

**GOLDBECK McCAFFERTY & McKEEVER**

A Professional Corporation  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322  
(215) 627-7734 (Fax)

February 6, 2007

Columbia

Harry A. Roadarmel  
SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
Bloomsburg, PA 17815  
FAX: 570-389-5625

**BOOK WRIT**

RE: CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE CO., INC.  
vs.  
BRYAN K. WILDONER and LAVINA M. WILDONER  
Term No. 2006-CV-1353

**Property address:**

*260 Market Street  
Benton, PA 17814*

**Sheriff's Sale Date: February 07, 2007**

Dear Sir/Madam:

As a result of the filing of a Petition in Bankruptcy, kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. The bankruptcy filing information is as follows:

Date filed: February 02, 2007  
Case number: 07-50264  
Chapter: 13  
Judge: John Thomas

Thank you for your cooperation.

Very truly yours,

  
JOSEPH A. GOLDBECK, JR.

JAG/jlb

cc: Urvashi Panchal  
CITIFINANCIAL MORTGAGE CO., INC.  
Acct. #5001970150

# SHERIFF'S SALE COST SHEET

Citizens Trust Inc. vs. Wildcat  
 NO. 182-06 ED NO. 1353-06 JD DATE/TIME OF SALE Strayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>271.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>40.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	<del>\$35.00</del>
TRANSFER TAX FORM	<del>\$25.00</del>
DISTRIBUTION FORM	<del>\$25.00</del>
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>346.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>961.72</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1186.72</u>

PROTHONOTARY (NOTARY)	<del>\$10.00</del>
RECORDER OF DEEDS	\$ _____
TOTAL *****	\$ <u>-0-</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ _____	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>5.-</u>	
TOTAL *****	\$ <u>5.00</u>	

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

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1652.22  
347.78

# SHERIFF'S SALE COST SHEET

Citimortgage Inc. vs. Bivini & Loring W/dave  
 NO. 182-06 ED NO. 1353-06 JD DATE/TIME OF SALE Feb. 7 1030

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>46.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>425.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>767.72</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1186.72</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>43.50</u>
TOTAL ***** \$ <u>53.50</u>	

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>800.03</u>	
TOTAL ***** \$ <u>800.03</u>		

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>117.00</u>	
WATER 20	\$	
TOTAL ***** \$ <u>117.00</u>		

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2149.15

# **Law Office of Tullio DeLuca**

**381 N. 9th Street  
Scranton, PA 18504**

**E-Mail: Tullio.DeLuca@verizon.net**

**Tullio DeLuca, Esquire  
Frank J. Packer, Esquire**

**Telephone: (570) 347-7764  
Facsimile: (570) 347-7763**

February 2, 2007

Via Fax No. 389-5625 and First Class Mail

Columbia County Sheriff's Office  
P.O. Box 380  
35 West Main Street  
Bloomsburg, PA 17815

**RE: CitiMortgage, Inc., s/b/m CitiFinancial Mortgage Co., Inc. vs.  
Bryan and Lavina Wildoner  
No. 2006-1353  
Sheriff Sale: February 07, 2007**

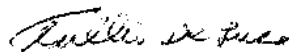
**Bryan and Lavina Wildoner  
Chapter 13; Case No. 5-07-50264  
Date Filed: February 2, 2007**

Dear Sir/Madam:

Please be advised that I have been retained to represent Mr. and Mrs. Wildoner's interest in the above-referenced Chapter 13 Bankruptcy proceeding filed on February 2, 2007 with the United States Bankruptcy Court for the Middle District of Pennsylvania. A copy of the Notice of Bankruptcy Case Filing is enclosed for your records. I kindly request that you cease further collection efforts on the above matter. Specifically, I request that you remove the property from the sheriff sale list scheduled for February 07, 2007.

If you have any questions, please feel free to contact me at my office.  
Thank you.

Very truly yours,



Tullio DeLuca, Esquire

TD/lm  
Enclosure

cc: Mr. and Mrs. Bryan Wildoner

United States Bankruptcy Court  
Middle District of Pennsylvania

## Notice of Bankruptcy Case Filing

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 02/02/2007 at 07:48 AM and filed on 02/02/2007.

**Bryan Wildoner, Sr.**

P.O. Box 613  
Benton, PA 17814  
SSN: xxx-xx-0038

*aka*

**Bryan Keith Wildoner, Sr.**

*aka*

**Bryan K. Wildoner, Sr.**

*aka*

**Bryan Wildoner**

**Lavina Wildoner**

P.O. Box 613  
Benton, PA 17814  
SSN: xxx-xx-0503

*aka*

**Lavina Mae Wildoner**

*aka*

**Lavina M. Wildoner**



The case was filed by the debtor's attorney:

**Tullio DeLuca**

381 N. 9th Street  
Scranton, PA 18504  
570 347-7764

The case was assigned case number 5:07-bk-50264.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

If you would like to view the bankruptcy petition and other documents filed by the debtor, they are available at our *Internet* home page <http://www.pamb.uscourts.gov/> or at the Clerk's Office, U.S. Bankruptcy Court, 274 Max Rosenn U.S. Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting

**Law Office of Tullio DeLuca**

**381 N. 9th Street**

**Scranton, PA 18504**

**E-Mail: Tullio.DeLuca@verizon.net**

**Tullio DeLuca, Esquire  
Frank J. Packer, Esquire**

**Telephone: (570) 347-7764  
Facsimile: (570) 347-7763**

**February 2, 2007**

**Via Fax No. 389-5625 and First Class Mail**

**Columbia County Sheriff's Office  
P.O. Box 380  
35 West Main Street  
Bloomsburg, PA 17815**

**RE: CitiMortgage, Inc., s/b/m CitiFinancial Mortgage Co., Inc. vs.  
Bryan and Lavina Wildoner  
No. 2006-1363  
Sheriff Sale: February 07, 2007**

**Bryan and Lavina Wildoner  
Chapter 13; Case No. 5-07-50264  
Date Filed: February 2, 2007**

**Dear Sir/Madam:**

Please be advised that I have been retained to represent Mr. and Mrs. Wildoner's interest in the above-referenced Chapter 13 Bankruptcy proceeding filed on February 2, 2007 with the United States Bankruptcy Court for the Middle District of Pennsylvania. A copy of the Notice of Bankruptcy Case Filing is enclosed for your records. I kindly request that you cease further collection efforts on the above matter. Specifically, I request that you remove the property from the sheriff sale list scheduled for February 07, 2007.

If you have any questions, please feel free to contact me at my office.  
Thank you.

Very truly yours,



**Tullio DeLuca, Esquire**

**TD/lm  
Enclosure**

**cc: Mr. and Mrs. Bryan Wildoner**

United States Bankruptcy Court  
Middle District of Pennsylvania

**Notice of Bankruptcy Case Filing**

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 02/02/2007 at 07:48 AM and filed on 02/02/2007.

**Bryan Wildoner, Sr.**

P.O. Box 613

Benton, PA 17814

SSN: xxx-xx-0038

*aka*

**Bryan Keith Wildoner, Sr.**

*aka*

**Bryan K. Wildoner, Sr.**

*aka*

**Bryan Wildoner**

**Lavina Wildoner**

P.O. Box 613

Benton, PA 17814

SSN: xxx-xx-0503

*aka*

**Lavina Mae Wildoner**

*aka*

**Lavina M. Wildoner**

The case was filed by the debtor's attorney:

**Tullio DeLuca**

381 N. 9th Street

Scranton, PA 18504

570 347-7764

The case was assigned case number 5:07-bk-50264.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

If you would like to view the bankruptcy petition and other documents filed by the debtor, they are available at our *Internet* home page <http://www.pamb.uscourts.gov/> or at the Clerk's Office, U.S. Bankruptcy Court, 274 Max Rosenn U.S. Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Citibetgase Inc. VS Bryan + Lavinia Wilkerson

NO. 182-06 ED NO. 1353-06 JD

DATE/TIME OF SALE: Feb. 7 1030

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE - 2% OF BID \$ \_\_\_\_\_

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

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

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

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

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

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

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

LESS DEPOSIT: \$ \_\_\_\_\_

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

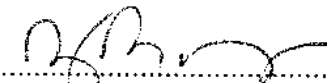
TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_



STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Barry 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

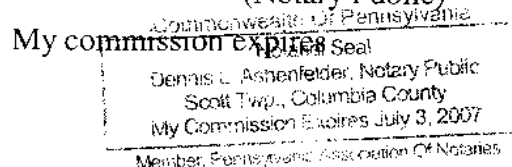
January 17, 24, 31, 2007 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said 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 31<sup>st</sup> day of Jan 2007...

.....  


(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.

.....

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

**X** Addressee  
B. Received by (Printed Name) **NOV 24 2005**

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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

Article Number  
(Transfer from service label)  
7005 1160 0000 3415 0810

PS Form 3811, February 2004 Domestic Return Receipt

2. Article Number  
(Transfer from service label)  
7005 1160 0000 3415 0834

1. Article Addressed to:  
OFFICE OF F.A.T.R.  
DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105

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

102595-02-M-15  
102595-02-M-15

1. Article Addressed to:  
INTERNAL REVENUE SERVICE  
TECHNICAL SUPPORT GROUP  
WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259  
PHILADELPHIA, PA 19106

2. Article Number  
(Transfer from service label)  
7005 1160 0000 3415 0827

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

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:

PA Dept. of Public Welfare  
Health & Welfare Bldg Rm 432  
Harrisburg, PA 17105

**X** Addressee  
B. Received by (Printed Name) **NOV 24 2005**

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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

Article Number  
(Transfer from service label)  
7005 1160 0000 3415 0803

PS Form 3811, February 2004 Domestic Return Receipt

2. Article Number  
(Transfer from service label)  
7005 1160 0000 3415 0827

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

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

102595-02-M-15  
102595-02-M-15

1. Article Addressed to:  
PA Dept. of Public Welfare  
Health & Welfare Bldg Rm 432  
Harrisburg, PA 17105

2. Article Number  
(Transfer from service label)  
7005 1160 0000 3415 0827

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

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

January 25, 2007

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

RE: No. 2006-CV-1353

**BRYAN K. WILDONER and LAVINA M. WILDONER**

Real Estate Division:

The above case may be sold on February 07, 2007. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

By: **Scott Lion, Paralegal**  
Phone: (215) 825-6345 (direct dial)  
Fax: (215) 825-6445  
Email: [slion@goldbecklaw.com](mailto:slion@goldbecklaw.com)

**Antoniette Black, Paralegal**  
Phone: (215) 825-6347 (direct dial)  
Fax: (215) 825-6447  
Email: [ablack@goldbecklaw.com](mailto:ablack@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

CITX-1603  
CF: 09/26/2006  
SD: 02/07/2007  
\$88,366.80

Attorney for Plaintiff

CITIMORTGAGE, INC. S/B/M CITIFINANCIAL  
MORTGAGE CO., INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

Plaintiff

vs.

BRYAN K. WILDONER  
LAVINA M. WILDONER  
Mortgagor(s) and  
Record Owner(s)

260 Market Street  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2006-CV-1353

**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.

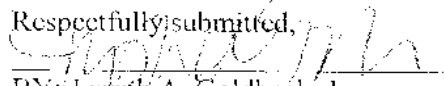
**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

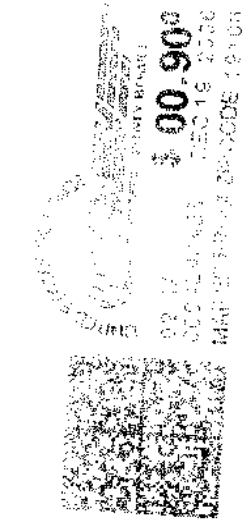
- ☐ Premises was posted by Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
- ☐ Certified Mail & ordinary mail by Joseph A. Goldbeck, Jr. (original receipt(s) for Certified Mail attached).

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



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

Check type of mail or service:

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

☐ Certified  
☐ COD  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured

☐ Recorded Delivery (Institutional)  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

Article Number

Addressee (Name, Street, City, State, & ZIP Code)

Postage

Fee

H<sub>2</sub>

C

Postmark and  
Date of Receipt

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

DOMESTIC RELATIONS OF COLUMBIA  
COUNTY  
PO Box 380  
Bloomsburg, PA 17815

TENANTS/OCCUPANTS  
260 Market Street  
Berwyn, PA 17814

Total Number of Pieces  
Listed by Sender

Postmaster, Per (Name of receiving employee)

See Privacy Act Statement on Reverse

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

Complete by Typewriter, Ink, or Ball Point Pen

CITX-1603

BRYAN K. WILDONER & LAVINA M. WILDONER

Columbia

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  
(370) 784-6300

CITIMORTGAGE, INC. S/B/M  
CITIFINANCIAL MORTGAGE CO. INC.  
VS

Docket # 182ED2006

MORTGAGE FORECLOSURE

BRYAN K. WILDONER  
LAVINA M. WILDONER

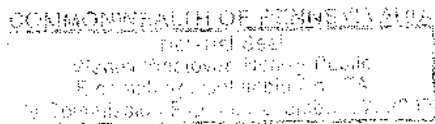
AFFIDAVIT OF SERVICE

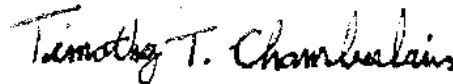
NOW, THIS MONDAY, NOVEMBER 20, 2006, AT 5:20 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON LAVINA WILDONER AT 260 MARKET STREET, BENTON BY HANDING TO BRYAN WILDONER, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

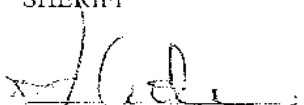
SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, NOVEMBER 21, 2006

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
J. ARTER  
DEPUTY SHERIFF

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

CITIMORTGAGE, INC. S/B/M  
CITIFINANCIAL MORTGAGE CO. INC.  
VS

Docket # 182ED2006

MORTGAGE FORECLOSURE

BRYAN K. WILDONER  
LAVINA M. WILDONER

AFFIDAVIT OF SERVICE

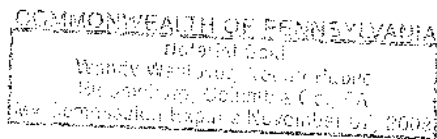
NOW, THIS MONDAY, NOVEMBER 20, 2006, AT 5:20 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON BRYAN WILDONER AT 260 MARKET STREET, BENTON BY HANDING TO BRYAN WILDONER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, NOVEMBER 21, 2006

A handwritten signature in cursive script, appearing to read "Wendy Westover".

NOTARY PUBLIC



A handwritten signature in cursive script, appearing to read "Timothy T. Chamberlain".

X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

A handwritten signature in cursive script, appearing to read "J. Carter".

X  
J. CARTER  
DEPUTY SHERIFF

**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

CITIMORTGAGE, INC. S/B/M CITIFINANCIAL  
MORTGAGE CO., INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

Plaintiff

vs.

BRYAN K. WILDONER  
LAVINA M. WILDONER  
**Mortgagor(s) and Record Owner(s)**

260 Market Street  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2006-CV-1353

**AFFIDAVIT PURSUANT TO RULE 3129**

CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE CO., 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:

260 Market Street  
Benton, PA 17814

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

BRYAN K. WILDONER  
260 Market Street  
Benton, PA 17814

LAVINA M. WILDONER  
260 Market Street  
Benton, PA 17814

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

BRYAN K. WILDONER  
260 Market Street  
Benton, PA 17814

LAVINA M. WILDONER  
260 Market Street  
Benton, PA 17814



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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
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:

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  
260 Market Street  
Benton, PA 17814

(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: January 25, 2007

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

County 024

PARCEL ID: 02-04-039-00-000

TAX YEAR: 2007

ALTERNATE ID:

Spec Flag

EFFECTIVE DATE: 02/01/2007

Year

Authority

Fund

Year	Authority	Fund	Delin	Bill	Tax	Penalty	Interest	Penalty	Interest
2006	PRIM		703.84		.00	70.38	15.00	5.81	795.03
Total:			703.84		.00	70.38	15.00	5.81	795.03

FAX SHEET

DENTON MUNICIPAL WATER  
AND SEWER AUTHORITY

PHONE: (570) 925-6341  
FAX: (570) 925-5346

LYNN DRESSLER  
RECORDING/BILLING SECRETARY

PHONE: (570) 864-3085

DATE:

1/29/07

TO:

Col. Co. Sheriff Chamberlin

389-5625

FROM:

Lynn D.

DENTON MUNICIPAL WATER AND SEWER AUTHORITY

RE:

Bryan Wildones

NUMBER OF PAGES: 1

Wildones paid \$ 435.50 Today

Previous balance \$ 552.50

- 435.50  
117.00

Balance owed \$ 117.00

FAX SHEET

BENTON MUNICIPAL WATER  
AND SEWER AUTHORITY

PHONE: (570) 925-6341  
FAX: (570) 925-5346

LYNN DRESSLER  
RECORDING/BILLING SECRETARY

PHONE: (570) 864-3085

DATE:

1/26/07

TO: Col. G. Sheriff Chamberlain

389-5625

FROM:

Lynn D.

BENTON MUNICIPAL WATER AND SEWER AUTHORITY

RE:

Bryan Wildones  
Our Acct # 50260

NUMBER OF PAGES:

2

Current balance due  
for water and sewer \$552.50

BENTON MUNIC. WTR & SWR AUTH  
 P.O. BOX 516  
 BENTON, PA 17814  
 570-925-6341

ACCOUNT: 050260

PREV.	319000	PREV. BAL.	430.32
CURR.	336000	PAYMENTS	0.00
USE	17000	BAL. FWD.	430.32
CD	DESCRIPTION	AMOUNT	
	WATER 06	20.00	
	SEWER	27.00	
	L LATE CHARGES	5.18	
BILL DATE: 01/26/07		PAY THIS AMT →	552.50
AFTER 02/20/07 PAY>			558.35
SERVICE AT:			

12/24/06 to 01/24/07

BRYAN WILDOBER  
 P O BOX 516  
 BENTON PA 17814

THIS INSTITUTION IS AN EQUAL  
 OPPORTUNITY PROVIDER.

RETURN  
 THIS STUB

AMOUNT	DATE
552.50	01/26/07
558.35	030260
AFTER 02/20	ACCOUNT

TAX SHEET

BENTON MUNICIPAL WATER  
AND SEWER AUTHORITY

PHONE: (570) 925-6341  
FAX: (570) 925-5346

LYNN DRESSLER  
RECORDING/BILLING SECRETARY

PHONE: (570) 864-3085

DATE: Jan. 8<sup>th</sup> 2007

TO: Col Co. Sheriff Chamberlain 389-5625

FROM: Lynn Dressler

BENTON MUNICIPAL WATER AND SEWER AUTHORITY

RE: Weldon  
Over Acct # 50260

NUMBER OF PAGES: 3

Current balance on water and sewer

\$  
430.32

## CUSTOMER ACCOUNT INQUIRY - SEARCHING BY ACCOUNT NUMBER

\*\*\*\*\*  
: ACCOUNT # ...: 050260 Normal

: Name .....: WILDONER, BRYAN

: Address .....

: Phone .....

: Install Date..: 12/01/90

: Install Chrg..: 0.00

: Mem'ship Fee..: 0.00

: Penalty? Y/N..: Y

: Tax Code .....: EXENFT

: Bank #/Acct ..: 0

\*\*\*\*\*  
: BILLING ADDRESS \*\*\*\*\*

: Line 1 ..: R O BOX 613

: City ....: BENTON

: State ...: PA Zip: 17814 CR RT:

\*\*\*\*\*

:ZD WATER \*\*\*\*\*

:3 Rate...: 06 - RES WTR/SWR 3

:3 3

:3 Deposit: 0.00 3

:3 Mtr SN..: 3

:3 Route...: 0001 10: 3

:3 Prev: 319000 - 12/24/06 3

:3 Curr: Not Posted 3

:\*\*\*\*\*

: ZD BALANCE \*\*\*\*\*

:3 Current ...: 108.45 3

:3 Over 30 ...: 103.28 3

:3 Over 60 ...: 90.00 3

:3 Over 90 ...: 130.59 3

:3 3

:3 TOTAL DUE : 430.32 3

:\*\*\*\*\*

[B]=Breakdown [H]=History [T]=Transactions [N]=Note [P]=Prev/Next [ESC]=EX1)

## BILLING HISTORY FOR: #050260 - BRYAN WILDONER

\*\*\*\*\*  
PERIOD STATUS REG BAL CREDITS CHARGES END BAL BILLED  
\*\*\*\*\*  
Jan 06 LATE 204.11 100.00 70.65 174.76 174.76  
Feb 06 LATE 174.76 0.00 75.38 250.14 250.14  
Mar 06 NORMAL 250.14 250.00 63.00 63.14 63.14  
Apr 06 LATE 63.14 0.00 75.15 138.29 138.29  
May 06 NORMAL 138.29 138.29 67.50 67.50 67.50  
Jun 06 LATE 67.50 0.00 84.38 151.88 151.88  
Jul 06 LATE 151.88 100.00 83.43 135.31 135.31  
Aug 06 LATE 135.31 0.00 98.55 233.86 233.86  
Sep 06 LATE 233.86 100.00 94.73 228.59 228.59  
Oct 06 LATE 228.59 0.00 90.00 318.59 318.59  
Nov 06 LATE 318.59 100.00 103.28 321.87 321.87  
Dec 06 LATE 321.87 0.00 108.45 430.32 430.32  
\*\*\*\*\*  
TOTALS 788.29 1014.50

[ANY KEY]= BREAKDOWN OF CHARGES

[ESC]= CANCEL

BREAKDOWN OF CHARGES FOR BRYAN WILDONER

	WATER USAGE	USAGE CHARGE	OTHER CHARGES	SEWER	HYDRANT	SALES TAX	TOTAL CHARGES
Jan 06	6000	40.50	3.15	27.00	0.00	0.00	70.65
Feb 06	7000	45.00	3.38	27.00	0.00	0.00	75.38
Mar 06	5000	36.00	0.00	27.00	0.00	0.00	63.00
Apr 06	7000	45.00	3.15	27.00	0.00	0.00	75.15
May 06	6000	40.50	0.00	27.00	0.00	0.00	67.50
Jun 06	9000	54.00	3.38	27.00	0.00	0.00	84.38
Jul 06	9000	54.00	2.43	27.00	0.00	0.00	83.43
Aug 06	12000	67.50	4.05	27.00	0.00	0.00	98.55
Sep 06	11000	63.00	4.73	27.00	0.00	0.00	94.73
Oct 06	10000	58.50	4.50	27.00	0.00	0.00	90.00
Nov 06	13000	72.00	4.28	27.00	0.00	0.00	103.28
Dec 06	14000	76.50	4.95	27.00	0.00	0.00	108.45
TOT	109000	652.50	38.00	324.00	0.00	0.00	1014.50
AVG	9083						

Press [ANY KEY] to CONTINUE



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.

CITIMORTGAGE INC.

VS.

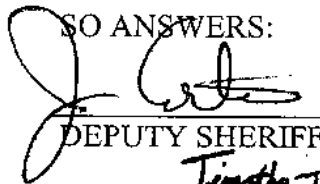
BRYAN & LAVINA WILDONER

WRIT OF EXECUTION #182 OF 2006 ED

POSTING OF PROPERTY

January 3, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF BRYAN & LAVINA WILDONER AT 260 MARKET STREET BENTON COLUMBIA  
COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF  
DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

  
DEPUTY SHERIFF

*Timothy T. Chamberlain*

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 8<sup>TH</sup> DAY OF JANUARY 2007



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

FAX SHEET

BENTON MUNICIPAL WATER  
AND SEWER AUTHORITY

PHONE: (570) 925-6341

FAX: (570) 925-5346

LYNN DRESSLER  
RECORDING/BILLING SECRETARY

PHONE: (570) 864-3085

DATE: 12/2/06

TO: Sheriff Chamberlain 389-5625

FROM: Lynn D.

BENTON MUNICIPAL WATER AND SEWER AUTHORITY

RE: Bryan Wildoner

Our Acct. # 50260

NUMBER OF PAGES: 3

Current balance due on  
account # 321.87

## CUSTOMER ACCOUNT INQUIRY - SEARCHING BY ACCOUNT NUMBER

#####

\* ACCOUNT # ...: 050260 Normal

\* Name .....: WILDONER, BRYAN

\* Address .....: \_\_\_\_\_

\* Phone .....: \_\_\_\_\_

\* Install Date.: 12/01/90

\* Install Chrg.: 0.00

\* Mem'ship Fee.: 0.00

\* Penalty? Y/N.: Y

\* Tax Code .....: EXEMPT

\* Bank #/Acct .: 0

#####

ZD BILLING ADDRESS #####

3 Line 1 .:

3 Line 2 .: P O BOX 613

3 City ....: BENTON

3 State ...: PA Zip: 17814 CR RT:

#####

\*ZD WATER #####

\*3 Rate...: 06 - RES WTR/SWR

\*3

\*3 Deposit: 0.00

\*3 Mtr SN.:

\*3 Route...: 0001 ID:

\*3

\*3 Prev: 305000 - 11/24/06

\*3 Curr: Not Posted

#####

\* ZD BALANCE #####

\*3 Current ...: 103.28 3

\*3 Over 30 ...: 90.00 3

\*3 Over 60 ...: 94.73 3

\*3 Over 90 ...: 33.86 3

\*3

\*3 TOTAL DUE : 321.87

#####

[B]=Breakdown [H]=History [T]=Transactions [N]=Note [ ]=Prev/Next [ESC]=EXIT

## BILLING HISTORY FOR: #050260 - BRYAN WILDONER

#####

PERIOD	STATUS	BEG BAL	CREDITS	CHARGES	END BAL	BILLED
Dec 05	LATE	202.51	65.00	66.60	204.11	204.11
Jan 6	LATE	204.11	100.00	70.65	174.76	174.76
Feb 6	LATE	174.76	0.00	75.38	250.14	250.14
Mar 6	NORMAL	250.14	250.00	63.00	63.14	63.14
Apr 6	LATE	63.14	0.00	75.15	138.29	138.29
May 6	NORMAL	138.29	138.29	67.50	67.50	67.50
Jun 6	LATE	67.50	0.00	84.38	151.88	151.88
Jul 6	LATE	151.88	100.00	83.43	135.31	135.31
Aug 6	LATE	135.31	0.00	98.55	233.86	233.86
Sep 6	LATE	233.86	100.00	94.73	228.59	228.59
Oct 6	LATE	228.59	0.00	90.00	318.59	318.59
Nov 6	LATE	318.59	100.00	103.28	321.87	321.87
TOTALS			853.29	972.65		

[ANY KEY]= BREAKDOWN OF CHARGES

[ESC]= CANCEL

## BREAKDOWN OF CHARGES FOR BRYAN WILDONER

	WATER USAGE	USAGE CHARGE	OTHER CHARGES	SEWER	HYDRANT	SALES TAX	TOTAL CHARGES
Dec 05	5900	36.00	3.60	27.00	0.00	0.00	66.60
Jan 6	6000	40.50	3.15	27.00	0.00	0.00	70.65
Feb 6	7000	45.00	3.38	27.00	0.00	0.00	75.38
Mar 6	5000	36.00	0.00	27.00	0.00	0.00	63.00
Apr 6	7000	45.00	3.15	27.00	0.00	0.00	75.15
May 6	6000	40.50	0.00	27.00	0.00	0.00	67.50
Jun 6	9000	54.00	3.38	27.00	0.00	0.00	84.38
Jul 6	9000	54.00	2.43	27.00	0.00	0.00	83.43
Aug 6	12000	67.50	4.05	27.00	0.00	0.00	98.55
Sep 6	11000	63.00	4.73	27.00	0.00	0.00	94.73
Oct 6	10000	58.50	4.50	27.00	0.00	0.00	90.00
Nov 6	13000	72.00	4.28	27.00	0.00	0.00	103.28
TOT	100000	612.00	36.65	324.00	0.00	0.00	972.65
AVF	8333						

Press [ANY KEY] to CONTINUE

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

CITIMORTGAGE, INC. S/B/M  
CITIFINANCIAL MORTGAGE CO. INC.  
VS

Docket # 182ED2006

MORTGAGE FORECLOSURE

BRYAN K. WILDONER  
LAVINA M. WILDONER

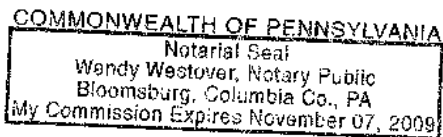
AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, NOVEMBER 20, 2006, AT 5:20 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON BRYAN WILDONER AT 260 MARKET STREET, BENTON BY HANDING TO BRYAN WILDONER, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

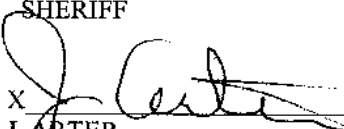
SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, NOVEMBER 21, 2006

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





X  
\_\_\_\_\_  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
\_\_\_\_\_  
J. ARTER  
DEPUTY SHERIFF

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

CITIMORTGAGE, INC. S/B/M  
CITIFINANCIAL MORTGAGE CO. INC.

VS

Docket # 182ED2006

MORTGAGE FORECLOSURE

BRYAN K. WILDONER  
LAVINA M. WILDONER

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, NOVEMBER 20, 2006, AT 5:20 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON LAVINA WILDONER AT 260 MARKET STREET, BENTON BY HANDING TO BRYAN WILDONER, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

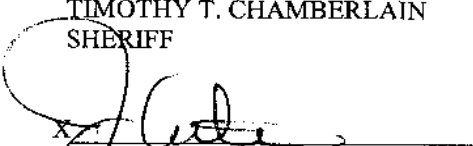
SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, NOVEMBER 21, 2006

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

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



X  
\_\_\_\_\_  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X  
  
\_\_\_\_\_  
J. ARTER  
DEPUTY SHERIFF

FAX SHEET**BENTON MUNICIPAL WATER  
AND SEWER AUTHORITY****PHONE: (570) 925-6341****FAX: (570) 925-5346****LYNN DRESSLER  
RECORDING/BILLING SECRETARY****PHONE: (570) 864-3085****DATE:** 11/24/06**TO:** Cal. Co. Sheriff Chamberlin 389-5625**FROM:** Lynn D.**BENTON MUNICIPAL WATER AND SEWER AUTHORITY****RE:** Bryan Wilder**NUMBER OF PAGES:** 3

Balance as of today 11/24

\$ 318.59

I will keep you updated.

CUSTOMER ACCOUNT INQUIRY - SEARCHING BY ACCOUNT NUMBER

```

#####
# ACCOUNT # ....: 050260 Normal
#
# Name .....: WILDONER, BRYAN
# Address .....:
# Phone .....:
#
# Install Date.: 12/01/90
# Install Chrg.: 0.00
# Mem'ship Fee.: 0.00
# Penalty? Y/N.:
# Tax Code .....: EXEMP
# Bank #/Acct ..:
#####
#20 WATER
#3 Rate....: 06 - REG WTR/CWR
#3
#3 Deposit: 0.00
#3 RLR SN..:
#3 Route...: 0001 TD#
#3
#3 Prev: 292000 - 10/24/06
#3 Curr: Not Posted
#####
#20 BALANCE
#3 Current ...: 90.00 3
#3 Over 30 ...: 74.73 3
#3 Over 60 ...: 98.55 3
#3 Over 90 ...: 318.59 3
#3 TOTAL DUE : 318.59
#####
20 BILLING ADDRESS #####
# Line 1 ..:
# Line 2 ..: P O Box 613
# City ...: BENLUN
# State ...: PA Zip: 17814 CR Rts
#####

```

[B]=Breakdown [H]=History [T]=Transaction [N]=Note [P]=Prev/Next [ESC]=EXIT

BILLING HISTORY FOR: #050260 - BRYAN WILDONER

```

#####
PERIOD STATUS REG BAL CREDITS CHARGES END BAL BILLED
#####
Nov 05 LATE 127.36 0.00 75.15 202.51 202.51
Dec 05 LATE 202.51 65.00 66.60 264.11 264.11
Jan 6 LATE 264.11 100.00 70.65 174.76 174.76
Feb 6 LATE 174.76 0.00 75.38 250.14 250.14
Mar 6 NORMAL 250.14 250.00 63.00 63.14 63.14
Apr 6 LATE 63.14 0.00 75.15 138.29 138.29
May 6 NORMAL 138.29 138.29 67.50 67.50 67.50
Jun 6 LATE 67.50 0.00 84.36 151.86 151.86
Jul 6 LATE 151.86 100.00 83.43 135.31 135.31
Aug 6 LATE 135.31 0.00 98.55 233.86 233.86
Sep 6 LATE 233.86 100.00 94.73 228.59 228.59
Oct 6 LATE 228.59 0.00 90.00 318.59 318.59
#####
TOTALS 753.29 944.52
#####

```

LONG KEY= BREAKDOWN OF CHARGES

[ESC]= CANCEL



BREAKDOWN OF CHARGES FOR BRYAN WILDONER

	WATER USAGE	USAGE CHARGE	OTHER CHARGES	SEWER	HYDRANT	SALES TAX	TOTAL CHARGES
Nov 05	7000	45.00	3.15	27.00	0.00	0.00	75.15
Dec 05	5000	36.00	3.60	27.00	0.00	0.00	66.60
Jan 6	6000	40.50	3.15	27.00	0.00	0.00	70.65
Feb 6	7000	45.00	3.38	27.00	0.00	0.00	75.38
Mar 6	5000	36.00	0.00	27.00	0.00	0.00	63.00
Apr 6	7000	45.00	3.15	27.00	0.00	0.00	75.15
May 6	6000	40.50	0.00	27.00	0.00	0.00	67.50
Jun 6	9000	54.00	3.38	27.00	0.00	0.00	84.38
Jul 6	9000	54.00	2.43	27.00	0.00	0.00	83.43
Aug 6	11000	67.50	4.05	27.00	0.00	0.00	98.55
Sep 6	11000	63.00	4.73	27.00	0.00	0.00	94.73
Oct 6	10000	58.50	4.50	27.00	0.00	0.00	90.00
HT	24000	585.00	35.52	324.00	0.00	0.00	944.52
AVE	7833						

Press [ANY KEY] to CONTINUE

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/20/2006

SERVICE# 1 - OF - 12 SERVICES  
DOCKET # 182ED2006

PLAINTIFF CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE  
CO. INC.

DEFENDANT BRYAN K. WILDONER  
LAVINA M. WILDONER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
-----------------------

BRYAN WILDONER
----------------

260 MARKET STREET
-------------------

BENTON
--------

PAPERS TO SERVED
------------------

MORTGAGE FORECLOSURE
----------------------

SERVED UPON BRYAN

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

DATE 11-20-06 TIME 1720 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. Luter

DATE 11-20-06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/20/2006

SERVICE# 2 - OF - 12 SERVICES  
DOCKET # 182ED2006

PLAINTIFF CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE CO. INC.

DEFENDANT BRYAN K. WILDONER  
LAVINA M. WILDONER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
LAVINA WILDONER	MORTGAGE FORECLOSURE
260 MARKET STREET	
BENTON	

SERVED UPON BRYAN

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

DATE 11-20-06 TIME 1720 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

11-20-06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/20/2006

SERVICE# 4 - OF - 12 SERVICES  
DOCKET # 182ED2006

PLAINTIFF CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE  
CO. INC.

DEFENDANT BRYAN K. WILDONER  
LAVINA M. WILDONER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
BENTON SEWER	MORTGAGE FORECLOSURE
37 THREE SPRINGS Rd	
BENTON	

SERVED UPON LYNN DRESSLER

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

DATE 11-20-06 TIME 1655 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 11-20-06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/20/2006

SERVICE# 5 - OF - 12 SERVICES  
DOCKET # 182ED2006

PLAINTIFF CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE  
CO. INC.

DEFENDANT BRYAN K. WILDONER  
LAVINA M. WILDONER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

**PERSON/CORP TO SERVED**

CAROYLYN REMLEY-TAX COLLECTOR  
PO 270 BENTON  
BENTON

**PAPERS TO SERVED**

MORTGAGE FORECLOSURE

SERVED UPON CAROYLYN

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

DATE 11-20-06 TIME 1735 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

**ATTEMPTS**

DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. L. L. L.

DATE 11-20-06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/20/2006

SERVICE# 6 - OF - 12 SERVICES  
DOCKET # 182ED2006

PLAINTIFF CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE  
CO. INC.

DEFENDANT BRYAN K. WILDONER  
LAVINA M. WILDONER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

DOMESTIC RELATIONS

15 PERRY AVE.

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

Leslie Lavan

RELATIONSHIP

Customer Service

IDENTIFICATION

DATE 11-20-06

TIME 1245

MILEAGE

OTHER

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

TYPE OF SERVICE:

A. PERSONAL SERVICE AT POA \_\_\_ POB A 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

11-20-06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/20/2006

SERVICE# 9 - OF - 12 SERVICES  
DOCKET # 182ED2006

PLAINTIFF CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE  
CO. INC.

DEFENDANT BRYAN K. WILDONER  
LAVINA M. WILDONER

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 11-20-06 TIME 1130 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. C. C. C.

DATE 11-20-06

.. COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 11/20/2006

Fee: \$5.00

Cert. NO: 2723

WILDONER BRYAN K & LAVINA M  
260 MARKET STREET  
BENTON PA 17814

District: BENTON BORO  
Deed: 20040 -4391  
Location:  
Parcel Id:02 -04 -039-00,000

Assessment: 16,960  
Balances as of 11/20/2006

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Timothy T Chamberlain Per: dm



# REAL ESTATE OUTLINE

ED # 182-06

DATE RECEIVED 11-20-06  
DOCKET AND INDEX 11-20-06

## 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 2000.00 ✓ CK# 211211  
**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE Feb. 7, 2007 TIME 2:30  
POSTING DATE Jan 31, 07  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Jan 31  
2<sup>ND</sup> WEEK Feb 7  
3<sup>RD</sup> WEEK Feb 14

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 7, 2007 AT 1:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 182 OF 2006 ED AND CIVIL WRIT NO. 1353 OF 2006 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 those certain pieces, parcels of land situate in the Borough of Benton, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Tract 1:

Beginning at a corner on line of the grantees 100 feet in a southerly direction from the inside of the side-walk on Market Street; thence in a westerly direction along line of land of the grantees 10 feet to a corner on line of land of the grantors; thence in a southerly direction along line of land of the grantors 60 odd feet more or less to a corner of land of Pierson J. Holcombe and Ada C. Holcombe; thence in an easterly direction along line of land of the Holcombes 10 feet to line of land of the grantees; thence in a northerly direction along line of land of the grantees 60 odd feet more or less to the place of beginning.

Tract 2:

Beginning at a point on the southern edge of the sidewalk on the southerly side of Market Street in the Borough of Benton and in line of land of Ivin S. Chapin, et ux.; thence by the latter in a southerly direction 100 feet to a point in other lands of the Grantors; thence by the same in a westerly direction and on a line parallel with Market Street 10 feet to appoint in other lands of the Grantors; thence by the same in a northerly direction and on a line parallel with the first mentioned line 100 feet to the southern edge of the sidewalk on the southerly side of Market Street aforesaid; thence by the southern edge of said sidewalk in an easterly direction 10 feet to a point in the place of beginning.

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Beginning at the corner of lot of John A. Chapin in Market Street; thence by said Chapin lot in southerly direction 170 feet more or less to line of land late of E.P. Chapin, now Ross Chapin, thence by the same in an easterly direction 50 feet to line of land late of Mira Everett; thence by the same in a northerly direction 65 feet more or less to line of Benton Grange No. 88; thence by the same in a westerly direction 21 ½ feet more or less; thence by the same in a northerly direction 120 feet more or less to a point in Market Street; thence by the same in a westerly direction 31 ½ feet more or less to line of land of John A. Chapin, the place of beginning.

Being known as 260 Market Street, Benton Pa, 17814

Tax Parcel No: 02-04-039

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

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Being known as 260 Market Street, Benton Pa, 17814

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Plaintiff's Attorney  
Joseph A. Goldbeck, Jr.  
701 Market Street  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 AND Rule 3257

CITIMORTGAGE, INC. S/B/M CITIFINANCIAL  
MORTGAGE CO., INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

vs.

BRYAN K. WILDONER  
LAVINA M. WILDONER  
260 Market Street  
Benton, PA 17814

In the Court of Common Pleas of  
Columbia County

No. 2006-CV-1353

*2006-ED-182*

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: 260 Market Street Benton, PA 17814

See Exhibit "A" attached

AMOUNT DUE

\$88,366.80

Interest From **11/015/06**  
Through Date of Sale

(Costs to be added)

Dated:

11/20/2006

*Fanni B. Kline*

Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy

*Elizabeth A. Berman*





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Being known as 260 Market Street, Benton Pa, 17814

Tax Parcel No: 02-04-039



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Tract 3:

Beginning at the corner of lot of John A. Chapin in Market Street; thence by said Chapin lot in southerly direction 170 feet more or less to line of land late of E.P. Chapin, now Ross Chapin, thence by the same in an easterly direction 50 feet to line of land late of Mira Everett; thence by the same in a northerly direction 65 feet more or less to line of Benton Grange No. 88; thence by the same in a westerly direction 21 ½ feet more or less; thence by the same in a northerly direction 120 feet more or less to a point in Market Street; thence by the same in a westerly direction 31 ½ feet more or less to line of land of John A. Chapin, the place of beginning.

Being known as 260 Market Street, Benton Pa, 17814

Tax Parcel No: 02-04-039

All those certain pieces, parcels of land situate in the Borough of Benton, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Tract 1:

Beginning at a corner on line of the grantees 100 feet in a southerly direction from the inside of the Sidewalk on Market Street; thence in a westerly direction along line of land of the grantees 10 feet to a corner on line of land of the grantors; thence in a southerly direction along line of land of the grantors 60 odd feet more or less to a corner of land of Pierson J. Holcombe and Ada C. Holcombe; thence in an easterly direction along line of land of the Holcombes 10 feet to line of land of the grantees; thence in a northerly direction along line of land of the grantees 60 odd feet more or less to the place of beginning.

Tract 2:

Beginning at a point on the southern edge of the sidewalk on the southerly side of Market Street in the Borough of Benton and in line of land of Ivin S. Chapin, et ux.; thence by the latter in a southerly direction 100 feet to a point in other lands of the Grantors; thence by the same in a westerly direction and on a line parallel with Market Street 10 feet to appoint in other lands of the Grantors; thence by the same in a northerly direction and on a line parallel with the first mentioned line 100 feet to the southern edge of the sidewalk on the southerly side of Market Street aforesaid; thence by the southern edge of said sidewalk in an easterly direction 10 feet to a point in the place of beginning.

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Being known as 260 Market Street, Benton Pa, 17814

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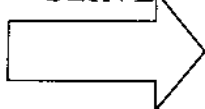
Being known as 260 Market Street, Benton Pa, 17814

Tax Parcel No: 02-04-039

**SHERIFF'S DEPARTMENT Columbia COUNTY**

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE CO., INC.	COURT NUMBER 2006-CV-1353	
DEFENDANT/S/ BRYAN K. WILDONER and LAVINA M. WILDONER	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
BRYAN K. WILDONER and LAVINA M. WILDONER

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
260 Market Street, Benton, PA 17814

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

**PLEASE POST HANDBILL.**

SIGNATURE OF ATTORNEY

*Joseph A.*

TELEPHONE NUMBER

(215) 627-1322

DATE

November 14, 2006

ADDRESS OF ATTORNEY

GOLDBECK McCAFFERTY & McKEEVER  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532

**SHERIFF'S DEPARTMENT Columbia COUNTY**

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE CO., INC.	COURT NUMBER 2006-CV-1353	
DEFENDANT/S/ BRYAN K. WILDONER and LAVINA M. WILDONER	TYPE OF WRIT OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
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ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
260 Market Street, Benton, PA 17814

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

SIGNATURE OF ATTORNEY

*Joseph A.*

TELEPHONE NUMBER

(215) 627-1322

DATE

November 14, 2006

ADDRESS OF ATTORNEY

GOLDBECK McCafferty & McKeever  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.

Attorney I.D.#16132

Suite 5000 - Mellon Independence Center

701 Market Street

Philadelphia, PA 19106-1532

215-825-6318

Attorney for Plaintiff

CITIMORTGAGE, INC. S/B/M CITIFINANCIAL  
MORTGAGE CO., INC.

1111 Northpoint Drive

Building 4, Suite 100

Coppell, TX 75019

Plaintiff

vs.

BRYAN K. WILDONER

LAVINA M. WILDONER

Mortgagor(s) and Record Owner(s)

260 Market Street

Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2006-CV-1353

*2006-ED-182*

**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: WILDONER, BRYAN K

**BRYAN K. WILDONER**

260 Market Street

Benton, PA 17814

Your house at 260 Market Street, Benton, PA 17814 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 \$88,366.80 obtained by CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE CO., 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 CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE CO., INC., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311
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 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  
717-784-8760  
PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375



Resources available for Homeowners in Foreclosure

**ACT NOW!**

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 5). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homeretention@goldbecklaw.com](mailto:homeretention@goldbecklaw.com). Call Judy at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of CITX-1603.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

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

CITIMORTGAGE, INC. S/B/M CITIFINANCIAL  
MORTGAGE CO., INC.

1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

Plaintiff

vs.

BRYAN K. WILDONER  
LAVINA M. WILDONER

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

260 Market Street  
Benton, PA 17814

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF  
MORTGAGE FORECLOSURE

NO. 2006-CV-1353

*2006-ED-182*

**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

CITIMORTGAGE, INC. S/B/M CITIFINANCIAL  
MORTGAGE CO., INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

Plaintiff

vs.

BRYAN K. WILDONER  
LAVINA M. WILDONER  
Mortgagor(s) and Record Owner(s)

260 Market Street  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION -- LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006-CV-1353

*2006-ED-182*

**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:   
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

CITIMORTGAGE, INC. S/B/M CITIFINANCIAL  
MORTGAGE CO., INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

Plaintiff

vs.

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LAVINA M. WILDONER  
Mortgagor(s) and Record Owner(s)

260 Market Street  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION -- LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006-CV-1353

*2006-ED-182*

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**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

CITIMORTGAGE, INC. S/B/M CITIFINANCIAL  
MORTGAGE CO., INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

Plaintiff

vs.

BRYAN K. WILDONER  
LAVINA M. WILDONER  
Mortgagor(s) and Record Owner(s)

260 Market Street  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

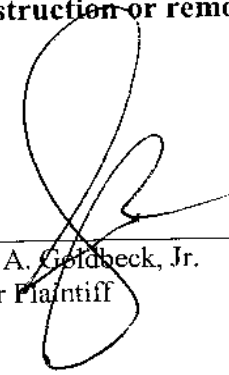
ACTION OF MORTGAGE FORECLOSURE

No. 2006-CV-1353

*2006-ED-182*

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BY:   
Attorney for Plaintiff

GOLDBECK MCCAFFERTY & MCKEEVER

A PROFESSIONAL CORPORATION

SUITE 5000, MELLON INDEPENDENCE CENTER  
701 MARKET ST. PHILADELPHIA, PA 19106  
(215) 627-1322

FIRSTTRUST BANK

3-7380/2360

11/14/2006

276271

PAY

TO THE

ORDER OF

*Sheriff of Columbia County*

TWO THOUSAND AND XX / 100

\$2,000.00

DOLLARS

MEMO

*Wildoner*

MORTGAGE DISBURSEMENT ACCOUNT

AUTHORIZED SIGNATURE



⑈276271⑈ ⑆23607380⑆ 70 1100018⑈



Security features. Details on back.

## SHERIFF'S DEPARTMENT Columbia COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>	
PLAINTIFF/S/ CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE CO., INC.	COURT NUMBER 2006-CV-1353
DEFENDANT/S/ BRYAN K. WILDONER and LAVINA M. WILDONER	TYPE OF WRIT OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
LAVINA M. WILDONER

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
260 Market Street, Benton, PA 17814

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

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

SIGNATURE OF ATTORNEY

*Joseph A.*

TELEPHONE NUMBER  
(215) 627-1322

DATE  
November 14, 2006

ADDRESS OF ATTORNEY

GOLDBECK McCafferty & McKeever  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-825-6318  
Attorney for Plaintiff

CITIMORTGAGE, INC. S/B/M CITIFINANCIAL  
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1111 Northpoint Drive  
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Plaintiff

vs.

BRYAN K. WILDONER  
LAVINA M. WILDONER  
Mortgagor(s) and Record Owner(s)

260 Market Street  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2006-CV-1353

*2006-ED-182*

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

TO: WILDONER, LAVINA M  
**LAVINA M. WILDONER**  
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Benton, PA 17814

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**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 CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE CO., INC., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311
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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).

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EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

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NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815  
717-784-8760  
PENNSYLVANIA BAR ASSOCIATION  
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Harrisburg, PA 17108  
800-692-7375

Resources available for Homeowners in Foreclosure

**ACT NOW!**

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- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 5). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homeretention@goldbecklaw.com](mailto:homeretention@goldbecklaw.com). Call Judy at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of CITX-1603.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

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

CITIMORTGAGE, INC. S/B/M CITIFINANCIAL  
MORTGAGE CO., INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

Plaintiff

vs.

BRYAN K. WILDONER  
LAVINA M. WILDONER  
(Mortgagor(s) and Record Owner(s))  
260 Market Street  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006-CV-1353

*2006-ED-182*

**AFFIDAVIT PURSUANT TO RULE 3129**

CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE CO., 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:

260 Market Street  
Benton, PA 17814

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

BRYAN K. WILDONER  
260 Market Street  
Benton, PA 17814

LAVINA M. WILDONER  
260 Market Street  
Benton, PA 17814

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

BRYAN K. WILDONER  
260 Market Street  
Benton, PA 17814

LAVINA M. WILDONER  
260 Market Street  
Benton, PA 17814

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432

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:
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  
260 Market Street  
Benton, PA 17814

(attach separate sheet if more space is needed)

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

DATED: November 14, 2006



---

GOLDBECK McCafferty & McKeever  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff

Goldbeck McCafferty & McKee  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
Suite 5000 – Mellon Independence Center  
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DATED: November 14, 2006



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GOLDBECK McCafferty & McKeever  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff