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.

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.

JAG/jlb

ce: Urvashi Panchal

CITIFINANCIAL MORTGAGE CO., INC.

Acct. #5001970150

SHERIFF'S SALE COST SHEET

_ Citinothage In vs	3. Wildrel 1
NO. 182-06 ED NO. 1353-06 J	D DATE/TIME OF SALE String
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$15.00 \$_165.00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	,
ADVERTISING SALE BILLS & COPIES	\$ <u>97/5°</u>
	\$17.50
ADVERTISING SALE (NEWSPAPER) MILEAGE	\$15.00
POSTING HANDBILL	\$ <u>\(\frac{1}{2} \tau \tau \tau \tau \tau \tau \tau \tau</u>
CRYING/ADJOURN SALE	\$15.00
SHERIFF'S DEED	\$10.00
TRANSFER TAX FORM	\$ 35.00
DISTRIBUTION FORM	\$25.00
	\$2 5:00
COPIES	\$ <u>5,50</u>
NOTARY	\$ 15,00 ********** \$ 340,50
IUIAL *********	<u> </u>
WEB POSTING	£150.00
PRESS ENTERPRISE INC.	\$150.00
SOLICITOR'S SERVICES	\$ <u>76/77</u>
	\$75.00 ********* \$ //86 72
TOTAL *********	3 // OBV / A
PROTHONOTARY (NOTARY)	\$ 10:0 0
` ,	
TOTAL ********	\$ ********** \$
	* <u></u>
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ 5,-
TOTAL *******	********* \$ 5,00
MUNICIPAL FEES DUE:	
SEWER 20_	\$
WATER 20	\$ \$_ *********
TOTAL ********	*******
	/)
SURCHARGE FEE (DSTE)	\$ 120,00
MISC.	\$
	\$ <u>******</u> \$
TOTAL ********	******** \$ <u>-0-</u>
TOTAL COSTS (OPI	1/-1-0
101AL C0313 (OF)	· · · ·
	347,78

SHERIFF'S SALE COST SHEET

<u>Citimothers</u> the, vs	8. Bruge & Lawing Wildow
NO. /82-06 ED NO. /353-06 J	B. Brum & Lawing Wildows (ID DATE/TIME OF SALE Feb. 7 1030)
DOCKET/RETURN SERVICE PER DEF.	\$15.00 \$ 145 00
	\$ <u>/65.00</u>
LEVY (PER PARCEL MAILING COSTS	\$15.00
	\$ <u>37,50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER) MILEAGE	\$15.00
POSTING HANDBILL	\$ <u>46,00</u>
	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ 5 55
NOTARY	\$ 10,00 + 10,00
TOTAL *******	****** \$ <u>4</u> 25,50
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ 9000 A
SOLICITOR'S SERVICES	\$75.00
TOTAL *******	******* \$ //86,77
	
PROTHONOTARY (NOTARY)	\$1,0.00
RECORDER OF DEEDS	\$ <u>43,50</u> ******** \$ 53,50
TOTAL ********	****** \$ <u>> \$ \ \</u>
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	S
SCHOOL DIST. 20	\$
DELINOTENE OO	\$ 800,03
TOTAL ********	\$ <u>50,03</u> ********** \$\S\O,03
	
MUNICIPAL FEES DUE:	tion on
SEWER 20 WATER 20 TOTAL ********	\$ 1/ ha
WATER 20_	\$
TOTAL ********	****** \$ <u>//⁻//</u> 00
SURCHARGE FEE (DSTE)	\$ /20,00
MISC.	\$ / 00 /00
mioc.	¢
TOTAI *******	J ************ \$ - O
TOTAL	Ф
TOTAL COSTS (OPI	ENING BID) \$ 3 4 5 5

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

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 retainer 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

Audle, in fuce

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

Tuliio 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 retainer 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.

Kullin De free 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



The case was filed by the debtor's attorney:

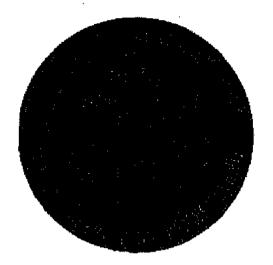
Tulio DeLuca 381 N. 9th Street Scranton, PA 18504 570 347-7764

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

Citinbetgae Inc. V	s <u>Boy</u>	211 t	Lauring	Wildows
Citinotage tr. V	NO	135	306	JD
DATE/TIME OF SALE: Peb				
BID PRICE (INCLUDES COST)	\$			
POUNDAGE – 2% OF BID	\$			
TRANSFER TAX – 2% OF FAIR MKT	\$			
MISC. COSTS	\$			
TOTAL AMOUNT NEEDED TO PURC	HASE		\$	
PURCHASER(S):ADDRESS:				
NAMES(S) ON DEED:				
PURCHASER(S) SIGNATURE(S):				
	·	_ .		
TOTAL DUE:			\$	
LESS DEPOSIT:			\$_	
DOWN PAYMENT	Γ:		\$_	
TOTAL DUE IN 8	DAYS		\$	

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.

	0(1)
Sworn and subscribed to before r	me this
	(Notary Public) Approximation weaks: Of Pennsylvania My commission explices Seal Dennis L. Ashenfelder, Notary Public Scott Twp., Columbia County My Commission Explices July 3, 2007
And now,	Member Fernsytvens Association Of Notaries, 20
	for publishing the foregoing notice, and the
fee for this affidavit have been paid ir	ı full.
	·····

#YES, enter delivery address below:	N.I.R. PA 17105 POF PUBLIC WELPARE Vice label)	HARRISBURG. 2. Article Number PO BOX 8016 PO BOX 8016 PO FORM 3811, F		EPARTMENT 281230 IARRISBURG, PA 17128-1230	OMMONWEALTH OF PENNSYLVANIA EPARTMENT OF REVENUE-ATTN: SHERIFF SALE UREAU OF COMPLIANCE LEARANCE SUPPORT SECTION	Article Addressed to:	rem 4 if Hestricted Delivery is ussued. 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.
2. Service Type Certified Mail Registered Registered Resturn Receipt for Merchandis A Restricted Mail C.O.D. Hardred Mail A Restricted Mam\OV Response of the control of the cont	The Holow 3259 by PA 19106 between the the card to you. The Park and address on the reverse and address on the reverse and address on the reverse and address on the mailpiece, at the mailpiece, and the park of the p	PHILADELPHIN S. A. REMDER: COM COMPlete item item 4 if Restriction of the post we can So that we can So that we can So that we can After this car Afte	1 0000 3415 081	3. Service Type 3. Service Type Registered	SALE	D. Is delivery address different from frem 1.7 Lanes # YES, enter delivery address below: No	Received by (Printed Name) NOV. 5
4. Restricted Delivery? (Extra Fee) 1.1.L.	PLETE TUIS SECTION s 1, 2, 2, 3. Also complete cted Delivery is desired. e and address on the reverse setum the card to you. d to the back of the malipiece, if space permits.	TECHNICAL SI INTERNAL RET INTERNAL RET INTERNAL RET Atticle Addressed or on the front or on the front a print your name of that we can figure Addressed The Complete item.	Article Number Transfer from s		PA Dept. of Public Welfare Health & Welfare Bldg Rm 432 Harrisburg, PA 17105	1. Article Addressed to:	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.
A. Service Type B. Received by (Printed Name) C. Date of Delivery address different from item 1? If YES, enter delivery address below: 3. Service Type G. Certified Mail Express Mail	plens 1, 2, 6, a. 3. Also complete forced Delivery is desired. To sand address on the reverse of the back of the mailpiece, if space permits. Also Instruct OFFICE of the mailpiece, of the back of the mailpiece, of the mailpiece, of the mailpiece, of the pack of the mailpiece, of the back of	Complete item item 4 if Restr so that we can be with your nan a Attach this can or on the front 1. Article Addresse PHILADELPH ROBERT W.C. ROBERT W.C.	E090 5THE 0000 09TT	3. Service Type ■ Certified Mail □ Express Mail □ Registered □ Return Receipt for Merchand □ Insured Mail □ C.O.D. 4. Restricted Delivery? (Extra Fee) □ Yes		D. Is delivery address different from item 1? Yes If YES, enter delivery address below: No	B. Received by CRICO WILL NOW DZ 4 DZI

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

Antoniette Black, Paralegal

Phone: (215) 825-6347 (direct dial)

Fax: (215) 825-6447

Email: ablack@goldbecklaw.com

GOLDBECK McCAFTERTY & McKELVER BY: Joseph A. Goldbeck, Jr. Attorney LD.#16132 Suite 5000 - Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532

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

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION -- LAW

ACTION OF MORTGAGE FORECLOSURE

Term No. 2006-CV-1353

CITIMORTGAGE, INC. S/B/M CITIFINANCIAL

MORTGAGE CO., INC. 1111 Northpoint Drive Building 4, Suite 100

Coppell, TX 75019

215-627-1322 Attorney for Plaintiff

Plaintiff

VS.

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

Mortgagor(s) and Record Owner(s)

260 Market Street Benton, PA 17814

Defendant(s)

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:

۲	Ξ,) Persona	l Service I	by the Sher	ff's Office /com	ipetent adult (co	ору о	f return attached	J).
---	----	-----------	-------------	-------------	-----------------------------	------------------------------	-------	-------------------	-----

- () 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.

BY Joseph A. Goldbeck, Jr.

Respectfully submitted, >-

Attorney for Plaintiff

Name and Address of Sender GOLDBECK SUITE 5000 701 MARKET STREET PHILADELPHIA, PA 19106-1532	⊥.	Check type of mail or service; Certified i Recorded Delivery (International) COD Registered Delivery Confirmation i Return Receive for Merchandise Express Mail Signature Continuation	Affix Stamp Here (If issued as a certificate of mailing or for additional co of this bill) lise Postmark and Date of Receipt		The second secon
Article 1	Article Number	B (Nare: Sreet, Cit AENT OF PUE Id Support En elfare Bldg F A 17105-2675	Postage Fee C TENANTS/OCCUPANTS 260 arket Street		300 A 100 A
2.		DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	Ben.on, PA 17814		-
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7.					
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Total Number of P.ece	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)	See Privacy	See Privacy Act Statement on Reverse	everse

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

Complete by Typewriter, tak, or Ball Point Pen

CITX-1603

BRYAN K. WILDONER & LAVINA M. WILDONER

polumbia

TIMOTHY T. CHAMBERLAIN



PHONE 157ID 389-5627

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, NOVEMBUR 21, 2006

COMMONWEAUTHOF FURNISHED SAID

Property of the second of the

TIMOTHY T. CHAMBERLAIN SHÈRIFF

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622 24 HOUR PHONE (\$70) 784-5300

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 TUFSDAY, NOVEMBER 21, 2006

NOTARY PUBLIC

OCMMONIVEBILL OF FEMALUADIA Wante Ward Jos. Too are flowed the variety. Columbia (C. 7A

Less Lemmassikus bagas a Nevember C.

TIMOTHY T. CHAMBERLAIN

SHERIFF

4/RTER 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

L.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	l address	of the la	st recorded	holder o.	f every	mortgage	of r	ecor <mark>d</mark> :
----	----------	-----------	-----------	-------------	-----------	---------	----------	------	-----------------------

- 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)

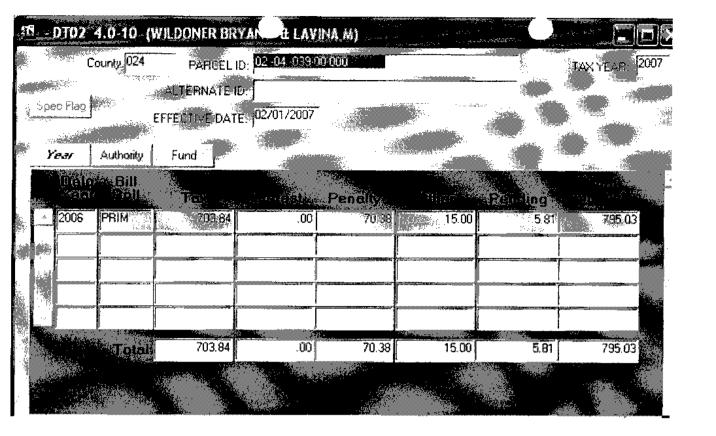
I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

DATED: January 25, 2007

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr., Esq.

Attorney for Plaintiff



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: Jepan D.

BENTON MUNICIPAL WATER AND SEWER AUTHORITY

RE: Bryan Wildones

NUMBER OF PAGES:

Wildoner paid # 435.50 Today.

Previous balance # 555.50

- 435.50

117.

Balance owed # 117. _

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. Co. Sheriff Chamberlen

389-5625

FROM: Lynn D.

BENTON MUNICIPAL WATER AND SEWER AUTHORITY

Our acet# 50260

NUMBER OF PAGES: Q

Current balance due for water and Sewer \$ 552.50 REPUTON MUNIC. WIR & SWR AUTH P.O. BOX 516 RENTON, PA 17814 570-925-6341

		ACCOUNT:	<u> 250260</u>		
PREV.	319000	PREV. BAL.	430,32		
CURR.	336000	PAYMENTS	0.00		
USE	1.2000	BAL. FWO.	430.32		
CO	DESCRIPTION	l .	THUOMA	·	
WAT SEE			90.00 27.00 5.18	RRYAN WI F O MUX BENTEN P	क एक
	1726707 PA 02720707		550.50 538.35	THES TABLE OPPORTU	

AND SE MOLEUFERAL STAT OFFORTUNITY FROM DER.

717 925 5346

AMOUNT-DATE 557.50 01/26/ 559.35 050260 <u> 1017267</u>07 02/20 ACCOUNT

12/24/06 to 01/24/07

IAX SHEET

717 925 5346

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. 8th 2007

TO: Col Co. Sheriff Chamberlin 389-5625

FROM: Sepan Dresolar

BENTON MUNICIPAL WATER AND SEWER AUTHORITY

RE: Weldone, Our acct# 50260

NUMBER OF PAGES: 3

Current balance on water and Sewer # 430.32

CUSTOMER ACCOUNT INCUIR. - SEARCHING BY ACCOUNT NUMBER

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[R]=Breakdown [N]=Mistory [T]=Fransactions [N]=Mote []=Prov/Noxt [ESC]=EX]|

BILL THE HUSTORY FORE #030260 - BRYAN WILDOMER

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Press [ANY KEY] to CONTINUE

#### TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622 **SHERIFF OF COLUMBIA COUNTY** COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 389-5625

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

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

O ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN **SHERIFF** 

SWORN TO AND SUBSCRIBED BEFORE ME

DAY OF JANUARY 2007

<u>COMMONWEALTH OF PENNSYLVANIA</u>

Notarial Seal

Wendy Westover, Notary Public Bloomsburg, Columbia Co., PA y 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

Sheriff Chamberlin 389-5625

Type D.

BENTON MUNICIPAL WATER AND SEWER AUTHORITY

RE:

Bryan Wildones Our acct. # 50260

NUMBER OF PAGES: 3

airrent balance due on account \$ 321.87

CUSTOMER ACCOUNT INQUIRY - SEARCHING BY ACCOUNT MUMBER 

* ACCOUNT #! 050260 Normal	*ZD WATER DUDDUDUDDDDDDDDDDDDDDDDDDDDDDDDDDDDDD
# Name WILDONER, ERYAN	#3 Rate: 06 - RES WTR/SWR 3
# Address	#3 Deposit: 0,00
* Phone	្រាស់ Mitr 8N.:
# Install Date.: 12/01/90	#8 Route ##   0001   TD#   3
/ Install Chrg.: 0.00 / Mem'sbip Fee.: 0.00	33 Prev: 305000 - 11/24/06 3
* Penalty? YZN. : Y	#3 Curr: Not Posted y
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3 City ""   BENTON	3 3 TOTAL DUE 1 321.87
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[B]=Breakdown [H]=History [T]=Transactions [N]=Note []=Prev/Next [ESC]=EXIT

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BREAKDOWN OF CHARGES FOR BRYAN WILDONER

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Press (ANY KEY) to CONTINUE

#### TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622 24 HOUR PHONE (570) 784-6300

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

COMMONWEALTH OF PENNSYLVANIA

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

TIMOTHY T, CHAMBERLAIN

Tiemothy T. Chambalain

SHERIFF

ARTER

DEPUTY SHERIFF

#### TIMOTHY T, CHAMBERLAIN



FAX: (570) 389-3625

PHONE (570) 389-5622

24 HOUR PHONE (570) 784-6390

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 ty Commission Expires November 07, 2009 TIMOTHY T. CHAMBERLAIN SHERIFF

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

٠.

11/24/06

Col. Co. Shariff Chamberlin 389-5625

FROM: Lynn D.

BENTON MUNICIPAL WATER AND SEWER AUTHORITY

RE:

Bryan Waldoner

NUMBER OF PAGES: 3

Balance as of teday 11/24

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CUSTOMER ACCOUNT INSUIRY - SEARCHING BY ACCOUNT NUMBER 

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BILLING HISTORY FOR: #050260 - MAYAN WILDONER

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Ø am	e/is	LATE.	204 add	100.00	20 a 655	124,26	17476
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Har	<b>(*)</b>	MOTOMA)	250.14	250,00	63.00	50.14	83 a 14
April	Ċ	POLE	637.13	$G_n(0_1)$	23.5	130,29	130,29
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And L	ďy	LATE	151.88	100,00	83.43	135.31	£35.31
CHIQ Almon	Ó	LATE	135.31	$O_{B}OO$	98.35	233.94	235.86
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BREAKDOWN OF CHARGES FOR BRYAN WILDONER

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Press EAHY KEY) to CONTINUE

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. C. DATE RECEIVED	HAMBERLAIN 11/20/2006	SERVICE# 1 DOCKET#1	- OF - 12 SERVICES 82ED2006				
PLAINTIFF	CITIMORTO CO. INC.	AGE, INC. S/B/N	GE, INC. S/B/M CITIFINANCIAL MORTGAGE				
DEFENDANT	BRYAN K. V LAVINA M.						
ATTORNEY FIRM		MCCAFFERTY	& MCKEEVER				
PERSON/CORP TO	SERVED	PAPERS TO	SERVED				
BRYAN WILDONER	<u> </u>	MORTGAGE	FORECLOSURE				
260 MARKET STRE	ET						
BENTON							
SERVED UPON	BRYAN						
RELATIONSHIP 1	DEF.	IDENTIFIC	CATION				
DATE //-20-6 T	IME <u>17720</u> MII	EAGE	OTHER				
Racc Sex	Height Weight	_ Eyes Hair	Age Military				
TYPE OF SERVICE:	B. HOUSEHOLD M C. CORPORATION D. REGISTERED A E. NOT FOUND AT	EMBER: 18+ YI MANAGING AC GENT FPLACE OF ATT					
ATTEMPTS DATE	TIME	OFFICER	REMARKS				
DEPUTY	(ula	DATE	11-20-6				

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

GE, INC. S/B/M CITIFINANCIAL MORTGAGE				
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# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN SERVICE# 4 - OF - 12 SERVICES DATE RECEIVED 11/20/2006 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 DRISSIER RELATIONSHIP C/ER/< IDENTIFICATION _____ DATE //-30-6 TIME 1655 MILEAGE _____ OTHER ____ Race __ Sex __ Height __ Eyes __ Hair __ Age __ Military TYPE OF SERVICE: A. PERSONAL SERVICE AT POA X 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 DATE //-Zo - 6 DEPUTY

# **COLUMBIA COUNTY SHERIFF'S OFFICE** PROCESS SERVICE ORDER

OFFICER: T. CH DATE RECEIVED 1	IAMBERLAIN 1/20/2006	SERVICE# : DOCKET # 1	5 - OF - 12 SERVICES 182ED2006
PLAINTIFF	CITIMORTG CO. INC.	AGE, INC. S/B/Ì	M CITIFINANCIAL MORTGAGE
DEFENDANT	BRYAN K. W LAVINA M.	WILDONER	
	GOLDBECK		
	SERVED		
	Y-TAX COLLECTOR	MORTGAGI	E FORECLOSURE
PO 270 BENTON			
BENTON			
SERVED UPON C	PRaylyn		
RELATIONSHIP 10	- Collector	IDENTIF	ICATION
DATE <u>//-20.6</u> TI	ME <u>1735</u> MIL	EAGE	OTHER
Race Sex H	leight Weight	_ Eyes Hair	Age Military
TYPE OF SERVICE:	B. HOUSEHOLD M C. CORPORATION D. REGISTERED AG E. NOT FOUND AT	EMBER: 18+ Y MANAGING AG GENT PLACE OF AT	Y POB POE CCSO CEARS OF AGE AT POA CENT TEMPTED SERVICE
ATTEMPTS DATE	TIME (	OFFICER	REMARKS
DEPUTY	eile	DATE	E)1-20-6

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: DATE RECEIVED 11/20/2004	SERVICE# 6 - OF - 12 SERVICES  DOCKET # 182ED2006
PLAINTIFF	CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE CO. INC.
	BRYAN K. WILDONER LAVINA M. WILDONER
	GOLDBECK MCCAFFERTY & MCKEEVER
PERSON/CORP TO SERVED DOMESTIC RELATIONS	
15 PERRY AVE.	MORTGAGE FORECLOSURE
BLOOMSBURG	
· · · · · · · · · · · · · · · · · · ·	SVAN
	Service IDENTIFICATION
DATE 1/-20 1 TIME 124	S MILEAGE OTHER
Race Sex Height	Weight Eyes Hair Age Military
C. COF D. REC	SONAL SERVICE AT POA POB A_ POE CCSO USEHOLD MEMBER: 18+ YEARS OF AGE AT POA RPORATION MANAGING AGENT GISTERED AGENT FOUND AT PLACE OF ATTEMPTED SERVICE
F. OTH	HER (SPECIFY)
ATTEMPTS DATE TIME	OFFICER REMARKS
DEPUTY	DATE 11-20-6

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: DATE RECEIVED	11/20/2006	SERVICE# 9 DOCKET#18	- OF - 12 SERVICES 22ED2006	
PLAINTIFF	CITIMORTGA CO. INC.	GE, INC. S/B/M	CITIFINANCIAL MORTGAG	Ε
DEFENDANT	BRYAN K. WI LAVINA M. W			
ATTORNEY FIRM	GOLDBECK M	ACCAFFERTY &	& MCKEEVER	
PERSON/CORP TO	SERVED	PAPERS TO		
COLUMBIA COUNT	Y TAX CLAIM	MORTGAGE	FORECLOSURE	
PO BOX 380				
BLOOMSBURG				
	B MillER			
RELATIONSHIP <u>CL</u>	RK	IDENTIFIC	CATION	
DATE 1 <u>1-36-6</u> TI	ME <u>1/30</u> MILE	AGE	OTHER	
Race Sex F	Height Weight	Eyes Hair _	Age Military	
TYPE OF SERVICE:	B. HOUSEHOLD ME C. CORPORATION M D. REGISTERED AG E. NOT FOUND AT I	MBER: 18+ YE IANAGING AG: ENT PLACE OF ATTI	EMPTED SERVICE	_
	F. OTHER (SPECIFY	)		
ATTEMPTS DATE	TIME OF	FFICER	REMARKS	
DEPUTY	(uli_	DATE	11-20-6	

#### 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 TA NO TAX CLAIM TAXES DUE

TAX AMOUNT PENALTY DISCOUNT PAID

BALANCE

By: Timethy T Chamberlain Per: dw

# REAL ESTATE OUTLINE

ED#<u>/87-06</u>

<b>DATE RECEIVED</b> // - ao.	o(
DOCKET AND INDEX	06
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION	$t^{1/2}$ .
COPY OF DESCRIPTION	
WHEREABOUTS OF LKA	<u> </u>
NON-MILITARY AFFIDAVIT	<del>- k</del>
NOTICES OF SHERIFF SALE	
WATCHMAN RELEASE FORM	
AFFIDAVIT OF LIENS LIST	
CHECK FOR \$1,350.00 OR December 2	$\epsilon = \overline{t}$ CK# $4/527/$
**IF ANY OF ABOVE IS MISSIN	G DO NOT PROCEDE**
	:
SALE DATE	1 <u>Fcb. 7</u> 24.7 TIME 230
POSTING DATE	340 3,00
ADV. DATES FOR NEWSPAPER	IST WEEK Jan
	2 ND WEEK
	3 RD WEEK

# 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.

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

#### TERMS OF SALE

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

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

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

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

Plaintiff's Attorney Joseph A. Goldbeck, Jr. 701 Market Street Philadelphia, PA 19106 Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

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#### Tract 2:

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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 Philadelphia, PA 19106 Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

## 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	In the Court of Common Ple Columbia County	eas of
Coppell, TX 75019		
vs.	No. 2006-CV-1353	
BRYAN K. WILDONER	2006-ED-1	182
LAVINA M. WILDONER 260 Market Street	WRIT OF EXECUT	
Benton, PA 17814	(MORTGAGE FORECI	
Commonwealth of Pennsylvania:		
County of Columbia		
To the Sheriff of Columbia County, Pennsylvania		
To satisfy the judgment, interest and costs in the following described property:	ne above matter you are directed to levy upor	and sell the
PREMISES: 260 Market Street Benton, PA 17814		
See Exhibit "A	A" attached	
	AMOUNT DUE	\$88,366.80
	Interest From 11/015/06 Through Date of Sale	
	(Costs to be added)	
Dated: 1/20/3/006	Prothonotary, Common Pleas Court of Columbia County, Pennsylvania	
	Deputy alighetto q. Bu	mer

-			

#### 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.

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#### Tract 3:

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Being known as 260 Market Street, Benton Pa, 17814

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#### 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.

#### 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 ina 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

#### 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.

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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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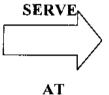
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Being known as 260 Market Street, Benton Pa, 17814

## SHERIFF'S DEPARTMENT Columbia COUNTY

SHERIFF SERVICE INSTRUCTIONS		
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	



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

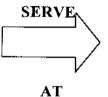
DATE November 14, 2006

ADDRESS OF ATTORNEY

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

## SHERIFF'S DEPARTMENT Columbia COUNTY

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



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE BRYAN K. 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 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 IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term No. 2006-CV-1353 2006-ED-182

Defendant(s)

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, BRYANK

**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.

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
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 <u>www.hud.gov</u> 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 <a href="mailto:homeretention@goldbecklaw.com">homeretention@goldbecklaw.com</a>. 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 communicarse 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, Xr. 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

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

Attorney for Plaintiff

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: Joseph A. Goldbeck, Jr.

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 ~ I.AW

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.

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: Joseph A. Geldbeck, Jr.

ORDER OF TWO THOUSAND AND XX/100 ---

3H1 O1

Sheriff of Colubmia County

Wildoner

MEMO

GOLDBECK MCCAFFERTY & MCKEEVER A PROFESSIONAL CORPORATION SUITE 5000, MELLON INDEPENDENCE CENTER 701 MARKET ST. PHILADELPHIA, PA 19106 (215) 627-1322

FIRSTRUST BANK

276271

3-7380/2360

11/14/2006

\$2,000.00

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

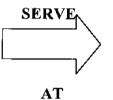
AUTHORIZED SIGNATURE

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*j*:

## SHERIFF'S DEPARTMENT Columbia COUNTY

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



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

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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 IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006-CV-1353 2006-ED-182

Defendant(s)

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

TO: WILDONER, LAVINA M

**LAVINA M. WILDONER** 

USED FOR THAT PURPOSE.

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.

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- 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.

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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
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 <u>www.hud.gov</u> 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 <a href="mailto:homeretention@goldbecklaw.com">homeretention@goldbecklaw.com</a>. 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 communicarse con Loretta al 215-825-6344.

Goldbeck McCafferty & McKeever BY: Joseph A. Goldbeck, Jr. Attorney I.D. #16132 Suite 5000 – McIlon 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

of Columbia County

Plaintiff

VS.

CIVIL ACTION - LAW

IN THE COURT OF COMMON PLEAS

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

Defendant(s)

ACTION OF MORTGAGE FORECLOSURE

No. 2006-CV-1353 2016-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.

Goldbeck McCafferty & McKeev 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

IN THE COURT OF COMMON PLEAS

of Columbia County

Plaintiff

CB/I

CIVIL ACTION - LAW

BRYAN K. WILDONER LAVINA M. WILDONER

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

260 Market Street Benton, PA 17814

Defendant(s)

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

VS.

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 Strect 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

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

Harrisbu 'A 17105-2675

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

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- 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