

Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Commonwealth of PA  
PO Box 2675  
Harrisburg, PA 17105

3. Service Type  
☒ Certified Mail  
☐ Express Mail  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Insured Mail  
☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

Article Number  
(Transfer from service label) 70011940000026243904

PS Form 3811, August 2001 Domestic Return Receipt 102595-01-M-2509

Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

OFFICE OF F.A.I.R.  
DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105

3. Service Type  
☒ Certified Mail  
☐ Express Mail  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Insured Mail  
☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

Article Number  
(Transfer from service label) 70011940000026243904

PS Form 3811, August 2001 Domestic Return Receipt 102595-01-M-2509

Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

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Commonwealth of PA  
PO Box 2675  
Harrisburg, PA 17105

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☒ Certified Mail  
☐ Express Mail  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Insured Mail  
☐ C.O.D.  
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Article Number  
(Transfer from service label) 70011940000026243904

PS Form 3811, August 2001 Domestic Return Receipt 102595-01-M-2509

Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Commonwealth of PA  
PO Box 2675  
Harrisburg, PA 17105

3. Service Type  
☒ Certified Mail  
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☐ Registered  
☐ Return Receipt for Merchandise  
☐ Insured Mail  
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4. Restricted Delivery? (Extra Fee) ☐ Yes

Article Number  
(Transfer from service label) 70011940000026243904

PS Form 3811, August 2001 Domestic Return Receipt 102595-01-M-2509

### SENDER: COMPLETE THIS SECTION

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

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

2. Article Number  
(Transfer from service label) 70011940000026243874

PS Form 3811, August 2001

Domestic Return Receipt

102595-01-M-2

### COMPLETE THIS SECTION ON DELIVERY

A. Signature *Samuel J. Venturo*  
B. Received by (Printed Name)  
C. Date of Delivery *OCT 04 2002*  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

### SENDER: COMPLETE THIS SECTION

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

U. S. SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
ROBERT N.C. NIX FEDERAL BUILDING  
900 MARKET STREET- 5<sup>TH</sup> FLOOR  
PHILADELPHIA, PA 19107

2. Article Number  
(Transfer from service label) 70011940000026243898

PS Form 3811, August 2001

Domestic Return Receipt

102595-01-M-2

### COMPLETE THIS SECTION ON DELIVERY

A. Signature *X C. R. [Signature]*  
B. Received by (Printed Name)  
C. Date of Delivery *OCT 4*  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

### SENDER: COMPLETE THIS SECTION

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

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

2. Article Number  
(Transfer from service label) 70011940000026243881

PS Form 3811, August 2001

Domestic Return Receipt

102595-01-M-

### COMPLETE THIS SECTION ON DELIVERY

A. Signature *X James Somers*  
B. Received by (Printed Name)  
C. Date of Delivery *OCT 4 2002*  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

**GOLDBECK MCCAFFERTY & MCKEEVER  
A PROFESSIONAL CORPORATION**

SUITE 500, BOURSE BUILDING  
111 SOUTH INDEPENDENCE MALL EAST  
PHILADELPHIA, PA 19106

168716

FIRSTTRUST BANK  
3-7380-2360

1/6/2003

PAY TO THE  
ORDER OF

*Sheriff of Columbia County*

\$ \*\*6,344.21

Six Thousand Three Hundred Forty-Four and 21/100\*\*\*\*\*

DOLLARS

MEMO

*Sherwood, Diane*

MORTGAGE DISBURSEMENT ACCOUNT



⑈168716⑈ ⑆23607380⑆ 70 100018⑈

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

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State Tax Paid  
Book Number  
Page Number  
Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is/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 (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 <b>GOLDBECK, McCAFFERTY &amp; McKEEVER</b>	TELEPHONE NUMBER <b>(215) 627-1322</b>
STREET ADDRESS <b>111 S. Independence Mall East Suite 500 - The Bourse Building</b>	CITY STATE ZIP CODE <b>Philadelphia PA 19106</b>

### B. TRANSFER DATA

GRANTOR(S)/LESSOR(S) <b>SHERIFF OF COLUMBIA COUNTY</b>	DATE OF ACCEPTANCE OF DOCUMENT
STREET ADDRESS <b>Sheriff's Office, PO Box 380</b>	GRANTEE(S)/LESSEE(S) <b>CITIFINANCIAL SERVICES INC.</b>
CITY STATE ZIP CODE <b>Bloomsburg PA 17815</b>	STREET ADDRESS <b>7467 NEW RIDGE ROAD, SUITE 222</b>
CITY STATE ZIP CODE <b>Bloomsburg PA 17815</b>	CITY STATE ZIP CODE <b>HANOVER MD 21076</b>

### C. PROPERTY LOCATION

STREET ADDRESS <b>436 East 8th Street</b>	CITY, TOWNSHIP, BOROUGH <b>Bloomsburg - Town of Bloomsburg</b>
COUNTY <b>Columbia</b>	SCHOOL DISTRICT TAX PARCEL NUMBER <b>05E-12-172</b>

### D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION <b>\$6,792.21</b>	2. OTHER CONSIDERATION <b>+ -0-</b>	3. TOTAL CONSIDERATION <b>= \$6,792.21</b>
4. COUNTY ASSESSED VALUE <b>\$34,281.00</b>	5. COMMON LEVEL RATIO FACTOR X 2.80	6. FAIR MARKET VALUE <b>= \$ 95,986.80</b>

### E. EXEMPTION DATA

1A. AMOUNT OF EXEMPTION <b>100%</b>	1B. PERCENTAGE OF INTEREST <b>CONVEYED 100%</b>
--	--

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 agent or straw party. (Attach copy of agency/straw party agreement.)

☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement.) Tax paid prior deed \$ \_\_\_\_.

☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution.)

☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument number: **200006649**

☐ Corrective deed. (Attach copy of the prior deed).

☐ Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

Under penalties of law or ordinance, 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

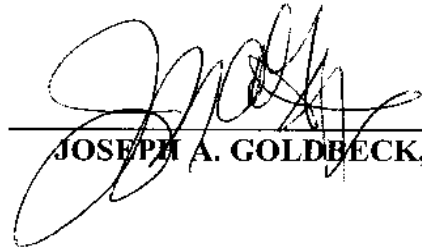
12/19/02

NO. 2002-CV-841 – SHERWOOD A/K/A DIANE M. ROMIG  
436 East 8th Street  
Bloomsburg, PA 17815

I, Joseph A. Goldbeck, Jr., Esquire, hereby assign my bid at the Sheriff Sale dated  
December 04, 2002 to

CITIFINANCIAL SERVICES INC.  
7467 NEW RIDGE ROAD  
SUITE 222  
HANOVER , MD 21076

Date: December 19, 2002

---

JOSEPH A. GOLDBECK, JR.

SHERIFF'S REAL ESTATE FINAL COST SHEET

NO. 110-02 ED

NO. 841-02 JD

DATE/TIME OF SALE: 12-4-02 / 0930

BID PRICE (INCLUDES COST) \$ 25,100.-  
POUNDAGE 2% 502

POUNDAGE - 2% OF BID

TRANSFER TAX

\$ 23,100.

\$ 502.00

TRANSFER TAX - 2% OF FAIR MKT \$ 302.00  
MISC COSTS \$ \_\_\_\_\_

MISC. COSTS *Lein Search* \$  
TOTAL AMOUNT NEEDED TO PURCHASE \$ *250.00*


TOTAL AMOUNT NEEDED TO PURCHASE \$ 750.00

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

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

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

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

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE:

LESS DEPOSIT

\$ 7544.21

LESS DEPOSIT: \$ 1598.21

DOWN PAYMENT: \$ 1200.00

DOWN PAYMENT: \$ 1200.00

TOTAL DUE: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS

**GOLDBECK, MCCAFFERTY & MCKEEVER**

**A Professional Corporation  
Suite 500 The Bourse Bldg  
111 S. Independence Mall East  
Philadelphia, PA 19106  
Phone: 215-627-1322  
Fax: 215-627-7734**

December 19, 2002

SHERIFF OF COLUMBIA COUNTY

Harry A. Roadarmel  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

RE: CITIFINANCIAL SERVICES INC. vs. DIANE M. SHERWOOD A/K/A DIANE  
M. ROMIG

Dear Mr. Roadarmel:

Enclosed are transfer tax Affidavits and Assignments of Bid with regard to the above-caption matter. Please record the deed to the property as follows:

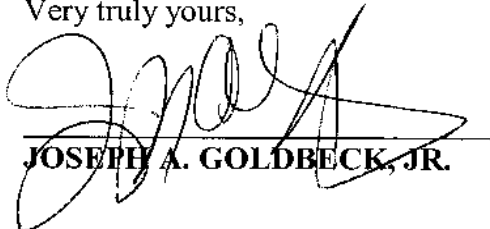
CITIFINANCIAL SERVICES INC.  
7467 NEW RIDGE ROAD  
SUITE 222  
HANOVER, MD 21076

Please telephone me on the date the deed is recorded.

Finally, please return the Deed to me in the self-addressed envelope enclosed herewith.

Thank you for your cooperation.

Very truly yours,



**JOSEPH A. GOLDBECK, JR.**

**JAG/sb**  
Enclosures

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

CitiFinancial Services vs W/one Sheward/Kenny

NO. 110-02 ED NO. 841-02 JD

DATE/TIME OF SALE: 12-4-02/0930

BID PRICE (INCLUDES COST) \$ 25,100.-

POUNDAGE - 2% OF BID \$ 502.00

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS Lein Search \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 7544.21

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

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

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

PURCHASER(S) SIGNATURE(S): John S. Slick

TOTAL DUE: \$ 7544.21

LESS DEPOSIT: \$ 1200.00

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

TOTAL DUE IN 8 DAYS \$ 6344.21

# SHERIFF'S SALE COST SHEET

Citi Financial Services VS. Diane Shawwood / Realty  
 NO. 110-02 ED NO. 841-02 JD DATE/TIME OF SALE 12-4-02 / 0930

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>27.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.00</u>	
NOTARY	\$ <u>8.00</u>	
TOTAL *****		\$ <u>369.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>803.99</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1028.99</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>42.50</u>	
TOTAL *****		\$ <u>52.50</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>501.88</u>	
SCHOOL DIST. 20	\$ <u>1097.34</u>	
DELINQUENT 2000.01	\$ <u>3550.90</u>	
TOTAL *****		\$ <u>5150.12</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>81.60</u>	
WATER 20	\$	
TOTAL *****		\$ <u>81.60</u>

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ _____

TOTAL COSTS (OPENING BID) \$ 6722.21



**Tax Notice** 2002 County & Municipality  
TOWN OF BLOOMSBURG  
**MAKE CHECKS PAYABLE TO:**  
Mary F Ward  
TOWN HALL  
301 E Second St  
BLOOMSBURG PA 17815  
**HOURS:**WEEKDAYS: 9AM-NOON & 1PM-4:30PM  
CLOSED WEDNESDAYS AT NOON  
OPEN LUNCH HOUR DURING DISCOUNT.  
**PHONE:**570-784-1581

FOR: COLUMBIA COUNTY					
DATE			BILL NO.		
03/01/2002			9027		
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	34,281	4.846	162.81	166.13	182.74
SINKING		.845	28.39	28.97	31.87
FIRE/LIBRARY		.596	20.02	20.43	22.47
DEBT SERVICE		.895	30.07	30.68	33.75
STREET LIGHT		.968	32.52	33.18	36.50
TOWN RE		5.159	173.32	176.86	194.55
The discount & penalty have been calculated for your convenience			447.13	456.25	501.88
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

ROMIG DIANE M  
436 EAST EIGHTH STREET  
BLOOMSBURG PA 17815

CNTY		TWP	
Discount	2 %	2 %	
Penalty	10 %	10 %	
PARCEL: 05E-12 -172-00,000			
436 E EIGHTH ST			
.2927 Acres			
Land		7,650	
Buildings		26,631	
Total Assessment		34,281	

This tax returned to courthouse on:  
January 1, 2003

**FILE COPY**

If you desire a receipt, send a self-addressed stamped envelope with your payment  
**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

**TAX NOTICE** 2002 SCHOOL REAL ESTATE  
TOWN OF BLOOMSBURG  
**MAKE CHECKS PAYABLE TO:**  
MARY F. WARD  
Town Hall 301 E. Main Street  
Bloomsburg, PA 17815

FOR BLOOMSBURG SCHOOL DISTRICT					
DATE			BILL#		
07/01/2002			002336		
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	34281	29.100	977.63	997.58	1097.94
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE			<b>PAY THIS AMOUNT</b>	AUG 31 IF PAID ON OR BEFORE	OCT 31 IF PAID ON OR BEFORE
				OCT 31 IF PAID AFTER	

**HOURS** CLOSED WEDNESDAY AT NOON  
WEEKDAYS 9AM-12 & 1PM-4:30  
OPEN LUNCH HOUR DURING DISCT  
**PHONE** 570-784-1581

**M**  
**A** ROMIG DIANE M  
**I** 436 EAST EIGHTH STREET  
**L** BLOOMSBURG PA 17815

PROPERTY DESCRIPTION		ACCT.
PARCEL 05E12 17200000		12854
436 E EIGHTH ST	7650.00	THIS TAX RETURNED TO COURTHOUSE JANUARY 1, 2003
0400-0960	26631.00	
0.29 ACRES		

# GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW

JOSEPH A. GOLDBECK, JR.  
GARY E. McCAFFERTY\*  
MICHAEL T. McKEEVER\*

RENEE M. POZZUOLI-BUECKER\*  
KRISTINA G. MURTHA\*

SUITE 500  
THE BOURSE BUILDING  
111 S. INDEPENDENCE MALL EAST  
PHILADELPHIA, PENNSYLVANIA, 19106  
(215) 627-1322  
FAX (215) 627-7734

SENTRY OFFICE PLAZA  
SUITE 420  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-3242  
FAX (856) 858-2997

\*PA & NJ BAR

PLEASE REPLY TO THE  
PHILADELPHIA OFFICE

November 9, 2002

SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

RE: No. 2002-CV-841  
**DIANE M. SHERWOOD A/K/A DIANE M. ROMIG**

Dear Sir/Madam:

The above case may be sold on December 04, 2002. It has been properly served in accordance with Rule 3129.

Thank you for your cooperation.

Very truly yours,

/s/

  
\_\_\_\_\_  
Joseph A. Goldbeck, Jr.

JAG/bjm

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.

Attorney I.D.#16132

Suite 500 - The Bourse Bldg.

111 S. Independence Mall East

Philadelphia, PA 19106

215-627-1322

Attorney for Plaintiff

CITIFINANCIAL SERVICES INC.

7467 New Ridge Road

Suite 222

Hanover, MD 21076

Plaintiff

vs.

DIANE M. SHERWOOD A/K/A DIANE M.  
ROMIG

**Mortgagor and Record Owner**

436 East 8th Street

Bloomsburg, PA 17815

Defendant

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2002-CV-841

**CERTIFICATE OF SERVICE**  
**PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)**

Joseph A. Goldbeck, Jr., Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ( ) Personal Service by the Sheriff's Office/competent adult (copy of return attached).
- ( ) Certified mail by Joseph A. Goldbeck, Jr. (original green Postal return receipt attached).
- ( ) Certified mail by Sheriff's Office.
- ( ) Ordinary mail by Joseph A. Goldbeck, Jr. Esquire to Attorney for Defendant(s) of record (proof of mailing attached).
- ( ) Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ( ) Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

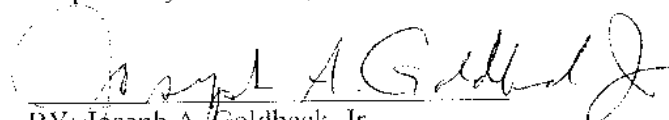
**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

- ( ) Premises was posted by Sheriff's Office/competent adult (copy of return attached).
- ( ) Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
- ( ) Certified Mail & ordinary mail by Joseph A. Goldbeck, Jr. (original receipt(s) for Certified Mail attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Joseph A. Goldbeck, Jr., Esquire (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,

  
BY: Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

7160 3901 9844 0951 7257

**TO:** SHERWOOD, DIANE M. A/K/A DIANE M. ROMIG  
**DIANE M. SHERWOOD A/K/A DIANE M. ROMIG**  
436 East 8th Street  
Bloomsburg, PA 17815

**SENDER:** GOLDBECK MCCAFFERTY & MCKEEVER  
September 4, 2002

**REFERENCE:** SHERWOOD A/K/A DIANE M. ROMIG,  
DIANE M. / ACD-1324  
(12/4/02) - Columbia

PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

US Postal Service

**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE



# GOLDBECK McCAFFERTY & McKEEVER

Suite 500 The Bourse Building  
111 S. Independence Mall East  
Philadelphia, Pennsylvania 19106

Check type of mail:  
☐ Express  
☐ Registered  
☐ Insured  
☐ COD  
☐ Return Receipt (RR) for Merchandise  
☐ Certified  
☐ Int'l Rec. Del.  
☐ Del. Confirmation (DC)

K. ch

U.S. POSTAGE  
9487 \$01.80  
0259 MAILED FROM ZIP CODE 19106  
OCT 16 02

Line	Article Number	Addressee Name, Street, and PO Address	Postage	Fee	Handling Charge	Actual Value (If Reg.)	Insured Value	Due Sender (RR COD)	RR Fee	DC Fee	SC Fee	SH Fee	SD Fee	RD Fee	Remarks
1		PA DEPARTMENT OF PUBLIC WELFARE Bureau of Child Support Enforcement Held and Wilson Bldg - Room 415 P.O. Box 2827 Harrisburg, PA 17105-2827													
2															
3		DOMINIC RELATIONS OF COLUMBIA COUNTY 200 Spinnell Road Suite A Ebensburg, PA 16815													
4															
5															
6															
7															
8															
9															
10															
11															
12															
13															
14															
15															
Total Number of Pieces Listed by Sender			Total Number of Pieces Received at Post Office			Postmaster, Per (Name of receiving employee)			The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail does not reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual, 4000.001, and 4021 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B).						

PS Form 3877, April 1999

Complete by Typewriter, Ink, or Ball Point Pen

Shenwood

ACD-1324

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0237

PHONE  
(570) 389-3622

24 HOUR PHONE  
(570) 784-6300

CITIFINANCIAL SERVICES, INC.

Docket # 110ED2002

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

DIANE M. SHERWOOD A/K/A DIANE M.  
ROMIG

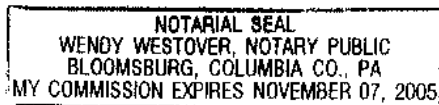
AFFIDAVIT OF SERVICE

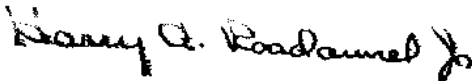
NOW, THIS FRIDAY, OCTOBER 18, 2002, AT 2:34 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON DIANE M. SHERWOOD A/K/A DIANE  
M. ROMIG AT 165 SCHOOLHOUSE RD APT B, BLOOMSBURG BY HANDING TO DIANE  
SHERWOOD, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN  
TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, OCTOBER 18, 2002

  
\_\_\_\_\_  
NOTARY PUBLIC





X \_\_\_\_\_  
SHERIFF HARRY A. ROADARMEL JR.

X   
S. HARTZEL  
DEPUTY SHERIFF

Goldbeck McCafferty & McKeever  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
Suite 500 – The Bourse Bldg.  
111 S. Independence Mall East  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

CITIFINANCIAL SERVICES INC.  
7467 New Ridge Road  
Suite 222  
Hanover, MD 21076

Plaintiff

vs.

DIANE M. SHERWOOD A/K/A DIANE M. ROMIG  
**Mortgagor and Record Owner**

436 East 8th Street  
Bloomsburg, PA 17815

Defendant

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2002-CV-841

**AFFIDAVIT PURSUANT TO RULE 3129**

CITIFINANCIAL SERVICES INC., Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

436 East 8th Street  
Bloomsburg, PA 17815

1. Name and address of Owner or Reputed Owner:

DIANE M. SHERWOOD A/K/A DIANE M. ROMIG  
436 East 8th Street  
Bloomsburg, PA 17815

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

DIANE M. SHERWOOD A/K/A DIANE M. ROMIG  
436 East 8th Street  
Bloomsburg, PA 17815

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

PA DEPARTMENT OF PUBLIC WELFARE  
Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675


DOMESTIC RELATIONS OF COLUMBIA COUNTY  
700 Sawmill Road  
Suite A  
Bloomsburg, PA 17815

4. Name and address of the last recorded holder of every mortgage of record:
5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.
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.

(attach separate sheet if more space is needed)

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.

DATED: November 9, 2002

  
GOLDBECK MCCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff



HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

CITIFINANCIAL SERVICES, INC.

VS.


DIANE M. SHERWOOD A/K/A  
DIANE M. ROMIG

WRIT OF EXECUTION #110 OF 2002 ED

POSTING OF PROPERTY

NOVEMBER 1, 2002 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF DIANE M. SHERWOOD A/K/A DIANE M. ROMIG AT 436 E. 8<sup>TH</sup> ST. BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA  
COUNTY CHIEF DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.


SO ANSWERS:

  
DEPUTY SHERIFF

\_\_\_\_\_  
SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 5TH DAY OF NOVEMBER 2002

  
**NOTARIAL SEAL**  
WENDY WESTOVER, NOTARY PUBLIC  
BLOOMSBURG, COLUMBIA CO., PA  
MY COMMISSION EXPIRES NOVEMBER 07, 2005

**Chairman**  
**Robert Linn**  
**Vice Chairman**  
**George Hemingway**  
**Treasurer**  
**Samuel Evans**  
**Acting Secretary-Asst Treasurer**  
**Robert C. Grey**  
**Solicitor**  
**Charles B. Pursel, Esq.**

## **MUNICIPAL AUTHORITY**

**TOWN HALL**  
**301 EAST MAIN STREET**  
**BLOOMSBURG, PA 17815**  
**(570)-784-5422**  
**FAX (570)-784-1518**

**Board of Directors**

**Robert Linn**  
**George Hemingway**  
**Samuel Evans**  
**Michael Upton**  
**Thomas Evans**

October 18, 2002

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

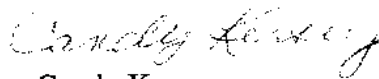
RE: Sherwood, Diane  
436 East 8<sup>TH</sup> Street

Dear Sheriff Roadarmel:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against this property for unpaid sewer charges totaling \$ 81.60.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 122.

Sincerely,



Candy Kersey  
Office Administrator

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0257

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

Wednesday, October 02, 2002

**BLOOMSBURG SEWER AUTHORITY  
301 E. 2ND ST.  
BLOOMSBURG, PA 17815-**

**CITIFINANCIAL SERVICES, INC.**

**VS**

**DIANE M. SHERWOOD A/K/A DIANE M. ROMIG**

**DOCKET # 110ED2002**

**JD # 841JD2002**

Dear Sir:

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

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

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 500 - The Bourse Bldg.  
111 S. Independence Mall East  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

CITIFINANCIAL SERVICES INC.  
7467 New Ridge Road  
Suite 222  
Hanover, MD 21076  
Plaintiff

vs.

DIANE M. SHERWOOD A/K/A DIANE M. ROMIG  
Mortgagor(s) and Record Owner(s)

436 East 8th Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2002-CV-841

*2002-ED-110*

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

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

TO: SHERWOOD, DIANE M. A/K/A DIANE M. ROMIG  
**DIANE M. SHERWOOD A/K/A DIANE M. ROMIG**  
436 East 8th Street  
Bloomsburg, PA 17815

Your house at 436 East 8th Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on Dec. 4, 2002, at 9:30 A M, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$77,419.98 obtained by CITIFINANCIAL SERVICES INC. 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 CITIFINANCIAL SERVICES INC., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call:  
215-627-1322
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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 below 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 NOT 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 price by calling the Sheriff of Columbia County at 570-389-5624.
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 the Sheriff of Columbia County at 570-389-5624.
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 house. A schedule of distribution of the money bid for your house will be filed by the Sheriff thirty (30) days from the date of the Sheriff's 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 distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house 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.

PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108

SUSQUEHANNA LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0257

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

CITIFINANCIAL SERVICES, INC.

Docket # 110ED2002

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

DIANE M. SHERWOOD A/K/A DIANE M.  
ROMIG

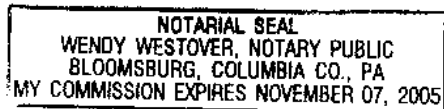
AFFIDAVIT OF SERVICE

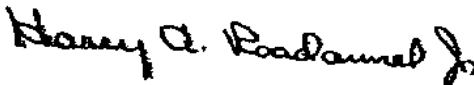
NOW, THIS FRIDAY, OCTOBER 18, 2002, AT 2:34 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON DIANE M. SHERWOOD A/K/A DIANE  
M. ROMIG AT 165 SCHOOLHOUSE RD APT B, BLOOMSBURG BY HANDING TO DIANE  
SHERWOOD, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN  
TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, OCTOBER 18, 2002

  
\_\_\_\_\_  
NOTARY PUBLIC





X  
SHERIFF HARRY A. ROADARMEL JR.

X  
  
S. HARTZEL  
DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 9/10/2002

SERVICE# 1 - OF - 11 SERVICES  
DOCKET # 110ED2002

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT DIANE M. SHERWOOD A/K/A DIANE M. ROMIG

<b>PERSON/CORP TO SERVED</b>	<b>PAPERS TO SERVED</b>
DIANE M. SHERWOOD A/K/A DIANE M. ROMIG	WRIT OF EXECUTION - MORTGAGE FORECLOSURE
436 EAST 8TH ST.	
BLOOMSBURG	

SERVED UPON 163 Schoolhouse Apt B

RELATIONSHIP Diane Sherwood IDENTIFICATION \_\_\_\_\_

DATE 10-18 TIME 1434 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

School House Rd old house on left  
BY MAIL

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>10-16</u>	<u>1400</u>	<u>HACD</u>	<u>WA L.C.</u>

DEPUTY

DATE 12-18-02

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 9/10/2002

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 110ED2002

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT DIANE M. SHERWOOD A/K/A DIANE M. ROMIG

PERSON/CORP TO SERVED
BLOOMSBURG SEWER AUTHORITY
301 E. 2ND ST.
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Candy Jersey

RELATIONSHIP Deputy Sheriff IDENTIFICATION \_\_\_\_\_

DATE 10/16 TIME 1330 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

10-16-02



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 9/10/2002

SERVICE# 3 - OF - 11 SERVICES  
DOCKET # 110ED2002

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT DIANE M. SHERWOOD A/K/A DIANE M. ROMIG

PERSON/CORP TO SERVED
MARY WARD - TAX COLLECTOR
301 E. 2ND ST.
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON C. Dorothy Simons

RELATIONSHIP tax clerk IDENTIFICATION \_\_\_\_\_

DATE 10-18 TIME 1310 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
DEPUTY	<u>[Signature]</u>	_____	DATE	<u>10-16-02</u>

GOLDBECK, MCCAFFERTY & MCKEEVER  
A PROFESSIONAL CORPORATION  
SUITE 500 - THE BOURSE BUILDING  
111 S. INDEPENDENCE MALL EAST  
PHILADELPHIA, PA 19106  
(215) 627-1322 FAX (215) 627-7734

October 15, 2002

TO: SHERIFF OF COLUMBIA COUNTY FAX # 570-389-5625

Please advise if you have assigned Sale Dates to the following:

<u>Roomer</u>	<u>Docket Number</u>	<u>Property</u>	<u>Sale Date</u>
SHERWOOD A/K/A DIANE M. ROMI	2002-CV-841	436 East 8th Street, Bloomsburg, PA 17815	12-4-02 0930

Please FAX back to 215-627-7734  
or  
Contact Barb Groatki at 215-627-1322 x14

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Barry, Publisher's Assistant, being duly sworn according to the oaths of the laws of the State of Pennsylvania, that Press Enterprise is a newspaper of general circulation with business at 3185 Lackawanna Avenue, Bloomsburg, County of

Dauphin, and was established on the 1st day of March, 190

SHERIFF'S SALE

WEDNESDAY, DECEMBER 4, 2002 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 110 OF 2002 ED AND CIVIL WRIT NO. 841 OF 2002 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA. 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN those two certain pieces and parcels of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania:

TRACT NO. 1 - BEGINNING at a point in the south side of East Eighth Street, being the intersection of the northeast corner of lot now or formerly of William Hyde, Jr., and on the south side of East Eighth Street; THENCE along the south side of said East Eighth Street, north 73 degrees 51 minutes east, a distance of 50 feet to a point in the center of a 10 foot driveway; THENCE through the center of said driveway, south 16 degrees 9 minutes east, a distance of 168.5 feet to an iron pin corner in the bank of the abandoned Pennsylvania canal; THENCE along the same, south 73 degrees 2 minutes west, a distance of 50 feet to a line of land now or formerly of the said William Hyde, Jr.; THENCE along the eastern line of same, north 16 degrees 9 minutes west, a distance of 169 feet to a point in the southerly line of East Eighth Street, the place of beginning

IT IS UNDERSTOOD AND AGREED that the 10 foot driveway situate on the easterly side of said premises shall remain free and unobstructed for the use of this lot and on the east for the mutual use of the owners of said lots, their heirs and assigns, said driveway being situate in width one-half on the above-described premises and one-half on the adjoining lot on the east.

TRACT NO. 2: BEGINNING at an iron pin at the southwest corner of lands of James K. Romig, said pin being on the northerly line of Old Pennsylvania Canal; THENCE running along lands of James K. Romig, north 76 degrees 02 minutes east, 11.61 feet to an iron pin; THENCE running along said lands, north 69 degrees 00 minutes east, 38.6 feet to an iron pin and lands now or formerly of William E. Romig; THENCE running along said lands south 15 degrees 00 minutes east, 85.45 feet to an iron on the northerly line of lands now or formerly of Harry L. Magee; THENCE running along the northerly line of lands now or formerly of said Magee, south 70 degrees 12 minutes west, 50.18 feet to an iron pin and lands now or formerly of William Jr. and Tillie M. Hyde; THENCE running along said lands, north 15 degrees 00 minutes west, 85.83 feet to the place of beginning.

CONTAINING 4,254.90 square feet of land in all. The foregoing description is in accordance with survey made by T. Bryce James, Registered Surveyor, November 3, 1964

BEING THE SAME PREMISES which Rod W. Romig and Ron E. Romig, Surviving Executors of the Estate of James K. Romig, Sr. by deed dated December 3, 1987 and recorded December 7, 1987 in Deed Book 400, page 695 conveyed unto Diane K. Romig.

TAX PARCEL NO. 05E-12-172

PROPERTY ADDRESS: 436 East 8th Street, Bloomsburg, PA 17815

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 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.

SHERIFF OF COLUMBIA COUNTY  
HARRY A. ROADARMEL, JR.  
www.sheriffofcolumbiacounty.com

PLAINTIFF'S ATTORNEY  
Joseph A. Goldbeck, Jr.  
11 S. Independence Mall East  
Philadelphia, PA 19106

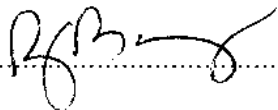
re day of J

nc of the owners and publishers of said

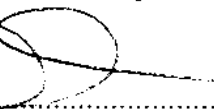
ed; that neither the affiant nor Press

notice and advertisement and that all of the

ce, and character of publication are true.



day of November 2002



(Notary Public)

ission expires

Notary Public  
for the County of Columbia  
Commission Expires July 3, 2003  
Notary Public, Association of Notaries

....., I hereby certify that the advertising and

for publishing the foregoing notice, and the

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 9/10/2002

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 110ED2002

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT DIANE M. SHERWOOD A/K/A DIANE M. ROMIG

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Christopher N. Neri

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

DATE 10-11-02 TIME 1100 MILEAGE 3 OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DEPUTY

J. L. Neri

DATE 10-11-02

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 9/10/2002

SERVICE# 8 - OF - 11 SERVICES  
DOCKET # 110ED2002

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT DIANE M. SHERWOOD A/K/A DIANE M. ROMIG

<b>PERSON/CORP TO SERVED</b>	<b>PAPERS TO SERVED</b>
COLUMBIA COUNTY TAX CLAIM	WRIT OF EXECUTION - MORTGAGE
PO BOX 380	FORECLOSURE
BLOOMSBURG	

SERVED UPON D. Sherwood

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

DATE 10-11-2 TIME 10:50 MILEAGE 3 OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY

J. C. [Signature]

DATE 10-11-2

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 784-0257

24 HOUR PHONE

(570) 784-6300

PHONE  
(570) 389-5622

110-2002 ID

## SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 9-10-02

DOCKET AND INDEX 9-11-02

SET FILE FOLDER UP 9-11-02

CHECK FOR PROPER INFO

WRIT OF EXECUTION ✓

COPY OF DESCRIPTION ✓

WHEREABOUTS OF LAST KNOWN ADDRESS 1

NON-MILITARY AFFIDAVIT ✓

NOTICES OF SHERIFF'S SALE 4

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LEINS LIST ✓

CHECK FOR \$1200.00 OK 162613

\* 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 See Dec. 4, 2002

POST ALL DATES ON CALANDER Post 11-13, 20, 27-02

- \* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT
- \* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THUR. TILL SALE 3 TIMES
- \* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE \_\_\_\_\_

- \* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)
- \* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO.'s ON EXECUTION PAPERS \_\_\_\_\_

TYPE PROPER INFO ON DESCRIPTION (REFER TO PREVIOUS SALES) \_\_\_\_\_

## 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 LEIN HOLDERS \_\_\_\_\_

- \* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT \_\_\_\_\_

- \* DOCKET ALL DATES

vs.

DIANE M. SHERWOOD A/K/A DIANE M.  
ROMIG  
436 East 8th Street  
Bloomsburg, PA 17815

No. 2002-CV-841

2002-ED-110

**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:

PREMISES: 436 East 8th Street Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE	\$77,419.98
------------	-------------

Interest From 09/01/2002  
Through 09/04/2002

(Costs to be added)

Dated:

Sept. 10, 2002

Lami B Kleni

Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy

Term  
No. 2002-CV-841

IN THE COURT OF COMMON PLEAS  
CITIFINANCIAL SERVICES INC.

vs.

DIANE M. SHERWOOD A/K/A DIANE M. ROMIG  
Mortgagor(s)  
436 East 8th Street Bloomsburg, PA 17815

REAL DEBT	
INTEREST from	\$77,419.98
COSTS PAID:	\$
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

**Goldbeck McCafferty & McKeever**  
Suite 500 – The Bourse Bldg.  
111 S. Independence Mall East  
Philadelphia, PA 19106  
(215) 627-1322



TRACT NO. 1 - BEGINNING at a point in the south side of East Eighth Street, being the intersection of the northeast corner of lot now or formerly of William Hyde, Jr., and on the south side of East Eighth Street;  
 THENCE along the south side of said East Eighth Street, north 73 degrees 51 minutes east, a distance of 50 feet to a point in the center of a 10-foot driveway;  
 THENCE through the center of said driveway, south 16 degrees 9 minutes east, a distance of 168.5 feet to an iron pin corner in the bank of the abandoned Pennsylvania Canal;  
 THENCE along the same, south 73 degrees 2 minutes west, a distance of 50 feet to a line of land now or formerly of the said William Hyde, Jr.;  
 THENCE along the eastern line of same, north 16 degrees 9 minutes west, a distance of 169 feet to a point in the southerly line of East Eighth Street, the place of beginning.

IT IS UNDERSTOOD AND AGREED that the 10-foot driveway situate on the easterly side of said premises shall remain free and unobstructed for the use of this lot and adjoining lot on the east for the mutual use of the owners of said lots, their heirs and assigns, said driveway being situate in width one-half on the above-described premises and one-half on the adjoining lot on the east.

TRACT NO. 2 - BEGINNING at an iron pin at the southwest corner of lands of James K. Romig, said pin being on the northerly line of the Old Pennsylvania Canal;  
 THENCE running along lands of James K. Romig, north 76 degrees 02 minutes east, 11.61 feet to an iron pin;  
 THENCE running along said lands, north 59 degrees 00 minutes east, 38.60 feet to an iron pin and lands now or formerly of William E. Romig;  
 THENCE running along said lands, south 15 degrees 00 minutes east, 85.45 feet to an iron pin on the northerly line of lands now or formerly of Harry L. Magee;  
 THENCE running along the northerly line of lands now or formerly of said Magee, south 70 degrees 12 minutes west, 50.18 feet to an iron pin and lands now or formerly of William Jr. and Tillie M. Hyde;  
 THENCE running along said lands, north 15 degrees 00 minutes west, 85.83 feet to the place of beginning.  
 CONTAINING 4,254.90 square feet of land in all. The foregoing description is in accordance with survey made by T. Bryce James, Registered Surveyor, November 3, 1964.

BEING THE SAME PREMISES which Rod W. Romig and Ron E. Romig, Surviving Executors of the Estate of James K. Romig, Sr., by deed dated December 3, 1987 and recorded December 7, 1987 in Deed Book 400, Page 965 conveyed unto Diane M. Romig.

Complaint \$85.50 pd  
 Judgment \$14.00 pd  
 Quit \$23.00 pd  
 Satisfy \$ 7.00

Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
Suite 500 The Bourse Bldg.  
111 S. Independence Mall East  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

CITIFINANCIAL SERVICES INC.  
7467 New Ridge Road  
Suite 222  
Hanover, MD 21076

Plaintiff

vs.

DIANE M. SHERWOOD A/K/A DIANE M. ROMIG  
**Mortgagor(s) and Record Owner(s)**  
436 East 8th Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

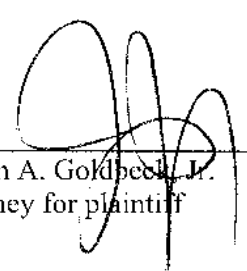
ACTION OF  
MORTGAGE FORECLOSURE

NO. 2002-CV-841

*2002. ED-110*

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

I, Joseph A. Goldbeck, Jr., Esquire hereby certify that I am the attorney of record for the Plaintiff in this action, and I further certify that this property is subject to Act 91 of 1983 and the Plaintiff has complied with all the provisions of the Act.

  
\_\_\_\_\_  
Joseph A. Goldbeck, Jr.  
Attorney for plaintiff

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 500 - The Bourse Bldg.  
111 S. Independence Mall East  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

CITIFINANCIAL SERVICES INC.  
7467 New Ridge Road  
Suite 222  
Hanover, MD 21076  
Plaintiff

vs.

DIANE M. SHERWOOD A/K/A DIANE M. ROMIG  
Mortgagor(s) and Record Owner(s)

436 East 8th Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2002-CV-841

*2002-ED-110*

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

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

TO: SHERWOOD, DIANE M. A/K/A DIANE M. ROMIG  
**DIANE M. SHERWOOD A/K/A DIANE M. ROMIG**  
436 East 8th Street  
Bloomsburg, PA 17815

Your house at 436 East 8th Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on Dec. 4, 2002 at 9:30 A M, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$77,419.98 obtained by CITIFINANCIAL SERVICES INC. 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 CITIFINANCIAL SERVICES INC., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call:  
215-627-1322
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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 below 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 NOT 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 price by calling the Sheriff of Columbia County at 570-389-5624.
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 the Sheriff of Columbia County at 570-389-5624.
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 house. A schedule of distribution of the money bid for your house will be filed by the Sheriff thirty (30) days from the date of the Sheriff's 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 distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house 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.**

PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108

SUSQUEHANNA LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815

Suite 500 - The Bourse Bldg.  
111 S. Independence Mall East  
Philadelphia, PA 19106  
Phone: (215) 627-1322  
Fax: (215) 627-7734

Goldbeck McCafferty & McKeever

# Fax

To: Sheriff's Dept. From: Paul Frank  
Client: Columbia County Date: 10/1/02  
Fax: Pages: 3  
Re: Sherwood / Romig - 2002-CV-841  
☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

•Comments:

Copy of 3125

Goldbeck McCafferty & McKeever  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
Suite 500 -- The Bourse Bldg.  
111 S. Independence Mall East  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

CITIFINANCIAL SERVICES INC.  
7467 New Ridge Road  
Suite 222  
Hanover, MD 21076

Plaintiff

vs.

DIANE M. SHERWOOD A/K/A DIANE M. ROMIG  
(Mortgagor(s) and Record Owner(s))  
436 East 8th Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2002-CV-841

AFFIDAVIT PURSUANT TO RULE 3129

CITIFINANCIAL SERVICES INC., Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

436 East 8th Street  
Bloomsburg, PA 17815

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

DIANE M. SHERWOOD A/K/A DIANE M. ROMIG  
436 East 8th Street  
Bloomsburg, PA 17815

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

DIANE M. SHERWOOD A/K/A DIANE M. ROMIG  
436 East 8th Street  
Bloomsburg, PA 17815

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
700 Sawmill Road  
Suite A  
Bloomsburg, PA 17815

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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

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

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:

(attach separate sheet if more space is needed)

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.

DATED: October 1, 2002

---

GOLDBECK McCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff

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436 East 8th Street  
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Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

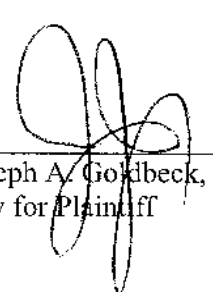
ACTION OF MORTGAGE FORECLOSURE

No. 2002-CV-841

*2002-ED-110*

**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.**

  
BY: Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff



## SHORT DESCRIPTION

DOCKET # 2002-CV-841

ALL THAT CERTAIN those two certain pieces and parcels and land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania.

TAX PARCEL # 05E-12-172

PROPERTY ADDRESS: 436 East 8th Street, Bloomsburg, PA 17815

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: DIANE M. SIERWOOD A/K/A DIANE M. ROMIG

TRACT NO. 1 - BEGINNING at a point in the south side of East Eighth Street, being the intersection of the northeast corner of lot now or formerly of William Hyde, Jr., and on the south side of East Eighth Street;

THENCE along the south side of said East Eighth Street, north 73 degrees 51 minutes east, a distance of 50 feet to a point in the center of a 10-foot driveway;

THENCE through the center of said driveway, south 16 degrees 9 minutes east, a distance of 168.5 feet to an iron pin corner in the bank of the abandoned Pennsylvania Canal;

THENCE along the same, south 73 degrees 2 minutes west, a distance of 50 feet to a line of land now or formerly of the said William Hyde, Jr.;

THENCE along the eastern line of same, north 16 degrees 9 minutes west, a distance of 169 feet to a point in the southerly line of East Eighth Street, the place of beginning.

IT IS UNDERSTOOD AND AGREED that the 10-foot driveway situate on the easterly side of said premises shall remain free and unobstructed for the use of this lot and adjoining lot on the east for the mutual use of the owners of said lots, their heirs and assigns, said driveway being situate in width one-half on the above-described premises and one-half on the adjoining lot on the east.

TRACT NO. 2 - BEGINNING at an iron pin at the southwest corner of lands of James K. Romig, said pin being on the northerly line of the Old Pennsylvania Canal;

THENCE running along lands of James K. Romig, north 76 degrees 02 minutes east, 11.61 feet to an iron pin;

THENCE running along said lands, north 69 degrees 00 minutes east, 38.60 feet to an iron pin and lands now or formerly of William E. Romig;

THENCE running along said lands, south 15 degrees 00 minutes east, 85.45 feet to an iron pin on the northerly line of lands now or formerly of Harry L. Magee;

THENCE running along the northerly line of lands now or formerly of said Magee, south 70 degrees 12 minutes west, 50.18 feet to an iron pin and lands now or formerly of William Jr. and Tillie M. Hyde;

THENCE running along said lands, north 15 degrees 00 minutes west, 85.83 feet to the place of beginning.

CONTAINING 4,254.90 square feet of land in all. The foregoing description is in accordance with survey made by T. Bryce James, Registered Surveyor, November 3, 1964.

BEING THE SAME PREMISES which Rod W. Romig and Ron E. Romig, Surviving Executors of the Estate of James K. Romig, Sr., by deed dated December 3, 1987 and recorded December 7, 1987 in Deed Book 400, Page 965 conveyed unto Diane M. Romig.

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THENCE along the same, south 73 degrees 2 minutes west, a distance of 50 feet to a line of land now or formerly of the said William Hyde, Jr.;

THENCE along the eastern line of same, north 16 degrees 9 minutes west, a distance of 169 feet to a point in the southerly line of East Eighth Street, the place of beginning.

IT IS UNDERSTOOD AND AGREED that the 10-foot driveway situate on the easterly side of said premises shall remain free and unobstructed for the use of this lot and adjoining lot on the east for the mutual use of the owners of said lots, their heirs and assigns, said driveway being situate in width one-half on the above-described premises and one-half on the adjoining lot on the east.

TRACT NO. 2 - BEGINNING at an iron pin at the southwest corner of lands of James K. Romig, said pin being on the northerly line of the Old Pennsylvania Canal;

THENCE running along lands of James K. Romig, north 76 degrees 02 minutes east, 11.61 feet to an iron pin;

THENCE running along said lands, north 69 degrees 00 minutes east, 38.60 feet to an iron pin and lands now or formerly of William E. Romig;

THENCE running along said lands, south 15 degrees 00 minutes east, 85.45 feet to an iron pin on the northerly line of lands now or formerly of Harry L. Magee;

THENCE running along the northerly line of lands now or formerly of said Magee, south 70 degrees 12 minutes west, 50.18 feet to an iron pin and lands now or formerly of William Jr. and Tillie M. Hyde;

THENCE running along said lands, north 16 degrees 00 minutes west, 85.83 feet to the place of beginning.

CONTAINING 4,254.90 square feet of land in all. The foregoing description is in accordance with survey made by T. Bryce James, Registered Surveyor, November 3, 1964.

BEING THE SAME PREMISES which Rod W. Romig and Ron E. Romig, Surviving Executors of the Estate of James K. Romig, Sr., by deed dated December 3, 1987 and recorded December 7, 1987 in Deed Book 400, Page 965 conveyed unto Diane M. Romig.

TRACT NO. 1 - BEGINNING at a point in the south side of East Eighth Street, being the intersection of the northeast corner of lot now or formerly of William Hyde, Jr., and on the south side of East Eighth Street;

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THENCE running along lands of James K. Romig, north 76 degrees 02 minutes east, 11.61 feet to an iron pin;

THENCE running along said lands, north 69 degrees 00 minutes east, 30.60 feet to an iron pin and lands now or formerly of William E. Romig;

THENCE running along said lands, south 15 degrees 00 minutes east, 85.45 feet to an iron pin on the northerly line of lands now or formerly of Harry L. Magee;

THENCE running along the northerly line of lands now or formerly of said Magee, south 70 degrees 12 minutes west, 50.18 feet to an iron pin and lands now or formerly of William Jr. and Tillie M. Hyde;

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**GOLDBECK MCCAFFERTY & MCKEEVER  
A PROFESSIONAL CORPORATION**

SUITE 500, BOURSE BUILDING  
111 SOUTH INDEPENDENCE MALL EAST  
PHILADELPHIA, PA 19106

FIRSTTRUST BANK  
3-7380-2360

162613

9/5/2002

PAY TO THE  
ORDER OF *Sheriff of Columbia County*

\$ \*\*1,200.00

*One Thousand Two Hundred and 00/100\*\*\*\*\**

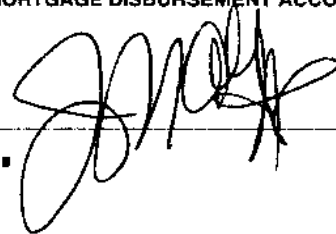
DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

MEMO

*Sherwood, Diane*

⑈ 162613 ⑈ ⑆ 236073801⑆ 70 1100018 ⑈



**GOLDBECK MCCAFFERTY & MCKEEVER**

*Sheriff of Columbia County*

9/5/2002

162613  
1,200.00

*Mortgage Disburse Sherwood, Diane*

1,200.00