

SHERIFF'S SALE COST SHEET

CitiFinancial Services vs. Dennis & Penny Dietter LLC
 NO. 73-02 ED NO. 434-02 JD DATE/TIME OF SALE 8-14-02 / 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>22.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</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>5.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>393.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>696.26</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>921.26</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>31.50</u>
TOTAL ***** \$ <u>41.50</u>	

REAL ESTATE TAXES:			
BORO, TWP & COUNTY 20		\$	<u>394.55</u>
SCHOOL DIST.	20	\$	<u>922.98</u>
DELINQUENT	20	\$	<u>2994.72</u>
TOTAL ***** \$ <u>4312.25</u>			

MUNICIPAL FEES DUE:			
SEWER	2002	\$	<u>198.18</u>
WATER	20	\$	
TOTAL ***** \$ <u>198.18</u>			

SURCHARGE FEE (DSTE)		\$	<u>120.00</u>
MISC.		\$	
TOTAL ***** \$			

TOTAL COSTS (OPENING BID) \$ 5986.69

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**

August 20, 2002

SHERIFF OF COLUMBIA COUNTY

Harry A. Roadarmel

Sheriff's Office

PO Box 380

Bloomsburg, PA 17815

RE: CITIFINANCIAL SERVICES INC. vs. DENNIS C. DIETTERICK and PENNY
L. DIETTERICK

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:

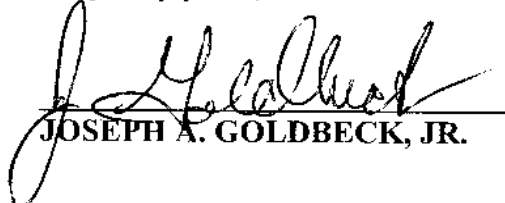
CITIFINANCIAL SERVICES INC.
7467 New Ridge Road
Suite 222
Hanover, MD 21076

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

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 GOLDBECK, McCafferty & McKeever		TELEPHONE NUMBER (215) 627-1322	
STREET ADDRESS 111 S. Independence Mall East Suite 500 - The Bourse Building		CITY Philadelphia	STATE PA
		ZIP CODE 19106	

B. TRANSFER DATA

GRANTOR(S)/LESSOR(S) SHERIFF OF COLUMBIA COUNTY			DATE OF ACCEPTANCE OF DOCUMENT		
STREET ADDRESS Sheriff's Office, PO Box 380			GRANTEE(S)/LESSEE(S) CITIFINANCIAL SERVICES INC.		
CITY Bloomsburg			STREET ADDRESS 7467 New Ridge Road, Suite 222		
STATE PA	ZIP CODE 17815		CITY Hanover	STATE MD	ZIP CODE 21076

C. PROPERTY LOCATION

STREET ADDRESS 516 Board Street		CITY, TOWNSHIP, BOROUGH Berwick - Borough of Berwick	
COUNTY Columbia	SCHOOL DISTRICT	TAX PARCEL NUMBER 04.A-11-96	

D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION \$5,986.69	2. OTHER CONSIDERATION + -0-	3. TOTAL CONSIDERATION = \$5,986.69
4. COUNTY ASSESSED VALUE \$26,722.00	5. COMMON LEVEL RATIO FACTOR X 2.80	6. FAIR MARKET VALUE = \$ 74,821.60

E. EXEMPTION DATA

1A. AMOUNT OF EXEMPTION 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 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 **Book 2000 and Page 03646**
- ☐ Corrective deed. (Attach copy of the prior deed).
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

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

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

DATE

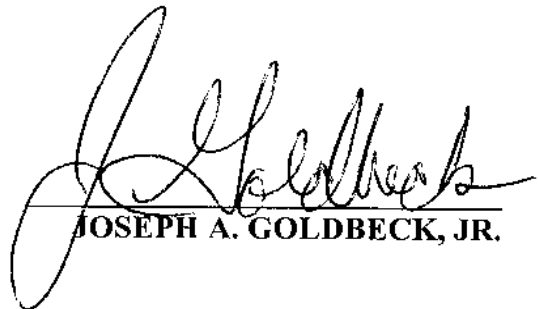
FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REUSAL TO RECORD THE DEED

NO. 2002-CV-434 – DIETTERICK
516 Board Street
Berwick, PA 18603

I, Joseph A. Goldbeck, Jr., Esquire, hereby assign my bid at the Sheriff Sale dated
August 14, 2002 to

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

Date: August 20, 2002



JOSEPH A. GOLDBECK, JR.

■ 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.

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

4a. Article Number
70011940000139919260

4b. Service Type

☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery
JUL 10

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

SMALL BUSINESS ADMINISTRATION
7 NORTH WILKES-BARRE BLVD
WILKES-BARRE, PA 18702-5241

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X

PS Form 3811, December 1994

102595-97-B-0179 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and 2 for additional services.
- Complete items 3, 4, 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.

I also wish to receive the following services (for an extra fee): 73-02

1. ☒ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Commonwealth of PA
PO box 2675
Harrisburg, PA 17105

4a. Article Number

70011940000139919284

4b. Service Type

☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X

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

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and 2 for additional services.
- Complete items 3, 4, 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.

I also wish to receive the following services (for an extra fee): 73-02

1. ☒ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3

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

4a. Article Number

70011940000139919253

4b. Service Type

☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

JUN 18 2002

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X

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

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

I also wish to receive the following services (for an extra fee): 73-02

1. ☒ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

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

☒ Certified
☐ Insured

change ☐ COD
JUN 12 2002

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X

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

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

CitiFinancial Services VS Dennis & Penny Dietterick

NO. 73-02 ED NO. 434-02 JD

DATE/TIME OF SALE: 8-14-02/1000

BID PRICE (INCLUDES COST) \$ 5986.69

POUNDAGE - 2% OF BID \$ 119.73

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6106.42

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

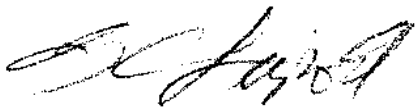
PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 6106.42

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ 1200.00

TOTAL DUE IN 8 DAYS \$ 4906.42


Att. For Buyer

GOLDBECK MCCAFFERTY & MCKEEVER
A PROFESSIONAL CORPORATION
SUITE 500, BOURSE BUILDING
111 SOUTH INDEPENDENCE MALL EAST
PHILADELPHIA, PA 19106

161731

FIRSTTRUST BANK
3-7380-2360

8/19/2002

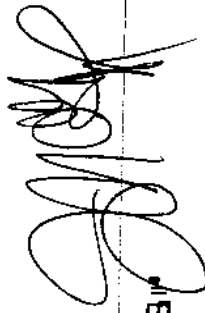
PAY TO THE ORDER OF *Sheriff of Columbia County*

\$ **4,906.42

Four Thousand Nine Hundred Six and 42/100*****

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT



MEMO
Dieterick

⑈ 161731⑈ ⑆ 236073801⑆ 70 1100018⑈

MP

Security Features Included. Details on back.

GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION
ATTORNEY'S AT LAW

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

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

*PA & NJ BAR

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

PLEASE REPLY TO THE
PHILADELPHIA OFFICE

July 16, 2002

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

RE: No. 2002-CV-434

DENNIS C. DIETTERICK and PENNY L. DIETTERICK

Dear Sir/Madam:

The above case may be sold on August 14, 2002. It has been properly served in accordance with Rule 3129.

Thank you for your cooperation.

Very truly yours,

/s/

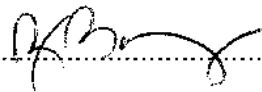


Joseph A. Goldbeck, Jr.

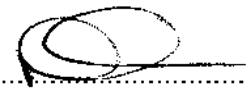
JAG/bjm

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 notice or advertisement in the July 24, 31; August 7, 2002 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

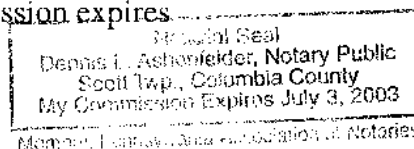
.....


Sworn and subscribed to before me this 9th day of AUGUST, 2002

.....


(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.

.....

GOLDBECK McCAFFERTY & KEEVER
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.

DENNIS C. DIETTERICK

PENNY L. DIETTERICK

Mortgagors and Record Owners

516 Board Street

Berwick, PA 18603

Defendants

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2002-CV-434

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). *6/12/02 per Hare of Sheriff's Dept*
- ☐ 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.

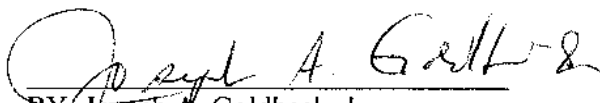
IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☐ 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 8592 3362

TO: DIETTERICK, DENNIS C.
DENNIS C. DIETTERICK
 600 N. Washington Street
 Berwick, PA 18603

SENDER: GOLDBECK MCCAFFERTY & MCKEEVER
 May 31, 2002

REFERENCE: DIETTERICK, DENNIS C. / ACD-1243
 () - Columbia

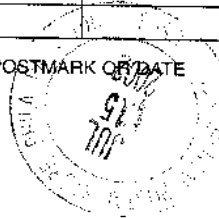
PS Form 3800, June 2000

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



7160 3901 9844 8592 3379

TO: DIETTERICK, PENNY L.
PENNY L. DIETTERICK
 600 N. Washington Street
 Berwick, PA 18603

SENDER: GOLDBECK MCCAFFERTY & MCKEEVER
 May 31, 2002

REFERENCE: DIETTERICK, DENNIS C. / ACD-1243
 () - Columbia

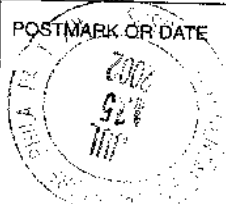
PS Form 3800, June 2000

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)

If Registered Mail:
Check below:
☐ Insured
☐ Not Insured
Affix stamp here if issued
as certificate of mailing,
or for additional copies of
this bill.
Postmark and
Date of Receipt

Line	Article Number	Addressee Name, Street, and PO Address	Postage	Fee	Handling Charge	Actual Value (if Reg.)	Insured Value	Due Sender (if 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 Health and Welfare Bldg - Room 412 P.O. Box 2675 Harrisburg, PA 17105-2675													
2		DOMESTIC RELATIONS OF COLUMBIA COUNTY 700 Swarthill Road Suite A Bloomburg, PA 17815													
3															
4															
5															
6															
7															
8															
9															
10															
11															
12															
13															
14															
15															
Total Number of Pieces		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)		The full destination of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document 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 R900, S913, and S921 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) parcels.										

1512
9434 \$01.80
5258 MAILED FROM ZIP CODE 19106
PB2211913
JUL 15 02

Whitnick ACO-1243

Goldbeck McCafferty & McKever
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.

DENNIS C. DIETTERICK
PENNY L. DIETTERICK
Mortgagors and Record Owners

516 Board Street
Berwick, PA 18603

Defendants

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2002-CV-434

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:

516 Board Street
Berwick, PA 18603

1. Name and address of Owners or Reputed Owners:

DENNIS C. DIETTERICK
600 N. Washington Street
Berwick, PA 18603

PENNY L. DIETTERICK
600 N. Washington Street
Berwick, PA 18603

2. Name and address of Defendants in the judgment:

DENNIS C. DIETTERICK
600 N. Washington Street
Berwick, PA 18603

PENNY L. DIETTERICK
600 N. Washington Street
Berwick, PA 18603

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

PA D. 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: July 15, 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.

DENNIS & PENNY DIETTERICK

WRIT OF EXECUTION #73 OF 2002 ED

POSTING OF PROPERTY

JULY 12, 2002 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DENNY & PENNY DIETTERICK AT 516 BROAD ST. BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
CHIEF DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.

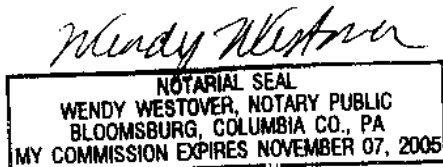
SO ANSWERS:


DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 17TH DAY OF JULY 2002



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

July 11, 2002

TO: SHERIFF OF COLUMBIA COUNTY

FAX # 570-389-5625

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

<u>Hortower</u>	<u>Docket Number</u>	<u>Property</u>	<u>Sale Date</u>
DIETTERICK, DENNIS C.	2002-CV-434	516 Board Street, Berwick, PA 18603	8-14-02

10:00 AM

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 6/5/2002

SERVICE# 6 - OF - 12 SERVICES
 DOCKET # 73ED2002

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT DENNIS C. DIETTERICK
 PENNY L. DIETTERICK

PERSON/CORP TO SERVED	PAPERS TO SERVED
CONNIE GINGHER - TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
1615 LINCOLN AVE.	FORECLOSURE
BERWICK	

SERVED UPON Connie Gingher

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 06/17/02 TIME 1450 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 M. Ward DATE 06/17/02

TAX NOTICE 2002 SCHOOL REAL ESTATE
BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:
CONNIE C. GINGHER
1615 LINCOLN AVENUE
BERWICK, PA 18603

FOR BERWICK AREA SCHOOL DISTRICT

DATE 07/01/2002

BILL# 001026

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	75722	31.400	822.29	839.07	922.98

HOURS MON, TUES, THURS, FRI 9:30am
-4pm DURING DISCT. CLOSED WED
FRI AND HOLIDAY AFTER DISCT.
PHONE 570-752-7442

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.

M

A DIETTERICK DENNIS C & PENNY L

I 500 WASHINGTON STREET
L BERWICK PA 18603

T

O

PROPERTY DESCRIPTION

PARCEL 04A11 096000000

516 BROAD ST

0643-0519

0.10 ACRES

2500.00

24222.00

ACCT.

4895

THIS TAX RETURNED
TO COURT HOUSE:
JANUARY 1, 2003

SCHOOL PENALTY AT 10%

Original

Tax Notice 2002 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS MON, TUE, THUR & FRI : 9:30AM - 4PM
CLOSED WEDNESDAY & HOLIDAYS
CLOSED FRIDAY AFTER DISCOUNT

PHONE: 570-752-7442

FOR: COLUMBIA COUNTY

DATE 03/01/2002

BILL NO. 3227

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL SINKING LIGHT FIRE BORO RE	26,722	4.846 .845 1.05 1.25 5.8	126.90 22.13 27.50 32.73 151.89	129.49 22.58 28.06 33.40 154.99	142.44 24.84 29.46 35.07 162.74
PAY THIS AMOUNT		361.15		368.52	394.55
The discount & penalty have been calculated for your convenience		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

DIETTERICK DENNIS C & PENNY L
516 BROAD STREET
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04A-11 -096-00.000
516 BROAD ST
.0976 Acres Land
Buildings
Total Assessment

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

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/5/2002

SERVICE# 10 - OF - 12 SERVICES
DOCKET # 73ED2002

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT DENNIS C. DIETTERICK
PENNY L. DIETTERICK

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

SERVED UPON Louis Louis Dunn

RELATIONSHIP Tax Claim IDENTIFICATION _____

DATE 06/12/02 TIME 0912 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

Millard DATE 06/12/02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/5/2002

SERVICE# 7 - OF - 12 SERVICES
DOCKET # 73ED2002

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT DENNIS C. DIETTERICK
PENNY L. DIETTERICK

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	WRIT OF EXECUTION - MORTGAGE
15 PERRY AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON Leslie Cavan

RELATIONSHIP _____ IDENTIFICATION _____

DATE 06/12/02 TIME 0942 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>Mittard</u>	_____	DATE <u>06/12/02</u>	_____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/5/2002

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 73ED2002

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT DENNIS C. DIETTERICK
PENNY L. DIETTERICK

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER AUTHORITY	WRIT OF EXECUTION - MORTGAGE
344 MARKET ST.	FORECLOSURE
BERWICK	

SERVED UPON

RELATIONSHIP

IDENTIFICATION

DATE 06/12/02 TIME 1047 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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 6/5/2002

SERVICE# 2 - OF - 12 SERVICES
 DOCKET # 73ED2002

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT DENNIS C. DIETTERICK
 PENNY L. DIETTERICK

PERSON/CORP TO SERVED
PENNY DIETTERICK
600 N. WASHINGTON ST.
BERWICK

PAPERS TO SERVED
 WRIT OF EXECUTION - MORTGAGE
 FORECLOSURE

SERVED UPON Penny Dietterick

RELATIONSHIP _____ IDENTIFICATION _____

DATE 06/12/02 TIME 1040 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

M. L. Ladd DATE 06/12/02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/5/2002

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 73ED2002

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT DENNIS C. DIETTERICK
PENNY L. DIETTERICK

PERSON/CORP TO SERVED	PAPERS TO SERVED
DENNIS DIETTERICK	WRIT OF EXECUTION - MORTGAGE
600 N. WASHINGTON ST.	FORECLOSURE
BERWICK	

SERVED UPON

Penny Dietterick

RELATIONSHIP

Wife

IDENTIFICATION

DATE

06/12/02

TIME

1040

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

Millard

DATE

06/12/02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/5/2002

SERVICE# 3 - OF - 12 SERVICES
DOCKET # 73ED2002

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT DENNIS C. DIETTERICK
PENNY L. DIETTERICK

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
516 BROAD ST.	FORECLOSURE
BERWICK	

SERVED UPON Penny Dietterick

RELATIONSHIP _____ IDENTIFICATION _____

DATE 06/12/02 TIME 1046 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) 600 Washington St
Berwick

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

Michael 06/12/02

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 369-5622

24 HOUR PHONE
(570) 784-0300

Monday, June 10, 2002

BERWICK SEWER AUTHORITY
344 MARKET ST.
BERWICK, PA 18603-

CITIFINANCIAL SERVICES, INC.
VS
DENNIS C. DIETTERICK
PENNY L. DIETTERICK

DOCKET # 73ED2002

JD # 434JD2002

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.

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

Sewer

5-12-02 Balance thru August 2002 \$198.18

JUN-12-2002 17:18

1+570+752+2726

P. 02

HARRY A. ROADARMEL, JR.



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

73-02

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 6-5-02
DOCKET AND INDEX 6-10-02
SET FILE FOLDER UP 6-10-02
CHECK FOR PROPER INFO
WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LAST KNOWN ADDRESS ✓
NON-MILITARY AFFIDAVIT _____
NOTICES OF SHERIFF'S SALE 2
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LEINS LIST ✓
CHECK FOR \$1200.00 CR# 158034

* 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 Sale Aug. 14, 2002 at 10:00
POST ALL DATES ON CALANDER Post 7-12 Adv. 7-24, 31 & 8-7

- * 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

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

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

vs.

DENNIS C. DIETTERICK
PENNY L. DIETTERICK
516 Board Street
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2002-CV-434

2002-ED-73

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: 516 Board Street Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE	<u>\$91,490.33</u>
Interest From 08/01/2001 Through 05/31/2002	<u> </u>
(Costs to be added)	<u> </u>

Dated:

6/5/2002

Tammi B. Kline

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Elizabeth A. Berman

SHERIFF'S SALE

WEDNESDAY AUGUST 14, 2002 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 73 OF 2002 ED AND CIVIL WRIT NO. 434 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 BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, Columbia County and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southeast corner of Broad street and an alley; thence in a southerly direction along said alley, a distance of ninety (90) feet to corner of Lot Number One Hundred Thirty-Five (135); thence along said lot, in an easterly direction, a distance of fifty (50) feet to a point in line of land now or late of Dolores E. Heil Gross; thence in a northerly direction on a line parallel with said alley, a distance of ninety (90) feet, more or less to Broad Street; thence along Broad Street, in a westerly direction, a distance of fifty (50) feet to the point, the place of BEGINNING.

BEING parts of Lots Numbers One Hundred Thirty-Three (133) and One Hundred Thirty-Four (134) in Duval Dickson's Third Plot of Lots marked and shown on plot or plan, upon which is erected a one and one-half story frame dwelling house and frame garage.

TOGETHER with all and singular the buildings, privileges, hereitaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property claim and demand whatsoever of the GRANTORS, either in law or equity, of, in and to the same.

TO HAVE AND TO HOLD the said message or tenement and lot or piece of ground above described, hereditaments and premises hereby granted, bargained and sold or mentioned, or intended so to be, with the appurtenances, unto the said GRANTEES, their heirs and assigns, to an for the only proper use and behoof of the said GRANTEES, their heirs and assigns forever.

BEING the same premises which John T. Kukorlo and Amber L. Kukorlo by deed dated November 20, 1996 and recorded December 5, 1996 in Deed Book 643 Page 519 conveyed unto Dennis c. Dietterick and Penny L. Dietterick.

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORT ANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
Joseph A. Goldbeck, Jr.
111 S. Independence Mall East
Philadelphia, PA 19106

Sheriff of Columbia County
Harry A. Roadarmel, Jr.
www.sheriffofcolumbiacounty.com

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.

DENNIS C. DIETTERICK
PENNY L. DIETTERICK
Mortgagor(s) and Record Owner(s)

516 Board Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2002-CV-434

2002-ED-73

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: DIETTERICK, PENNY L.
PENNY L. DIETTERICK
600 N. Washington Street
Berwick, PA 18603

Your house at 516 Board Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on August 14, 2002, at 10:00 A M, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$91,490.33 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.

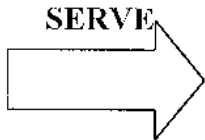
YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

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

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ CITIFINANCIAL SERVICES INC.	COURT NUMBER 2002-CV-434	
DEFENDANT/S/ DENNIS C. DIETTERICK and PENNY L. DIETTERICK	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
DENNIS C. DIETTERICK

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
600 N. Washington Street, Berwick, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.

SIGNATURE OF ATTORNEY <i>Joseph A. Goldbeck, Jr.</i>	TELEPHONE NUMBER (215) 627-1322	DATE May 31, 2002
ADDRESS OF ATTORNEY GOLDBECK McCAFFERTY & McKEEVER Suite 500 – The Bourse Bldg. 111 S. Independence Mall East Philadelphia, PA 19106		

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ CITIFINANCIAL SERVICES INC.	COURT NUMBER 2002-CV-434	
DEFENDANT/S/ DENNIS C. DIETTERICK and PENNY L. DIETTERICK	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
PENNY L. DIETTERICK

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
600 N. Washington Street, Berwick, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.

SIGNATURE OF ATTORNEY <i>Joseph A. Goldbeck, Jr.</i>	TELEPHONE NUMBER (215) 627-1322	DATE May 31, 2002
ADDRESS OF ATTORNEY GOLDBECK McCAFFERTY & McKEEVER Suite 500 – The Bourse Bldg. 111 S. Independence Mall East Philadelphia, PA 19106		

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.

DENNIS C. DIETTERICK
PENNY L. DIETTERICK
(Mortgagor(s) and Record Owner(s))
516 Board Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2002-CV-434

2002-ED-73

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:

516 Board Street
Berwick, PA 18603

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

DENNIS C. DIETTERICK
600 N. Washington Street
Berwick, PA 18603

PENNY L. DIETTERICK
600 N. Washington Street
Berwick, PA 18603

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

DENNIS C. DIETTERICK
600 N. Washington Street
Berwick, PA 18603

PENNY L. DIETTERICK
600 N. Washington Street
Berwick, PA 18603

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:

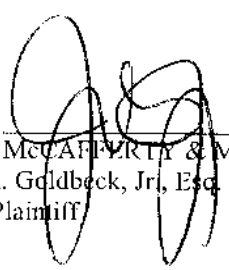
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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: May 31, 2002



GOLDBECK McCARTHY & McKEEVER
BY: Joseph A. Goldbeck, Jr., Esq.
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.

DENNIS C. DIETTERICK
PENNY L. DIETTERICK
(Mortgagor(s) and Record Owner(s))
516 Board Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2002-CV-434

2002-ED-73

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:

516 Board Street
Berwick, PA 18603

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

DENNIS C. DIETTERICK
600 N. Washington Street
Berwick, PA 18603

PENNY L. DIETTERICK
600 N. Washington Street
Berwick, PA 18603

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

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600 N. Washington Street
Berwick, PA 18603

PENNY L. DIETTERICK
600 N. Washington Street
Berwick, PA 18603

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Health and Welfare Bldg. - Room 432

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Harrisburg, PA 17105-2675

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

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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:

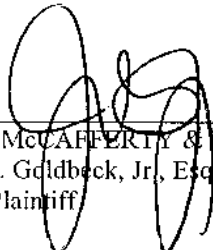
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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: May 31, 2002



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

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.

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Mortgagor(s) and Record Owner(s)
516 Board Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

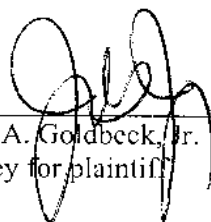
ACTION OF
MORTGAGE FORECLOSURE

NO. 2002-CV-434

2002-ED-73

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

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.

DENNIS C. DIETTERICK
PENNY L. DIETTERICK
Mortgagor(s) and Record Owner(s)
516 Board Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

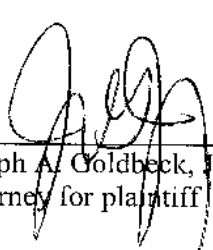
ACTION OF
MORTGAGE FORECLOSURE

NO. 2002-CV-434

2002-ED-73

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.



Joseph A. Goldbeck, Jr.
Attorney for plaintiff

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, Columbia County and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southeast corner of Broad Street and an alley; thence in a southerly direction along said alley, a distance of ninety (90) feet to corner of Lot Number One Hundred Thirty-Five (135); thence along said lot, in an easterly direction, a distance of fifty (50) feet to a point in line of land now or late of Dolores E. Heil Gross; thence in a northerly direction on a line parallel with said alley, a distance of ninety (90) feet, more or less to Broad Street; thence along Broad Street, in a westerly direction, a distance of fifty (50) feet to the point, the place of BEGINNING.

BEING parts of Lots Numbers One Hundred Thirty-Three (133) and One Hundred Thirty-Four (134) in Duval Dickson's Third Plot of Lots marked and shown on plot or plan, upon which is erected a one and one-half story frame dwelling house and frame garage.

TOGETHER with all and singular the buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property claim and demand whatsoever of the GRANTORS, either in law or equity, of, in and to the same.

TO HAVE AND TO HOLD the said message or tenement and lot or piece of ground above described, hereditaments and premises hereby granted, bargained and sold or mentioned, or intended so to be, with the appurtenances, unto the said GRANTEES, their heirs and assigns, to and for the only proper use and behoof of the said GRANTEES, their heirs and assigns forever.

BEING the same premises which John T. Kukorlo and Amber L. Kukorlo by deed dated November 20, 1996 and recorded December 5, 1996 in Deed Book 643 Page 519 conveyed unto Dennis C. Dietterick and Penny L. Dietterick.

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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

158034

6/3/2002

PAY TO THE
ORDER OF

Sheriff of Columbia County

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

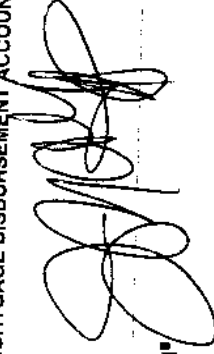
\$ **1,200.00

DOLLARS

MEMO

Dietterick, Dennis

MORTGAGE DISBURSEMENT ACCOUNT



⑈ 158034⑈ ⑆23607380⑆ 70 100018⑈

GOLDBECK MCCAFFERTY & MCKEEVER

Sheriff of Columbia County

6/3/2002

158034

1,200.00

Mortgage Disburse Dietterick, Dennis

1,200.00

Security Features Included. Details on back