

# SHERIFF'S SALE COST SHEET

CitiFinancial Services vs. Daniel Casey  
 NO. 116-03 ED NO. 1301-02 JD DATE/TIME OF SALE 11-19-03 1000

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>32.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>20.00</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>388.00</u>

WEB POSTING	<u>1404</u> \$150.00	
PRESS ENTERPRISE INC.	<u>05</u> \$ <u>631.28</u>	
SOLICITOR'S SERVICES	<u>06</u> \$75.00	
TOTAL *****		\$ <u>856.28</u>

PROTHONOTARY (NOTARY)	<u>07</u> \$10.00	
RECORDER OF DEEDS	<u>08</u> \$ <u>41.50</u> +	
TOTAL *****		\$ <u>51.50</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	<u>09</u> \$ <u>120.33</u> +	
SCHOOL DIST.	20 <u>09</u> \$ <u>272.06</u>	
DELINQUENT	20 <u>02</u> <u>10</u> \$ <u>460.94</u>	
TOTAL *****		\$ <u>853.33</u>

MUNICIPAL FEES DUE:		
SEWER	20	\$ _____
WATER	20	\$ _____
TOTAL *****		\$ <u>-0-</u>

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

TOTAL COSTS (OPENING BID) \$ 2259.11

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

Citi's Financial Services vs Daniel Casey

NO. 116-03 ED NO. 1301-02 JD

DATE/TIME OF SALE: 11-19-03 1000

BID PRICE (INCLUDES COST) \$ 2259.11

POUNDAGE - 2% OF BID \$ 45.18

TRANSFER TAX - 2% OF FAIR MKT \$ -0-

LIEN CERTIFICATE \$ -0-

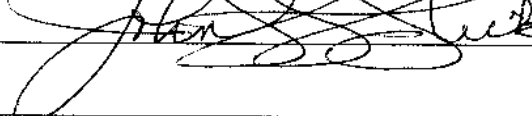
MISC. COSTS \$ -0-

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2304.29

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

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

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

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2304.29

LESS DEPOSIT: \$ 2000.00

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

TOTAL DUE IN 8 DAYS \$ 304.29

**GOLDBECK, MCCAFFERTY & MCKEEVER**

**A Professional Corporation  
SUITE 5000 MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
Philadelphia, PA 19106  
Phone: 215-627-1322  
Fax: 215-627-7734**

December 1, 2003

SHERIFF OF COLUMBIA COUNTY  
Harry A. Roadarmel  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

RE: CITIFINANCIAL SERVICES INC. vs. DANIEL L. CASEY SR.

Dear Sheriff 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.

**GOLDBECK McCAFFERTY & McKEEVER**

By: Amy Dabrowski

Amy Dabrowski  
Legal Assistant  
215-825-6348  
215-825-6448(fax)  
Adabrowski@goldbecklaw.com

COMMONWEALTH OF PENNSYLV.  
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>701 Market Street Suite 5000 - Mellon Independence Center</b>	CITY STATE ZIP CODE <b>Philadelphia PA 19106-1532</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>Hanover MD 21076</b>

### C. PROPERTY LOCATION

STREET ADDRESS <b>430 Main Street</b>	CITY, TOWNSHIP, BOROUGH <b>Wilburton -</b>
COUNTY <b>Columbia</b>	SCHOOL DISTRICT TAX PARCEL NUMBER

### D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION <b>\$2,259.11</b>	2. OTHER CONSIDERATION <b>+ -0-</b>	3. TOTAL CONSIDERATION <b>= \$2,259.11</b>
4. COUNTY ASSESSED VALUE <b>\$11,525.00</b>	5. COMMON LEVEL RATIO FACTOR X 2.92	6. FAIR MARKET VALUE <b>= \$33,653.00</b>

### E. EXEMPTION DATA

1A. AMOUNT OF EXEMPTION <b>100%</b>	1B. PERCENTAGE OF INTEREST CONVEYED <b>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 #200202599

☐ 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

DATE

December 1, 2003

NO. 2002-CV-1301 – CASEY  
430 Main Street  
Wilburton, PA 17888

I, Joseph A. Goldbeck, Jr., Esquire, hereby assign my bid at the Sheriff Sale dated  
November 19, 2003 to

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

Date: December 1, 2003

  
\_\_\_\_\_  
JOSEPH A. GOLDBECK, JR.

GOLDBECK MCCAFFERTY & MCKEEVER

A PROFESSIONAL CORPORATION

SUITE 5000, MELTON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106

FIRSTTRUST  
3-7380-2360

12/5/2003

187905

PAY TO THE  
ORDER OF

Sheriff of Columbia County

\$ \*\*304.29

Three Hundred Four and 29/100\*\*\*\*\* DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

MEMO

casey

⑈ 187905⑈ ⑈ 23607380 ⑈ 70 ⑈ 1000 ⑈ ⑈



MP

**FeeDueINST, CREDs, CLAIMs, DISMISSED**

**U.S. Bankruptcy Court  
Middle District of Pennsylvania (Wilkes-Barre)  
Bankruptcy Petition #: 5:03-bk-52233-JJT**

*Assigned to:* John J Thomas  
Chapter 13  
Voluntary  
Asset

*Date Filed:* 05/08/2003  
*Date Terminated:* 10/29/2003  
*Date Dismissed:* 10/29/2003

**Daniel Lewis Casey, Sr**  
430 Main Street  
Wilburton, PA 17888  
SSN: 176-54-8169  
*Debtor*

represented by **Daniel Lewis  
Casey, Sr**  
PRO SE

**Charles J DeHart, III**  
PO Box 410  
Hummelstown, PA 17036  
717-566-6097  
*Trustee*

**United States Trustee**  
PO Box 969  
Harrisburg, PA 17108  
(717) 221-4515  
*Asst. U.S. Trustee*

*4 pages*

Filing Date	#	Docket Text
05/08/2003	1	Chapter 13 Voluntary Petition . Filing fee due in the amount of \$ 185.00 Filed by Daniel Louis Casey SR. (Boyle, Cindy) (Entered: 05/08/2003)
05/08/2003	2	Application to Pay Filing Fee in Installments Filed by Daniel Lewis Casey SR (RE: related document(s)1 ). (Kivlen, Janice) (Entered: 05/08/2003)
05/08/2003	3	Order Granting Application To Pay Filing Fees In Installments (RE: related document(s)[2] ). Final Installment Payment due by 9/5/2003. (Kivlen, Janice) (Entered: 05/08/2003)
05/08/2003	4	Notice of missing documents (RE: related document(s)1 ). (Kivlen, Janice) (Entered: 05/08/2003)

05/12/2003	5	Matrix filed/Creditor List Uploaded Filed by Daniel Lewis Casey SR (RE: related document(s) ). (Kivlen, Janice) (Entered: 05/12/2003)
06/05/2003	6	Motion to Dismiss Case for failure to file missing documents Filed by Charles J DeHart, III (RE: related document(s)1 ). (Yakobitis, Ray) (Entered: 06/09/2003)
06/09/2003	7	Request to BNC - Notice to all creditors setting objection deadline (RE: related document(s)6 ). Objections due by 6/30/2003. (Yakobitis, Ray) (Entered: 06/09/2003)
06/11/2003	8	BNC Certificate of Mailing. Service Date 06/11/2003. (Related Doc # 7) (Admin.) (Entered: 06/12/2003)
06/17/2003		Tentative Date for Meeting of Creditors (Case missing matrix or plan). THIS IS SUBJECT TO CHANGE. . 8/11/2003 at 10:00 AM. (Hartman, Pattie) (Entered: 06/17/2003)
06/30/2003	9	Answer Filed by Daniel Lewis Casey SR (RE: related document(s) 6 ). (Kivlen, Janice) (Entered: 06/30/2003)
07/03/2003	10	Notice to parties: (RE: related document(s)6, [9] ). Hearing scheduled for 7/29/2003 at 09:30 AM at 197 South Main Street, Courtroom 2, Max Rosem US Courthouse, Wilkes-Barre, PA. (Kivlen, Janice) (Entered: 07/03/2003)
07/10/2003		Tentative Date for Meeting of Creditors (Case missing matrix or plan). THIS IS SUBJECT TO CHANGE. . 8/25/2003 at 10:00 AM. (PH) (Entered: 07/10/2003)
07/11/2003		Tentative Date for Meeting of Creditors (Case missing matrix or plan). THIS IS SUBJECT TO CHANGE. . 9/8/2003 at 10:00 AM. (PH) (Entered: 07/11/2003)
07/15/2003	11	Motion for Relief from Stay . Filing fee due in the amount of \$ 75.00 Filed by Gary E McCafferty of Goldberg McCafferty and McKeever on behalf of CitiFinancial Services, Inc. . (JK) (Entered: 07/15/2003)
07/15/2003		Receipt of Motion for Relief from Stay Filing Fee. Receipt Number 124646 Fee Amount \$ 75 (RE: related document(s)[11] ). (JK) (Entered: 07/15/2003)
07/15/2003	12	Order (RE: related document(s)[11] ). Answers are due on: 7/30/2003. Hearing scheduled for 8/5/2003 at 09:30 AM at 197 South Main Street, Courtroom 2, Max Rosem US Courthouse, Wilkes-Barre, PA. (JK) (Entered: 07/15/2003)

07/19/2003	13	Proceeding Memo re Motion of Trustee to Dismiss; hearing cancelled. Rescheduled at request of party (RE: related document(s) [10], 6 ). Hearing scheduled for 8/7/2003 at 09:30 AM at 197 South Main Street, Courtroom 2, Max Rosenn US Courthouse, Wilkes-Barre, PA. (AMG) (Entered: 07/19/2003)
07/21/2003	14	Certificate of Service Filed by Gary E McCafferty of Goldberg McCafferty and McKeever on behalf of CitiFinancial Services, Inc. (RE: related document(s)[11], [12] ). (JK) (Entered: 07/21/2003)
07/22/2003		Tentative Date for Meeting of Creditors (Case missing matrix or plan). THIS IS SUBJECT TO CHANGE. 9/22/2003 at 10:00 AM. (PH) (Entered: 07/22/2003)
08/01/2003		Tentative Date for Meeting of Creditors (Case missing matrix or plan). THIS IS SUBJECT TO CHANGE. 10/6/2003 at 10:00 AM. (PH) (Entered: 08/01/2003)
08/04/2003	15	Order Granting Motion of Citifinical Services, Inc. for Relief from Stay (RE: related document(s)[11] ). (AMG) (Entered: 08/04/2003)
08/07/2003	16	Proceeding Memo re: Motion of Trustee to Dismiss; record made. ORDER that Debtor file Plan within ten (10) days; otherwise, upon certification, case is dismissed. Clerk is directed to file schedules received this date. (RE: related document(s)[10 ], 6 ). (AMG) (Entered: 08/07/2003)
08/07/2003	17	Schedules A-J , Statement of Financial Affairs , Summary of Schedules Filed by Daniel Lewis Casey SR (RE: related document(s) 1 ). (JK) (Entered: 08/07/2003)
08/13/2003	18	Statement of Disclosure of Compensation of Attorney for Debtor Filed by Daniel Lewis Casey SR (RE: related document(s)1 ). (RY) (Entered: 08/14/2003)
08/13/2003	19	Chapter 13 Plan Filed by Daniel Lewis Casey SR (RE: related document(s)1 ). (RY) (Entered: 08/14/2003)
08/14/2003		Tentative Date for Meeting of Creditors (Case missing matrix or plan). THIS IS SUBJECT TO CHANGE. 10/20/2003 at 10:00 AM. (PH) (Entered: 08/14/2003)
08/14/2003		Tentative Date for Meeting of Creditors. THIS IS SUBJECT TO CHANGE. 10/20/2003 at 10:00 AM. (PH) (Entered: 08/14/2003)
09/26/2003	20	Request to BNC - Meeting of Creditors 341(a) meeting to be held on 10/20/2003 at 10:00 AM Genetti Hotel, 77 East Market Street,

		Wilkes-Barre, PA Proofs of Claims due by 1/18/2004 (PH) (Entered: 09/26/2003)
09/28/2003	21	BNC Certificate of Mailing. Service Date 09/28/2003. (Related Doc # 20) (Admin.) (Entered: 09/29/2003)
09/28/2003	22	BNC Certificate of Mailing. Service Date 09/28/2003. (Related Doc # 20) (Admin.) (Entered: 09/29/2003)
09/29/2003	23	Correspondence/Notice of Change of Address for Gary E. McCafferty, Esq. Filed by Gary E McCafferty of Goldberg McCafferty and McKeever on behalf of CitiFinancial Services, Inc. . (SF) (Entered: 10/03/2003)
10/23/2003	24	Certification that 341 Meeting of Creditors Rescheduled. Filed by Charles J DeHart, III (RE: related document(s)20 ). 341(a) meeting to be held on 12/22/2003 at 01:00 PM at Genetti Hotel, 77 East Market Street, Wilkes-Barre, PA. (PH) (Entered: 10/24/2003)
10/26/2003	25	BNC Certificate of Mailing. Service Date 10/26/2003. (Related Doc # 24) (Admin.) (Entered: 10/27/2003)
10/29/2003	26	Order Dismissing Case for debtor's failure to pay case filing fee. (RE: related document(s)[3] ). (JK) (Entered: 10/29/2003)
10/31/2003	27	BNC Certificate of Mailing. Service Date 10/31/2003. (Related Doc # 26) (Admin.) (Entered: 11/01/2003)
11/05/2003	28	Report of Trustee in Dismissed Case Filed by Charles J DeHart, III (RE: related document(s)26 ). (JK) (Entered: 11/05/2003)

PACER Service Center			
Transaction Receipt			
11/18/2003 10:39:32			
PACER Login:	ja0060	Client Code:	
Description:	Docket Report	Case Number:	5:03-bk-52233-JJT
Billable Pages:	2	Cost:	0.14

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, Associate Publisher, 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 October 29: November 5, 12, 2003 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.

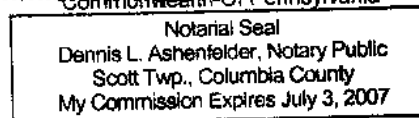
Paul R. Eyerly IV

Sworn and subscribed to before me this 12<sup>th</sup> day of NOVEMBER 2003

[Signature]

(Notary Public)

My commission expires Commonwealth of Pennsylvania



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.

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

Article Addressed to:

Complete items 1, 2, and 3. Also complete item 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.

**SENDER: COMPLETE THIS SECTION**

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 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.

1. Article Addressed to:

Commonwealth of PA  
PO Box 2675  
Harrisburg, PA 17105

2. Article Number

(Transfer from service label)

7002 3150 0006 4911 8861

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 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.

1. Article Addressed to:

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)

7002 3150 0006 4911 8915

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 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)

7002 3150 0006 4911 8908

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-11

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

☐ Agent

☒ Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes

☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

☐ Agent

☒ Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes

☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

☐ Agent

☒ Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes

☐ 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 3. Also complete item 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.

1. Article Addressed to:

First National Trust Bank  
400Market St.  
Sunbury, PA 17801

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *B. Cronover* ☐ Restricted Delivery *SEP 19 2001*
- D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

2. Article Number

(Transfer from service label)

7002 3150 0006 4911 8878

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 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.

1. Article Addressed to:  
COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE  
BUREAU OF COMPLIANCE  
CLEARANCE SUPPORT SECTION  
DEPARTMENT 281230  
HARRISBURG, PA 17128-1230

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *Daniel J. [Signature]* ☐ Restricted Delivery *SEP 19 2001*
- D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

3. Service Type

- ☒ Certified Mail ☐ Express Mail
- ☐ Registered ☐ Return Receipt for Merchandise
- ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7002 3150 0006 4911 8892

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

COLUMBIA COUNTY TAX CLAIM BUREAU  
LIEN CERTIFICATE

Date Sept. 25, 2003 **REVISED**

OWNER OR REPUTED OWNER

Daniel L Casey Sr

DESCRIPTION OF PROPERTY

430 Main Street  
.12 acre

PARCEL NUMBER 14,10A-009-00,000 IN Conyngham Twp Township  
Borough  
City

YEAR	TOTAL
2002	455.95
Lien	5.00
TOTAL	\$ 460.94

The above figures represent the amount(s) due during the month of  
November 2003

This is to certify that, according to our records, there are tax liens on  
the above mentioned property as of December 31, 2002.

**Excluding: Interim Tax Billings**

Requested by: Harry A Roadarmel, Sheriff

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00  
Per Parcel

# GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW

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

SUITE 5000  
Mellon Independence Center  
701 Market Street  
Philadelphia, PA 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

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

\*PA & NJ BAR

PLEASE REPLY TO THE  
PHILADELPHIA OFFICE

October 27, 2003

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

RE: No. 2002-CV-1301  
**DANIEL L. CASEY SR.**

Dear Sir/Madam:

The above case may be sold on November 19, 2003. It has been properly served in accordance with Rule 3129.

Thank you for your cooperation.

Very truly yours,

/s/

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

JAG/djw

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.

DANIEL L. CASEY SR.

Mortgagors and Record Owners

430 Main Street

Wilburton, PA 17888

Defendants

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2002-CV-1301

**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 9848 1554 7206

**TO:** CASEY SR., DANIEL L.  
**DANIEL L. CASEY SR.**  
430 Main Street  
Wilburton, PA 17888

**SENDER:** GOLDBECK MCCAFFERTY & MCKEYER  
September 6, 2003

**REFERENCE:** CASEY, DANIEL L. SR. / ACD-1642  
-- 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



**GOLDBECK McCAFFERTY & McKEEVER**  
 Suite 500 The Bourse Building  
 111 S. Independence Mall East  
 Philadelphia, Pennsylvania 19106

Name and Address of Sender

Check type of mail:  
☐ Express  
☐ Registered  
☐ Insured  
☐ COD

Return Service (Ref. 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

REMARKS

Line	Article Number	Addressee Name, Street, and PO Address	Postage	Fee	Handling Charge	Actual Value (If Reg.)	Insured Value	Due Sender If COD	RR
1		PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105-2675							
2		DOMESTIC RELATIONS OF COLUMBIA COUNTY Suite A 700 Stewart Road Bloomsburg, PA 17815							
3		FIRST NATIONAL TRUST BANK 400 Market Street Sunbury, PA 17801							
4		TENANTS / OCCUPANTS 430 Main Street Wilburton, PA 17888							
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 employ, #:						

PS Form 3877, April 1999

Complete by Typewriter, Ink, or Ball Point Pen

The full declaration of value is required on all domestic and international registered mail. The maximum insurable value 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 insurable value for registered mail, sent with optional postal insurance, is \$500,000 per piece. Domestic Mail Manual R500, S713, and S721 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.

*Cherry, Samuel*

*ADD-1642*

*Columbia*

U.S. POSTAGE  
 1233 \$03.60 OCT 14 03  
 9427  
 0530 MAILED FROM ZIP CODE 19106

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 # 116ED2003

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

DANIEL L. CASEY, SR.

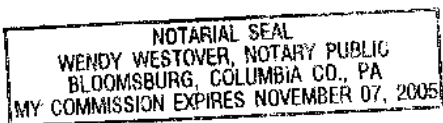
AFFIDAVIT OF SERVICE

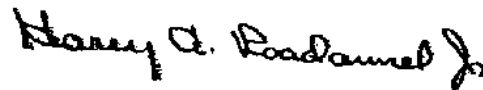
NOW, THIS MONDAY, SEPTEMBER 29, 2003, AT 9:00 AM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON DANIEL L. CASEY, SR. AT 430 MAIN  
ST., WILBURTON BY HANDING TO DANIEL CASEY, , A TRUE AND ATTESTED COPY OF THE  
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, SEPTEMBER 30, 2003

  
NOTARY PUBLIC





X  
SHERIFF HARRY A. ROADARMEL JR.

X   
S. HARTZEL  
DEPUTY SHERIFF

Goldbeck McCafferty & McKelver  
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.

DANIEL L. CASEY SR.  
**Mortgagors and Record Owners**

430 Main Street  
Wilburton, PA 17888

Defendants

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2002-CV-1301

**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:

430 Main Street  
Wilburton, PA 17888

1. Name and address of Owners or Reputed Owners:

DANIEL L. CASEY SR.  
430 Main Street  
Wilburton, PA 17888

2. Name and address of Defendants in the judgment:

DANIEL L. CASEY SR.  
430 Main Street  
Wilburton, PA 17888

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:

FIRST NATIONAL TRUST BANK  
400 Market Street  
Sunbury, PA 17801

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.

TENANTS / OCCUPANTS  
430 Main Street  
Wilburton, PA 17888

(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 27, 2003

  
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.

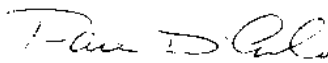
DANIEL L. CASEY, SR.

WRIT OF EXECUTION #116 OF 2003 ED

POSTING OF PROPERTY

OCTOBER 16, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF DANIEL L. CASEY, SR. AT 430 MAIN ST. WILBURTON  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF P. D'ANGELO.


SO ANSWERS:

  
DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23RD DAY OF OCTOBER 2003

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

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 # 116ED2003

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

DANIEL L. CASEY, SR.

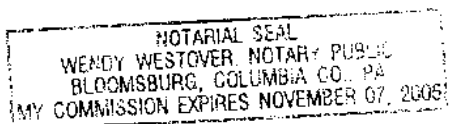
AFFIDAVIT OF SERVICE

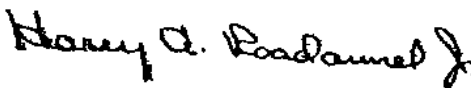
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EXECUTION - MORTGAGE FORECLOSURE UPON DANIEL L. CASEY, SR. AT 430 MAIN  
ST., WILBURTON BY HANDING TO DANIEL CASEY, , A TRUE AND ATTESTED COPY OF THE  
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, SEPTEMBER 30, 2003

  
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 9/10/2003

SERVICE# 1 - OF - 11 SERVICES  
DOCKET # 116ED2003

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT DANIEL L. CASEY, SR.

PERSON/CORP TO SERVED	PAPERS TO SERVED
DANIEL L. CASEY, SR.	WRIT OF EXECUTION - MORTGAGE
430 MAIN ST.	FORECLOSURE
WILBURTON	

SERVED UPON

Daniel

RELATIONSHIP

IDENTIFICATION

DATE

9-29

TIME

0900

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

9-25

1110

SA

NA-LC

DEPUTY

[Signature]

DATE

9-29-03

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 9/10/2003

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 116ED2003

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT DANIEL L. CASEY, SR.

PERSON/CORP TO SERVED
VIRGINIA MARLOW-TAX COLLECTOR
414 MAIN ST.
WILBURTON

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Virginia

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

DATE 9-25 TIME 11P 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>	<u>[Signature]</u>	DATE <u>9-25-07</u>

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 9/10/2003

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 116ED2003

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT DANIEL L. CASEY, SR.

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

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON

RELATIONSHIP

IDENTIFICATION

DATE 9-19-3 TIME 1110 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 9-19-3

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 9/10/2003

SERVICE# 8 - OF - 11 SERVICES  
DOCKET # 116ED2003

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT DANIEL L. CASEY, SR.

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

SERVED UPON Renee Neubart

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

DATE 9-19-3 TIME 1240 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

J. C. [Signature]

DATE 9-19-3

# SHERIFF'S SALE

WEDNESDAY NOVEMBER 19, 2003 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 116 OF 2003 ED AND CIVIL WRIT NO. 1301 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:

THE SURFACE OF ALL THAT CERTAIN LOT OR PARCEL of land situate in the Village of Midvalley No.2, in the Township of Conyngham, County of Columbia and Commonwealth of Pennsylvania, being the lot shown as lot number twenty nine (29) block number two (2) on a certain plan marked "Hazle Brook Coal Company, Plot of Midvalley Village No.2, Conyngham Township, Columbia County, Pa." Entered of record in the Office of the Recorder of Deeds in and for the County of Columbia in Map Book No.1, page 445, the said lot being more particularly described as follows: situate at House No. 430 on the south side of Main Street, having a frontage or width thereon of fifty (50) feet, more or less, and extending of that same width, between parallel lines running at right angles to said Main Street, a depth of one hundred six and five tenths (106.5) feet, more or less, to a twenty (20) foot alley.

BEING FURTHER IDENTIFIED as Tax Parcel No. 14-10A-9 in the Tax Assessment Office of Columbia County.

BEING PREMISES: 430 Main Street, Wilburton, PA 17888.

BEING the same premises which Daniel L. Casey, Sr. and Patricia A. Stelma by Deed dated April 16, 2001 and recorded April 27, 2001 as Instrument #200103677 conveyed unto Daniel L. Casey, Sr.

## 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.

**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 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.sheriffofcolumbiacountv.com](http://www.sheriffofcolumbiacountv.com)

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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](http://www.sheriffofcolumbiacounty.com)

# REAL ESTATE OUTLINE

ED # 116-03

DATE RECEIVED 9-10-03  
DOCKET AND INDEX 9-18-03  
SET FILE FOLDER UP 9-18-03

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA ✓  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF SALE ✓  
WATCHMAN RELEASE FORM ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR ~~\$1,350.00~~ OR 2600.00 ✓ CK# 182635

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

SALE DATE Nov. 19, 2003 TIME ~~9:30~~ 1000  
POSTING DATE OCT. 16  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK 10-27  
2<sup>ND</sup> WEEK 11-3  
3<sup>RD</sup> WEEK 11-12

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

In the Court of Common Pleas of  
Columbia County

vs.

DANIEL L. CASEY SR.  
430 Main Street  
Wilburton, PA 17888

No. 2002-CV-1301

*2003-ED-116*

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia Columbia

To the Sheriff of Columbia 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: 430 Main Street Wilburton, PA 17888

See Exhibit "A" attached

AMOUNT DUE

\$40,447.09

Interest From 03/13/2002  
Through 01/21/2003

(Costs to be added)

Dated:

9/10/03

*Terrie B. Kline*

Prothonotary, Common Pleas Court  
of Columbia Columbia County, Pennsylvania

Deputy

*Elizabeth A. Bunn*

Term  
No. 2002-CV-1301

IN THE COURT OF COMMON PLEAS

CITIFINANCIAL SERVICES INC.

vs.

DANIEL L. CASEY SR.  
Mortgagor(s)  
430 Main Street Wilburton, PA 17888

WRIT OF EXECUTION  
(Mortgage Foreclosure)

REAL DEBT	\$	\$40,447.09
INTEREST from	\$	
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

THE SURFACE OF ALL THAT CERTAIN LOT OR PARCEL of land situate in the Village of Midvalley No. 2, in the Township of Conyngham, County of Columbia and Commonwealth of Pennsylvania, being the lot shown as lot number twenty nine (29) block number two (2) on a certain plan marked "Hazle Brook Coal Company, Plot of Midvalley Village No. 2, Conyngham Township, Columbia County, Pa." Entered of record in the Office of the Recorder of Deeds in and for the County of Columbia in Map Book No. 1, page 445, the said lot being more particularly described as follows: situate at House No. 430 on the south side of Main Street, having a frontage or width thereon of fifty (50) feet, more or less, and extending of that same width, between parallel lines running at right angles to said Main Street, a depth of one hundred six and five tenths (106.5) feet, more or less, to a twenty (20) foot alley.

BEING FURTHER IDENTIFIED as Tax Parcel No. 14-10A-9 in the Tax Assessment Office of Columbia County.

BEING PREMISES: 430 Main Street, Wilburton, PA 17888.

BEING the same premises which Daniel L. Casey, Sr. and Patricia A. Stelma by Deed dated April 16, 2001 and recorded April 27, 2001 as Instrument #200103677 conveyed unto Daniel L. Casey, Sr.

Complaint \$90.50 pd  
Judgment \$14.00 pd  
Writ \$23.00 pd  
Satisfy \$ 7.00

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

#15

IN RE: DANIEL L. CASEY Sr  
Debtor(s)

CHAPTER 13

CITIFINANCIAL SERVICES INC.  
Moving Party

vs.

DANIEL L. CASEY Sr

Debtor(s)

CHARLES J. DEHART III.

Trustee

FILED

WILKES-BARRE,  
PA

AUG 4 2003

NO. 03-52233/JJT

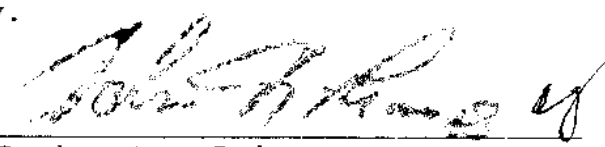
Clerk, U.S. Bankruptcy Court

11 U.S.C. Section 362

ORDER

AND NOW, this 4th day of August, 2003  
at Wilkes-Barre, upon failure of Debtor(s) and the Trustee to file  
and Answer or otherwise plead, it is ORDERED AND DECREED that:

The Automatic Stay of all proceedings, as provided under  
Section 362 of the Bankruptcy Reform Act of 1978 (The Code) 11  
U.S.C. Section 362, is modified to allow CITIFINANCIAL SERVICES  
INC. and its successor in title to proceed with the execution  
process through, among other remedies but not limited to Sheriff's  
Sale regarding the premises 430 Main Street Wilburton, PA 17888  
and a possessory action if necessary.

  
Bankruptcy Judge  
JOHN J. THOMAS

cc: See attached service list

**FeeDueINST, CREDs, CLAIMS**

**U.S. Bankruptcy Court  
Middle District of Pennsylvania (Wilkes-Barre)  
Bankruptcy Petition #: 5:03-bk-52233-JJT**

*Assigned to:* John J Thomas  
Chapter 13  
Voluntary  
Asset

*Date Filed:* 05/08/2003

**Daniel Lewis Casey, Sr**  
430 Main Street  
Wilburton, PA 17888  
SSN: 176-54-8169  
**Debtor**

represented by **Daniel Lewis  
Casey, Sr**  
PRO SE

**Charles J DeHart, III**  
PO Box 410  
Hummelstown, PA 17036  
717-566-6097  
**Trustee**

**United States Trustee**  
PO Box 969  
Harrisburg, PA 17108  
(717) 221-4515  
**Asst. U.S. Trustee**

<b>Filing Date</b>	<b>#</b>	<b>Docket Text</b>
05/08/2003	1	Chapter 13 Voluntary Petition . Filing fee due in the amount of \$ 185.00 Filed by Daniel Louis Casey SR. (Boyle, Cindy) (Entered: 05/08/2003)
05/08/2003	2	Application to Pay Filing Fee in Installments Filed by Daniel Lewis Casey SR (RE: related document(s) <u>1</u> ) . (Kivlen, Janice) (Entered: 05/08/2003)
05/08/2003	3	Order Granting Application To Pay Filing Fees In Installments (RE: related document(s) <u>2</u> ) . Final Installment Payment due by 9/5/2003. (Kivlen, Janice) (Entered: 05/08/2003)
05/08/2003	4	Notice of missing documents (RE: related document(s) <u>1</u> ) . (Kivlen, Janice) (Entered: 05/08/2003)

05/12/2003	5	Matrix filed/Creditor List Uploaded Filed by Daniel Lewis Casey SR (RE: related document(s) <u>1</u> ). (Kivlen, Janice) (Entered: 05/12/2003)
06/05/2003	6	Motion to Dismiss Case for failure to file missing documents Filed by Charles J DeHart, III (RE: related document(s) <u>1</u> ) . (Yakobitis, Ray) (Entered: 06/09/2003)
06/09/2003	<u>7</u>	Request to BNC - Notice to all creditors setting objection deadline (RE: related document(s) <u>6</u> ). Objections due by 6/30/2003. (Yakobitis, Ray) (Entered: 06/09/2003)
06/11/2003	8	BNC Certificate of Mailing. Service Date 06/11/2003. (Related Doc # 7) (Admin.) (Entered: 06/12/2003)
06/17/2003		Tentative Date for Meeting of Creditors (Case missing matrix or plan). THIS IS SUBJECT TO CHANGE. . 8/11/2003 at 10:00 AM. (Hartman, Pattie) (Entered: 06/17/2003)
06/30/2003	9	Answer Filed by Daniel Lewis Casey SR (RE: related document(s) <u>6</u> ). (Kivlen, Janice) (Entered: 06/30/2003)
07/03/2003	10	Notice to parties: (RE: related document(s) <u>6</u> , [ <u>9</u> ] ). Hearing scheduled for 7/29/2003 at 09:30 AM at 197 South Main Street, Courtroom 2, Max Rosenn US Courthouse, Wilkes-Barre, PA. (Kivlen, Janice) (Entered: 07/03/2003)
07/10/2003		Tentative Date for Meeting of Creditors (Case missing matrix or plan). THIS IS SUBJECT TO CHANGE. . 8/25/2003 at 10:00 AM. (PH) (Entered: 07/10/2003)
07/11/2003		Tentative Date for Meeting of Creditors (Case missing matrix or plan). THIS IS SUBJECT TO CHANGE. . 9/8/2003 at 10:00 AM. (PH) (Entered: 07/11/2003)
07/15/2003	11	Motion for Relief from Stay . Filing fee due in the amount of \$ 75.00 Filed by Gary E McCafferty of Goldberg McCafferty and McKeever on behalf of CitiFinancial Services, Inc. . (JK) (Entered: 07/15/2003)
07/15/2003		Receipt of Motion for Relief from Stay Filing Fee. Receipt Number 124646 Fee Amount \$ 75 (RE: related document(s)[ <u>11</u> ] ). (JK) (Entered: 07/15/2003)
07/15/2003	12	Order (RE: related document(s)[ <u>11</u> ] ). Answers are due on: 7/30/2003. Hearing scheduled for 8/5/2003 at 09:30 AM at 197 South Main Street, Courtroom 2, Max Rosenn US Courthouse, Wilkes-Barre, PA. (JK) (Entered: 07/15/2003)

07/19/2003	13	Proceeding Memo re Motion of Trustee to Dismiss; hearing cancelled. Rescheduled at request of party (RE: related document(s) [10], 6 ). Hearing scheduled for 8/7/2003 at 09:30 AM at 197 South Main Street, Courtroom 2, Max Rosenn US Courthouse, Wilkes-Barre, PA. (AMG) (Entered: 07/19/2003)
07/21/2003	14	Certificate of Service Filed by Gary E McCafferty of Goldberg McCafferty and McKeever on behalf of CitiFinancial Services, Inc. (RE: related document(s)[11], [12] ). (JK) (Entered: 07/21/2003)
07/22/2003		Tentative Date for Meeting of Creditors (Case missing matrix or plan). THIS IS SUBJECT TO CHANGE. . 9/22/2003 at 10:00 AM. (PH) (Entered: 07/22/2003)
08/01/2003		Tentative Date for Meeting of Creditors (Case missing matrix or plan). THIS IS SUBJECT TO CHANGE. 10/6/2003 at 10:00 AM. (PH) (Entered: 08/01/2003)
08/04/2003	15	Order Granting Motion of Citifinical Services, Inc. for Relief from Stay (RE: related document(s)[11] ). (AMG) (Entered: 08/04/2003)
08/07/2003	16	Proceeding Memo re: Motion of Trustee to Dismiss; record made. ORDER that Debtor file Plan within ten (10) days; otherwise, upon certification, case is dismissed. Clerk is directed to file schedules received this date. (RE: related document(s)[10 ], 6 ). (AMG) (Entered: 08/07/2003)
08/07/2003	<u>17</u>	Schedules A-J , Statement of Financial Affairs , Summary of Schedules Filed by Daniel Lewis Casey SR (RE: related document(s) 1 ). (JK) (Entered: 08/07/2003)
08/13/2003	<u>18</u>	Statement of Disclosure of Compensation of Attorney for Debtor Filed by Daniel Lewis Casey SR (RE: related document(s)1 ). (RY) (Entered: 08/14/2003)
08/13/2003	<u>19</u>	Chapter 13 Plan Filed by Daniel Lewis Casey SR (RE: related document(s)1 ). (RY) (Entered: 08/14/2003)
08/14/2003		Tentative Date for Meeting of Creditors (Case missing matrix or plan). THIS IS SUBJECT TO CHANGE. . 10/20/2003 at 10:00 AM. (PH) (Entered: 08/14/2003)
08/14/2003		Tentative Date for Meeting of Creditors. THIS IS SUBJECT TO CHANGE. 10/20/2003 at 10:00 AM. (PH) (Entered: 08/14/2003)

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<b>PACER Service Center</b>			
<b>Transaction Receipt</b>			
09/06/2003 10:31:01			
<b>PACER Login:</b>	ja0060	<b>Client Code:</b>	
<b>Description:</b>	Docket Report	<b>Case Number:</b>	5:03-bk-52233-JJT
<b>Billable Pages:</b>	2	<b>Cost:</b>	0.14

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Goldbeck, McCafferty & McKeever  
BY: Joseph A. Goldbeck, Jr.  
Attorney, I.D. #16132  
Suite 900 - The Bourse Bldg.  
1715 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.

DANIEL L. CASEY SR.  
**(Mortgagor(s) and Record Owner(s))**  
430 Main Street  
Wilburton, PA 17888

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2002-CV-1301

*2003-ED-116*

**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:

430 Main Street  
Wilburton, PA 17888

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

DANIEL L. CASEY SR.  
430 Main Street  
Wilburton, PA 17888

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

DANIEL L. CASEY SR.  
430 Main Street  
Wilburton, PA 17888

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:

FIRST NATIONAL TRUST BANK  
400 Market Street  
Sunbury, PA 17801

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.

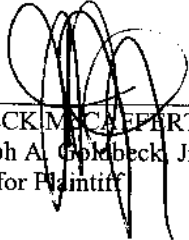
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS / OCCUPANTS  
430 Main Street  
Wilburton, PA 17888

(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: September 6, 2003



---

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

Goldbeck McCafferty & McK /er  
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.

DANIEL L. CASEY SR.

**(Mortgagor(s) and Record Owner(s))**

430 Main Street

Wilburton, PA 17888

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

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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.

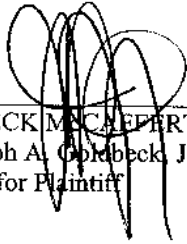
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TENANTS / OCCUPANTS  
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Wilburton, PA 17888

(attach separate sheet if more space is needed)

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DATED: September 6, 2003



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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.

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**Mortgagor(s) and Record Owner(s)**

430 Main Street  
 Wilburton, PA 17888

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE  
 FORECLOSURE

Term

No. 2002-CV-1301

*2003-ED-116*

**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: CASEY SR., DANIEL L.

**DANIEL L. CASEY SR.**

430 Main Street  
 Wilburton, PA 17888

Your house at 430 Main Street, Wilburton, PA 17888 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at 10:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$40,447.09 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.**

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

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

Jospeh 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.

DANIEL L. CASEY SR.  
**Mortgagor(s) and Record Owner(s)**  
430 Main Street  
Wilburton, PA 17888

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

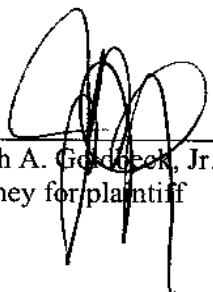
ACTION OF  
MORTGAGE FORECLOSURE

NO. 2002-CV-1301

*2003-ED-116*

**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 & ASSOCIATES  
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.

DANIEL L. CASEY SR.  
Mortgagor(s) and Record Owner(s)

430 Main Street  
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Defendant(s)

IN THE COURT OF COMMON PLEAS

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CIVIL ACTION - LAW

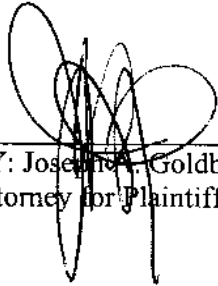
ACTION OF MORTGAGE FORECLOSURE

No. 2002-CV-1301

*2003-ED-116*

**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

THE SURFACE OF ALL THAT CERTAIN LOT OR PARCEL of land situate in the Village of Midvalley No. 2, in the Township of Conyngham, County of Columbia and Commonwealth of Pennsylvania, being the lot shown as lot number twenty nine (29) block number two (2) on a certain plan marked "Hazle Brook Coal Company, Plot of Midvalley Village No. 2, Conyngham Township, Columbia County, Pa." Entered of record in the Office of the Recorder of Deeds in and for the County of Columbia in Map Book No. 1, page 445, the said lot being more particularly described as follows: situate at House No. 430 on the south side of Main Street, having a frontage or width thereon of fifty (50) feet, more or less, and extending of that same width, between parallel lines running at right angles to said Main Street, a depth of one hundred six and five tenths (106.5) feet, more or less, to a twenty (20) foot alley.

BEING FURTHER IDENTIFIED as Tax Parcel No. 14-10A-9 in the Tax Assessment Office of Columbia County.

BEING PREMISES: 430 Main Street, Wilburton, PA 17888.

BEING the same premises which Daniel L. Cascy, Sr. and Patricia A. Stelma by Deed dated April 16, 2001 and recorded April 27, 2001 as Instrument #200103677 conveyed unto Daniel L. Cascy, Sr.

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BEING PREMISES: 430 Main Street, Wilburton, PA 17888.

BEING the same premises which Daniel L. Casey, Sr. and Patricia A. Stelma by Deed dated April 16, 2001 and recorded April 27, 2001 as Instrument #200103677 conveyed unto Daniel L. Casey, Sr.

THE SURFACE OF ALL THAT CERTAIN LOT OR PARCEL of land situate in the Village of Midvalley No. 2, in the Township of Conyngham, County of Columbia and Commonwealth of Pennsylvania, being the lot shown as lot number twenty nine (29) block number two (2) on a certain plan marked "Hazle Brook Coal Company, Plot of Midvalley Village No. 2, Conyngham Township, Columbia County, Pa." Entered of record in the Office of the Recorder of Deeds in and for the County of Columbia in Map Book No. 1, page 445, the said lot being more particularly described as follows: situate at House No. 430 on the south side of Main Street, having a frontage or width thereon of fifty (50) feet, more or less, and extending of that same width, between parallel lines running at right angles to said Main Street, a depth of one hundred six and five tenths (106.5) feet, more or less, to a twenty (20) foot alley.

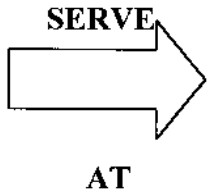
BEING FURTHER IDENTIFIED as Tax Parcel No. 14-10A-9 in the Tax Assessment Office of Columbia County.

BEING PREMISES: 430 Main Street, Wilburton, PA 17888.

BEING the same premises which Daniel L. Casey, Sr. and Patricia A. Stelma by Deed dated April 16, 2001 and recorded April 27, 2001 as Instrument #200103677 conveyed unto Daniel L. Casey, Sr.

## SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ CITIFINANCIAL SERVICES INC.	COURT NUMBER 2002-CV-1301	
DEFENDANT/S/ DANIEL L. CASEY SR.	TYPE OF WRIT OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
DANIEL L. CASEY SR.

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
430 Main Street, Wilburton, PA 17888

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

**PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.**

SIGNATURE OF ATTORNEY

*Joseph A. Goldbeck, Jr.*

TELEPHONE NUMBER  
(215) 627-1322

DATE  
September 6, 2003

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.

DANIEL L. CASEY SR.  
**Mortgagor(s) and Record Owner(s)**

430 Main Street  
 Wilburton, PA 17888

Defendant(s)

IN THE COURT OF COMMON PLEAS  
 of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE  
 FORECLOSURE

Term  
 No. 2002-CV-1301

*2003-ED-116*

**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: CASEY SR., DANIEL L.  
**DANIEL L. CASEY SR.**  
 430 Main Street  
 Wilburton, PA 17888

Your house at 430 Main Street, Wilburton, PA 17888 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at 10:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$40,447.09 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.**

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

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

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

FIRSTTRUST BANK  
9-7380-2360

9/7/2003

182635

PAY TO THE  
ORDER OF

*Sheriff of Columbia County*

**\*\*2,000.00**  
**\$**

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

DOLLARS

Details on back.



Security Features Included.

081064/3-90

MEMO

*Casey*

MORTGAGE DISBURSEMENT ACCOUNT

182635 1:23607380 1: 70 100018

**GOLDBECK MCCAFFERTY & MCKEEVER**  
*Sheriff of Columbia County*

9/7/2003

182635  
~~2,000.00~~

*Mortgage Disburse Casey*

*2,000.00*