE - ID # 316421
 CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

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.

Paul E. Shymansky and Joan Shymansky

COURT OF COMMON PLEAS
 COLUMBIA COUNTY

Number 2010-CV-2226

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Paul E. Shymansky
 46 Bowers Road
 Berwick, Pennsylvania 18603

Joan 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 Oct. 1st 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

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 $66\frac{1}{4}$ degrees West, 40 feet to an alley; thence by the same, North 25 degrees West, $173\frac{1}{4}$ feet to an alley; thence by the same, North $66\frac{1}{4}$ degrees East, 40 feet to the said lot of Logan, later of John Snyder; thence along the said Snyder lot, South 25 degrees East, $173\frac{1}{4}$ 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 Deed Book 268, Page 458, granted and conveyed unto Paul E. Shymansky and Joan Shymansky.

REAL DEBT: \$122,522.33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
PAUL E. SHYMANSKY AND JOAN 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: 118

Manner: < Not Specified >

Expires:

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: Debbie Miller

Relation: Clerk

Date: 07/29/14

Time: 10:05

Deputy: 7

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

NO EXPIRATION

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:** 12
Manner: < Not Specified > **Expires:** **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 Richendrfer
Relation: Clerk II
Date: 7-29-14 **Time:** 10:10
Deputy: 7 **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 NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 07/28/14

Account:

Name:
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**
Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Sale	Ad ID:	1000771
	Description:	P & J Shymansky Sheriff
	Run Dates:	09/10/14 to 09/24/14
	Class:	2
	Agate Lines:	210
	Blind Box:	

Total Ad Cost	\$1,150.80
Amount Paid	\$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	09/10/14	09/24/14	3	\$1,150.80

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 01, 2014
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 ID. #: 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, JOAN SHYMANSKY, JOAN 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.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-790-1010

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 01, 2014
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, JOAN SHYMANSKY, JOAN 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 # 201712118

DATE RECEIVED 7/25/14

DOCKET AND INDEX 2010 100

CHECK FOR PROPER INFO.

WRIT OF EXECUTION Y

COPY OF DESCRIPTION Y

WHEREABOUTS OF LKA X

NON-MILITARY AFFIDAVIT X

NOTICES OF SHERIFF SALE X

WAIVER OF WATCHMAN X

AFFIDAVIT OF LIENS LIST X

CHECK FOR \$1,350.00 OR A CK# 93073

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

SALE DATE Oct 15th TIME 9:00

POSTING DATE _____

ADV. DATES FOR NEWSPAPER 1ST WEEK _____

2ND WEEK _____

3RD WEEK _____

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.

Paul E. Shymansky and Joan Shymansky

Defendants

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

No. 2014 Term 118 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: 01-10-14
(SEAL)

Robert M. Schmitt
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: _____ Deputy

From 12 Clerk of Set. Courts
at, Court Hx. in Bloomsburg in 2010

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.

Paul E. Shymansky and Joan Shymansky

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, P.C.

BY: _____

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input checked="" type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Jennifer L. Wunder, Esq.
<input type="checkbox"/> Lena Kravets, Esq.	<input type="checkbox"/> Carol A. DiPrinzio, Esq.

Attorneys 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 $66\frac{1}{4}$ degrees West, 40 feet to an alley; thence by the same, North 25 degrees West, $173\frac{1}{4}$ feet to an alley; thence by the same, North $66\frac{1}{4}$ degrees East, 40 feet to the said lot of Logan, later of John Snyder; thence along the said Snyder lot, South 25 degrees East, $173\frac{1}{4}$ 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 Deed Book 268, Page 458, granted and conveyed unto Paul E. Shymansky and Joan Shymansky.

REAL DEBT: \$122,522.33

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

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

Document Receipt

Trans #	3438	Carrier / service:	USPS Server	First-Class Mail®	7/28/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

COMMON OF PENNA

BUREAU OF INDIVIDUAL TAX

6TH FLOOR STRAWBERRY SQUARE

DEPT #280601

Tracking #: 71901140006000034361

Doc Ref #: 2014ED118

Postage 5 3400

HARRISBURG PA 17128

Document Receipt

Trans #	3438	Carrier / service:	USPS Server	First-Class Mail®	7/28/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

COMMON OF PENNA

BUREAU OF INDIVIDUAL TAX

6TH FLOOR STRAWBERRY SQUARE

DEPT #280601

HARRISBURG PA 17128

Tracking #: 71901140006000034361

Doc Ref #: 2014ED118

Postage 5.3400

Document Receipt

Trans #	3437	Carrier / service:	USPS Server	First-Class Mail®	7/28/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

COMMON OF PENNSYLVANIA

DEPT OF PUBLIC WELFARE

P.O. BOX 2675

Tracking #: 71901140006000034354

Doc Ref #: 2014ED118

Postage 5.3400

HARRISBURG PA 17815

Document Receipt

Trans #	3437	Carrier / service:	USPS Server	First-Class Mail®	7/28/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

COMMON OF PENNSYLVANIA

DEPT OF PUBLIC WELFARE

P.O. BOX 2675

Tracking #: 71901140006000034354

Doc Ref #: 2014ED118

Postage 5.3400

HARRISBURG PA 17815

Document Receipt

Trans #	3436	Carrier / service:	USPS Server	First-Class Mail®	7/28/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000034347

Doc Ref #: 2014ED118

Postage 5.3400

PHILADELPHIA PA 19106

Document Receipt

Trans #	3436	Carrier / service:	USPS Server	First-Class Mail®	7/28/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000034347

Doc Ref #: 2014ED118

Postage 5.3400

PHILADELPHIA PA 19106

Document Receipt

Trans #	3435	Carrier / service:	USPS Server	First-Class Mail®	7/28/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #:	71901140006000034330
Doc Ref #:	2014ED118
Postage	5.3400

PHILADELPHIA PA 19107

117

Document Receipt

Trans #	3434	Carrier / service:	USPS Server	First-Class Mail®	7/28/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

OFFICE OF F.A.I.R

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking # 71901140006000034323

Doc Ref # 2014ED118

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

Trans #	3434	Carrier / service:	USPS Server	First-Class Mail®	7/28/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000034323

Doc Ref #: 2014ED118

Postage 5 3400

HARRISBURG PA 17105

Document Receipt

Trans #	3433	Carrier / service:	USPS Server	First-Class Mail®	7/28/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000034316

Doc Ref #: 2014ED118

Postage 5.3400

HARRISBURG PA 17128

118

Document Receipt

Trans #	3433	Carrier / service:	USPS Server	First-Class Mail®	7/28/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000034316

Doc Ref #: 2014ED118

Postage 5.3400

HARRISBURG PA 17128

118

Document Receipt

Trans #	3436	Carrier / service:	USPS Server	First-Class Mail®	7/28/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #:	71901140006000034347
Doc Ref #:	2014ED118
Postage	5.3400

PHILADELPHIA PA 19106

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

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
 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 J. FOLEY, ESQUIRE - ID # 314675
 CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673
 JENNIFER L. WUNDER, ESQUIRE - ID # 315954
 LENA KRAVETS, ESQUIRE - ID # 316421
 CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

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.

Paul E. Shymansky and Joan Shymansky

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

NO: 2010-CV-2226

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 being attached hereto.

1. Name and address of Owners or Reputed Owners

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

2. Name and address of Defendants in the judgment:

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

Paul E. Shymansky

46 Bowers Road
Berwick, Pennsylvania 18603

Joan 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 8th 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

11 West Main Street
Bloomsburg, PA 17815

Tax Claim Bureau

Columbia County Courthouse
35 West Main Street
Basement Level
Bloomsburg, PA 17815

Commonwealth of PA
Department of Revenue

Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Attn: Sheriff's Sales

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

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.

7-14-14
DATE

McCABE, WEISBERG & CONWAY, P.C.

BY: 

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input checked="" type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Jennifer L. Wunder, Esq.
<input type="checkbox"/> Lena Kravets, Esq.	<input type="checkbox"/> Carol A. DiPrinzio, Esq.

Attorneys for Plaintiff

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

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 $66\frac{1}{4}$ degrees West, 40 feet to an alley; thence by the same, North 25 degrees West, $173\frac{1}{4}$ feet to an alley; thence by the same, North $66\frac{1}{4}$ degrees East, 40 feet to the said lot of Logan, later of John Snyder; thence along the said Snyder lot, South 25 degrees East, $173\frac{1}{4}$ 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 Deed Book 268, Page 458, granted and conveyed unto Paul E. Shymansky and Joan Shymansky.

REAL DEBT: \$122,522.33

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

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

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

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
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
JENNIFER L. WUNDER, ESQUIRE - ID # 315954
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

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.

Paul E. Shymansky and Joan Shymansky

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2010-CV-2226

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Paul E. Shymansky
46 Bowers Road
Berwick, Pennsylvania 18603

Joan 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 Oct. 1st 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

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 66½ degrees West, 40 feet to an alley; thence by the same, North 25 degrees West, 173¼ feet to an alley; thence by the same, North 66½ degrees East, 40 feet to the said lot of Logan, later of John Snyder; thence along the said Snyder lot, South 25 degrees East, 173¼ 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 Deed Book 268, Page 458, granted and conveyed unto Paul E. Shymansky and Joan Shymansky.

REAL DEBT: \$122,522.33

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

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

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Village of Espy, Township of Scott, Columbia County, Pennsylvania, and being known as 2673 Old Berwick Road, Bloomsburg, Pennsylvania 17815.

TAX MAP AND PARCEL NUMBER:31-3C2-105

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$122,522.33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Paul E. Shymansky and Joan Shymansky

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

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

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
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
JENNIFER L. WUNDER, ESQUIRE - ID # 315954
LENA KRAVETS, ESQUIRE - ID # 316421
CAROL A. DIPRINZIO, ESQUIRE - ID # 316094

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.

Paul E. Shymansky and Joan 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:

Paul E. Shymansky

46 Bowers Road

Berwick, Pennsylvania 18603

Joan 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.

7-14-14
DATE

McCABE, WEISBERG & CONWAY, P.C.

BY: 

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input checked="" type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Jennifer L. Wunder, Esq.
<input type="checkbox"/> Lena Kravets, Esq.	<input type="checkbox"/> Carol A. DiPrinzio, Esq.

Attorneys for Plaintiff

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

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

SUITE 201
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

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

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) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia

SUITE 203
722 F. MARKET STREET
LEESBURG, VA 20176
(571) 449-9350
FAX: (855) 845-2585

SUITE 2S06
11 HUNTINGTON QUADRANGLE
MELVILLE, NY 11747
(631) 812-4084
FAX (855) 845-2584

July 14, 2014

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. Paul E. Shymansky and Joan Shymansky
Columbia County, Number 2010-CV-2226
Premises: 2673 Old Berwick Road, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

Enclosed please find 3 copy/ies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P. 3129 relative to the above matter. Please note that our office may have more than one address for a particular Defendant at which we would like to make service attempts, and those addresses and directions as such are listed below.

I would appreciate your serving the Notice upon the Defendants as follows:

- Paul E. Shymansky, 46 Bowers Road, Berwick, PA 18603
- Joan Shymansky, 46 Bowers Road, Berwick, PA 18603

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 Epsy, 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 $\frac{1}{4}$ degrees West, 40 feet to an alley; thence by the same, North 25 degrees West, 173 $\frac{1}{4}$ feet to an alley; thence by the same, North 66 $\frac{1}{4}$ 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 $\frac{1}{4}$ 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 Deed Book 268, Page 458, granted and conveyed unto Paul E. Shymansky and Joan Shymansky.

REAL DEBT: \$122,522.33

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

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

This is a communication from a debt collector.

This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.

DOCUMENT INCLUDES VISIBLE FIBERS, CHEMICAL REACTIVE PROPERTIES AND FEATURES A FOIL HOLOGRAM

MCCABE, WEISBERG & CONWAY, P.C.
ATTORNEYS AT LAW
123 S. BROAD STREET SUITE 1400
PHILADELPHIA, PA 19109
(215) 790-1010



3-50/310

93073
NO. 93073

PAY: One thousand three hundred fifty and NO/100

DATE 07/09/2014 **AMOUNT** \$1,350.00

TO THE Sheriff of Columbia County
ORDER PA
OF

ESCROW TRUST
VOID AFTER 90 DAYS

Listing Prop for Sheriff Sale(201-4049) - Shymansky, Paul

Marc A. Weisberg

TRUE WATERMARK PAPER - HOLD TO LIGHT TO VIEW

PAPER CONTAINS TONER ADHESION PROPERTIES

HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

⑈093073⑈ ⑆031000503⑆ 2000012430022⑈