

**RICHARD M. SQUIRE & ASSOCIATES, LLC**

**ATTORNEYS AT LAW**

*Offices In Pennsylvania And New Jersey*

Richard M. Squire\*  
Andrew L. Markowitz

\* Also Admitted In MD

Pamela S. Fouch  
Firm Administrator

One Jenkintown Station  
115 West Avenue, Suite 104  
Jenkintown, PA 19046  
Tel (215) 886-8790 Fax (215) 886-8791

Email: [amarkowitz@squirelaw.com](mailto:amarkowitz@squirelaw.com)

January 27, 2005

OFFICE OF THE SHERIFF  
Real Estate Division  
Columbia County Courthouse  
P. O. Box 380  
Bloomsburg, PA 17815

**Re: Sale of September 22, 2004  
The CIT Group/Consumer Finance, Inc.  
Vs. Anthony Styer  
CCP Columbia County No. 2004-346  
Premises: 750 Mt. Zion Road, Catawissa, PA 17820**

Dear Sheriff:

As attorney for plaintiff on the above writ, this letter is to request that you issue your Deed Poll to the above property to "The CIT Group/Consumer Finance, Inc." whose address is 715 South Metropolitan Avenue, Oklahoma City, OK 73108.

Also enclosed please find two signed affidavits of value and check for \$3,560.20 for the balance due on this writ.

Thank you for your anticipated cooperation.

Very truly yours,

ANDREW L. MARKOWITZ

ALM: bw

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES DEPT 280603 HARRISBURG, PA 17128-0603	<b>REALTY TRANSFER TAX STATEMENT OF VALUE</b>	<b>RECORDERS USE ONLY</b> STATE TAX PAID _____ BOOK NUMBER _____ PAGE NUMBER _____ DATE RECORDED _____	
---	---	--	--

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

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

Name Andrew L. Markowitz, Esquire		Telephone Number (215) 886-8790	
Street Address One Jenkintown Station, 115 West Ave., Suite 104		City Jenkintown	State PA
		Zip Code 19046	

**B. TRANSFER DATA**

Grantor(s)/ Lessors(s) Sheriff of Columbia County		Grantee(s) / Lessee(s) The CIT Group/Consumer Finance, Inc.	
Street Address Courthouse P.O. Box 380		Street Address 715 South Metropolitan Avenue	
City Bloomsburg	State PA	Zip Code 17815	City Oklahoma City
			State OK
			Zip Code 73108

**C. PROPERTY LOCATION**

Street Address 750 Mt. Zion Road		City, Township, Borough Franklin Township	
County Columbia	School District Southern Columbia S.D.	Tax Parcel Number #16-04-001-02	

**D. VALUATION DATA**

1. Actual Cash Consideration \$4,910.20	2. Other Consideration + 0	3. Total Consideration = \$4,910.20
4. County Assessed Value \$24,865.00	5. Common Level Ratio Factor x 3.05	6. Fair Market Value = \$75,838.25

**E. EXEMPTION DATA**

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

2. Check Appropriate Box Below For Exemption Claimed

☐ Will or intestate succession \_\_\_\_\_  
Name of decedent Estate File Number

☐ Transfer to Industrial Development Agency

☐ Transfer To a Trust (Attach Complete Copy of trust agreement identifying all beneficiaries)

☐ Transfer between principal and agent (Attach complete copy of agency/ straw party agreement)

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

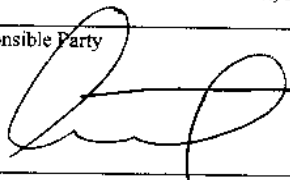
☒ Transfer from mortgagor to a holder of mortgage in default. Mortgage Document No. 2002-05513

☐ Corrective or Confirmatory Deed. (Attach Complete Copy of the prior Deed being corrected or confirmed)

☐ Statutory corporate consolidation, merger or division. (Attach copy of articles)

☐ Other (Please explain exemption claimed, if other than listed above): TRANSFER TO HOLDER OF MORTGAGE BY JUDICIAL SALE IS EXEMPT

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

Signature of Correspondent or Responsible Party 	Date 01/27/2005
--	--------------------

Andrew L. Markowitz, Esquire

**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
**ESCROW ACCOUNT**  
ONE JENKINTOWN STATION SUITE 104  
115 WEST AVENUE  
JENKINTOWN, PA 19046

ABINGTON BANK  
JENKINTOWN, PA 19046

1059

1059

60-7156/2319

\*\*Three Thousand Five hundred Sixty dollars and Twenty cents\*\*

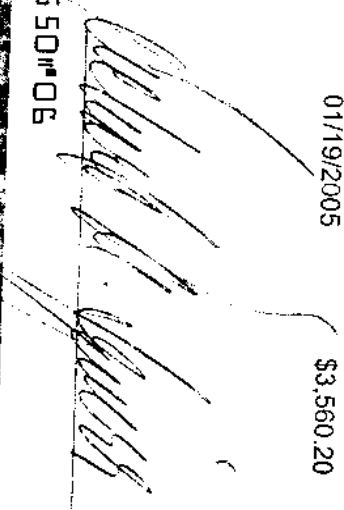
DATE  
01/19/2005

AMOUNT  
\$3,560.20

PAY TO THE ORDER  
Sheriff of Columbia County  
P.O. Box 380  
Bloomsburg PA 17815

FIR Settlement cost Stryer FMC-106F

⑈001059⑈ ⑆231971568⑆ 0292010550⑈06



Phone: 570-389-5622  
Fax: 570-389-5625

**COLUMBIA COUNTY  
SHERIFF'S OFFICE**

# Fax

**To:** Richard M. Squire, Esq.

**From:** Timothy T. Chamberlain, Sheriff

**Fax:**

**Date:** December 13, 2004

**Phone:**

**Pages:** 2

**Re:** Styer foreclosure

**CC:**

☐ **Urgent**    ☐ **For Review**    ☐ **Please Comment**    ☐ **Please Reply**    ☐ **Please Recycle**

**•Comments:** This sale was held Sept. 22, 2004, however I have not received deed instructions or the balance of costs owed in the amount of \$3,560.20.

2nd fax  
1-4-05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

The Cit Group / Cons E'n. VS Anthony & Penny Styer

NO. 123-04 ED NO. 346-04 JD

DATE/TIME OF SALE: 9-22-04 1030

BID PRICE (INCLUDES COST) \$ 70,000.00

POUNDAGE - 2% OF BID \$ 1400.00

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

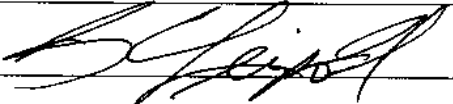
MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4910.20

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

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

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

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 4910.20

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 3560.20

# SHERIFF'S SALE COST SHEET

The City Group/Cons, Fin. vs. Anthony & Penny Syer  
 NO. 123-04 ED NO. 346-04 JD DATE/TIME OF SALE 9-22-04 1030

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>275.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</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>12.00</u>
TOTAL ***** \$ <u>379.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>879.56</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1104.56</u>	

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

REAL ESTATE TAXES:			
BORO, TWP & COUNTY 20		\$	<u>229.76</u>
SCHOOL DIST.	20	\$	<u>614.17</u>
DELINQUENT	20	\$	<u>771.21</u>
TOTAL ***** \$ <u>1615.14</u>			

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

SURCHARGE FEE (DSTE)		\$	<u>110.00</u>
MISC.		\$	
TOTAL ***** \$ <u>-0-</u>			

TOTAL COSTS (OPENING BID) \$ 3260.20

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paul R. Eyerly, IV, President, 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 September 1, 8, 15, 2004 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 17<sup>th</sup> day of September 2004.

[Signature]

(Notary Public)  
Commonwealth Of Pennsylvania  
My commission expires  
Notarial Seal  
Dennis L. Ashenfelter, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2007  
Member, Pennsylvania Association Of Notaries

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.

.....

Richard M. Squire, Esquire  
Richard M. Squire & Associates, LLC  
Attorney ID#04267  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, Pa 19046  
Telephone: 215-886-8790  
Fax: 215-886-8791  
Attorneys for Plaintiff

The CIT Group/Consumer Finance, Inc.  
PLAINTIFF,

v.

Anthony Styer  
Penny Styer

DEFENDANTS.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2004-CV-346

CIVIL ACTION

MORTGAGE FORECLOSURE

**FINAL AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P.RULE 3129.1**

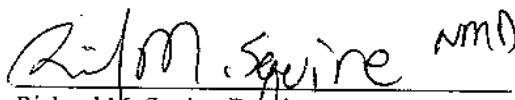
Plaintiff, by its/his/her Attorney, Richard M. Squire, Esquire, hereby verifies that:

1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for Writ of Execution on the date(s) appearing on the attached Certificates of Mailing.
2. A Notice of Sheriff's Sale was sent to the Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".
3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".
4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

This Affidavit is made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsifications to authorities.

RICHARD M. SQUIRE & ASSOCIATES

  
Richard M. Squire, Esquire  
Attorney for Plaintiff

Dated: September 13, 2004



## NAME AND ADDRESS OF SENDER

Richard M. Squire & Associates  
115 West Avenue, Suite 104  
Jenkintown, PA 19046

## INDICATE TYPE OF MAIL

- ☐ Registered Mail  
☐ Insured  
☐ COD  
☐ Certified Mail  
☐ Express Mail

## CHECK APPROPRIATE BLOCK FOR

Registered Mail:

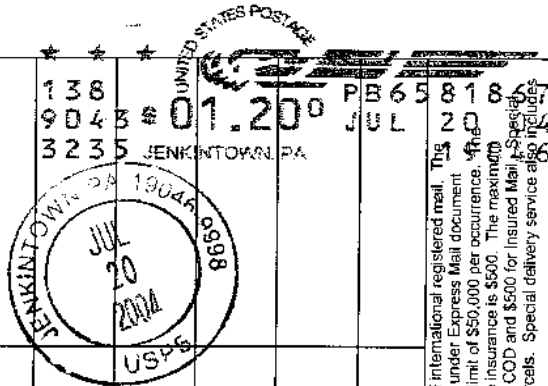
- ☐ With Postal Insurance  
☐ Without Postal Insurance

## POSTMARK AND DATE OF RECEIPT

Affix stamp here if issued as certificate of mailing  
or for additional copies of this bill.

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee	Rest. Del. Fee	Remarks
1	1	Styer, Lien Holder Notices											
2	1	Commonwealth of PA Dept. of Revenue Bureau of Compliance Dept. 280946 Harrisburg, PA 17128-0946											
3	1	Department of Public Welfare, H&W Bldg. P.O. Box 2675 Harrisburg, PA 17105											
4	1	Domestic Relations Court of Common Pleas Sawmill Road Bloomsburg, PA 18711											
5	1	Tenant/Occupant 750 Mt. Zion Road Catawissa, PA 17820											
6													
7													
8													
9													
10													
11													
12													
13													
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	POSTMASTER, PER (Name of receiving employee)										

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.



PS FORM 3877

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

TIMOTHY T. CHAMBERLAIN

FMC-106



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.

THE CIT GROUP/CONSUMER FINANCE,  
INC.

VS.

ANTHONY & PENNY STYER

WRIT OF EXECUTION #123 OF 2004 ED

POSTING OF PROPERTY

AUGUST 19, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF ANTHONY & PENNY STYER AT 750 MT. ZION ROAD CATAWISSA  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF STEVEN HARTZEL.

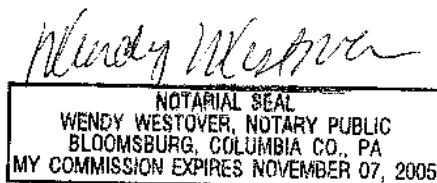
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19<sup>TH</sup> DAY OF AUGUST 2004



11B11

# SHERIFF'S SALE

WEDNESDAY SEPTEMBER 22, 2004 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 123 OF 2004 ED AND CIVIL WRIT NO. 346 OF 2004 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'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and tract of land situate in Franklin Township, Columbia County, Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron rebar (set) on the Northerly right-of-way of Legislative Route No. 19011 leading from Legislative Route No. 47001 to Legislative Route No. 19012, said iron rebar being Seven Hundred Twenty-two and Five-tenths (722.5) feet distant on a course running South Six (6) degrees Twenty-six (26) minutes Thirty (30) seconds East from a set stone (found) at the Northeasterly corner of lands now or late of Robert E. Krum; thence along the Northerly right-of-way of Legislative Route 19011 the following courses and distances: South Sixty-eight (68) degrees Fifty-three (53) minutes Thirty (30) seconds West Fifty-five (55.00) feet to a point; thence South Sixty-four (64) degrees Thirty-two (32) minutes Thirty (30) seconds West Ninety (90.00) feet to a point; thence South Fifty-nine (59) degrees Forty-seven (47) minutes Ten (10) seconds West One Hundred Forty-eight and Sixty-eight One-hundredths (148.68) feet to a point; thence South Fifty-eight (58) degrees Twelve (12) minutes Thirty (30) seconds West Two Hundred (200.00) feet to an iron rebar (set); thence through lands now or late of Robert E. Krum, the following courses and distances: North Thirty-one (31) degrees Thirty-six (36) minutes Thirty (30) seconds West One Hundred Sixty-five and Seventy-six (165.76) feet to an iron rebar (set); thence North Fifty-nine (59) degrees Fifty-eight (58) minutes Thirty (30) seconds East Four Hundred Ninety-two and Thirty-nine One-hundredths (492.39) feet to a stake (set); thence South Thirty-one (31) degrees Thirty-six (36) minutes Thirty (30) seconds East One Hundred Seventy-four and Eighty One-hundredths (174.80) feet to the place of BEGINNING.

CONTAINING 1.837 acres of land in all. All of the above-mentioned bearings are based on the true north meridian.

DESCRIPTION prepared in accordance with draft of survey of Richard E. Fisher, P.L.S., dated May 31, 1983.

IMPROVEMENTS THEREON ERECTED consisting of a residential dwelling.

BEING KNOWN AS 750 Mt. Zion Road, Catawissa, PA 17820.

BEING TAX PARCEL NO. 16-04-001-02.

UNDER AND SUBJECT to certain covenants, easements and restrictions as of record.

BEING THE SAME PREMISES which Anthony Styer, by Deed dated April 29, 2002

and recorded on May 7, 2002 in the Office of the Recorder of Deeds in and for Columbia County as Document No. 200205512, granted and conveyed unto Anthony Styer and Penny Styer, husband and wife, in fee.

## 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  
Richard M. Squire  
115 West Avenue  
Jenkintown, PA 19046

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

11B11



PHONE  
(570) 389-5622

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

24 HOUR PHONE  
(570) 784-6300

THE CIT GROUP CONSUMER FINANCE,  
INC.

Docket # 123ED2004

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

ANTHONY STYER  
PENNY STYER

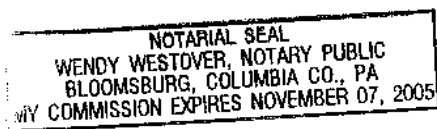
AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, JULY 19, 2004, AT 12:35 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON ANTHONY STYER AT 750 MT.  
ZION ROAD, CATAWISSA BY HANDING TO ANTHONY STYER, , 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, JULY 20, 2004

Wendy Westover  
NOTARY PUBLIC



Timothy T. Chamberlain  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

P. D'Angelo  
X  
P. D'ANGELO  
DEPUTY SHERIFF

11B11



PHONE  
(570) 389-5622

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

24 HOUR PHONE  
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THE CIT GROUP CONSUMER FINANCE,  
INC.

Docket # 123ED2004

VS

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FORECLOSURE

ANTHONY STYER  
PENNY STYER

AFFIDAVIT OF SERVICE

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ROAD, CATAWISSA BY HANDING TO ANTHONY STYER, HUSBAND, 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, JULY 20, 2004

Wendy Westover  
NOTARY PUBLIC

Timothy T. Chamberlain  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

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

P. D'Angelo  
X  
P. D'ANGELO  
DEPUTY SHERIFF

1 B<sup>1</sup>

TIMOTHY T. CHAMBERLAIN



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

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IN THE COURT OF COMMON PLEAS OF  
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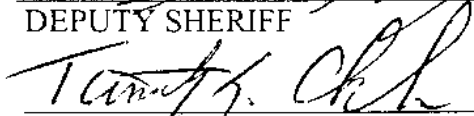
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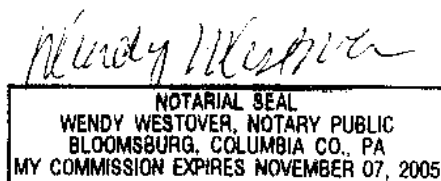
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DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19<sup>TH</sup> DAY OF AUGUST 2004





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

PHONE  
(570) 389-5622

24 HOUR PHONE  
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THE CIT GROUP CONSUMER FINANCE,  
INC.

Docket # 123ED2004

VS

WRIT OF EXECUTION - MORTGAGE  
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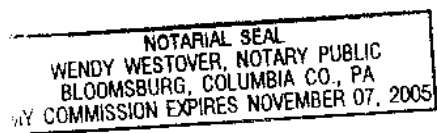
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SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, JULY 20, 2004

  
NOTARY PUBLIC



  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
P. D'ANGELO  
DEPUTY SHERIFF



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

THE CIT GROUP CONSUMER FINANCE,  
INC.

VS

Docket # 123ED2004

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

ANTHONY STYER  
PENNY STYER

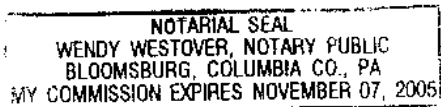
AFFIDAVIT OF SERVICE


NOW, THIS MONDAY, JULY 19, 2004, AT 12:35 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON PENNY STYER AT 750 MT. ZION  
ROAD, CATAWISSA BY HANDING TO ANTHONY STYER, HUSBAND, 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, JULY 20, 2004

  
NOTARY PUBLIC



  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
P. D'ANGELO  
DEPUTY SHERIFF





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

Thursday, July 15, 2004

**KATHRYN GOTSHALL-TAX COLLECTOR  
294 SOUTHERN DRIVE  
CATAWISSA, PA 17820-**

**THE CIT GROUP CONSUMER FINANCE, INC.  
VS  
ANTHONY STYER  
PENNY STYER**

**DOCKET # 123ED2004**

**JD # 346JD2004**

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,

Timothy T. Chamberlain  
Sheriff of Columbia County

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.	Article Addressed to:  Commonwealth of PA PO Box 2675 Harrisburg, PA 17105	Article Number (Transfer from service label)	7003 05
--	--	---	---------

<b>SENDER: COMPLETE THIS SECTION</b> 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.		<b>COMPLETE THIS SECTION ON DELIVERY</b> A. Signature <span style="float: right;">123</span> <div style="display: flex; justify-content: space-between;"> <span>X <i>[Signature]</i></span> <div> <input type="checkbox"/> Agent  <input checked="" type="checkbox"/> Addressee         </div> </div>	
Article Addressed to:		B. Received by (Printed Name) <span style="float: right;">JUL 18 2004</span> Date of Delivery	
OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
Article Number <i>(transfer from service label)</i>		3. Service Type <div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Certified Mail  <input type="checkbox"/> Registered  <input type="checkbox"/> Insured Mail         </div> <div> <input type="checkbox"/> Express Mail  <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> C.O.D.         </div> </div>	
4. Restricted Delivery? (Extra Fee)		<input type="checkbox"/> Yes	

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/14/2004

SERVICE# 1 - OF - 11 SERVICES  
DOCKET # 123ED2004

PLAINTIFF THE CIT GROUP CONSUMER FINANCE, INC.

DEFENDANT ANTHONY STYER  
PENNY STYER

PERSON/CORP TO SERVED
ANTHONY STYER
750 MT. ZION ROAD
CATAWISSA

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Anthony Styer

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

DATE 07/19/04 TIME 1235 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

Paul Dale

DATE

07/19/04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/14/2004

SERVICE# 2 - OF - 11 SERVICES  
DOCKET # 123ED2004

PLAINTIFF THE CIT GROUP CONSUMER FINANCE, INC.

DEFENDANT ANTHONY STYER  
PENNY STYER

PERSON/CORP TO SERVED	PAPERS TO SERVED
PENNY STYER	WRIT OF EXECUTION - MORTGAGE
750 MT. ZION ROAD	FORECLOSURE
CATAWISSA	

SERVED UPON ANTHONY STYER

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

DATE 07/19/04 TIME 1235 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

Paul D. Bell

DATE 07/19/04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/14/2004

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 123ED2004

PLAINTIFF THE CIT GROUP CONSUMER FINANCE, INC.

DEFENDANT ANTHONY STYER  
PENNY STYER

PERSON/CORP TO SERVED	PAPERS TO SERVED
KATHRYN GOTSHALL-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
294 SOUTHERN DRIVE	FORECLOSURE
CATAWISSA	

SERVED UPON POJ 5560

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

DATE 07/19/04 TIME 1210 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 Dee DeLo DATE 07/19/04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/14/2004

SERVICE# 8 - OF - 11 SERVICES  
DOCKET # 123ED2004

PLAINTIFF THE CIT GROUP CONSUMER FINANCE, INC.

DEFENDANT ANTHONY STYER  
PENNY STYER

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON DAVE GORD

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

DATE 7-16-4 TIME 0800 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. A. [Signature]

DATE 7-16-4

## REAL ESTATE OUTLINE

ED # 123-04

DATE RECEIVED 7-14-04  
DOCKET AND INDEX 7-15-04  
SET FILE FOLDER UP 7-15-04

### 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 ✓ CK# 8507

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

SALE DATE Sept. 22, 2004 TIME 1030  
POSTING DATE Aug. 19, 04  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Sept. 1  
2<sup>ND</sup> WEEK 8  
3<sup>RD</sup> WEEK 15, 04

# SHERIFF'S SALE

WEDNESDAY SEPTEMBER 22, 2004 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 123 OF 2004 ED AND CIVIL WRIT NO. 346 OF 2004 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'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and tract of land situate in Franklin Township, Columbia County, Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron rebar (set) on the Northerly right-of-way of Legislative Route No. 19011 leading from Legislative Route No. 47001 to Legislative Route No. 19012, said iron rebar being Seven Hundred Twenty-two and Five-tenths (722.5) feet distant on a course running South Six (6) degrees Twenty-six (26) minutes Thirty (30) seconds East from a set stone (found) at the Northeasterly corner of lands now or late of Robert E. Krum; thence along the Northerly right-of-way of Legislative Route 19011 the following courses and distances: South Sixty-eight (68) degrees Fifty-three (53) minutes Thirty (30) seconds West Fifty-five (55.00) feet to a point; thence South Sixty-four (64) degrees Thirty-two (32) minutes Thirty (30) seconds West Ninety (90.00) feet to a point; thence South Fifty-nine (59) degrees Forty-seven (47) minutes Ten (10) seconds West One Hundred Forty-eight and Sixty-eight One-hundredths (148.68) feet to a point; thence South Fifty-eight (58) degrees Twelve (12) minutes Thirty (30) seconds West Two Hundred (200.00) feet to an iron rebar (set); thence through lands now or late of Robert E. Krum, the following courses and distances: North Thirty-one (31) degrees Thirty-six (36) minutes Thirty (30) seconds West One Hundred Sixty-five and Seventy-six (165.76) feet to an iron rebar (set); thence North Fifty-nine (59) degrees Fifty-eight (58) minutes Thirty (30) seconds East Four Hundred Ninety-two and Thirty-nine One-hundredths (492.39) feet to a stake (set); thence South Thirty-one (31) degrees Thirty-six (36) minutes Thirty (30) seconds East One Hundred Seventy-four and Eighty One-hundredths (174.80) feet to the place of BEGINNING.

CONTAINING 1.837 acres of land in all. All of the above-mentioned bearings are based on the true north meridian.

DESCRIPTION prepared in accordance with draft of survey of Richard E. Fisher, P.L.S., dated May 31, 1983.

IMPROVEMENTS THEREON ERECTED consisting of a residential dwelling.

BEING KNOWN AS 750 Mt. Zion Road, Catawissa, PA 17820.

BEING TAX PARCEL NO. 16-04-001-02.

UNDER AND SUBJECT to certain covenants, easements and restrictions as of record.

BEING THE SAME PREMISES which Anthony Styer, by Deed dated April 29, 2002 and recorded on May 7, 2002 in the Office of the Recorder of Deeds in and for Columbia County as Document No. 200205512, granted and conveyed unto Anthony Styer and Penny Styer, husband and wife, in fee.

## 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  
Richard M. Squire  
115 West Avenue  
Jenkintown, PA 19046

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)





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

PHONE  
(570) 389-3622

24 HOUR PHONE  
(570) 784-6300

THE CIT GROUP

Docket # 346CV2004

VS

MORTGAGE FORECLOSURE

ANTHONY AND PENNY STYER

SHERIFF'S COST \$ 50.00 PAID

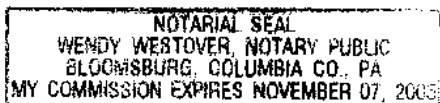
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, APRIL 13, 2004, AT 5:00 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON ANTHONY STYER AT 750 MOUNT ZION ROAD, CATAWISSA BY HANDING TO ANTHONY, DEFENDANT, 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 WEDNESDAY, APRIL 28, 2004

*Wendy Westover*  
NOTARY PUBLIC



*Timothy T. Chamberlain*

X  
TIMOTHY T. CHAMBERLAIN  
ACTING SHERIFF

X *P. D'Angelo*  
P. D'ANGELO  
DEPUTY SHERIFF

*Prothy: Please deliver to Sheriff  
Real Estate  
Sheriff: Please attempt service of  
Notice of Sale at  
above address*

Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
I.D. No. 04267  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, Pa 19046  
Telephone: 215-886-8790  
Fax: 215-886-8791  
Attorneys for Plaintiff

The CIT Group/ Consumer Finance, Inc.  
PLAINTIFF,

v.

Anthony Styer  
Penny Styer

DEFENDANTS.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2004-CV-346

*2004-ED-123*  
CIVIL ACTION

MORTGAGE FORECLOSURE

**WRIT OF EXECUTION**  
(Mortgage Foreclosure)

COMMONWEALTH OF PENNSYLVANIA:  
COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

All real property and improvements thereon located at:  
750 Mt. Zion Road, Franklin Township, Catawissa, PA 17820  
Tax Parcel No. 16-04-001-02

(See attached legal description)

AMOUNT DUE \$190,099.99

INTEREST FROM 05/21/2004 to \$  
@40.79 per diem, plus fees and costs \$

*Toni B. Kline*  
PROTHONOTARY

Seal of Court

BY:

Date

*7/13/04*

*Elizabeth A. Sannon*  
Deputy Prothonotary

## LEGAL DESCRIPTION

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BEGINNING at an iron rebar (set) on the Northerly right-of-way of Legislative Route No. 19011 leading from Legislative Route No. 47001 to Legislative Route No. 19012, said iron rebar being Seven Hundred Twenty-two and Five-tenths (722.5) feet distant on a course running South Six (6) degrees Twenty-six (26) minutes Thirty (30) seconds East from a set stone (found) at the Northeasterly corner of lands now or late of Robert E. Krum; thence along the Northerly right-of-way of Legislative Route 19011 the following courses and distances: South Sixty-eight (68) degrees Fifty-three (53) minutes Thirty (30) seconds West Fifty-five (55.00) feet to a point; thence South Sixty-four (64) degrees Thirty-two (32) minutes Thirty (30) seconds West Ninety (90.00) feet to a point; thence South Fifty-nine (59) degrees Forty-seven (47) minutes Ten (10) seconds West One Hundred Forty-eight and Sixty-eight One-hundredths (148.68) feet to a point; thence South Fifty-eight (58) degrees Twelve (12) minutes Thirty (30) seconds West Two Hundred (200.00) feet to an iron rebar (set); thence through lands now or late of Robert E. Krum, the following courses and distances: North Thirty-one (31) degrees Thirty-six (36) minutes Thirty (30) seconds West One Hundred Sixty-five and Seventy-six (165.76) feet to an iron rebar (set); thence North Fifty-nine (59) degrees Fifty-eight (58) minutes Thirty (30) seconds East Four Hundred Ninety-two and Thirty-nine One-hundredths (492.39) feet to a stake (set); thence South Thirty-one (31) degrees Thirty-six (36) minutes Thirty (30) seconds East One Hundred Seventy-four and Eighty One-hundredths (174.80) feet to the place of BEGINNING.

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BEING KNOWN AS 750 Mt. Zion Road, Catawissa, PA 17820.

BEING TAX PARCEL NO. 16-04-001-02.

UNDER AND SUBJECT to certain covenants, easements and restrictions as of record.

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SEIZED AND TAKEN in execution as the property of Anthony Styer and Penny Styer under Judgment No. 2004-CV-346.

Richard M. Squire, Esquire  
I.D. No. 04267  
Richard M. Squire & Associates, LLC  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, Pa 19046  
(215) 886-8790 Fax (215) 886-8791  
Attorneys for Plaintiff

The CIT Group/ Consumer Finance, Inc.  
PLAINTIFF,

v.

Anthony Styer  
Penny Styer

DEFENDANTS.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2004-CV-346

*2004-ED-123*  
CIVIL ACTION

MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The CIT Group/ Consumer Finance, Inc., Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at 750 Mt. Zion Road, Franklin Township, Catawissa, PA 17820:

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

Anthony Styer	750 Mt. Zion Road, Catawissa, PA 17820
Penny Styer	750 Mt. Zion Road, Catawissa, PA 17820

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

Anthony Styer	750 Mt. Zion Road, Catawissa, PA 17820
Penny Styer	750 Mt. Zion Road, Catawissa, PA 17820

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

None other.

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

None other.

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

None other.

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

Domestic Relations Section  
Court of Common Pleas

Sawmill Road  
Bloomsburg, PA 18711

Department of Public Welfare  
Attn : Legal Department

Health & Welfare Building  
P. O. Box 2675  
Harrisburg, PA 17105-2675

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:

Tenant/Occupant

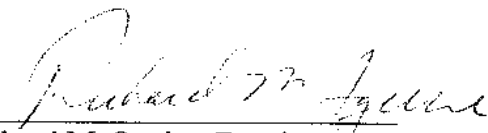
750 Mt. Zion Road, Catawissa, PA 17820

#### VERIFICATION

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. §4904 relating to unsworn falsification to authorities.

Richard M. Squire & Associates, LLC

By:

  
Richard M. Squire, Esquire  
115 West Avenue, Suite 104  
Jenkintown, PA 19046  
Attorneys for Plaintiff

Date: June 28, 2004

Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
ID No. 04267  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, Pa 19046  
Telephone: 215-886-8790  
Fax: 215-886-8791

The CIT Group/ Consumer Finance, Inc.  
PLAINTIFF,

v.

Anthony Styer  
Penny Styer

DEFENDANTS.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2004-CV-346

*2004-ED-123*  
CIVIL ACTION

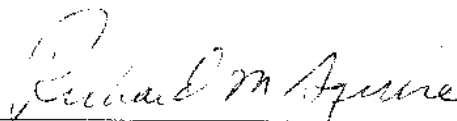
MORTGAGE FORECLOSURE

**CERTIFICATION**

Richard M. Squire, Esquire, hereby verifies that he is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ An FHA Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.



Richard M. Squire, Esquire  
Richard M. Squire & Associates, LLC  
Attorneys for Plaintiff

## LEGAL DESCRIPTION

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CONTAINING 1.837 acres of land in all. All of the above-mentioned bearings are based on the true north meridian.

DESCRIPTION prepared in accordance with draft of survey of Richard E. Fisher, P.L.S., dated May 31, 1983.

IMPROVEMENTS THEREON ERECTED consisting of a residential dwelling.

BEING KNOWN AS 750 Mt. Zion Road, Catawissa, PA 17820.

BEING TAX PARCEL NO. 16-04-001-02.

UNDER AND SUBJECT to certain covenants, easements and restrictions as of record.

BEING THE SAME PREMISES which Anthony Styer, by Deed dated April 29, 2002 and recorded on May 7, 2002 in the Office of the Recorder of Deeds in and for Columbia County as Document No. 200205512, granted and conveyed unto Anthony Styer and Penny Styer, husband and wife, in fee.

SEIZED AND TAKEN in execution as the property of Anthony Styer and Penny Styer under Judgment No. 2004-CV-346.

## LEGAL DESCRIPTION

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Richard M. Squire, Esquire  
I.D. No. 04267  
Richard M. Squire & Associates, LLC  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, Pa 19046  
Telephone: 215-886-8790  
Fax: 215-886-8791  
Attorneys for Plaintiff

The CIT Group/ Consumer Finance, Inc.  
PLAINTIFF,

v.

Anthony Styer  
Penny Styer

DEFENDANTS.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2004-CV-346

CIVIL ACTION

MORTGAGE FORECLOSURE

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

TO: Anthony Styer  
Penny Styer  
750 Mt. Zion Road  
Catawissa, PA 17820

Your house (real estate) at **750 Mt. Zion Road, Franklin Township, Catawissa, PA 17820**, is scheduled to be sold at the Columbia County Sheriff's Sale on **at .m., prevailing local time, at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the judgment entered on **May 21, 2004** in the amount of **\$190,099.99** plus interest, in the Court of Common Pleas of Columbia County as No. 2004-CV-346, in favor of plaintiff, The CIT Group/ Consumer Finance, Inc.

**NOTICE OF OWNER'S RIGHTS**

**NOTE:** This law firm is a debt collector and is attempting to collect a debt on behalf of plaintiff in this matter. This notice is an attempt to collect a debt, and any information obtained hereby will be used for such purpose.

## **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 plaintiff, the amount of the judgment plus costs, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Richard M. Squire, Esquire, at (215) 866-8790.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal means.

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1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Columbia County Sheriff at (570) 389-5622.
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**YOU SHOULD TAKE THIS NOTICE 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.**

**Lawyer Referral Service  
Susquehanna Legal Services  
160 East 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
Telephone: (570) 784-8760**

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I.D. No. 04267  
Richard M. Squire & Associates, LLC  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, Pa 19046  
(215) 886-8790 Fax (215) 886-8791  
Attorneys for Plaintiff

The CIT Group/ Consumer Finance, Inc.  
PLAINTIFF,

v.

Anthony Styer  
Penny Styer

DEFENDANTS.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2004-CV-346

CIVIL ACTION

MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The CIT Group/ Consumer Finance, Inc., Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 750 Mt. Zion Road, Franklin Township, Catawissa, PA 17820:

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

Anthony Styer	750 Mt. Zion Road, Catawissa, PA 17820
Penny Styer	750 Mt. Zion Road, Catawissa, PA 17820

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

Anthony Styer	750 Mt. Zion Road, Catawissa, PA 17820
Penny Styer	750 Mt. Zion Road, Catawissa, PA 17820

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

None other.

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

None other.

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

None other.

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

Domestic Relations Section  
Court of Common Pleas

Sawmill Road  
Bloomsburg, PA 18711

Department of Public Welfare  
Attn : Legal Department

Health & Welfare Building  
P. O. Box 2675  
Harrisburg, PA 17105-2675

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:

Tenant/Occupant

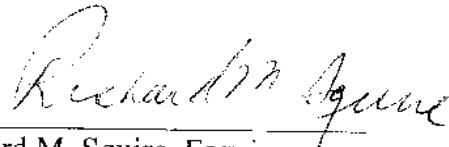
750 Mt. Zion Road, Catawissa, PA 17820

**VERIFICATION**

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. §4904 relating to unsworn falsification to authorities.

Richard M. Squire & Associates, LLC

By:



Richard M. Squire, Esquire  
115 West Avenue, Suite 104  
Jenkintown, PA 19046  
Attorneys for Plaintiff

Date: June 28, 2004

Richard M. Squire, Esquire  
I.D. No. 04267  
Richard M. Squire & Associates, LLC  
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115 West Avenue  
Jenkintown, Pa 19046  
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Court of Common Pleas

Sawmill Road  
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Department of Public Welfare  
Attn : Legal Department

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P. O. Box 2675  
Harrisburg, PA 17105-2675

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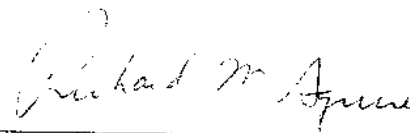
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COLUMBIA COUNTY, PENNSYLVANIA

NO. 2004-CV-346

CIVIL ACTION

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IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2004-CV-346

CIVIL ACTION

MORTGAGE FORECLOSURE

Date: June 30, 2004

To: ALL PARTIES IN INTEREST AND CLAIMANTS

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

OWNER(S): Anthony Styer and Penny Styer

PROPERTY: 750 Mt. Zion Road, Franklin Township  
Catawissa, PA 17820

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff's Sale, on \_\_\_\_\_, at \_\_\_\_\_ .m., prevailing local time, at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the judgment entered on May 21, 2004 in the amount of \$190,099.99, plus interest, in the Court of Common Pleas of Columbia County as No. 2004-CV-346, in favor of plaintiff, The CIT Group/ Consumer Finance, Inc.

Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
I.D. No. 04267  
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115 West Avenue  
Jenkintown, Pa 19046  
Telephone: 215-886-8790  
Fax: 215-886-8791  
Attorneys for Plaintiff

The CIT Group/ Consumer Finance, Inc.  
PLAINTIFF,

v.

Anthony Styer  
Penny Styer

DEFENDANTS.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2004-CV-346

CIVIL ACTION

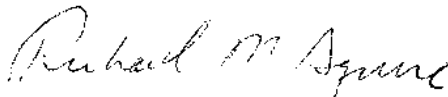
MORTGAGE FORECLOSURE

### WAIVER OF WATCHMAN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which 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 of the Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

**RICHARD M. SQUIRE & ASSOCIATES, LLC**

By: \_\_\_\_\_



**RICHARD M. SQUIRE, ESQUIRE**  
Attorneys for Plaintiff

Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
ID No. 04267  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, Pa 19046  
Telephone: 215-886-8790  
Fax: 215-886-8791

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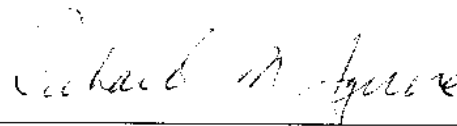
MORTGAGE FORECLOSURE

**CERTIFICATION**

Richard M. Squire, Esquire, hereby verifies that he is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ( ) An FHA Mortgage
- ( ) Non-owner occupied
- ( ) Vacant
- (X) Act 91 Procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

  
Richard M. Squire, Esquire  
Richard M. Squire & Associates, LLC  
Attorneys for Plaintiff

Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
I.D. No. 04267  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, Pa 19046  
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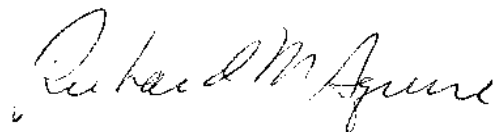
CIVIL ACTION

MORTGAGE FORECLOSURE

**AFFIDAVIT OF NON-MILITARY SERVICE**

I, RICHARD M. SQUIRE, ESQUIRE, being duly sworn according to law, hereby depose and say that the Defendants, Anthony Styer and Penny Styer, are over the age of twenty-one years, and that Defendants are not in the military service or naval service of the United States or its Allies or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act, as amended, and that Defendants reside at

750 Mt. Zion Road  
Catawissa, PA 17820



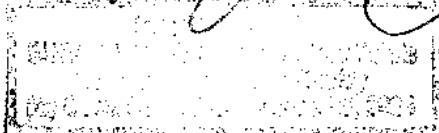
**Richard M. Squire, Esquire  
Richard M. Squire & Associates, LLC  
Attorneys for Plaintiff**

**Sworn to and subscribed**

this 25<sup>th</sup> day of June, 2004.



**Notary Public**



ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
PA ESCROW ACCOUNT  
ONE JENKINTOWN STATION • SUITE 104  
115 WEST AVENUE  
JENKINTOWN, PA 19046



Commerce Bank  
America's Most Convenient Bank •  
1-800-YES-2000  
3-180/360

8507 8507

NUMBER

\*\*One Thousand Three hundred Fifty dollars and Zero cents\*\*

PAY  
TO THE  
ORDER  
OF

Sheriff of Columbia County

P.O. Box 380  
Bloomsburg, PA 17815

DATE

6/29/2004

AMOUNT

\$1,350.00



For FMC-106 Silver Deposit on writ

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK - TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT

VOID AFTER 90 DAYS

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