

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

CitiFinancial Svc. Inc. vs Billie Jo Getz-Stauffer

NO. 18-06 ED NO. 1122-05 JD

DATE/TIME OF SALE: 4-26-06 1030

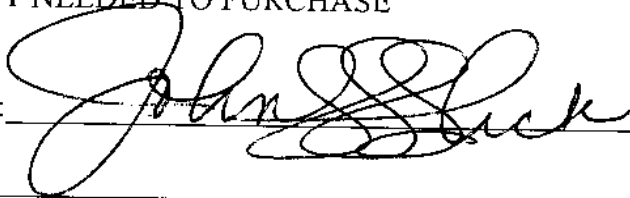
BID PRICE (INCLUDES COST) \$ 5682,04

POUNDAGE - 2% OF BID \$ 113,64

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5795,68

PURCHASER(S): 

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

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

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

TOTAL DUE: \$ 5795,68

LESS DEPOSIT: \$ 2000,00

DOWN PAYMENT: \$ -

TOTAL DUE IN 8 DAYS \$ 3795,68

## SHERIFF'S SALE COST SHEET

Citifinancial Sec. Inc. vs. Billie Jo Getz - Stauffer  
 NO. 18-06 ED NO. 1122-05 JD DATE/TIME OF SALE Apr 26, 06 1030

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</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>16.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>417.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>646.00</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>871.00</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>438.82</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>3773.72</u>	
TOTAL *****		\$ <u>4212.54</u>

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

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 5682.04

257553

**GOLDBECK MCCAFFERTY & MCKEEVER  
A PROFESSIONAL CORPORATION**

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

FIRSTTRUST BANK

3-7380/2360

05/03/2006

\$ 3,682.07

PAY  
TO THE  
ORDER OF

*Sheriff of Columbia County*

THREE THOUSAND SIX HUNDRED EIGHTY-TWO AND 07 / 100

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

MEMO

*Getz*

AUTHORIZED SIGNATURE

⑈ 257553 ⑈ ⑆ 23607380 ⑆ 70 1100018 ⑈

(Transfer from service label)

2005 1160 0000 0372 7041

2. Article Number

3. Service Type

4. Restricted Delivery? (Extra Fee)

☐ Yes

☐ Insured Mail

☐ Registered

☐ Return Receipt for Merchandise

☒ Certified Mail

☐ Express Mail

1. Article Addressed to:

First Susquehanna Bank & Trust  
PO Box 639  
Hagerstown, MD 21767

2. Article Addressed to:

or on the front if space permits.

3. Article Addressed to:

or on the front if space permits.

4. Restricted Delivery? (Extra Fee)

☐ Yes

☐ Insured Mail

☐ Registered

☐ Return Receipt for Merchandise

☒ Certified Mail

☐ Express Mail

COMPLETE THIS SECTION ON DELIVERY

(Transfer from service label)

2005 1160 0000 0372 7029

2. Article Number

3. Service Type

4. Restricted Delivery? (Extra Fee)

☐ Yes

☐ Insured Mail

☐ Registered

☐ Return Receipt for Merchandise

☒ Certified Mail

☐ Express Mail

1. Article Addressed to:

S. SMALL BUSINESS ADMINISTRATION  
HILADELPHIA DISTRICT OFFICE  
900 MARKET STREET-5TH FLOOR  
PHILADELPHIA, PA 19107

2. Article Addressed to:

or on the front if space permits.

3. Article Addressed to:

or on the front if space permits.

4. Restricted Delivery? (Extra Fee)

☐ Yes

☐ Insured Mail

☐ Registered

☐ Return Receipt for Merchandise

☒ Certified Mail

☐ Express Mail

COMPLETE THIS SECTION ON DELIVERY

(Transfer from service label)

2005 1160 0000 172 7036

2. Article Number

3. Service Type

4. Restricted Delivery? (Extra Fee)

☐ Yes

☐ Insured Mail

☐ Registered

☐ Return Receipt for Merchandise

☒ Certified Mail

☐ Express Mail

1. Article Addressed to:

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

2. Article Addressed to:

or on the front if space permits.

3. Article Addressed to:

or on the front if space permits.

4. Restricted Delivery? (Extra Fee)

☐ Yes

☐ Insured Mail

☐ Registered

☐ Return Receipt for Merchandise

☒ Certified Mail

☐ Express Mail

COMPLETE THIS SECTION ON DELIVERY

2. Article Number  
(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

2005 1160 0000 0372 7043

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

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

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100. Article Addressed to:

**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

2. Article Number

(Transfer from service label)

7005 1160 0000 0372 7012

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

**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)

7005 1160 0000 0372 7074

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*Samuel J. Doy*

B. Received by (Printed Name)

*Samuel J. Doy*

*Feb 15 2006*

*Feb 15 2006*

*Feb 15 2006*

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*Feb 15 2006*

C. Date of Delivery  
If YES, enter delivery address below: ☐ Yes ☐ No

D. Is delivery address different from item 1? ☐ Yes ☐ No

E. Is delivery address different from item 1? ☐ Yes ☐ No

F. Is delivery address different from item 1? ☐ Yes ☐ No

G. Is delivery address different from item 1? ☐ Yes ☐ No

H. Is delivery address different from item 1? ☐ Yes ☐ No

I. Is delivery address different from item 1? ☐ Yes ☐ No

J. Is delivery address different from item 1? ☐ Yes ☐ No

K. Is delivery address different from item 1? ☐ Yes ☐ No

L. Is delivery address different from item 1? ☐ Yes ☐ No

M. Is delivery address different from item 1? ☐ Yes ☐ No

N. Is delivery address different from item 1? ☐ Yes ☐ No

O. Is delivery address different from item 1? ☐ Yes ☐ No

P. Is delivery address different from item 1? ☐ Yes ☐ No

Q. Is delivery address different from item 1? ☐ Yes ☐ No

R. Is delivery address different from item 1? ☐ Yes ☐ No

S. Is delivery address different from item 1? ☐ Yes ☐ No

T. Is delivery address different from item 1? ☐ Yes ☐ No

U. Is delivery address different from item 1? ☐ Yes ☐ No

V. Is delivery address different from item 1? ☐ Yes ☐ No

W. Is delivery address different from item 1? ☐ Yes ☐ No

X. Is delivery address different from item 1? ☐ Yes ☐ No

Y. Is delivery address different from item 1? ☐ Yes ☐ No

Z. Is delivery address different from item 1? ☐ 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 ☐ No

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*Samuel J. Doy*

*Feb 15 2006*

*Feb 15 2006*

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D. Is delivery address different from item 1? ☐ Yes ☐ No

E. Is delivery address different from item 1? ☐ Yes ☐ No

F. Is delivery address different from item 1? ☐ Yes ☐ No

G. Is delivery address different from item 1? ☐ Yes ☐ No

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Z. Is delivery address different from item 1? ☐ Yes ☐ No

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☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

**GOLDBECK MCCAFFERTY & MCKEEVER**

Suite 5000 Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

[www.goldbecklaw.com](http://www.goldbecklaw.com)

April 27, 2006

SHERIFF OF COLUMBIA COUNTY

Real Estate Division

Sheriff's Office

PO Box 380

Bloomsburg, PA 17815

RE: CITIFINANCIAL SERVICES INC. vs. BILLIE JO GETZ A/K/A BILLIE JO STAUFFER

**Sale Book/Writ No.:** /

Docket Number: 2005 CV 1122 MF

Sale Date: 04/26/2006

Property Address: 904 Old Reading Road Catawissa, PA 17820

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the above-captioned matter. Please deed the property to:

CITIFINANCIAL SERVICES INC.

1111 Northpoint Drive

Building 4, Suite 100

Coppell, TX 75019-3931

**If funds are required to settle with the Sheriff and they are not enclosed, please call, fax or email the cost sheet to Amy Gough.** Please notify our office when the deed is recorded.

**GOLDBECK MCCAFFERTY & MCKEEVER**

Amanda Dilchus

Post Sale Department

215-825-6323

215-825-6423 (fax)

[adilchus@goldbecklaw.com](mailto:adilchus@goldbecklaw.com)

Amy Gough

215-825-6348

215-825-6448 (fax)

[agough@goldbecklaw.com](mailto:agough@goldbecklaw.com)

Jeff Nefferdorf

Post Sale Department (FHA & VA)

215-825-6343

215-825-6443 (fax)

## **Assignment of Bid**

NO. 2005 CV 1122 MF – GETZ A/K/A BILLIE JO STAUFFER  
904 Old Reading Road  
Catawissa, PA 17820

I, Joseph A. Goldbeck, Jr., Esquire, as attorney for the successful bidder, hereby  
assign my bid at the Sheriff Sale dated April 26, 2006 to:

CITIFINANCIAL SERVICES INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019-3931

GOLDBECK MCCAFFERTY & MCKEEVER

Date: April 27, 2006

A handwritten signature in black ink, appearing to read "J. Goldbeck, Jr.", is written over a horizontal line.

JOSEPH A. GOLDBECK, JR.

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

See Reverse for Instructions

**RECORDER'S USE**

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 <b>Philadelphia</b>	STATE <b>PA</b>	ZIP CODE <b>19106-1532</b>
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**B. TRANSFER DATA**

GRANTOR(S)/LESSOR(S) <b>SHERIFF OF COLUMBIA COUNTY</b>	DATE OF ACCEPTANCE OF DOCUMENT	GRANTEE(S)/LESSEE(S) <b>CITIFINANCIAL SERVICES INC.</b>
STREET ADDRESS <b>Sheriff's Office, PO Box 380</b>	STREET ADDRESS <b>1111 Northpoint Drive, Building 4, Suite 100</b>	
CITY <b>Bloomsburg</b>	STATE <b>PA</b>	ZIP CODE <b>17815</b>
CITY <b>Coppell</b>	STATE <b>TX</b>	ZIP CODE <b>75019-3931</b>

**C. PROPERTY LOCATION**

STREET ADDRESS <b>904 Old Reading Road</b>	CITY, TOWNSHIP, BOROUGH <b>Catawissa - CREEK TOWNSHIP</b>
COUNTY <b>Columbia</b>	SCHOOL DISTRICT <b>30-06-001-02</b>
1. ACTUAL CASH CONSIDERATION <b>\$5,682.04</b>	2. OTHER CONSIDERATION <b>+ -0-</b>
	3. TOTAL CONSIDERATION <b>= \$5,682.04</b>

**D. VALUATION DATA**

4. COUNTY ASSESSED VALUE <b>\$44,818.00</b>	5. COMMON LEVEL RATIO FACTOR <b>X 3.26</b>	6. FAIR MARKET VALUE <b>= \$146,106.68</b>
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**E. EXEMPTION DATA**

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

2. Check Appropriate Box Below for Exemption Claimed

☐ Will or intestate succession \_\_\_\_\_ (NAME OF DECEDENT) (ESTATE FILE NUMBER)

☐ Transfer to Industrial Development Agency.

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

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

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

☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument #200306685

☐ 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

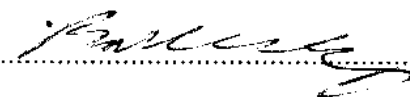
DATE

April 27, 2006



STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

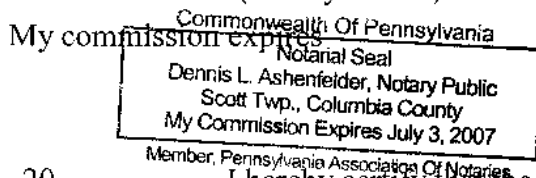
Brandon R. Eyerly, Publisher, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice April 5, 12, 19, 2006 is printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Sworn and subscribed to before me this 24th day of April 2006.



(Notary Public)



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

**GOLDBECK McCAFFERTY & McKEEVER**  
A PROFESSIONAL CORPORATION  
SUITE 5000 MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
WWW.GOLDBECKLAW.COM

March 28, 2006

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

RE: No. 2005 CV 1122 MF  
**BILLIE JO GETZ A/K/A BILLIE JO STAUFFER**

Real Estate Division:

The above case may be sold on April 26, 2006. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

By: /s/ Barbara Hand  
Barb Hand, Paralegal  
Manager of Pre-Sale Department  
Phone: (215) 825-6320 (direct dial)  
Fax: (215) 825-6420  
Email: bhand@goldbecklaw.com

GOLDBECK McCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

CIMD-0881  
CF: 09/07/2005  
SD: 04/26/2006  
\$128,497.56

Attorney for Plaintiff

CITIFINANCIAL SERVICES INC.  
14415 South 50th Street  
Suite 100  
Phoenix, AZ 85044

Plaintiff

vs.

BILLIE JO GETZ A/K/A BILLIE JO STAUFFER  
Mortgagor(s) and  
Record Owner(s)

904 Old Reading Road  
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2005 CV 1122 MF

**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.

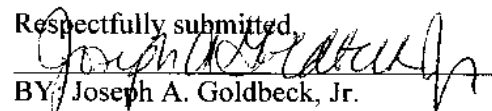
**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

- ( ) 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

7005 0390 0002 0833 3478

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 0.87
Certified Fee	
Return Receipt Fee (Endorsement Required)	Yes
Restricted Delivery Fee (Endorsement Required)	Yes
Total Postage & Fees	\$ 5.12

Sent To  
 Street, Apt. No.,  
 or PO Box No. 7, BILLIE JO  
 City, State, ZIP+4 904 Old Reading Road

PS Form 3800, June 2002 See Reverse for Instructions

**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:  
**CIMD-0881 4/26/**

**GETZ, BILLIE JO**  
**904 Old Reading Road**  
**Catawissa, PA 17820**

2. Article Number  
 (Transfer from service label)  
**\* 70050390000208333478 \***

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
☒ *Sela Getz* ☐ Agent  
☐ Addressee

B. Received by (Printed Name)  
*Billie Getz*

C. Date of Delivery  
*3-9-05*

D. Is delivery address different from item 1? ☒ Yes  
 If YES, enter delivery address below: ☐ No  
*149 W 4th St  
 BUNNYSBURG PA 17815*

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

Name and Address of Sender  
**GOLDBECK  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA  
19106-1532**

Check type of mail or service:

- ☐ Certified  
☐ COD  
☐ Registered Delivery (International)  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

Affix Stamp Here  
(If issued as a  
certificate of mailing,  
or for additional copies  
of this bill)

Postmark and  
Date of Receipt

Article Number	Address (Name, Street, City, State, & ZIP Code)	Postage	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	FIRST SUSQUEHANNA BANK & TRUST P.O. BOX 639, SBI LOAN CENTER, C/O K. BARD MAUGANSVILLE, MD 21767-0639										
2.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675										
3.	DOMESTIC RELATIONS OF COLUMBIA COUNTY P.O. Box 380 Bloomsburg, PA 17815										
4.	CITIFINANCIAL INC. 4200 Derry Street Harrisburg, PA 17111										
5.	ASSOCIATES FINANCIAL SERVICES CO. 1111 Northpoint Drive, Bldg 4, Ste. 100 Coppell, TX 75019-3931										
6.	TENANTS/OCCUPANTS 904 Old Reading Road Catavissa, PA 17820										
7.											
8.											
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)	See Privacy Act Statement on Reverse								

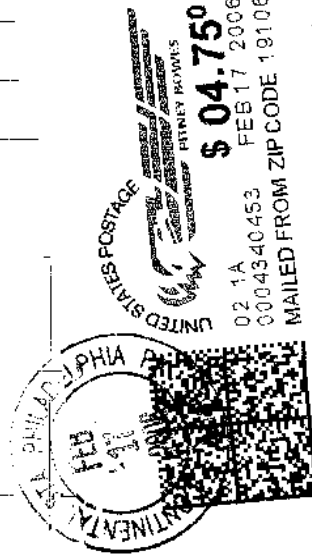
Complete by Typewriter, Ink, or Ball Point Pen

PS Form 3877, February 2002 (Page 1 of 2)

CIMD-0881

BILLIE JO GETZ A/K/A BILLIE JO STAUFFER

Columbia



**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.

Attorney I.D.#16132

Suite 5000 – Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

215-825-6320

Attorney for Plaintiff

CITIFINANCIAL SERVICES INC.

14415 South 50th Street

Suite 100

Phoenix, AZ 85044

Plaintiff

vs.

BILLIE JO GETZ A/K/A BILLIE JO STAUFFER

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

904 Old Reading Road

Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2005 CV 1122 MF

**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:

904 Old Reading Road

Catawissa, PA 17820

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

BILLIE JO GETZ A/K/A BILLIE JO STAUFFER

904 Old Reading Road

Catawissa, PA 17820

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

BILLIE JO GETZ A/K/A BILLIE JO STAUFFER

904 Old Reading Road

Catawissa, PA 17820

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

FIRST SUSQUEHANNA BANK & TRUST

P.O. BOX 639, SBI LOAN CENTER, C/O K. BARD

MAUGANSVILLE, MD 21767-0639

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  
PO Box 380  
Bloomsburg, PA 17815

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

CITIFINANCIAL INC.  
4200 Derry Street  
Harrisburg, PA 17111

ASSOCIATES FINANCIAL SERVICES CO.  
1111 Northpoint Drive, Bldg 4, Ste. 100  
Coppell, TX 75019-3931

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  
904 Old Reading Road  
Catawissa, PA 17820

(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: March 28, 2006

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

TIMOTHY T. CHAMBERLAIN



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.

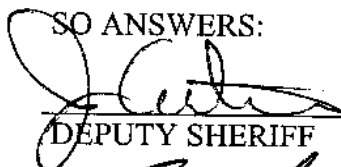
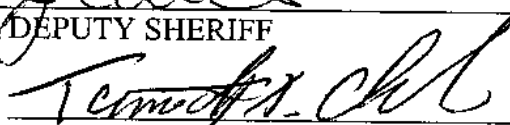
BILLIE JO GETZ

WRIT OF EXECUTION #18 OF 2006 ED

POSTING OF PROPERTY


March 22, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF BILLIE JO GETZ AT 904 OLD READING ROAD CATAWISSA  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA  
COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

  
DEPUTY SHERIFF  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 22<sup>ND</sup> DAY OF MARCH 2006

  
COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Wendy Westover, Notary Public  
Bloomsburg, Columbia Co., PA  
My Commission Expires November 07, 2009



TIMOTHY T. CHAMBERLAIN



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

CITIFINANCIAL SERVICES, INC.

Docket # 18ED2006

VS

MORTGAGE FORECLOSURE

BILLIE JO GETZ A/K/A BILLIE JO  
STAUFFER

AFFIDAVIT OF SERVICE

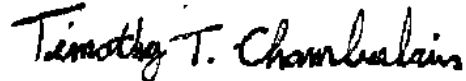
NOW, THIS WEDNESDAY, MARCH 01, 2006, AT 9:10 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON BILLIE JO GETZ A/K/A BILLIE JO STAUFFER AT 149 E. 8TH ST., BLOOMSBURG BY HANDING TO VICKI JOHNSON, Mother, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, MARCH 01, 2006


  
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Wendy Westover, Notary Public  
Bloomsburg, Columbia Co., PA  
My Commission Expires November 07, 2009

SO ANSWERS,



SHERIFF TIMOTHY T. CHAMBERLAIN

  
J. ARTER  
DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 2/13/2006

SERVICE# 1 - OF - 13 SERVICES  
DOCKET # 18ED2006

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT BILLIE JO GETZ A/K/A BILLIE JO STAUFFER  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

<b>PERSON/CORP TO SERVED</b>
BILLIE JO GETZ A/K/A BILLIE JO STAUFFER
<del>904 OLD READING ROAD</del>
CATAWISSA

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Vicki Johnson

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

DATE 3-1-6 TIME 0910 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) 149 E 8th Blom

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>2-14-6</u>	<u>1430</u>	<u>ARTER</u>	<u>Card</u>
<u>2-28-6</u>	<u>1100</u>	<u>ARTER</u>	<u>Card</u>

DEPUTY

*[Signature]*

DATE 3-1-6

**Tax Notice** 2006 County & Municipality  
ROARINGCREEK TWP

**MAKE CHECKS PAYABLE TO:**

Thelma Helwig  
1624 OLD READING RD  
Catawissa PA 17820

**HOURS:** MARCH THRU AUG: WED - 2PM TO 4PM  
OCTOBER: WEDNESDAY - 2PM TO 4PM  
BY APPT ONLY: SEPT & NOV & DEC

**PHONE:** 570-799-5280

FOR: COLUMBIA COUNTY

DATE  
03/01/2006

BILL NO.  
27937

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	44,818	5.646	247.98	253.04	278.34
SINKING		1.345	59.07	60.28	66.31
FIRE TAX		.3	13.18	13.45	14.80
TWP RE		2.5	109.81	112.05	123.26
The discount & penalty have been calculated for your convenience			430.04	438.82	482.71
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

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

STAUFFER BILLIE JO  
904 OLD READING RD  
CATAWISSA PA 17820

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 10 %  
PARCEL: 30 -06 -001-02,000  
904 OLD READING RD  
2.82 Acres Land 7,265  
Buildings 37,553  
Total Assessment 44,818

This tax returned to  
courthouse on:  
January 1, 2007

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

**Tax Notice** 2006 County & Municipality  
ROARINGCREEK TWP

**MAKE CHECKS PAYABLE TO:**

Thelma Helwig  
1624 OLD READING RD  
Catawissa PA 17820

**HOURS:** MARCH THRU AUG: WED - 2PM TO 4PM  
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**PHONE:** 570-799-5280

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The discount & penalty have been calculated for your convenience			430.04	438.82	482.71
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**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

STAUFFER BILLIE JO  
904 OLD READING RD  
CATAWISSA PA 17820

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 10 %  
PARCEL: 30 -06 -001-02,000  
904 OLD READING RD  
2.82 Acres Land 7,265  
Buildings 37,553  
Total Assessment 44,818

This tax returned to  
courthouse on:  
January 1, 2007

FILE COPY

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

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:16-FEB-06

FEE:\$5.00

CERT. NO:1684

STAUFFER BILLIE JO  
904 OLD READING RD  
CATAWISSA PA 17820

DISTRICT: ROARINGCREEK TWP  
DEED 0309-0994  
LOCATION: 904 OLD READING RD  
PARCEL: 30 -06 -001-02,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2004	PRIM	1,870.81	36.82		55.00	1,962.63
2005	PRIM	1,708.28	37.81		60.00	1,806.09
TOTAL DUE :						\$3,768.72

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: May ,2006

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2005

REQUESTED BY:

Timothy T. Chamberlain, Sheriff  
clm.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 2/13/2006

SERVICE# 6 - OF - 13 SERVICES  
DOCKET # 18ED2006

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT BILLIE JO GETZ A/K/A BILLIE JO STAUFFER  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

<b>PERSON/CORP TO SERVED</b>
THELMA HELWIG-TAX COLLECTOR
1624 OLD READING ROAD
CATAWISSA

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON THELMA

RELATIONSHIP Tax Collector IDENTIFICATION \_\_\_\_\_

DATE 2-14-6 TIME 1420 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. Carter

DATE 2-14-6

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 2/13/2006

SERVICE# 7 - OF - 13 SERVICES  
DOCKET # 18ED2006

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT BILLIE JO GETZ A/K/A BILLIE JO STAUFFER  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Carol L. VAN

RELATIONSHIP Cust Service IDENTIFICATION \_\_\_\_\_

DATE 2-14-06 TIME 0905 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 [Signature] DATE 2-14-06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 2/13/2006

SERVICE# 10 - OF - 13 SERVICES  
DOCKET # 18ED2006

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT BILLIE JO GETZ A/K/A BILLIE JO STAUFFER  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Deb Miller

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

DATE 2-14-6 TIME 0830 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

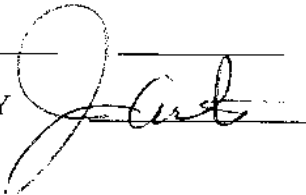
TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY



DATE 2-14-6

# REAL ESTATE OUTLINE

ED # 18-06

DATE RECEIVED 2-13-06  
DOCKET AND INDEX 2-13-06  
SET FILE FOLDER UP 2-13-06

## 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 2,000 ☒ CK# 248978

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

SALE DATE Apr 26 TIME 1030 AM  
POSTING DATE Mar 22, 06  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Apr 5  
2<sup>ND</sup> WEEK 12  
3<sup>RD</sup> WEEK 19, 06



# SHERIFF'S SALE

WEDNESDAY APRIL 26, 2006 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 18 OF 2006 ED AND CIVIL WRIT NO. 1122 OF 2005 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 Roaring Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:-

Beginning at an iron pin on the Southwesterly right-of-way of Legislative Route No. 19010 leading from Township Route No. 375 to Township Route No. 381, said pin being at the Southeasterly corner of lands now or formerly of Neil A. and Darla J. Metcalf, thence along said right-of-way, South 56 degrees 53 minutes East, 423.00 feet to a p.p. & L. co. pole at the Northeasterly corner of lands now or formerly Reuel E. and Doris K. Saneholtz, thence along the Northerly line of lands now formerly of said Saneholtz, south 60 degrees 32 minutes West, 431.98 feet to an iron pin, thence through lands now or formerly of Morgan L. and Helen L. Snyder, North 32 degrees 53 minutes 20 seconds West, 323.37 feet to an iron pin at the Southwesterly corner of lands now or formerly the above mentioned Metcalf; thence along the Southerly line of lands now or formerly of said Metcalf, north 48 degrees 55 minutes 30 seconds east, 261.87 feet to the place of beginning.

TAX PARCEL NO: 30-06-001-02

## 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.  
701 Market Street  
Philadelphia, PA 19106

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

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Plaintiff's Attorney  
Joseph A. Goldbeck, Jr.  
701 Market Street  
Philadelphia, PA 19106

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

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

CITIFINANCIAL SERVICES INC.  
14415 South 50th Street  
Suite 100  
Phoenix, AZ 85044

vs.

BILLIE JO GETZ A/K/A BILLIE JO STAUFFER  
904 Old Reading Road  
Catawissa, PA 17820

In the Court of Common Pleas of  
Columbia County

No. 2005 CV 1122 MF

*2006-ED-18*

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

**To the Sheriff of Columbia County, Pennsylvania**

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

PREMISES: 904 Old Reading Road Catawissa, PA 17820

See Exhibit "A" attached

AMOUNT DUE \$128,497.56

Interest From 04/09/2005  
Through 02/06/2006

(Costs to be added)

Dated: 2-13-04

*Fanni B. Kline*

Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy

*Elizabeth A. Barron*





Goldbeck McCafferty & McKeever  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
Suite 5000 -- Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

CITIFINANCIAL SERVICES INC.  
14415 South 50th Street  
Suite 100  
Phoenix, AZ 85044

Plaintiff

vs.

BILLIE JO GETZ A/K/A BILLIE JO STAUFFER  
(Mortgagor(s) and Record Owner(s))  
904 Old Reading Road  
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2005 CV 1122 MF

*2006-ED-18*

**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:

904 Old Reading Road  
Catawissa, PA 17820

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

BILLIE JO GETZ A/K/A BILLIE JO STAUFFER  
904 Old Reading Road  
Catawissa, PA 17820

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

BILLIE JO GETZ A/K/A BILLIE JO STAUFFER  
904 Old Reading Road  
Catawissa, PA 17820

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

FIRST SUSQUEHANNA BANK & TRUST  
P.O. BOX 639, SBI LOAN CENTER, C/O K. BARD  
MAUGANSVILLE, MD 21767-0639

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

2006 FEB 10 AM 11:57  
CLERK OF COURT  
COLUMBIA COUNTY, PA

PO Box 380  
Bloomsburg, PA 17815

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

CITIFINANCIAL INC.  
4200 Derry Street  
Harrisburg, PA 17111

ASSOCIATES FINANCIAL SERVICES CO.  
1111 Northpoint Drive, Bldg 4, Ste. 100  
Coppell, TX 75019-3931

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.

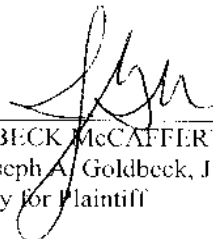
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
904 Old Reading Road  
Catawissa, PA 17820

(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: February 6, 2006

  
\_\_\_\_\_  
GOLDBECK, McCARTHERY & McKEEVER  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff

Goldbeck McCafferty & McKeever  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
Suite 5000 Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

CTIFINANCIAL SERVICES INC.  
14415 South 50th Street  
Suite 100  
Phoenix, AZ 85044

Plaintiff

vs.

BILLIE JO GETZ A/K/A BILLIE JO STAUFFER  
(Mortgagor(s) and Record Owner(s))  
904 Old Reading Road  
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2005 CV 1122 MF

*2006-ED-18*

**AFFIDAVIT PURSUANT TO RULE 3129**

CTIFINANCIAL 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:

904 Old Reading Road  
Catawissa, PA 17820

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BILLIE JO GETZ A/K/A BILLIE JO STAUFFER  
904 Old Reading Road  
Catawissa, PA 17820

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BILLIE JO GETZ A/K/A BILLIE JO STAUFFER  
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Catawissa, PA 17820

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P.O. BOX 639, SBI LOAN CENTER, C/O K. BARD  
MAUGANSVILLE, MD 21767-0639

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

FILED  
FEB 10 11:57  
CLERK OF COURT  
COLUMBIA COUNTY, PA



PO Box 380  
Bloomsburg, PA 17815

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

CITIFINANCIAL INC.  
4200 Derry Street  
Harrisburg, PA 17111

ASSOCIATES FINANCIAL SERVICES CO.  
1111 Northpoint Drive, Bldg 4, Ste. 100  
Coppell, TX 75019-3931

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.

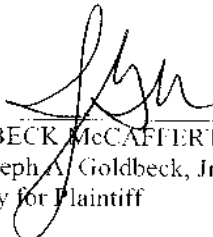
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
904 Old Reading Road  
Catawissa, PA 17820

(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: February 6, 2006

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

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

CITIFINANCIAL SERVICES INC.  
14415 South 50th Street  
Suite 100  
Phoenix, AZ 85044  
Plaintiff

vs.

BILLIE JO GETZ A/K/A BILLIE JO STAUFFER  
Mortgagor(s) and Record Owner(s)

904 Old Reading Road  
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2005 CV 1122 MF

*2006-ED-18*

**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: GETZ, BILLIE JO  
**BILLIE JO GETZ A/K/A BILLIE JO STAUFFER**  
904 Old Reading Road  
Catawissa, PA 17820

Your house at 904 Old Reading Road, Catawissa, PA 17820 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$128,497.56 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 within 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.

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815

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

Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

CTIFINANCIAL SERVICES INC.  
14415 South 50th Street  
Suite 100  
Phoenix, AZ 85044

Plaintiff

vs.

BILLIE JO GETZ A/K/A BILLIE JO STAUFFER  
**Mortgagor(s) and Record Owner(s)**  
904 Old Reading Road  
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

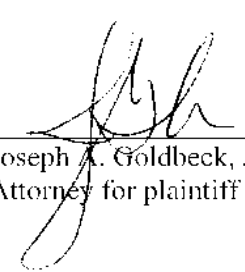
ACTION OF  
MORTGAGE FORECLOSURE

NO. 2005 CV 1122 MF

*2006-ED-18*

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

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

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

GOLDBECK McCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

CITIFINANCIAL SERVICES INC.

14415 South 50th Street

Suite 100

Phoenix, AZ 85044

Plaintiff

vs.

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904 Old Reading Road

Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

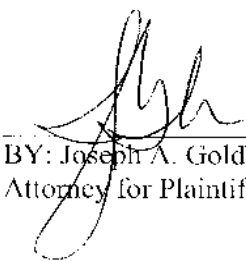
ACTION OF MORTGAGE FORECLOSURE

No. 2005 CV 1122 MF

*2006-ED-18*

**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

GOLDBECK McCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

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Plaintiff

vs.

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IN THE COURT OF COMMON PLEAS  
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CIVIL ACTION - LAW

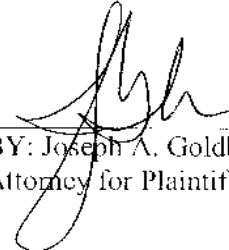
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No. 2005 CV 1122 MF

*2006-E.D. 18*

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

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TAX PARCEL NO:30-06-001-02

All that certain piece, parcel and tract of land situate in Roaring Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit;-

Beginning at an iron pin on the Southwesterly right-of-way of Legislative Route No. 19010 leading from Township Route No. 375 to Township Route No. 381, said pin being at the Southeasterly corner of lands now or formerly of Neil A. and Darla J. Metcalf, thence along said right-of-way, South 56 degrees 53 minutes East, 423.00 feet to a p.p. & L. co. pole at the Northeasterly corner of lands now or formerly Reuel E. and Doris K. Saneholtz, thence along the Northerly line of lands now formerly of said Saneholtz, south 60 degrees 32 minutes West, 431.98 feet to an iron pin, thence through lands now or formerly of Morgan L. and Helen L. Snyder, North 32 degrees 53 minutes 20 seconds West, 323.37 feet to an iron pin at the Southwesterly corner of lands now or formerly the above mentioned Metcalf; thence along the Southerly line of lands now or formerly of said Metcalf, north 48 degrees 55 minutes 30 seconds east, 261.87 feet to the place of beginning.

TAX PARCEL NO:30-06-001-02

All that certain piece, parcel and tract of land situate in Roaring Creek Township, Columbia County, Pennsylvania. bounded and described as follows, to wit;-

Beginning at an iron pin on the Southwesterly right-of-way of Legislative Route No. 19010 leading from Township Route No. 375 to Township Route No. 381, said pin being at the Southeasterly corner of lands now or formerly of Neil A. and Darla J. Metcalf, thence along said right-of-way, South 56 degrees 53 minutes East, 423.00 feet to a p.p. & L. co. pole at the Northeasterly corner of lands now or formerly Reuel E. and Doris K. Saneholtz, thence along the Northerly line of lands now formerly of said Saneholtz, south 60 degrees 32 minutes West, 431.98 feet to an iron pin, thence through lands now or formerly of Morgan L. and Helen L. Snyder, North 32 degrees 53 minutes 20 seconds West, 323.37 feet to an iron pin at the Southwesterly corner of lands now or formerly the above mentioned Metcalf, thence along the Southerly line of lands now or formerly of said Metcalf, north 48 degrees 55 minutes 30 seconds east, 261.87 feet to the place of beginning.

TAX PARCEL NO:30-06-001-02

**GOLDBECK MCCAFFERTY & MCKEEVER  
A PROFESSIONAL CORPORATION**

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

PAY  
TO THE  
ORDER OF

*Sheriff of Columbia County*

*TWO THOUSAND AND XX / 100*

FIRSTTRUST BANK

3-7380/2360

02/06/2006

\$ 2,000.00

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

MEMO Getz, B.

*[Signature]*  
AUTHORIZED SIGNATURE

⑈ 248978 ⑆ 236073801⑆ 70 1100018 ⑈

248978

Security Features. Details on back.