

Time: 12:41 PM

Receipt

Page 1 of 1

Received of: Col Co Sheriff \$ 10.00

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
Total:	10.00

Check: 13445

Payment Method: Check

Amount Tendered: 10.00

Tami Kline, Prothonotary

Clerk: TKLINE

By: _____
Deputy Clerk

THE LAW
Offices of

44 Second Street Pike
Suite 101
Southampton, PA 18966

GREGORY JAVARDIAN

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

December 22, 2000

Via: Overnight Mail and Fax 1-570-389-5625

Sheriff of Columbia County
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Philadelphia Office

2021 Locust Street
2nd Floor Suite
Philadelphia, PA 19103

**Please reply to
Southampton Office**

ATTN: Sheriff Roadarmel, Jr.

Re: Citifinancial Mortgage Co.
v. Richard T. and Cindy L. Chilcote
No. 177-00 E.D.
No. 25-00 J.D.
Premises: 255 Scenic Drive
Bloomsburg, PA 17815

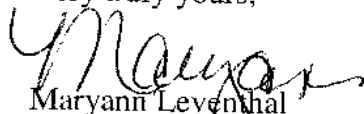
Dear Sheriff Roadarmel:

Enclosed please find a check in the amount of \$2,819.28, which represents settlement with your office relative to the above matter.

Kindly have the deed prepared in the name of THE CHASE MANHATTAN BANK, AS TRUSTEE OF IMC HOME EQUITY LOAN TRUST 1998-2 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 1998," whose address is 5901 East Fowler Avenue, Tampa, FL 33617.

Should you have any questions or need additional information, feel free to contact me.

Very truly yours,


Maryann Leventhal
For Gregory Javardian

/mal
enclosures

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 784-0237

PHONE
(717) 389-3422

24 HOUR PHONE
(717) 784-6300

SHERIFF'S REAL ESTATE FINAL COST SHEET

CitiFinancial Mortgage Co. vs Richard T. & Cindy L. Chilcote

NO. 177-00 E.D. NO. 25-00 J.D.

DATE OF SALE: 7-20-00

BID PRICE (INCLUDES COSTS)

\$ 3940.48

POUNDAGE--2% OF BID PRICE

\$ 78.80

TRANSFER TAX 2%, FAIR MARKET PRICE

\$ -

MISC. COSTS

\$ -

TOTAL AMOUNT NEEDED TO PURCHASE

\$4019.28

PURCHASER(S): _____

ADDRESS: _____

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): G. B. [Signature] Atty for Plaintiff

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 4019.28

LESS DEPOSIT \$ _____

DOWN PAYMENT \$ 1200.00

TOTAL DUE IN EIGHT DAYS \$ 2819.28



24 HOUR FIRM
(570) 204-6100

FIGURE
45701 11754.22

570-389-5625

Cost: \$100.00
PLEASE PRINT: C. 1012. Z 819.28
DEED WILLING TO SURRENDER AND FORGIVENESS
HAR

THE INFORMATION CONTAINED IN THE COMMUNICATION IS SUBJECT TO BE CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR FIRM TO WHICH IT IS DIRECTED (NAMED ABOVE). IF THE READER OF THIS COMMUNICATION IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION OR DISCLOSURE OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS FACSIMILE COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US VIA THE UNITED STATES POSTAL SERVICE. THANK YOU.

REAL ESTATE
SHERIFF'S SALE--COST SHEET

Cit. Financial Mortgage Co. vs Richard T. & Cindy L. Chilcote
NO. 177-00 E.D. NO. 25-60 J.D. DATE OF SALE 7-26-00 TIME OF SALE 0930

DOCKET AND RETURN	\$ 15.00
SERVICE PER DEFENDANT OR GARNISHEE	150.00
LEVY (PER PARCEL)	15.00
MAILING COSTS	15.92
ADVERTISING, SALE BILLS, & COPIES	18.00
ADVERTISING SALE (PLUS NEWSPAPER)	15.00
MILEAGE	27.00
POSTING HANDBILLS	15.00
CRYING?ADJOURN SALE (EACH SALE) (2)	20.00
SHERIFF'S DEED	35.00
TRANSFER TAX FORM	25.00
DISTRIBUTION FORM	25.00
OTHER <u>Notary</u>	16.00
<u>copies</u>	5.00
<u>or</u>	

TOTAL.....\$ 396.92

PRESS-ENTERPRISE INC	\$ 768.26
SOLICITOR'S SERVICES	75.00

TOTAL.....\$ 843.26

PROTHONOTARY (NOTARY)	\$ 10.00
RECORDER OF DEEDS	28.50

OTHER

TOTAL.....\$ 38.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19 ²⁰⁰⁰	\$ 215.76
SCHOOL DISTRICT TAXES, 19	
DELINQUENT TAXES, 1998, 1999	\$ 2346.04

TOTAL.....\$ 2561.80

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL	19	\$	—
WATER--MUNICIPAL	19	\$	—

TOTAL.....\$ 0

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....\$ 100.00

MISCELLANEOUS	\$	—
	\$	—

TOTAL.....\$

TOTAL COSTS (OPEN BID).....\$ 3740.48

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (717) 784-0257

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6308

SHERIFF'S REAL ESTATE FINAL COST SHEET

Cit Financial Mortgage Co. vs Richard T. & Cindy L. Chilcote

NO. 177-00 E.D. NO. 25-00 J.D.

DATE OF SALE: 7-20-00

BID PRICE (INCLUDES COSTS) \$ 3940.48

POUNDAGE--2% OF BID PRICE \$ 78.80

TRANSFER TAX 2%, FAIR MARKET PRICE \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$4019.28

PURCHASER(S): _____

ADDRESS: _____

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): G. B. [Signature] Atty for Plaintiff

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 4019.28

LESS DEPOSIT \$ -

DOWN PAYMENT \$ 1200.-

TOTAL DUE IN EIGHT DAYS \$ 2819.28

THE LAW
Offices of

44 Second Street Pike
Suite 101
Southampton, PA 18966

GREGORY JAVARDIAN

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

November 7, 2000

Philadelphia Office
2021 Locust Street
2nd Floor Suite
Philadelphia, PA 19103

Sheriff of Columbia County
P.O. Box 380
Bloomsburg, PA 17815

*Please reply to
Southampton Office*

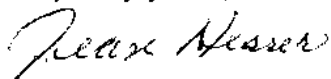
RE: CHILCOTE, Richard
255 Scenic Drive
Bloomsburg, PA
SALE: 10/19/00
No. 2000-CV-25

Dear Sir/Madam:

Enclosed please find the Realty transfer affidavit with regards to the above case. Kindly have the sheriff's deed placed into The Chase Manhattan Bank, as indenture trustee of IMC Home Equity Loan Owner Trust 1998-2 under the sale and servicing agreement dated as of March 1, 1998, 5901 E. Fowler Avenue, Tampa, FL 33617.

If you should have any questions, please feel free to contact the office.

Very truly yours,



Jean Hesser

For The Law Offices of Greg Javardian

/jh

Enclosure

**PROPERTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

State Tax Paid
Book Number
Page Number
Date Recorded

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

CORRESPONDENT - All inquiries may be directed to the following person:

Name: Law offices of Gregory Javardian Telephone Number: _____
Area Code (215) 942-9690
Street Address: 44 Second Street Pike, Southampton, PA 18966
City: _____ State: _____ Zip Code: _____

3 TRANSFER DATA

Grantor(s)/Lessor(s): Sheriff of Columbia County Date of Acceptance of Document: _____
Grantee(s)/Lessee(s): The Chase Manhattan Bank, as indenture Trustee of IMC Home Equity Loan in-
Owner Trust 1998-2 under the sale and
Street Address: servicing agreement dated as of
March 1, 1998
City: 5901 E. Fowler Avenue State: FL Zip Code: 33617
Bloomsburg PA 17815 Tampa, FL 33617

C PROPERTY LOCATION

Street Address: 255 Scenic Drive City, Township, Borough: Bloomsburg
County: Columbia School District: _____ Tax Parcel Number: 22-01A-79

D VALUATION DATA

1. Actual Cash Consideration \$3,940.48	2. Other Consideration + 0.00	3. Total Consideration = \$3,940.48
4. County Assessed Value \$35,923.00	5. Common Level Ratio Factor x 2.74	6. Fair Market Value = \$98,429.02

E EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%
---	---

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or Intestate succession _____ (Name of Decedent) _____ (Estate File Number) _____
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 656, Page Number 462
Recorded 5/29/97
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

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

Signature of Correspondent or Responsible Party 	Date 11/3/00
--	-----------------

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



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

EALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

State Tax Paid
Book Number
Page Number
Date Recorded

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

A CORRESPONDENT - All inquiries may be directed to the following person:

Name	Telephone Number:
Law offices of Gregory Javardian	Area Code (215) 942-9690
Street Address	City State Zip Code
44 Second Street Pike, Southampton, PA	18966

B TRANSFER DATA

Grantor(s)/Lessor(s)	Date of Acceptance of Document
Sheriff of Columbia County	Grantee(s)/Lessee(s) The Chase Manhattan Bank, as in-
Street Address	Owner Trust 1998-2 under the sale and
P.O. Box 380	servicing agreement dated as of
City State Zip Code	March 1, 1998
Bloomsburg PA 17815	City State Zip Code
	5901 E. Fowler Avenue
	Tampa, FL 33617

C PROPERTY LOCATION

Street Address	City, Township, Borough
255 Scenic Drive	Bloomsburg
County	School District
Columbia	Tax Parcel Number
	22-01A-79

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$3,940.48	+ 0.00	= \$3,940.48
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$35,923.00	x 2.74	= \$98,429.02

E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
100%	100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedent) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 656, Page Number 462
Recorded 5/29/97
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.)

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

Signature of Correspondent or Responsible Party	Date
	11/3/00

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

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA 17815

PHONE

~~(717) 784-1991~~
570-389-5622

24 HOUR PHONE
(717) 784-6300

FAX 570 389-5625

Date: May 31, 2000

To: TENANT/OCCUPANT
255 SCENIC DRIVE
BLOOMSBURG, PA 17815

Re: Citifinancial Mort. Co. VS. Richard T. & Cindy L. CHILCOTE

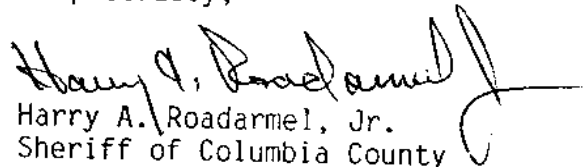
No: 177 of 2000 ED No: 25 of 2000 JD

Dear Sir:

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

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

Respectfully,


Harry A. Roadarmel, Jr.
Sheriff of Columbia County

LAW OFFICES OF GREGORY JAVARDIAN
By: GREGORY JAVARDIAN, ESQUIRE
IDENTIFICATION NO. 55669
44 SECOND STREET PIKE, SUITE 101
SOUTHAMPTON, PA 18966
(215) 942-9690

CITIFINANCIAL MORTGAGE COMPANY COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

RICHARD T. CHILCOTE
CINDY L. CHILCOTE

No.: 2000-CV-25

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: RICHARD T. CHILCOTE
CINDY L. CHILCOTE
360 SOUTH STATE STREET, APT. #6
MILLVILLE, PA 17846**

Your house (real estate) at 255 SCENIC DRIVE, BLOOMSBURG, PA 17815, is scheduled to be sold at Sheriff's Sale on July 20, 2000 at 9:30 A.M., in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of **\$120,570.38**, obtained by **CITIFINANCIAL MORTGAGE COMPANY**, against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

SHERIFF'S SALE

THURSDAY JULY 20, 2000 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 177-2000 AND CIVIL WRIT NO. 25 -- 2000 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN A COURT ROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or lot of land designated as Lot No. 42, of the Wonderview Subdivision situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly line of Scenic Avenue, said point being at the southeast corner of Lot. 41; thence by line of Lot No. 41, North 01 degree 00 minutes 40 seconds east, a distance of 176.27 feet to a point on the Southern line of Lot No. 33; thence along the Southern line of Lot No. 33; North 75 degrees 30 minutes 35 seconds East, a distance of 9.53 feet to a point at the Southwest corner of Lot No. 32; thence along Lot No. 32; North 76 degrees 59 minutes 05 seconds East, a distance of 87 feet to a point at the Northwest corner of Lot No. 42A; thence along Lot No. 42A; South 0 degrees 05 minutes 30 seconds west, a distance of 146.09 feet to a point on the Northern side of Scenic Avenue; thence along the Northern side of Scenic Avenue, South 61 degrees 42 minutes 50 seconds West, a distance of 110 feet to a point, the place of beginning. Containing 15,328.9 square feet.

BEING Lot No. 42 of the Wonderview Subdivision in Main and Catawissa Townships, Columbia County, Pennsylvania.

BEING the same premises granted and conveyed unto Richard T. Chilcote and Cindy L. Chilcote, husband and wife by Deed of Clyde E. Yohey and Joan B. Yohey, husband and wife, dated August 26, 1996, and Recorded in Columbia County, Recorded Book 634, Page 635.

EXCEPTING AND RESERVING from the above described Lot 42 in favor of the Grantors, their heirs and assigns a utility easement and right of way twenty (20) feet in width running along the rear or Northerly boundary line of said Lot No. 42, together with the right and privilege of ingress, egress and regress for the purpose of installing and maintaining utility lines, etc.

The above premises are under and subject to the following express covenants and conditions which are deemed to be accepted by the Grantees on delivery of this deed.

1. The premises herein described shall be used for residential purposes only and no buildings shall be erected thereon except for a one-family private dwelling house and private garage.

2. No part of any building erected upon the premises shall extend within 35 feet from the building line on which the premises front, nor within 15 feet from any boundary line of the premises.

3. No building shall be erected upon the premises which does not have at least 1,350 square feet of floor space. In determining floor space, 1,350 feet shall include; (a) all furnished area above ground at

face value; (b) all furnished partially underground area with exit on ground level at 50% face value; (c) no allowance for a garage, totally underground basement, finished or not, breezeway or overhang.

4. No excavations shall be made on the premises nor earth or sand removed therefrom, except as a part of the building operations in the erection of the said building or grading lot. Any extra earth excavated from the said premises shall be removed at such a place as the Grantors direct.

5. No outhouse, toilet or privy shall be erected on the said premises unless incorporated in the buildings above-mentioned and having connections for sewage disposal by means of septic tank or sump which will meet the requirements of the State Board of Health for sewage disposal. No sewage shall be disposed directly into any stream, water hole, or spring, nor the tributaries thereof; no sump or septic tank shall be placed within 20 feet of any boundary line unless written approval of the Grantors or their representatives is obtained.

6. No cows, pigs or poultry shall be kept on the premises, nor shall dogs be raised or kept thereon for the market, nor in any event shall more than two dogs be kept thereon.

7. No signs, posters, billboards, advertising matter of any kind, nor solid board fences of such solid material as to obstruct the view, except fences four feet or less in height, shall be erected upon the premises.

BEING KNOWN AS 255 SCENIC DRIVE, BLOOMSBURG, PA.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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 either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by 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.

ATTORNEY FOR PLAINTIFF:
Gregory Javardian, ESQ.
44 Second Street 401e. Suite 101
Southampton, PA 18966

SHERIFF OF COLUMBIA COUNTY
Harry A. Roadarmel Jr.

THE LAW
Offices of

44 Second Street Pike
Suite 101
Southampton, PA 18966

GREGORY JAVARDIAN

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

July 18, 2000

Harry A. Roadarmel, Jr.
Sheriff of Columbia County
Courthouse, P.O. Box 380
Bloomsburg, PA 17815

Philadelphia Office
2021 Locust Street
2nd Floor Suite
Philadelphia, PA 19103

Please reply to
Southampton Office

Re: CITIFINANCIAL MORTGAGE COMPANY
v. RICHARD T. CHILCOTE and CINDY L. CHILCOTE
No. 2000-CV-25
Premises: 255 SCENIC DRIVE, BLOOMSBURG, PA 17815

Dear Mr. Roadarmel:

Please postpone the Sheriff's Sale of the above referenced property, which is scheduled for July 20, 2000 to Thursday, October 19, 2000 at 9:30 a.m.

Should you have any questions or need additional information, feel free to contact me.

Very truly yours,



Marie Keen for
Law Offices of Gregory Javardian

/mk

cc: CITIFINANCIAL MORTGAGE COMPANY
Attention: Heather Starkey
File #1337500

VIA TELECOPY (570) 389-5625

2000-ED-177

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

CITIFINANCIAL MORTGAGE COMPANY

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

vs.

NO.: 2000-CV-25

RICHARD T. CHILCOTE
CINDY L. CHILCOTE

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

Premises: 255 SCENIC DRIVE, BLOOMSBURG, PA 17815.

(See legal description attached.)

Amount Due \$120,570.38

Interest from 3/27/00 to \$
Date of Sale (\$19.81 per diem)

Total \$ Plus Cost \$

as endorsed.

Dated 5/16/2000
(Seal)

Tami B. Kline / EAB
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania
Proth. & Clk. Of Sev. Courts
My Com. Ex. 1st Mon. Jan 2004

ALL THAT CERTAIN piece, parcel or lot of land designated as Lot No. 42, of the Wonderview Subdivision situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly line of Scenic Avenue, said point being at the southeast corner of Lot. 41; thence by line of Lot No. 41, North 01 degree 00 minutes 40 seconds east, a distance of 176.27 feet to a point on the Southern line of Lot No. 33; thence along the Southern line of Lot No. 33; North 75 degrees 30 minutes 35 seconds East, a distance of 9.53 feet to a point at the Southwest corner of Lot No. 32; thence along Lot No. 32; North 76 degrees 59 minutes 05 seconds East, a distance of 87 feet to a point at the Northwest corner of Lot No. 42A; thence along Lot No. 42A; South 0 degrees 05 minutes 30 seconds west, a distance of 146.09 feet to a point on the Northern side of Scenic Avenue; thence along the Northern side of Scenic Avenue, South 61 degrees 42 minutes 50 seconds West, a distance of 110 feet to a point, the place of beginning. Containing 15,328.9 square feet.

BEING Lot No. 42 of the Wonderview Subdivision in Main and Catawissa Townships, Columbia County, Pennsylvania.

BEING the same premises granted and conveyed unto Richard T. Chilcote and Cindy L. Chilcote, husband and wife by Deed of Clyde E. Yohey and Joan B. Yohey, husband and wife, dated August 26, 1996, and Recorded in Columbia County, Recorded Book 634, Page 635.

EXCEPTING AND RESERVING from the above described Lot 42 in favor of the Grantors, their heirs and assigns a utility easement and right of way twenty (20) feet in width running along the rear or Northerly boundary line of said Lot No. 42, together with the right and privilege of ingress, egress and regress for the purpose of installing and maintaining utility lines, etc.

The above premises are under and subject to the following express covenants and conditions which are deemed to be accepted by the Grantees on delivery of this deed.

1. The premises herein described shall be used for residential purposes only and no buildings shall be erected thereon except for a one-family private dwelling house and private garage.

2. No part of any building erected upon the premises shall extend within 35 feet from the building line on which the premises front, nor within 15 feet from any boundary line of the premises.

3. No building shall be erected upon the premises which does not have at least 1,350 square feet of floor space. In determining floor space, 1,350 feet shall include; (a) all furnished area above ground at

face value; (b) all furnished partially underground area with exit on ground level at 50% face value; (c) no allowance for a garage, totally underground basement, finished or not, breezeway or overhang.

4. No excavations shall be made on the premises nor earth or sand removed therefrom, except as a part of the building operations in the erection of the said building or grading lot. Any extra earth excavated from the said premises shall be removed at such a place as the Grantors direct.

5. No outhouse, toilet or privy shall be erected on the said premises unless incorporated in the buildings above-mentioned and having connections for sewage disposal by means of septic tank or sump which will meet the requirements of the State Board of Health for sewage disposal. No sewage shall be disposed directly into any stream, water hole, or spring, nor the tributaries thereof; no sump or septic tank shall be placed within 20 feet of any boundary line unless written approval of the Grantors or their representatives is obtained.

6. No cows, pigs or poultry shall be kept on the premises, nor shall dogs be raised or kept thereon for the market, nor in any event shall more than two dogs be kept thereon.

7. No signs, posters, billboards, advertising matter of any kind, nor solid board fences of such solid material as to obstruct the view, except fences four feet or less in height, shall be erected upon the premises.

BEING KNOWN AS 255 SCENIC DRIVE, BLOOMSBURG, PA.

IMPROVEMENTS: RESIDENTIAL DWELLING.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 784-0257

JUNE 20, 2000

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Gregory Javardin, ESQ
44 Second Street, Suite 101
Southampton, PA 18966

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMONWEALTH
OF PENNA.
Citifinancial Mort Co.
CASE NO. 25-2000
Richard T & Cindy L. Chilcote
WRIT OF EXECUTION 177-2000

SERVICE ON Cindy L. Chilcote

ON June 20-2000 AT 10:00. A TRUE AND ATTESTED COPY OF
THE WITHIN WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN REAL ESTATE
AND A COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON Cindy L. Chilcote
AT 360 South State St., Millville BY CHIEF/ DEPUTY Timothy T. Chamberlain
SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE
IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Cindy L. Chilcote--Richard T(Deceased)

SO ANSWERS:

DEPUTY SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME
THIS _____ DAY OF _____
YEAR 2000.

SHERIFF HARRY A. ROADARMEL JR.

NOTARY - SARAH J. HOWER

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

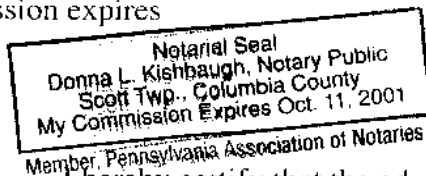
Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of its establishment: that hereto attached is a copy of the legal notice or advertisement in the June 29, July 6, 13, 2000 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice 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 13th day of July, 2000.

.....
Donna L. Kishbaugh
(Notary Public)

My commission expires



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.

.....

CITIFINANCIAL MORTGAGE
COMPANY

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

Plaintiff

CIVIL ACTION - LAW

vs.

IN MORTGAGE FORECLOSURE

RICHARD T. CHILCOTE
CINDY L. CHILCOTE

No.: 2000-CV-25

Defendant(s)

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

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF BUCKS :

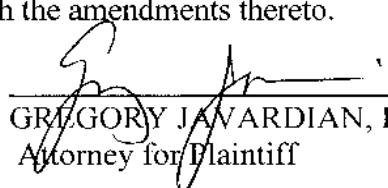
The undersigned, being duly sworn according to law, deposes and says this affidavit is made on behalf of the above plaintiff, being authorized to do so, and it is averred that:

(a) RICHARD T. CHILCOTE is over 21 years of age, resides at 360 SOUTH STATE STREET, APT. #6, MILLVILLE, PA 17846;

(b) CINDY L. CHILCOTE is over 21 years of age, resides at resides at 360 SOUTH STATE STREET, APT. #6, MILLVILLE, PA 17846;

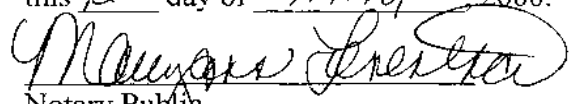
(c) Plaintiff, CITIFINANCIAL MORTGAGE COMPANY, is an institution conducting business under the Laws of the Commonwealth of Pennsylvania with an address of 4501 ERSKINE ROAD, SUITE 50, BLUE ASH, OH 45243

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



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

Sworn to and subscribed before me
this 18th day of MAY 2000.


Notary Public

NOTARIAL SEAL
MARYANN LEVENTHAL, Notary Public
Upper Southampton Twp., Bucks County
My Commission Expires June 2, 2003

263-ED-177

CITIFINANCIAL MORTGAGE
COMPANY

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

Plaintiff

CIVIL ACTION - LAW

vs.

IN MORTGAGE FORECLOSURE

RICHARD T. CHILCOTE
CINDY L. CHILCOTE

No.: 2000-CV-25

Defendant(s)

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

COMMONWEALTH OF PENNSYLVANIA :

:

ss

COUNTY OF BUCKS :

:

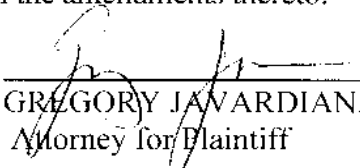
The undersigned, being duly sworn according to law, deposes and says this affidavit is made on behalf of the above plaintiff, being authorized to do so, and it is averred that:

(a) RICHARD T. CHILCOTE is over 21 years of age, resides at 360 SOUTH STATE STREET, APT. #6, MILLVILLE, PA 17846;

(b) CINDY L. CHILCOTE is over 21 years of age, resides at 360 SOUTH STATE STREET, APT. #6, MILLVILLE, PA 17846;

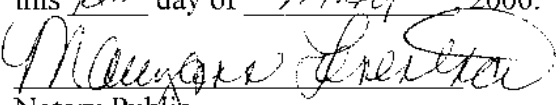
(c) Plaintiff, CITIFINANCIAL MORTGAGE COMPANY, is an institution conducting business under the Laws of the Commonwealth of Pennsylvania with an address of 4501 ERSKINE ROAD, SUITE 50, BLUE ASH, OH 45243

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



GREGORY J. AVARDIAN, ESQUIRE
Attorney for Plaintiff

Sworn to and subscribed before me
this 10th day of 11744 2000.


Notary Public

NOTARIAL SEAL
MARYANN LEVENTHAL, Notary Public
Upper Southampton Twp., Bucks County
My Commission Expires June 2, 2003

ALL THAT CERTAIN piece, parcel or lot of land designated as Lot No. 42, of the Wonderview Subdivision situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly line of Scenic Avenue, said point being at the southeast corner of Lot. 41; thence by line of Lot No. 41, North 01 degree 00 minutes 40 seconds east, a distance of 176.27 feet to a point on the Southern line of Lot No. 33; thence along the Southern line of Lot No. 33; North 75 degrees 30 minutes 35 seconds East, a distance of 9.53 feet to a point at the Southwest corner of Lot No. 32; thence along Lot No. 32; North 76 degrees 59 minutes 05 seconds East, a distance of 87 feet to a point at the Northwest corner of Lot No. 42A; thence along Lot No. 42A; South 0 degrees 05 minutes 30 seconds west, a distance of 146.09 feet to a point on the Northern side of Scenic Avenue; thence along the Northern side of Scenic Avenue, South 61 degrees 42 minutes 50 seconds West, a distance of 110 feet to a point, the place of beginning. Containing 15,328.9 square feet.

BEING Lot No. 42 of the Wonderview Subdivision in Main and Catawissa Townships, Columbia County, Pennsylvania.

BEING the same premises granted and conveyed unto Richard T. Chilcote and Cindy L. Chilcote, husband and wife by Deed of Clyde E. Yohey and Joan B. Yohey, husband and wife, dated August 26, 1996, and Recorded in Columbia County, Recorded Book 634, Page 635.

EXCEPTING AND RESERVING from the above described Lot 42 in favor of the Grantors, their heirs and assigns a utility easement and right of way twenty (20) feet in width running along the rear or Northerly boundary line of said Lot No. 42, together with the right and privilege of ingress, egress and regress for the purpose of installing and maintaining utility lines, etc.

The above premises are under and subject to the following express covenants and conditions which are deemed to be accepted by the Grantees on delivery of this deed.

1. The premises herein described shall be used for residential purposes only and no buildings shall be erected thereon except for a one-family private dwelling house and private garage.

2. No part of any building erected upon the premises shall extend within 35 feet from the building line on which the premises front, nor within 15 feet from any boundary line of the premises.

3. No building shall be erected upon the premises which does not have at least 1,350 square feet of floor space. In determining floor space, 1,350 feet shall include; (a) all furnished area above ground at

face value; (b) all furnished partially underground area with exit on ground level at 50% face value; (c) no allowance for a garage, totally underground basement, finished or not, breezeway or overhang.

4. No excavations shall be made on the premises nor earth or sand removed therefrom, except as a part of the building operations in the erection of the said building or grading lot. Any extra earth excavated from the said premises shall be removed at such a place as the Grantors direct.

5. No outhouse, toilet or privy shall be erected on the said premises unless incorporated in the buildings above-mentioned and having connections for sewage disposal by means of septic tank or sump which will meet the requirements of the State Board of Health for sewage disposal. No sewage shall be disposed directly into any stream, water hole, or spring, nor the tributaries thereof; no sump or septic tank shall be placed within 20 feet of any boundary line unless written approval of the Grantors or their representatives is obtained.

6. No cows, pigs or poultry shall be kept on the premises, nor shall dogs be raised or kept thereon for the market, nor in any event shall more than two dogs be kept thereon.

7. No signs, posters, billboards, advertising matter of any kind, nor solid board fences of such solid material as to obstruct the view, except fences four feet or less in height, shall be erected upon the premises.

BEING KNOWN AS 255 SCENIC DRIVE, BLOOMSBURG, PA.

IMPROVEMENTS: RESIDENTIAL DWELLING.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815

570-389-5622

24 HOURS TELEPHONE
(717) 784-6300

JUNE 21, 2000

FAX 570-389-5625

Gregory Javardin, ESQ
44 Second St., Suite 101
Southampton, PA 18966

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMONWEALTH
OF PENNA.

Citifinancial Mort. Co.
VS.

Richard T (Deceased) and Cindy L. Chilcote
WRIT OF EXECUTION 177-2000
(MORTGAGE FORECLOSURE) 25-2000

POSTING OF PROPERTY

On June 20-2000 at 1600 hours POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF Richard T. & Cindy L. Chilcote, 255 Seenie Drive, Bloomsburg, Pa.
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY
SHERIFF Devon DeWald

SO ANSWERS:

Devon DeWald
DEPUTY SHERIFF--Devon De Wald

Harry A. Roadarmel, Jr.
SHERIFF HARRY A. ROADARMEL, JR.

Sworn and subscribed before me
this _____ day of _____
19__

Notary Public
XXXXXXXXXXXX

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
PLEASANTON, PA 17015

PHONE
(717) 267-5622

TELEFAX
(717) 264-6300

DATE: June 6, 2000

RE: Sheriff's Sale Advertising Dates:

Citifinancial Mort. Co. vs. Richard T and Cindy L. CHILCOTE

No. 177 of 2000 PD No. 25 of 2000 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week June 29, 2000 DATE OF SALE: JULY 20, 2000 at 9:30 AM
2nd week July 6, 2000
3rd week July 13, 2000

Feel free to contact me if you have any questions.

Respectfully

Harry A. Roadarmel, Jr.
Harry A. Roadarmel, Jr.
SHERIFF

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S OFFICE - 11348

PHONE
(717) 309-5672

24 HOUR PHONE
(717) 704-6300

RECEIVE AND TIME STAMP WRIT

DOCKET AND INDEX

SET FILE FOLDER UP

CHECK FOR PROPER INFO

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LAST KNOWN ADDRESS

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE

WATCHMAN RELEASE FORM

AFFIDAVIT OF LIENS LIST

CHECK FOR 900.00

* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE NOTIFY THE ATTY TO SEND ADDITIONAL INFO

SET SALE DATE AND ADV. DATES AND POSTING DATES

POST ALL DATES ON CALENDAR

* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT

* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THURSDAY FOR 3 TIMES

* SET POSTING DATE NO LATER THAN 30 DAYS

SET DISTRIBUTION DATE

* MUST BE FILED WITHIN 30 DAYS OF SALE (P)

* MUST BE PAID 10 DAYS AFTER IT HAS BEEN

FILL IN ALL NO'S ON EXECUTION PAPERS

TYPE PROPER INFO ON DESCRIPTION (refer to pr

SERVICE

TYPE CARDS FOR DEFENDANTS

PUT PAPERS TOGETHER FOR DEFENDANTS

* COPY OF WRIT FOR EACH DEFENDANT

* NOTICE OF SHERIFF SALE

* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LIEN HOLDERS

* NOTICE OF SALE DIRECTED TO THEM

APPLES - 56

2-Dy F. ✓

TAX CLAIM ✓

TAX Collection ✓

RPA

Domestics ✓

FAIR

300 10

Tenant ✓

CITIFINANCIAL MORTGAGE COMPANY COURT OF COMMON PLEAS

vs. COLUMBIA COUNTY

RICHARD T. CHILCOTE
CINDY L. CHILCOTE

No.: 2000-CV-25

AFFIDAVIT PURSUANT TO RULE 3129.1

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 255 SCENIC DRIVE, BLOOMSBURG, PA 17815:

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
RICHARD T. CHILCOTE	360 SOUTH STATE STREET, APT. #6 MILLVILLE, PA 17846
CINDY L. CHILCOTE	360 SOUTH STATE STREET, APT. #6 MILLVILLE, PA 17846

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

RICHARD T. CHILCOTE	360 SOUTH STATE STREET, APT. #6 MILLVILLE, PA 17846
CINDY L. CHILCOTE	360 SOUTH STATE STREET, APT. #6 MILLVILLE, PA 17846

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
County of Columbia	Columbia County Courthouse Main Street Bloomsburg, PA 17815

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

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

Plaintiff

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

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

None.

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

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

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

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

Dept. of Public Assistance	27 E. 7 th Street, P.O. Box 628 Bloomsburg, PA 17815-9974
----------------------------	---

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

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

Tenants/Occupants	255 SCENIC DRIVE BLOOMSBURG, PA 17815
-------------------	--

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



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

May 12, 2000

LAW OFFICES OF GREGORY JAVARDIAN
By: GREGORY JAVARDIAN, ESQUIRE
IDENTIFICATION NO. 55669
44 SECOND STREET PIKE, SUITE 101
SOUTHAMPTON, PA 18966
(215) 942-9690

CITIFINANCIAL MORTGAGE
COMPANY

COURT OF COMMON PLEAS

COLUMBIA COUNTY

vs.

No.: 2000-CV-25

RICHARD T. CHILCOTE
CINDY L. CHILCOTE

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

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

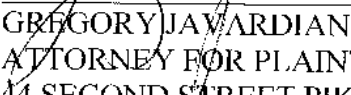
- ☐ FHA
- ☐ Tenant Occupied
- ☐ Vacant
- ☐ Commercial
- ☐ As a result of Complaint in Assumpsit
- ☒ Act 91 complied with



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

WAIVER OF WATCHMAN

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



GREGORY JAY ARDIAN, ESQ.
ATTORNEY FOR PLAINTIFF
44 SECOND STREET PIKE, SUITE 101
SOUTHAMPTON, PA 18966

2000-ED-177

LAW OFFICES OF GREGORY JAVARDIAN
By: GREGORY JAVARDIAN, ESQUIRE
IDENTIFICATION NO. 55669
44 SECOND STREET PIKE, SUITE 101
SOUTHAMPTON, PA 18966
(215) 942-9690

CITIFINANCIAL MORTGAGE COMPANY COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

RICHARD T. CHILCOTE
CINDY L. CHILCOTE

No.: 2000-CV-25

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: RICHARD T. CHILCOTE
CINDY L. CHILCOTE
360 SOUTH STATE STREET, APT. #6
MILLVILLE, PA 17846**

Your house (real estate) at 255 SCENIC DRIVE, BLOOMSBURG, PA 17815, is scheduled to be sold at Sheriff's Sale on July 20, 2000 at 9:30 A.M., in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of \$120,570.38, obtained by CITIFINANCIAL MORTGAGE COMPANY, against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 942-9690.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call Gregory Javardian, Esquire at (215) 942-9690.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**SUSQUEHANNA LEGAL SERVICES
168 E. 5TH STREET
BLOOMSBURG, PA 17815
TELEPHONE: (570) 784-8760**

ALL THAT CERTAIN piece, parcel or lot of land designated as Lot No. 42, of the Wonderview Subdivision situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly line of Scenic Avenue, said point being at the southeast corner of Lot. 41; thence by line of Lot No. 41, North 01 degree 00 minutes 40 seconds east, a distance of 176.27 feet to a point on the Southern line of Lot No. 33; thence along the Southern line of Lot No. 33; North 75 degrees 30 minutes 35 seconds East, a distance of 9.53 feet to a point at the Southwest corner of Lot No. 32; thence along Lot No. 32; North 76 degrees 59 minutes 05 seconds East, a distance of 87 feet to a point at the Northwest corner of Lot No. 42A; thence along Lot No. 42A; South 0 degrees 05 minutes 30 seconds west, a distance of 146.09 feet to a point on the Northern side of Scenic Avenue; thence along the Northern side of Scenic Avenue, South 61 degrees 42 minutes 50 seconds West, a distance of 110 feet to a point, the place of beginning. Containing 15,328.9 square feet.

BEING Lot No. 42 of the Wonderview Subdivision in Main and Catawissa Townships, Columbia County, Pennsylvania.

BEING the same premises granted and conveyed unto Richard T. Chilcote and Cindy L. Chilcote, husband and wife by Deed of Clyde E. Yohey and Joan B. Yohey, husband and wife, dated August 26, 1996, and Recorded in Columbia County, Recorded Book 634, Page 635.

EXCEPTING AND RESERVING from the above described Lot 42 in favor of the Grantors, their heirs and assigns a utility easement and right of way twenty (20) feet in width running along the rear or Northerly boundary line of said Lot No. 42, together with the right and privilege of ingress, egress and regress for the purpose of installing and maintaining utility lines, etc.

The above premises are under and subject to the following express covenants and conditions which are deemed to be accepted by the Grantees on delivery of this deed.

1. The premises herein described shall be used for residential purposes only and no buildings shall be erected thereon except for a one-family private dwelling house and private garage.

2. No part of any building erected upon the premises shall extend within 35 feet from the building line on which the premises front, nor within 15 feet from any boundary line of the premises.

3. No building shall be erected upon the premises which does not have at least 1,350 square feet of floor space. In determining floor space, 1,350 feet shall include; (a) all furnished area above ground at

face value; (b) all furnished partially underground area with exit on ground level at 50% face value; (c) no allowance for a garage, totally underground basement, finished or not, breezeway or overhang.

4. No excavations shall be made on the premises nor earth or sand removed therefrom, except as a part of the building operations in the erection of the said building or grading lot. Any extra earth excavated from the said premises shall be removed at such a place as the Grantors direct.

5. No outhouse, toilet or privy shall be erected on the said premises unless incorporated in the buildings above-mentioned and having connections for sewage disposal by means of septic tank or sump which will meet the requirements of the State Board of Health for sewage disposal. No sewage shall be disposed directly into any stream, water hole, or spring, nor the tributaries thereof; no sump or septic tank shall be placed within 20 feet of any boundary line unless written approval of the Grantors or their representatives is obtained.

6. No cows, pigs or poultry shall be kept on the premises, nor shall dogs be raised or kept thereon for the market, nor in any event shall more than two dogs be kept thereon.

7. No signs, posters, billboards, advertising matter of any kind, nor solid board fences of such solid material as to obstruct the view, except fences four feet or less in height, shall be erected upon the premises.

BEING KNOWN AS 255 SCENIC DRIVE, BLOOMSBURG, PA.

IMPROVEMENTS: RESIDENTIAL DWELLING.

THE LAW OFFICES OF GREGORY JAVARDIAN

ESCROW ACCOUNT
44 SECOND ST. PIKE, STE. 101
SOUTHAMPTON, PA 18966

FIRSTTRUST BANK
3-7380-2360

3224

**PAY TO THE
ORDER OF SHERIFF**

12/22/2000

TWO THOUSAND EIGHT HUNDRED NINETEEN AND 28/100*****

\$2,819.28**

DOLLARS

MEMO CHILCOTE, RICHARD T.

⑈003224⑈ ⑆23807380⑆ 70 1603753⑈

Greg Javardian

THE LAW OFFICES OF GREGORY JAVARDIAN
SUITE 101

44 SECOND STREET PIKE
SOUTHAMPTON, PA 18966

11348

PAY
TO THE
ORDER OF

DATE

5/12/00

60-406/313
106

SUMMIT
BANK

723 Street Road
Southampton, PA 18986-3899 106

DOLLARS

Security Features
Check for them

Five thousand two hundred \$ *1,200.00*

FOR *Citibank vs. Chelate*

⑈011348⑈ ⑆031304050⑆

0241 052175⑈

[Signature]

PS Form 3811, December 1994

102595-96-B-0229

Domestic Return Receipt

SENDER:

- Complete items 1 a, 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number. The Return Receipt will show to whom the article was delivered and the date delivered.

OFFICE OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG PA 17128-1230

5. Received By: (Print Name)
James J. Venturo

8. Addressee's Address (Only if requested and fee is paid)
JUN 01 2000

RECEIVED:

1. I wish to receive the following services (for an extra fee): *177-2000*

2. ☒ Addressee's Address
☐ Restricted Delivery
Consult postmaster for fee.

3. *479 027 030*

Thank you for using Return Receipt Service.

PS Form 3811, December 1994

102595-96-B-0229

Domestic Return Receipt

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number. The Return Receipt will show to whom the article was delivered and the date delivered.

ALL BUSINESS ADMINISTRATION
NORTH WILKES-BARRE BLVD
WILKES-BARRE, PA 18702-5241

5. Received By: (Print Name)
Stella Adams

6. Signature: (Addressee or Agent)
Stella Adams

8. Addressee's Address (Only if requested and fee is paid)
001/17

RECEIVED:

1. I wish to receive the following services (for an extra fee): *0002-081*

2. ☒ Addressee's Address
☐ Restricted Delivery
Consult postmaster for fee.

3. *820 620 666 Z*

Thank you for using Return Receipt Service.

PS Form 3811, December 1994

102595-96-B-0229

Domestic Return Receipt

SENDER:

- Complete items 1 a, 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number. The Return Receipt will show to whom the article was delivered and the date delivered.

Office of F.A.I.R.
Dept. of Public Welfare
P.O. BOX 8016
Harrisburg, PA 17105

5. Received By: (Print Name)
James J. Venturo

8. Addressee's Address (Only if requested and fee is paid)
JUN 01 2000

RECEIVED:

1. I wish to receive the following services (for an extra fee): *177-2000*

2. ☒ Addressee's Address
☐ Restricted Delivery
Consult postmaster for fee.

3. *479 027 029*

Thank you for using Return Receipt Service.

PS Form 3811, December 1994

102595-96-B-0229

Domestic Return Receipt

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number. The Return Receipt will show to whom the article was delivered and the date delivered.

Associates Consumer Discount Co.
213 W. 4th St.
Williamsport, Pa. 17701

5. Received By: (Print Name)
James J. Venturo

6. Signature: (Addressee or Agent)
James J. Venturo

8. Addressee's Address (Only if requested and fee is paid)
002 21 NOV

RECEIVED:

1. I wish to receive the following services (for an extra fee): *0002-081*

2. ☒ Addressee's Address
☐ Restricted Delivery
Consult postmaster for fee.

3. *820 620 666 Z*

Thank you for using Return Receipt Service.