

SHERIFF'S SALE COST SHEET

Cit. Mortgage VS. B. Brown + Dale Young
 NO. 199-06 ED NO. 1512-01 JD DATE/TIME OF SALE 5/14/07

| | |
|---------------------------------|--------------------|
| DOCKET/RETURN | \$15.00 |
| SERVICE PER DEF. | \$ <u>180.00</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>12.00</u> |
| POSTING HANDBILL | \$15.00 |
| CRYING/ADJOURN SALE | \$10.00 |
| SHERIFF'S DEED | \$35.00 |
| TRANSFER TAX FORM | \$25.00 |
| DISTRIBUTION FORM | \$25.00 |
| COPIES | \$ <u>6.00</u> |
| NOTARY | \$ <u>15.00</u> |
| TOTAL ***** \$ <u>328.00</u> | |

| | |
|-------------------------------|-------------------|
| WEB POSTING | \$150.00 |
| PRESS ENTERPRISE INC. | \$ <u>1102.12</u> |
| SOLICITOR'S SERVICES | \$75.00 |
| TOTAL ***** \$ <u>1327.12</u> | |

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

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

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

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

TOTAL COSTS (OPENING BID)

\$ 1790.12
 \$ 209.88 Refund

SHERIFF'S SALE COST SHEET

Citibank, Inc. vs. Barbara & Dale Reins
 NO. 199-06 ED NO. 162-06 JD DATE/TIME OF SALE Feb. 26, 07 0930

| | | |
|---------------------------------|------------------|------------------|
| DOCKET/RETURN | \$15.00 | |
| SERVICE PER DEF. | \$ <u>180.00</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>12.00</u> | |
| POSTING HANDBILL | \$15.00 | |
| CRYING/ADJOURN SALE | \$10.00 | |
| SHERIFF'S DEED | \$35.00 | |
| TRANSFER TAX FORM | \$25.00 | |
| DISTRIBUTION FORM | \$25.00 | |
| COPIES | \$ <u>6.00</u> | |
| NOTARY | \$ <u>15.00</u> | |
| TOTAL ***** | | \$ <u>413.00</u> |

| | | |
|-----------------------|-------------------|-------------------|
| WEB POSTING | \$150.00 | |
| PRESS ENTERPRISE INC. | \$ <u>1102.12</u> | |
| SOLICITOR'S SERVICES | \$75.00 | |
| TOTAL ***** | | \$ <u>1327.12</u> |

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

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

| | | |
|---------------------|------------------|------------------|
| MUNICIPAL FEES DUE: | | |
| SEWER 20 | \$ <u>128.55</u> | |
| WATER 20 | \$ <u>87.00</u> | |
| TOTAL ***** | | \$ <u>215.55</u> |

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

TOTAL COSTS (OPENING BID) \$ 2202.17

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 27, 2007

Columbia

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
Bloomsburg, PA 17815
FAX 570-389-5625

Thank you!

RE: CITIMORTGAGE INC.
vs.
BARBARA J. YOUNG and DALE R. YOUNG
Term No. 2006-CV-1612

Property address:

1044 West Street
Mifflinville, PA 18631

Sheriff's Sale Date: February 28, 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 27, 2007
Case number: 07-50460
Chapter: 13
Judge:

Thank you for your cooperation.

Very truly yours,


JOSEPH A. GOLDBECK, JR.

JAG/AmyG

cc: Kristin Wetzel
CITIMORTGAGE INC.
Acct. #2001993520

69 Public Square, Ste 700
Wilkes Barre, PA 18701
570-823-9111
Fax 570-829-3222

**Doran, Nowalis &
Doran**

Fax

To: Sheriff of Columbia County

From: John H. Doran, Esquire

Fax: 389-5625

Pages: 2

Phone:

Date: February 27, 2007

Re: Dale & Barbara Young 07-50460

CC:

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

Dear Sheriff:

Attached is the notice of bankruptcy filing for Dale and Barbara Young who have a sale scheduled for tomorrow on their home.

Yours truly,

John H. Doran
JOHN H. DORAN

The information contained in this facsimile transmission is intended only for the personal and confidential use of the designated recipients named above. The message may be an attorney-client communication, and as such is privileged and confidential. If the reader of this message is not the intended recipient, you are hereby notified that you have received this communication in error, and that any review, dissemination, distribution or copying of this message is strictly prohibited. If you have received this communication in error, please notify us by telephone and return the original message to us by mail.

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 02/27/2007 at 3:48 PM and filed on 02/27/2007.

Dale Richard Young
1044 West Street
P O Box 621
Mifflinville, PA 18631
SSN: xxx-xx-4808
aka
Dale R Young

Barbara J. Young
1044 West Street
P O Box 621
Mifflinville, PA 18631
SSN: xxx-xx-3059

The case was filed by the debtor's attorney: The bankruptcy trustee is:

John H. Doran
Doran Nowalis and Doran
69 Public Square, Suite 700
Wilkes-Barre, PA 18701
570 823-9111

Charles J. DeHart, III (Trustee)
8125 Adams Drive, Suite A
Hummelstown, PA 17036
717 566-6097

The case was assigned case number 5:07-bk-50460-RNO to Judge Robert N Opel.

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 forth important deadlines.

Arlene E Righter

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Citibank, Inc. VS Barbara & Dale King

NO. 199-06 ED NO. 1612-06 JD

DATE/TIME OF SALE: Feb. 28, 2006

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

1 SS

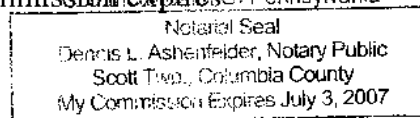
Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice

February 7, 14, 21, 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 22nd day of February 2007.

.....
(Notary Public)

My commission expires July 3, 2007 of Pennsylvania



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

.....

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

February 9, 2007

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

RE: No. 2006-CV-1612
BARBARA J. YOUNG and DALE R. YOUNG

Real Estate Division:

The above case may be sold on February 28, 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 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

FN-1015
CF: 11/08/2006
SD: 02/28/2007
\$141,600.14

Attorney for Plaintiff

CITIMORTGAGE INC.
PO Box 9481
Mail Code: 22-528-1011
Gaithersburg, MD 20898-9481

Plaintiff

vs.

BARBARA J. YOUNG
DALE R. YOUNG
Mortgagor(s) and
Record Owner(s)

1044 West Street
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2006-CV-1612

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.

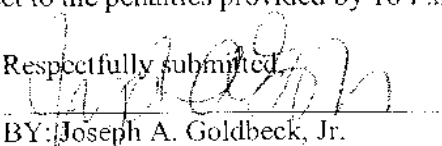
IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☐ 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

Columbia

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 349-5625

PHONE
(570) 349-5622

24 HOUR PHONE
(570) 784-6300

CITIMORTGAGE INC.

Docket # 199ED2006

VS

MORTGAGE FORECLOSURE

BARBARA J. YOUNG
DALE R. YOUNG

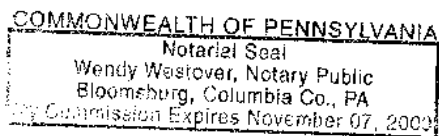
AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, JANUARY 03, 2007, AT 3:55 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON DALE YOUNG AT 1044 WEST STREET, MIFFLINVILLE BY HANDING TO DALE YOUNG, , 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 THURSDAY, JANUARY 04, 2007


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
P. D'ANGELO
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA. 17815
FAX: (570) 369-5625

PHONE
(570) 369-5622

24 HOUR PHONE
(570) 744-6300

CITIMORTGAGE INC.

Docket # 199ED2006

VS

MORTGAGE FORECLOSURE

BARBARA J. YOUNG
DALE R. YOUNG

AFFIDAVIT OF SERVICE

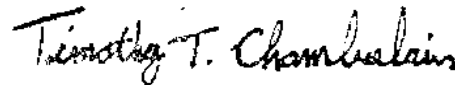
NOW, THIS WEDNESDAY, JANUARY 03, 2007, AT 3:55 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON BARBARA YOUNG AT 1044 WEST STREET, MIFFLINVILLE BY HANDING TO DALE YOUNG, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, JANUARY 04, 2007


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 

P. D'ANGELO
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.

PO Box 9481

Mail Code: 22-528-1011

Gaithersburg, MD 20898-9481

Plaintiff

vs.

BARBARA J. YOUNG

DALE R. YOUNG

Mortgagor(s) and Record Owner(s)

1044 West Street

Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2006-CV-1612

AFFIDAVIT PURSUANT TO RULE 3129

CITIMORTGAGE 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:

1044 West Street
Mifflinville, PA 18631

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

BARBARA J. YOUNG
1044 West Street
Mifflinville, PA 18631

DALE R. YOUNG
1044 West Street
Mifflinville, PA 18631

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

BARBARA J. YOUNG
1044 West Street
Mifflinville, PA 18631

DALE R. YOUNG
1044 West Street
Mifflinville, PA 18631

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

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

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

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
1044 West Street
Mifflinville, PA 18631

(attach separate sheet if more space is needed)

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

DATED: February 9, 2007


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

1. Agent ☒ 2. Addressee ☒ 3. Received by (Printed Name) ☒ 4. Date of Delivery ☒ 5. Is delivery address different from item 1? ☒ 6. If YES, enter delivery address below: ☒ No

1. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D. ☐ Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

1. Article Addressed to: Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

1. Agent ☒ 2. Addressee ☒ 3. Received by (Printed Name) ☒ 4. Date of Delivery ☒ 5. Is delivery address different from item 1? ☒ 6. If YES, enter delivery address below: ☒ No

1. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D. ☐ Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

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

1. Article Number (Transfer from service label) 7005 1160 0000 3415 1480

Domestic Return Receipt

PS Form 3811, February 2004

1. Article Addressed to: PS Form 3811, February 2004

1. Article Number (Transfer from service label) 7005 1160 0000 3415 1459

Domestic Return Receipt

PS Form 3811, February 2004

1. Article Number (Transfer from service label) 7005 1160 0000 3415 1442

Domestic Return Receipt

PS Form 3811, February 2004

1. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

2. Print your name and address on the reverse so that we can return the card to you.

3. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

J.S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N.C. NIX FEDERAL BUILDING
100 MARKET STREET-5TH FLOOR
PHILADELPHIA, PA 19107

1. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

2. Print your name and address on the reverse so that we can return the card to you.

3. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

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

1. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

2. Print your name and address on the reverse so that we can return the card to you.

3. 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
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

1. Article Addressed to:

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

1. Signature ☒ Agent ☒ Addressee

2. Received by (Printed Name) ☒ Date of Delivery

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

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

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

1. Signature ☒ Agent ☒ Addressee

2. Received by (Printed Name) ☒ Date of Delivery

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

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

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

1. Signature ☒ Agent ☒ Addressee

2. Received by (Printed Name) ☒ Date of Delivery

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

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

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

1. Signature ☒ Agent ☒ Addressee

2. Received by (Printed Name) ☒ Date of Delivery

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

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

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

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.

BARBARA & DALE YOUNG

WRIT OF EXECUTION #199 OF 2006 ED

POSTING OF PROPERTY

January 23, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF BARBARA & DALE YOUNG AT 1044 WEST STREET MIFFLINVILLE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.

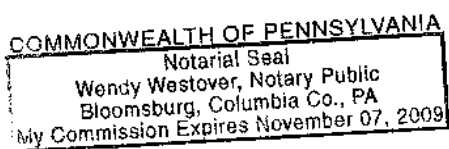
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23RD DAY OF JANUARY 2007



TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 300
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

CITIMORTGAGE INC.

Docket # 199ED2006

VS

MORTGAGE FORECLOSURE

BARBARA J. YOUNG
DALE R. YOUNG

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, JANUARY 03, 2007, AT 3:55 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON BARBARA YOUNG AT 1044 WEST STREET, MIFFLINVILLE BY HANDING TO DALE YOUNG, 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 THURSDAY, JANUARY 04, 2007


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 
P. D'ANGELO
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.

Docket # 199ED2006

VS

MORTGAGE FORECLOSURE

BARBARA J. YOUNG
DALE R. YOUNG

AFFIDAVIT OF SERVICE

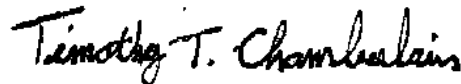
NOW, THIS WEDNESDAY, JANUARY 03, 2007, AT 3:55 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON DALE YOUNG AT 1044 WEST STREET, MIFFLINVILLE BY HANDING TO DALE YOUNG, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, JANUARY 04, 2007


NOTARY PUBLIC

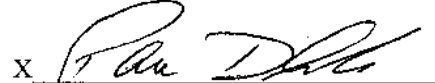
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009



X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X


P. D'ANGELO
DEPUTY SHERIFF



January 3, 2007

Timothy T. Chamberlain
Sheriff of Columbia County
Court House- P.O. Box 380
Bloomsburg, PA 17815

CITIMORTGAGE INC.

VS.

**BARBARA J. YOUNG
DALE R. YOUNG**

DOCKET # 199ED2006

JD # 1612JD2006

Dear Timothy:

The balance due on sewer account #705100 for the property located at 1044 West Street Mifflinville, Pa through March is \$188.55.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Greer
Authority Clerk

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/21/2006

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 199ED2006

PLAINTIFF CITIMORTGAGE INC.

DEFENDANT BARBARA J. YOUNG
DALE R. YOUNG

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

| |
|-----------------------|
| PERSON/CORP TO SERVED |
| BARBARA YOUNG |
| 1044 WEST STREET |
| MIFFLINVILLE |

PAPERS TO SERVED
MORTGAGE FORECLOSURE

336 6285

AFT-4

SERVED UPON DALE YOUNG

RELATIONSHIP HUSBAND IDENTIFICATION _____

DATE 01-03-07 TIME 1555 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 |
|-----------------|-------------|----------------|------------|
| <u>12-29-06</u> | <u>0910</u> | <u>DANCE W</u> | <u>L/K</u> |
| <u>12-29-06</u> | <u>1500</u> | <u>"</u> | <u>"</u> |

DEPUTY

Pam Felt

DATE 01-03-07

* OUT OF TOWN DUE TO DEATH IN FAMILY
PER NEIGHBOR.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/21/2006

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 199ED2006

PLAINTIFF CITIMORTGAGE INC.

DEFENDANT BARBARA J. YOUNG
DALE R. YOUNG

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

| PERSON/CORP TO SERVED | PAPERS TO SERVED |
|-----------------------|----------------------|
| DALE YOUNG | MORTGAGE FORECLOSURE |
| 1044 WEST STREET | |
| MIFFLINVILLE | |

SERVED UPON DALE YOUNG

RELATIONSHIP _____ IDENTIFICATION _____

DATE 01-03-07 TIME 1555 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 |
|-----------------|-------------|----------------|------------|
| <u>12-29-06</u> | <u>0910</u> | <u>DANCELO</u> | <u>L/K</u> |

DEPUTY

Paul Dello

DATE 01-03-07

Mifflin Township Water Authority

P.O. Box 487
Mifflinville, PA 18631

December 29, 2006

Timothy T. Chamberlain
Sheriff of Columbia County
Court House
P O Box 380
Bloomsburg, PA 17815

Re: Citimortgage Inc. vs. Barbara J. and Dale R. Young
Docket # 199ED2006
JD #1612JD2006

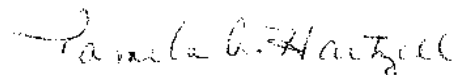
Dear Mr. Chamberlain:

Please be advised that Barbara and Dale Young owe Mifflin Township Water Authority \$87 for water used for the period of September, October and November, 2006, at their property located at 1044 West Street in Mifflinville, PA.

I am enclosing a bill for your payment convenience.

If you have any questions concerning this claim, please feel free to call me at 752-5498.

Sincerely,



Pamela A. Hartzell
Treasurer

Enclosure

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

Friday, December 22, 2006

MIFFLIN WATER-C/O CURT MOOREHEAD
2ND STREET
MIFFLINVILLE, PA 18631-

CITIMORTGAGE INC.
VS
BARBARA J. YOUNG
DALE R. YOUNG

DOCKET # 199ED2006

JD # 1612JD2006

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

Please feel free to contact me with any questions that you may have.

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/21/2006

SERVICE# 4 - OF - 13 SERVICES
DOCKET # 199ED2006

PLAINTIFF CITIMORTGAGE INC.

DEFENDANT BARBARA J. YOUNG
DALE R. YOUNG

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

| |
|------------------------------|
| PERSON/CORP TO SERVED |
| SUSAN NEVEL-TAX COLLECTOR |
| 226 E. 5TH ST |
| MIFFLINVILLE |

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON SUSAN NEVEL

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12-29-06 TIME 0905 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE


TIME

OFFICER

REMARKS

| | | | |
|-------|-------|-------|-------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

DEPUTY



DATE 12-29-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/21/2006

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 199ED2006

PLAINTIFF CITIMORTGAGE INC.

DEFENDANT BARBARA J. YOUNG
DALE R. YOUNG

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

| PERSON/CORP TO SERVED |
|----------------------------------|
| MIFFLIN WATER-C/O CURT MOOREHEAD |
| 2ND STREET |
| MIFFLINVILLE |

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON CURT MOOREHEAD

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12-29-06 TIME 1215 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) CURT'S GUN SHOP
2ND ST. MIFFLINVILLE

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature] DATE 12-29-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/21/2006

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 199ED2006

PLAINTIFF CITIMORTGAGE INC.

DEFENDANT BARBARA J. YOUNG
DALE R. YOUNG

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

| |
|--------------------------------|
| PERSON/CORP TO SERVED |
| BERWICK AREA JOINT SEWER AUTH. |
| 1108 FREAS AVE. |
| BERWICK |

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON KELLY GREEN

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 12-29-06 TIME 1020 MILEAGE _____ OTHER _____

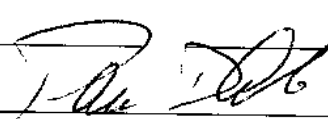
Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

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

F. OTHER (SPECIFY) _____

ATTEMPTS

| DATE | TIME | OFFICER | REMARKS |
|-------|-------|---------|---------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

DEPUTY  DATE 12 29 06

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 12/28/2006

Fee: \$5.00

Cert. NO: 2850

YOUNG DALE R & BARBARA J
1044 WEST STREET
MIFFLINVILLE PA 18631

District: MIFFLIN TWP
Deed: 20041 -0846
Location: 1017 A WEST ST
Parcel Id: 23 -05F-028-05,000

Assessment: 40,485
Balances as of 12/28/2006

| YEAR | TAX TYPE | TAX AMOUNT | PENALTY | DISCOUNT | PAID | BALANCE |
|------|----------|------------|---------|----------|------|---------|
|------|----------|------------|---------|----------|------|---------|

NO TAX CLAIM TAXES DUE

By: Columbia County Per: (RN)
Sheriff

* Does NOT include 2006 TAXES

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/21/2006

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 199ED2006

PLAINTIFF CITIMORTGAGE INC.

DEFENDANT BARBARA J. YOUNG
DALE R. YOUNG

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

| | |
|-----------------------|----------------------|
| PERSON/CORP TO SERVED | PAPERS TO SERVED |
| DOMESTIC RELATIONS | MORTGAGE FORECLOSURE |
| 15 PERRY AVE. | |
| BLOOMSBURG | |

SERVED UPON Leah J. Young Custsr

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12-28 TIME 1026 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 12-28-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/21/2006

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 199ED2006

PLAINTIFF CITIMORTGAGE INC.

DEFENDANT BARBARA J. YOUNG
DALE R. YOUNG

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Annette B. Hoffman

RELATIONSHIP CLerk IDENTIFICATION _____

DATE 12-28 TIME 0930 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 12-28-06

REAL ESTATE OUTLINE

ED # 199-06

DATE RECEIVED 12-21-06
DOCKET AND INDEX 12-21-06

CHECK FOR PROPER INFO.

| | |
|--|-------------------|
| WRIT OF EXECUTION | <u>✓</u> |
| COPY OF DESCRIPTION | <u>✓</u> |
| WHEREABOUTS OF LKA | <u>✓</u> |
| NON-MILITARY AFFIDAVIT | <u>✓</u> |
| NOTICES OF SHERIFF SALE | <u>✓</u> |
| WATCHMAN RELEASE FORM | <u>✓</u> |
| AFFIDAVIT OF LIENS LIST | <u>✓</u> |
| CHECK FOR \$1,350.00 OR <u>2000.00</u> | <u>✓</u> |
| | CK# <u>919252</u> |

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

| | | |
|--------------------------|-------------------------------------|------------------|
| SALE DATE | <u>Feb. 26, 07</u> | TIME <u>0930</u> |
| POSTING DATE | <u>Jan. 20, 07</u> | |
| ADV. DATES FOR NEWSPAPER | 1 ST WEEK <u>Feb. 10</u> | |
| | 2 ND WEEK <u>Feb. 17</u> | |
| | 3 RD WEEK <u>Feb. 24</u> | |

SHERIFF'S SALE

WEDNESDAY FEBRUARY 28, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 199 OF 2006 ED AND CIVIL WRIT NO. 1612 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 that certain piece, parcel and tract of land located in the Village of Mifflinville, Township of Mifflin, County of Columbia and State of Pennsylvania, said parcel being Lot No. 7 of a subdivision recorded in Columbia County Map Book No. 4, page 356, bounded and described as follows, to wit:

Beginning at a point in line of land of Hudelson and Lot No. 8; Thence along Lot No. 8 North (erroneously described as west in the prior deed to the chain of title) 196 feet to a point in line of Lot No. 2; thence along Lot No. 2 North 23 degrees 45 minutes West 110 feet to appoint in line of Lot No. 6; thence along Lot No. 6 South 66 degrees 15 minutes West 196 feet to a point in line of land of Hudelson; thence along land of Hudelson South 23 degrees 45 minutes East 110 feet to a point, the place of beginning. Said parcel being Lot No. 7 of a sub-division recorded in the Office of the Recording of Deeds in and for Columbia County in Map Book No. 4, page 356, and containing 21,560 square feet. This description was prepared from a draft of survey made by Orangeville Surveying Consultants dated April 26, 1977. The above transfer is made subject to easement rights granted to the Pennsylvania Power & Light Company for the installation of power lines and maintenance of same as well as easement rights granted to the Mifflin Township Water Authority for the installation of water lines in said development.

This conveyance is made subject to an access right-of-way as shown on the aforesaid sub-division plan recorded in Columbia County Map Book No. 4, page 356, said access right-of-way being ten (10) feet in width and extending sixty (60) feet along the Southern boundary of Lot No. 7. Said access right-of-way shall be appurtenant to Lots Nos. 7 and 8 and shall be used for perpetual ingress and egress to and from Lots Nos. 7 and 8 and shall be maintained jointly by the owners of Lots Nos. 7 and 8, their successors and assigns.

For the consideration hereinabove specified, Grantor does further grant unto Grantees, their successors and assigns, an access right-of-way as shown on the aforesaid subdivision plan recorded in Columbia County Map Book No. 4, page 356, said access right-of-way being twenty (20) feet in width and extending two hundred (200) feet along the common boundary of Lots Nos. 1, and 2. Said access right-of-way shall be appurtenant to Lots Nos. 1, 2, 7 and 8 and shall be used for perpetual ingress and egress to and from Lots Nos. 1, 2, 7 and 8 and shall be maintained jointly by the owners of Lots Nos. 1, 2, 7 and 8, their successors and assigns.

This conveyance is hereby made subject to the same exceptions, restrictions, conditions, waivers, reservations, easements and rights-of-way as are contained in prior deeds or other instruments forming the chain of title to said premises, including the subdivision plan recorded in Columbia County Map Book No. 4, page 356.

TAX PARCEL #: 23-05F-028-05

PROPERTY ADDRESS: 1044 WEST STREET, MIFFLINVILLE, PA, 18631

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 28, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 199 OF 2006 ED AND CIVIL WRIT NO. 1612 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 that certain piece, parcel and tract of land located in the Village of Mifflinville, Township of Mifflin, County of Columbia and State of Pennsylvania, said parcel being Lot No. 7 of a subdivision recorded in Columbia County Map Book No. 4, page 356, bounded and described as follows, to wit:

Beginning at a point in line of land of Hudelson and Lot No. 8; Thence along Lot No. 8 North (erroneously described as west in the prior deed to the chain of title) 196 feet to a point in line of Lot No. 2; thence along Lot No. 2 North 23 degrees 45 minutes West 110 feet to appoint in line of Lot No. 6; thence along Lot No. 6 South 66 degrees 15 minutes West 196 feet to a point in line of land of Hudelson; thence along land of Hudelson South 23 degrees 45 minutes East 110 feet to a point, the place of beginning. Said parcel being Lot No. 7 of a sub-division recorded in the Office of the Recording of Deeds in and for Columbia County in Map Book No. 4, page 356, and containing 21,560 square feet. This description was prepared from a draft of survey made by Orangeville Surveying Consultants dated April 26, 1977.

The above transfer is made subject to easement rights granted to the Pennsylvania Power & Light Company for the installation of power lines and maintenance of same as well as easement rights granted to the Mifflin Township Water Authority for the installation of water lines in said development.

This conveyance is made subject to an access right-of-way as shown on the aforesaid sub-division plan recorded in Columbia County Map Book No. 4, page 356, said access right-of-way being ten (10) feet in width and extending sixty (60) feet along the Southern boundary of Lot No. 7. Said access right-of-way shall be appurtenant to Lots Nos. 7 and 8 and shall be used for perpetual ingress and egress to and from Lots Nos. 7 and 8 and shall be maintained jointly by the owners of Lots Nos. 7 and 8, their successors and assigns.

For the consideration hereinabove specified, Grantor does further grant unto Grantees, their successors and assigns, an access right-of-way as shown on the aforesaid subdivision plan recorded in Columbia County Map Book No. 4, page 356, said access right-of-way being twenty (20) feet in width and extending two hundred (200) feet along the common boundary of Lots Nos. 1, and 2. Said access right-of-way shall be appurtenant to Lots Nos. 1, 2, 7 and 8 and shall be used for perpetual ingress and egress to and from Lots Nos. 1, 2, 7 and 8 and shall be maintained jointly by the owners of Lots Nos. 1, 2, 7 and 8, their successors and assigns.

This conveyance is hereby made subject to the same exceptions, restrictions, conditions, waivers, reservations, easements and rights-of-way as are contained in prior deeds or other instruments forming the chain of title to said premises, including the subdivision plan recorded in Columbia County Map Book No. 4, page 356.

TAX PARCEL #: 23-05F-028-05

PROPERTY ADDRESS: 1044 WEST STREET, MIFFLINVILLE, PA, 18631

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.sheriffcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY FEBRUARY 28, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 199 OF 2006 ED AND CIVIL WRIT NO. 1612 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 that certain piece, parcel and tract of land located in the Village of Mifflinville, Township of Mifflin, County of Columbia and State of Pennsylvania, said parcel being Lot No. 7 of a subdivision recorded in Columbia County Map Book No. 4, page 356, bounded and described as follows, to wit:

Beginning at a point in line of land of Hudelson and Lot No. 8; Thence along Lot No. 8 North (erroneously described as west in the prior deed to the chain of title) 196 feet to a point in line of Lot No. 2; thence along Lot No. 2 North 23 degrees 45 minutes West 110 feet to appoint in line of Lot No. 6; thence along Lot No. 6 South 66 degrees 15 minutes West 196 feet to a point in line of land of Hudelson; thence along land of Hudelson South 23 degrees 45 minutes East 110 feet to a point, the place of beginning. Said parcel being Lot No. 7 of a sub-division recorded in the Office of the Recording of Deeds in and for Columbia County in Map Book No. 4, page 356, and containing 21,560 square feet. This description was prepared from a draft of survey made by Orangeville Surveying Consultants dated April 26, 1977.

The above transfer is made subject to easement rights granted to the Pennsylvania Power & Light Company for the installation of power lines and maintenance of same as well as easement rights granted to the Mifflin Township Water Authority for the installation of water lines in said development.

This conveyance is made subject to an access right-of-way as shown on the aforesaid sub-division plan recorded in Columbia County Map Book No. 4, page 356, said access right-of-way being ten (10) feet in width and extending sixty (60) feet along the Southern boundary of Lot No. 7. Said access right-of-way shall be appurtenant to Lots Nos. 7 and 8 and shall be used for perpetual ingress and egress to and from Lots Nos. 7 and 8 and shall be maintained jointly by the owners of Lots Nos. 7 and 8, their successors and assigns.

For the consideration hereinabove specified, Grantor does further grant unto Grantees, their successors and assigns, an access right-of-way as shown on the aforesaid subdivision plan recorded in Columbia County Map Book No. 4, page 356, said access right-of-way being twenty (20) feet in width and extending two hundred (200) feet along the common boundary of Lots Nos. 1, and 2. Said access right-of-way shall be appurtenant to Lots Nos. 1, 2, 7 and 8 and shall be used for perpetual ingress and egress to and from Lots Nos. 1, 2, 7 and 8 and shall be maintained jointly by the owners of Lots Nos. 1, 2, 7 and 8, their successors and assigns.

This conveyance is hereby made subject to the same exceptions, restrictions, conditions, waivers, reservations, easements and rights-of-way as are contained in prior deeds or other instruments forming the chain of title to said premises, including the subdivision plan recorded in Columbia County Map Book No. 4, page 356.

TAX PARCEL #: 23-05F-028-05

PROPERTY ADDRESS: 1044 WEST STREET, MIFFLINVILLE, PA, 18631

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

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

CITIMORTGAGE INC.
PO Box 9481
Mail Code: 22-528-1011
Gaithersburg, MD 20898-9481

vs.

BARBARA J. YOUNG
DALE R. YOUNG
1044 West Street
Mifflinville, PA 18631

In the Court of Common Pleas of
Columbia County

No. 2006-CV-1612

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Writ

2006-ED-199

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: 1044 West Street Mifflinville, PA 18631

See Exhibit "A" attached

AMOUNT DUE

\$141,600.14

Interest From **12/20/2006**
Through Date of Sale

(Costs to be added)

Dated:

12-22-06

Fanni B. Kline

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Elizabeth A. Berman

Proth. & Clk. Of Sev. Courts
My Com. Ex. 1st Mon. Jan 2008

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.

PO Box 9481

Mail Code: 22-528-1011

Gaithersburg, MD 20898-9481

Plaintiff

vs.

BARBARA J. YOUNG

DALE R. YOUNG

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

1044 West Street

Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006-CV-1612

AFFIDAVIT PURSUANT TO RULE 3129

CITIMORTGAGE 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:

1044 West Street
Mifflinville, PA 18631

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

BARBARA J. YOUNG
1044 West Street
Mifflinville, PA 18631

DALE R. YOUNG
1044 West Street
Mifflinville, PA 18631

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

BARBARA J. YOUNG
1044 West Street
Mifflinville, PA 18631

DALE R. YOUNG
1044 West Street
Mifflinville, PA 18631

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

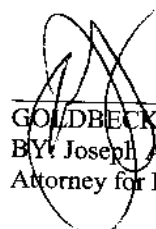
4. Name and address of the last recorded holder of every mortgage of record:
5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
6. Name and address of every other person of whom the plaintiff has knowledge 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
1044 West Street
Mifflinville, PA 18631

(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: December 19, 2006



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

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

| | | |
|--|--|--|
| SHERIFF SERVICE INSTRUCTIONS | | |
| PLAINTIFF/S/ CITIMORTGAGE INC. | | COURT NUMBER 2006-CV-1612 |
| DEFENDANT/S/ BARBARA J. YOUNG and DALE R. YOUNG | | TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE |

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
DALE R. YOUNG

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
1044 West Street, Mifflinville, PA 18631

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

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.

SIGNATURE OF ATTORNEY

Joseph A. Goldbeck, Jr.

TELEPHONE NUMBER
(215) 627-1322

DATE
December 19, 2006

ADDRESS OF ATTORNEY

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

All that certain piece, parcel and tract of land located in the Village of Mifflinville, Township of Mifflin, County of Columbia and State of Pennsylvania, said parcel being Lot No. 7 of a subdivision recorded in Columbia County Map Book No. 4, page 356, bounded and described as follows, to wit:

Beginning at a point in line of land of Hudelson and Lot No. 8; Thence along Lot No. 8 North (erroneously described as west in the prior deed to the chain of title) 196 feet to a point in line of Lot No. 2; thence along Lot No. 2 North 23 degrees 45 minutes West 110 feet to appoint in line of Lot No. 6; thence along Lot No. 6 South 66 degrees 15 minutes West 196 feet to a point in line of land of Hudelson; thence along land of Hudelson South 23 degrees 45 minutes East 110 feet to a point, the place of beginning. Said parcel being Lot No. 7 of a sub-division recorded in the Office of the Recording of Deeds in and for Columbia County in Map Book No. 4, page 356, and containing 21,560 square feet. This description was prepared from a draft of survey made by Orangeville Surveying Consultants dated April 26, 1977.

The above transfer is made subject to easement rights granted to the Pennsylvania Power & Light Company for the installation of power lines and maintenance of same as well as easement rights granted to the Mifflin Township Water Authority for the installation of water lines in said development.

This conveyance is made subject to an access right-of-way as shown on the aforesaid sub-division plan recorded in Columbia County Map Book No. 4, page 356, said access right-of-way being ten (10) feet in width and extending sixty (60) feet along the Southern boundary of Lot No. 7. Said access right-of-way shall be appurtenant to Lots Nos. 7 and 8 and shall be used for perpetual ingress and egress to and from Lots Nos. 7 and 8 and shall be maintained jointly by the owners of Lots Nos. 7 and 8, their successors and assigns.

For the consideration hereinabove specified, Grantor does further grant unto Grantees, their successors and assigns, an access right-of-way as shown on the aforesaid subdivision plan recorded in Columbia County Map Book No. 4, page 356, said access right-of-way being twenty (20) feet in width and extending two hundred (200) feet along the common boundary of Lots Nos. 1, and 2. Said access right-of-way shall be appurtenant to Lots Nos. 1, 2, 7 and 8 and shall be used for perpetual ingress and egress to and from Lots Nos. 1, 2, 7 and 8 and shall be maintained jointly by the owners of Lots Nos. 1, 2, 7 and 8, their successors and assigns.

This conveyance is hereby made subject to the same exceptions, restrictions, conditions, waivers, reservations, easements and rights-of-way as are contained in prior deeds or other instruments forming the chain of title to said premises, including the subdivision plan recorded in Columbia County Map Book No. 4, page 356.

TAX PARCEL #: 23-05F-028-05

PROPERTY ADDRESS: 1044 WEST STREET, MIFFLINVILLE, PA, 18631

All that certain piece, parcel and tract of land located in the Village of Mifflinville, Township of Mifflin, County of Columbia and State of Pennsylvania, said parcel being Lot No. 7 of a subdivision recorded in Columbia County Map Book No. 4, page 356, bounded and described as follows, to wit:

Beginning at a point in line of land of Hudelson and Lot No. 8; Thence along Lot No. 8 North (erroneously described as west in the prior deed to the chain of title) 196 feet to a point in line of Lot No. 2; thence along Lot No. 2 North 23 degrees 45 minutes West 110 feet to appoint in line of Lot No. 6; thence along Lot No. 6 South 66 degrees 15 minutes West 196 feet to a point in line of land of Hudelson; thence along land of Hudelson South 23 degrees 45 minutes East 110 feet to a point, the place of beginning. Said parcel being Lot No. 7 of a sub-division recorded in the Office of the Recording of Deeds in and for Columbia County in Map Book No. 4, page 356, and containing 21,560 square feet. This description was prepared from a draft of survey made by Orangeville Surveying Consultants dated April 26, 1977.

The above transfer is made subject to easement rights granted to the Pennsylvania Power & Light Company for the installation of power lines and maintenance of same as well as easement rights granted to the Mifflin Township Water Authority for the installation of water lines in said development.

This conveyance is made subject to an access right-of-way as shown on the aforesaid sub-division plan recorded in Columbia County Map Book No. 4, page 356, said access right-of-way being ten (10) feet in width and extending sixty (60) feet along the Southern boundary of Lot No. 7. Said access right-of-way shall be appurtenant to Lots Nos. 7 and 8 and shall be used for perpetual ingress and egress to and from Lots Nos. 7 and 8 and shall be maintained jointly by the owners of Lots Nos. 7 and 8, their successors and assigns.

For the consideration hereinabove specified, Grantor does further grant unto Grantees, their successors and assigns, an access right-of-way as shown on the aforesaid subdivision plan recorded in Columbia County Map Book No. 4, page 356, said access right-of-way being twenty (20) feet in width and extending two hundred (200) feet along the common boundary of Lots Nos. 1, and 2. Said access right-of-way shall be appurtenant to Lots Nos. 1, 2, 7 and 8 and shall be used for perpetual ingress and egress to and from Lots Nos. 1, 2, 7 and 8 and shall be maintained jointly by the owners of Lots Nos. 1, 2, 7 and 8, their successors and assigns.

This conveyance is hereby made subject to the same exceptions, restrictions, conditions, waivers, reservations, easements and rights-of-way as are contained in prior deeds or other instruments forming the chain of title to said premises, including the subdivision plan recorded in Columbia County Map Book No. 4, page 356.

TAX PARCEL #: 23-05F-028-05

PROPERTY ADDRESS: 1044 WEST STREET, MIFFLINVILLE, PA, 18631

All that certain piece, parcel and tract of land located in the Village of Mifflinville, Township of Mifflin, County of Columbia and State of Pennsylvania, said parcel being Lot No. 7 of a subdivision recorded in Columbia County Map Book No. 4, page 356, bounded and described as follows, to wit:

Beginning at a point in line of land of Hudelson and Lot No. 8; Thence along Lot No. 8 North (erroneously described as west in the prior deed to the chain of title) 196 feet to a point in line of Lot No. 2; thence along Lot No. 2 North 23 degrees 45 minutes West 110 feet to appoint in line of Lot No. 6; thence along Lot No. 6 South 66 degrees 15 minutes West 196 feet to a point in line of land of Hudelson; thence along land of Hudelson South 23 degrees 45 minutes East 110 feet to a point, the place of beginning. Said parcel being Lot No. 7 of a sub-division recorded in the Office of the Recording of Deeds in and for Columbia County in Map Book No. 4, page 356, and containing 21,560 square feet. This description was prepared from a draft of survey made by Orangeville Surveying Consultants dated April 26, 1977.

The above transfer is made subject to easement rights granted to the Pennsylvania Power & Light Company for the installation of power lines and maintenance of same as well as easement rights granted to the Mifflin Township Water Authority for the installation of water lines in said development.

This conveyance is made subject to an access right-of-way as shown on the aforesaid sub-division plan recorded in Columbia County Map Book No. 4, page 356, said access right-of-way being ten (10) feet in width and extending sixty (60) feet along the Southern boundary of Lot No. 7. Said access right-of-way shall be appurtenant to Lots Nos. 7 and 8 and shall be used for perpetual ingress and egress to and from Lots Nos. 7 and 8 and shall be maintained jointly by the owners of Lots Nos. 7 and 8, their successors and assigns.

For the consideration hereinabove specified, Grantor does further grant unto Grantees, their successors and assigns, an access right-of-way as shown on the aforesaid subdivision plan recorded in Columbia County Map Book No. 4, page 356, said access right-of-way being twenty (20) feet in width and extending two hundred (200) feet along the common boundary of Lots Nos. 1, and 2. Said access right-of-way shall be appurtenant to Lots Nos. 1, 2, 7 and 8 and shall be used for perpetual ingress and egress to and from Lots Nos. 1, 2, 7 and 8 and shall be maintained jointly by the owners of Lots Nos. 1, 2, 7 and 8, their successors and assigns.

This conveyance is hereby made subject to the same exceptions, restrictions, conditions, waivers, reservations, easements and rights-of-way as are contained in prior deeds or other instruments forming the chain of title to said premises, including the subdivision plan recorded in Columbia County Map Book No. 4, page 356.

TAX PARCEL #: 23-05F-028-05

PROPERTY ADDRESS: 1044 WEST STREET, MIFFLINVILLE, PA, 18631

All that certain piece, parcel and tract of land located in the Village of Mifflinville, Township of Mifflin, County of Columbia and State of Pennsylvania, said parcel being Lot No.7 of a subdivision recorded in Columbia County Map Book No. 4, page 356, bounded and described as follows, to wit:

Beginning at a point in line of land of Hudelson and Lot No. 8; Thence along Lot No. 8 North (erroneously described as west in the prior deed to the chain of title) 196 feet to a point in line of Lot No. 2; thence along Lot No. 2 North 23 degrees 45 minutes West 110 feet to appoint in line of Lot No. 6; thence along Lot No. 6 South 66 degrees 15 minutes West 196 feet to a point in line of land of Hudelson; thence along land of Hudelson South 23 degrees 45 minutes East 110 feet to a point, the place of beginning. Said parcel being Lot No. 7 of a sub-division recorded in the Office of the Recording of Deeds in and for Columbia County in Map Book No. 4, page 356, and containing 21,560 square feet. This description was prepared from a draft of survey made by Orangeville Surveying Consultants dated April 26, 1977.

The above transfer is made subject to easement rights granted to the Pennsylvania Power & Light Company for the installation of power lines and maintenance of same as well as easement rights granted to the Mifflin Township Water Authority for the installation of water lines in said development.

This conveyance is made subject to an access right-of-way as shown on the aforesaid sub-division plan recorded in Columbia County Map Book No. 4, page 356, said access right-of-way being ten (10) feet in width and extending sixty (60) feet along the Southern boundary of Lot No. 7. Said access right-of-way shall be appurtenant to Lots Nos. 7 and 8 and shall be used for perpetual ingress and egress to and from Lots Nos. 7 and 8 and shall be maintained jointly by the owners of Lots Nos. 7 and 8, their successors and assigns.

For the consideration hereinabove specified, Grantor does further grant unto Grantees, their successors and assigns, an access right-of-way as shown on the aforesaid subdivision plan recorded in Columbia County Map Book No. 4, page 356, said access right-of-way being twenty (20) feet in width and extending two hundred (200) feet along the common boundary of Lots Nos. 1, and 2. Said access right-of-way shall be appurtenant to Lots Nos. 1, 2, 7 and 8 and shall be used for perpetual ingress and egress to and from Lots Nos. 1, 2, 7 and 8 and shall be maintained jointly by the owners of Lots Nos. 1, 2, 7 and 8, their successors and assigns.

This conveyance is hereby made subject to the same exceptions, restrictions, conditions, waivers, reservations, easements and rights-of-way as are contained in prior deeds or other instruments forming the chain of title to said premises, including the subdivision plan recorded in Columbia County Map Book No. 4, page 356.

TAX PARCEL #: 23-05F-028-05

PROPERTY ADDRESS: 1044 WEST STREET, MIFFLINVILLE, PA, 18631

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

| | | |
|--|--|--|
| SHERIFF SERVICE INSTRUCTIONS | | |
| PLAINTIFF/S/ CITIMORTGAGE INC. | COURT NUMBER 2006-CV-1612 | |
| DEFENDANT/S/ BARBARA J. YOUNG and DALE R. YOUNG | TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE | |

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
BARBARA J. YOUNG

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
1044 West Street, Mifflinville, PA 18631

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

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.

SIGNATURE OF ATTORNEY

Joseph A. Goldbeck, Jr.

TELEPHONE NUMBER
(215) 627-1322

DATE
December 19, 2006

ADDRESS OF ATTORNEY

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

GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

SUITE 5000
MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.GOLDBECKLAW.COM

December 19, 2006

Tami Kline
Prothonotary of Columbia County
Bloomsburg, PA 17815

RE:
CITIMORTGAGE INC.
vs.
BARBARA J. YOUNG and DALE R. YOUNG
No. 2006-CV-1612

Kindly take Judgment and issue the Writ of Execution and forward the same to the Sheriff's Office.

Please return a copy of the enclosed pleadings to my office with your time stamp affixed thereto in the stamped, self-addressed envelope for this purpose.

Thank you for your cooperation in this matter.

Package prepared by KELLY NORRIS.

Judgment / Writ / Sale Department
Kelly Norris - Supervisor
Direct: (215) 825-6362
Fax: (215) 825-6462
KNorris@goldbecklaw.com

*****If you have received an incorrect filing fee. Please contact Kelly Norris at the phone number listed above or Barbara Hand (215) 825-6320, and we will immediately overnight a check to you for the correct amount.**

In the Court of Common Pleas of Columbia County

CITIMORTGAGE INC.
PO Box 9481
Mail Code: 22-528-1011
Gaithersburg, MD 20898-9481

Plaintiff

vs.

BARBARA J. YOUNG
DALE R. YOUNG
(Mortgagor(s) and Record Owner(s))
1044 West Street
Mifflinville, PA 18631

Defendant(s)

No. 2006-CV-1612

PRAECIPE FOR JUDGMENT

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

Enter the Judgment in favor of Plaintiff and against BARBARA J. YOUNG and DALE R. YOUNG by default for want of an Answer.

Assess damages as follows:

Debt

\$141,600.14


Interest from **12/20/2006** to Date of Sale

Total

(Assessment of Damages attached)


I CERTIFY THAT FOREGOING ASSESSMENT OF DAMAGES IS FOR SPECIFIED AMOUNTS ALLEGED TO BE DUE IN THE COMPLAINT AND IS CALCULABLE AS A SUM CERTAIN FROM THE COMPLAINT.

I certify that written notice of the intention to file this praecipe was mailed or delivered to the party against whom judgment is to be entered and to his attorney of record, if any, after the default occurred and at least ten days prior to the date of the filing of this praecipe. A copy of the notice is attached. R.C.P. 237.1



Joseph A. Goldbeck, Jr.
Attorney for Plaintiff
I.D. #16432

AND NOW Thursday, December 21, 2006, Judgment is entered in favor of CITIMORTGAGE INC. and against BARBARA J. YOUNG and DALE R. YOUNG by default for want of an Answer and damages assessed in the sum of \$141,600.14 as per the above certification.



Tamm B. Kline
Prothonotary

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

DATE OF THIS NOTICE: **December 5, 2006**

TO:

DALE R. YOUNG
1044 West Street
Mifflinville, PA 18631

CITIMORTGAGE INC.
PO Box 9481
Mail Code: 22-528-1011
Gaithersburg, MD 20898-9481

vs.

BARBARA J. YOUNG
DALE R. YOUNG
(Mortgagor(s) and Record Owner(s))
1044 West Street
Mifflinville, PA 18631

Plaintiff

Defendant(s)

In the Court of
Common Pleas
of Columbia County

CIVIL ACTION - LAW

Action of
Mortgage Foreclosure

Term
No. 2006-CV-1612

TO:

DALE R. YOUNG
1044 West Street
Mifflinville, PA 18631

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

Joseph A. Goldbeck, Jr.
GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff
Suite 5000 - 701 Market Street.
Philadelphia, PA 19106 215-825-6318

FILED
PROthonotary
DEC 21 P 2:15
COLUMBIA COUNTY

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

DATE OF THIS NOTICE: **December 5, 2006**

TO:

BARBARA J. YOUNG
1044 West Street
Mifflinville, PA 18631

CITIMORTGAGE INC.
PO Box 9481
Mail Code: 22-528-1011
Gaithersburg, MD 20898-9481

Plaintiff

vs.

BARBARA J. YOUNG
DALE R. YOUNG
(Mortgagor(s) and Record Owner(s))
1044 West Street
Mifflinville, PA 18631

Defendant(s)

In the Court of
Common Pleas
of Columbia County

CIVIL ACTION - LAW

Action of
Mortgage Foreclosure

Term
No. 2006-CV-1612

TO:

BARBARA J. YOUNG
1044 West Street
Mifflinville, PA 18631

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

RECEIVED
DEC 21 2 2 13
CLERK OF COURT
COLUMBIA COUNTY, PA

Joseph A. Goldbeck, Jr.
GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff
Suite 5000 - 701 Market Street.
Philadelphia, PA 19106 215-825-6318

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

CITIMORTGAGE INC.
PO Box 9481
Mail Code: 22-528-1011
Gaithersburg, MD 20898-9481

Plaintiff

No. 2006-CV-1612

vs.

BARBARA J. YOUNG
DALE R. YOUNG
(Mortgagors and Record Owner(s))
1044 West Street
Mifflinville, PA 18631

Defendant(s)

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT
OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE
PURPOSE OF COLLECTING THE DEBT.**

NOTICE

Notice is given that a judgment in the above-captioned matter has been entered against you.

Tami Kline
Prothonotary

By: Tami B. Kline/ckh

~~Deputy~~

If you have any questions concerning the above, please contact:

Joseph A. Goldbeck, Jr.
Goldbeck McCafferty & McKeever
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322

VERIFICATION OF NON-MILITARY SERVICE

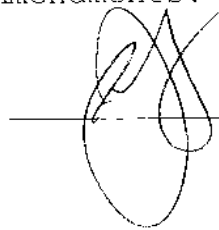
The undersigned, as the representative for the Plaintiff corporation within named do hereby verify that I am authorized to make this verification on behalf of the Plaintiff corporation and that the facts set forth in the foregoing verification of Non-Military Service are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

1. That the above named Defendant, BARBARA J. YOUNG, is about unknown years of age, that Defendant's last known residence is 1044 West Street, Mifflinville, PA 18631, and is engaged in the unknown business located at unknown address.

2. That Defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Action of Congress of 1940 and its Amendments.

Date:

12/19/06



FILED
PROTHONOTARY
2006 DEC 21 P 2:13
CLERK OF ORPHANS OFFICE
MIFFLINVILLE, PA

VERIFICATION OF NON-MILITARY SERVICE

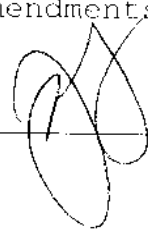
The undersigned, as the representative for the Plaintiff corporation within named do hereby verify that I am authorized to make this verification on behalf of the Plaintiff corporation and that the facts set forth in the foregoing verification of Non-Military Service are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

1. That the above named Defendant, DALE R. YOUNG, is about unknown years of age, that Defendant's last known residence is 1044 West Street, Mifflinville, PA 18631, and is engaged in the unknown business located at unknown address.

2. That Defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Action of Congress of 1940 and its Amendments.

Date:

12/19/06



FILED
PROTESTANT
2006 DEC 21 P 2:13
CLERK OF COURT
JUDICIAL DISTRICT OF PENNSYLVANIA, PA

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.

PO Box 9481

Mail Code: 22-528-1011

Gaithersburg, MD 20898-9481

Plaintiff

vs.

BARBARA J. YOUNG

DALE R. YOUNG

(Mortgagor(s) and Record owner(s))

1044 West Street

Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

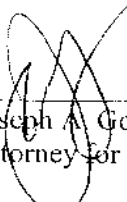
CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE


No. 2006-CV-1612

ORDER FOR JUDGMENT

Please enter Judgment in favor of CITIMORTGAGE INC., and against BARBARA J. YOUNG and DALE R. YOUNG for failure to file an Answer in the above action within (20) days (or sixty (60) days if defendant is the United States of America) from the date of service of the Complaint, in the sum of \$141,600.14.


Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

I hereby certify that the above names are correct and that the precise residence address of the judgment creditor is CITIMORTGAGE INC. PO Box 9481 Mail Code: 22-528-1011 Gaithersburg, MD 20898-9481 and that the name(s) and last known address(es) of the Defendant(s) is/are BARBARA J. YOUNG, 1044 West Street Mifflinville, PA 18631 and DALE R. YOUNG, 1044 West Street Mifflinville, PA 18631;


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

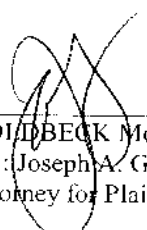
FILED
PROTOMAGARY
2007 DEC 21 P 2:13
CLERK OF COMMON PLEAS
COLUMBIA COUNTY, PA

ASSESSMENT OF DAMAGES

TO THE PROTHONOTARY:

Kindly assess the damages in this case to be as follows:

| | |
|---|--------------|
| Principal Balance | \$124,735.80 |
| Interest from 01/01/2006 through 12/19/2006 | \$7,840.13 |
| Attorney's Fee at 5.0000% of principal balance | \$6,236.79 |
| Late Charges | \$351.78 |
| Costs of Suit and Title Search | \$900.00 |
| Escrow Balance Delicit | \$1,467.00 |
| Foreclosure Charges | \$36.00 |
| Fees | \$28.50 |
| Unpaid Previous Late Charges | \$4.14 |
| | <hr/> |
| | \$141,600.14 |

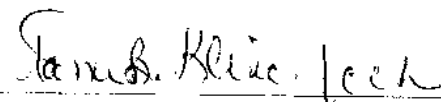


GOLDBECK McCafferty & McKEEVER

BY: Joseph A. Goldbeck, Jr.

Attorney for Plaintiff

AND NOW, this 21st day of December, 2006 damages are assessed as above.



Pro Prothy

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.
PO Box 9481
Mail Code: 22-528-1011
Gaithersburg, MD 20898-9481

Plaintiff

vs.

BARBARA J. YOUNG
DALE R. YOUNG
(Mortgagor(s) and Record Owner(s))
1044 West Street
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006-CV-1612

AFFIDAVIT PURSUANT TO RULE 3129

CITIMORTGAGE INC., Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praccipe for the writ of execution was filed the following information concerning the real property located at:

1044 West Street
Mifflinville, PA 18631

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

BARBARA J. YOUNG
1044 West Street
Mifflinville, PA 18631

DALE R. YOUNG
1044 West Street
Mifflinville, PA 18631

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

BARBARA J. YOUNG
1044 West Street
Mifflinville, PA 18631

DALE R. YOUNG
1044 West Street
Mifflinville, PA 18631

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

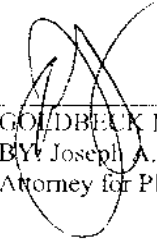
4. Name and address of the last recorded holder of every mortgage of record:
5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
6. Name and address of every other person of whom the plaintiff has knowledge 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
1044 West Street
Mifflinville, PA 18631

(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: December 19, 2006



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

GOLDBECK McCAFFERTY & McKEEVER

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

CITIMORTGAGE INC.
PO Box 9481
Mail Code: 22-528-1011
Gaithersburg, MD 20898-9481
Plaintiff

vs.

BARBARA J. YOUNG
DALE R. YOUNG
Mortgagor(s) and Record Owner(s)

1044 West Street
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term
No. 2006-CV-1612

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: YOUNG, BARBARA J.
BARBARA J. YOUNG
1044 West Street
Mifflinville, PA 18631

Your house at 1044 West Street, Mifflinville, PA 18631 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 \$141,600.14 obtained by CITIMORTGAGE 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., 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 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 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. 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 FN-1015.

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 19106-1532
215-825-6318
Attorney for Plaintiff

CITIMORTGAGE INC.
PO Box 9481
Mail Code: 22-528-1011
Gaithersburg, MD 20898-9481
Plaintiff

vs.

BARBARA J. YOUNG
DALE R. YOUNG
Mortgagor(s) and Record Owner(s)

1044 West Street
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term
No. 2006-CV-1612

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: YOUNG, DALE R.
DALE R. YOUNG
1044 West Street
Mifflinville, PA 18631

Your house at 1044 West Street, Mifflinville, PA 18631 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 \$141,600.14 obtained by CITIMORTGAGE 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., 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 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 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. 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 FN-1015.

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

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P 3180-3183

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.
PO Box 9481
Mail Code: 22-528-1011
Gaithersburg, MD 20898-9481

Plaintiff

vs.

BARBARA J. YOUNG
DALE R. YOUNG
Mortgagor(s) and Record Owner(s)
1044 West Street
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006-CV-1612

Writ
2006-ED-199

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

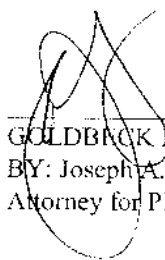
Issue Writ of Execution in the above matter:

Amount Due

\$141,600.14

Interest from
12/20/2006 to Date of
Sale at 6.5000%

(Costs to be added)


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

Term
No. 2006-CV-1612
IN THE COURT OF COMMON PLEAS

CITIMORTGAGE INC.

vs.

BARBARA J. YOUNG and
DALE R. YOUNG
(Mortgagor(s) and Record Owner(s))
1044 West Street
Millinville, PA 18631

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

Goldbeck, McCafferty & McKeever
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322

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

CITIMORTGAGE INC.
PO Box 9481
Mail Code: 22-528-1011
Gaithersburg, MD 20898-9481

vs.

BARBARA J. YOUNG
DALE R. YOUNG
1044 West Street
Mifflinville, PA 18631

In the Court of Common Pleas of
Columbia County

No. 2006-CV-1612

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Writ

2006-ED-199

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: 1044 West Street Mifflinville, PA 18631

See Exhibit "A" attached

AMOUNT DUE

\$141,600.14

Interest From **12/20/2006**
Through Date of Sale

(Costs to be added)

Dated:

12-22-06

Tami B. Kline

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Elizabeth A. Berman

Proth. & Clk. Of Sev. Courts
My Com. Ex. 1st Mon. Jan 2008

Term
No. 2006-CV-1612

IN THE COURT OF COMMON PLEAS
CITIMORTGAGE INC.

vs.

BARBARA J. YOUNG and
DALE R. YOUNG
Mortgagor(s)
1044 West Street Millinville, PA 18631

WRIT OF EXECUTION
(Mortgage Foreclosure)

| | | |
|----------------------------|----|---------------|
| REAL DEBT | \$ | 141,600.14 |
| INTEREST from | \$ | |
| COSTS PAID: | | |
| PROTHY - Complaint | \$ | 90.50 paid |
| SHERIFF | \$ | |
| STATUTORY | \$ | |
| COSTS DUE PROTHY | \$ | |
| Office of Judicial Support | | |
| Judg. Fee | | \$ 14.00 paid |
| Cr. | | \$ 23.00 paid |
| Sat. | | \$ 7.00 |

Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
Suite 5000 — Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
(215) 627-1322

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.
PO Box 9481
Mail Code: 22-528-1011
Gaithersburg, MD 20898-9481

Plaintiff

vs.

BARBARA J. YOUNG
DALE R. YOUNG
Mortgagor(s) and Record Owner(s)
1044 West Street
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

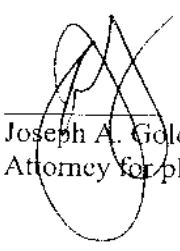
CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2006-CV-1612

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.
PO Box 9481
Mail Code: 22-528-1011
Gaithersburg, MD 20898-9481

Plaintiff

vs.

BARBARA J. YOUNG
DALE R. YOUNG
Mortgagor(s) and Record Owner(s)

1044 West Street
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

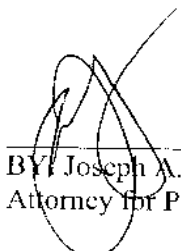
CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006-CV-1612

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.


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

All that certain piece, parcel and tract of land located in the Village of Mifflinville, Township of Mifflin, County of Columbia and State of Pennsylvania, said parcel being Lot No. 7 of a subdivision recorded in Columbia County Map Book No. 4, page 356, bounded and described as follows, to wit:

Beginning at a point in line of land of Hudelson and Lot No. 8; Thence along Lot No. 8 North (erroneously described as west in the prior deed to the chain of title) 196 feet to a point in line of Lot No. 2; thence along Lot No. 2 North 23 degrees 45 minutes West 110 feet to appoint in line of Lot No. 6; thence along Lot No. 6 South 66 degrees 15 minutes West 196 feet to a point in line of land of Hudelson; thence along land of Hudelson South 23 degrees 45 minutes East 110 feet to a point, the place of beginning. Said parcel being Lot No. 7 of a sub-division recorded in the Office of the Recording of Deeds in and for Columbia County in Map Book No. 4, page 356, and containing 21,560 square feet. This description was prepared from a draft of survey made by Orangeville Surveying Consultants dated April 26, 1977.

The above transfer is made subject to easement rights granted to the Pennsylvania Power & Light Company for the installation of power lines and maintenance of same as well as easement rights granted to the Mifflin Township Water Authority for the installation of water lines in said development.

This conveyance is made subject to an access right-of-way as shown on the aforesaid sub-division plan recorded in Columbia County Map Book No. 4, page 356, said access right-of-way being ten (10) feet in width and extending sixty (60) feet along the Southern boundary of Lot No. 7. Said access right-of-way shall be appurtenant to Lots Nos. 7 and 8 and shall be used for perpetual ingress and egress to and from Lots Nos. 7 and 8 and shall be maintained jointly by the owners of Lots Nos. 7 and 8, their successors and assigns.

For the consideration hereinabove specified, Grantor does further grant unto Grantees, their successors and assigns, an access right-of-way as shown on the aforesaid subdivision plan recorded in Columbia County Map Book No. 4, page 356, said access right-of-way being twenty (20) feet in width and extending two hundred (200) feet along the common boundary of Lots Nos. 1, and 2. Said access right-of-way shall be appurtenant to Lots Nos. 1, 2, 7 and 8 and shall be used for perpetual ingress and egress to and from Lots Nos. 1, 2, 7 and 8 and shall be maintained jointly by the owners of Lots Nos. 1, 2, 7 and 8, their successors and assigns.

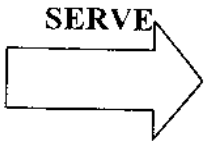
This conveyance is hereby made subject to the same exceptions, restrictions, conditions, waivers, reservations, easements and rights-of-way as are contained in prior deeds or other instruments forming the chain of title to said premises, including the subdivision plan recorded in Columbia County Map Book No. 4, page 356.

TAX PARCEL #: 23-05F-028-05

PROPERTY ADDRESS: 1044 WEST STREET, MIFFLINVILLE, PA, 18631

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

| | | |
|--|--|---|
| SHERIFF SERVICE INSTRUCTIONS | | |
| PLAINTIFF/S/ CITIMORTGAGE INC. | | COURT NUMBER 2006-CV-1612 |
| DEFENDANT/S/ BARBARA J. YOUNG and DALE R. YOUNG | | TYPE OF WRIT OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE |



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
DALE R. YOUNG

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
1044 West Street, Mifflinville, PA 18631

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

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.

SIGNATURE OF ATTORNEY

Joseph A. Goldbeck, Jr.

TELEPHONE NUMBER
(215) 627-1322

DATE
December 19, 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/ CITIMORTGAGE INC. | | COURT NUMBER 2006-CV-1612 |
| DEFENDANT/S/ BARBARA J. YOUNG and DALE R. YOUNG | | TYPE OF WRIT OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE |



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
BARBARA J. YOUNG

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
1044 West Street, Mifflinville, PA 18631

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

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.

SIGNATURE OF ATTORNEY

Joseph A. Goldbeck, Jr.

TELEPHONE NUMBER
(215) 627-1322

DATE
December 19, 2006

ADDRESS OF ATTORNEY

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

Goldbeck McCafferty & McKee
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.
PO Box 9481
Mail Code: 22-528-1011
Gaithersburg, MD 20898-9481

Plaintiff

vs.

BARBARA J. YOUNG
DALE R. YOUNG
(Mortgagor(s) and Record Owner(s))
1044 West Street
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006-CV-1612

AFFIDAVIT PURSUANT TO RULE 3129

CITIMORTGAGE 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:

1044 West Street
Mifflinville, PA 18631

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

BARBARA J. YOUNG
1044 West Street
Mifflinville, PA 18631

DALE R. YOUNG
1044 West Street
Mifflinville, PA 18631

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

BARBARA J. YOUNG
1044 West Street
Mifflinville, PA 18631

DALE R. YOUNG
1044 West Street
Mifflinville, PA 18631

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

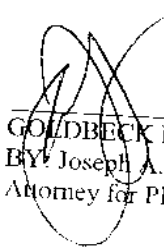
4. Name and address of the last recorded holder of every mortgage of record:
5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
6. Name and address of every other person of whom the plaintiff has knowledge 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
1044 West Street
Mifflinville, PA 18631

(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: December 19, 2006


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

GOLDBECK McCAFFERTY & McKEEVER

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

CITIMORTGAGE INC.
PO Box 9481
Mail Code: 22-528-1011
Gaithersburg, MD 20898-9481
Plaintiff

vs.

BARBARA J. YOUNG
DALE R. YOUNG
Mortgagor(s) and Record Owner(s)

1044 West Street
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term
No. 2006-CV-1612

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: YOUNG, BARBARA J.
BARBARA J. YOUNG
1044 West Street
Mifflinville, PA 18631

Your house at 1044 West Street, Mifflinville, PA 18631 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 \$141,600.14 obtained by CITIMORTGAGE 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., 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 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 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. 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 FN-1015.

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.
PO Box 9481
Mail Code: 22-528-1011
Gaithersburg, MD 20898-9481

Plaintiff

vs.

BARBARA J. YOUNG
DALE R. YOUNG
Mortgagor(s) and Record Owner(s)
1044 West Street
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

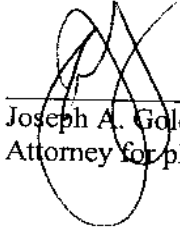
CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2006-CV-1612

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.
PO Box 9481
Mail Code: 22-528-1011
Gaithersburg, MD 20898-9481

Plaintiff

vs.

BARBARA J. YOUNG
DALE R. YOUNG
Mortgagor(s) and Record Owner(s)

1044 West Street
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

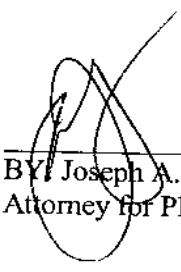
CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006-CV-1612

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.


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

GOLDBECK McCafferty & McKELVER
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.
PO Box 9481
Mail Code: 22-528-1011
Gaithersburg, MD 20898-9481

Plaintiff

vs.

BARBARA J. YOUNG
DALE R. YOUNG
Mortgagor(s) and Record Owner(s)

1044 West Street
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

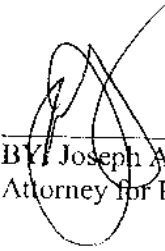
CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006-CV-1612

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.


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

GOLDBECK McCafferty & McKEEVER

BY: Joseph A. Goldbeck, Jr.

Attorney I.D.#16132

Suite 5000 - Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

215-627-1322

Attorney for Plaintiff

CITIMORTGAGE INC.

PO Box 9481

Mail Code: 22-528-1011

Gaithersburg, MD 20898-9481

Plaintiff

vs.

BARBARA J. YOUNG

DALE R. YOUNG

Mortgagor(s) and Record Owner(s)

1044 West Street

Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

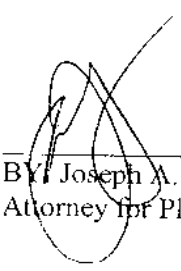
CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006-CV-1612

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.


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

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

FIRSTTRUST BANK

3-7380/2360

12/20/2006

279882

PAY
TO THE
ORDER OF

Sheriff of Columbia County


TWO THOUSAND AND XX / 100

\$2,000.00

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

MEMO *Young*


AUTHORIZED SIGNATURE

⑈ 279882 ⑈ ⑆ 23807380 ⑆ 70 1100018 ⑈

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.
PO Box 9481
Mail Code: 22-528-1011
Gaithersburg, MD 20898-9481
Plaintiff
vs.

BARBARA J. YOUNG
DALE R. YOUNG
Mortgagor(s) and Record Owner(s)

1044 West Street
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term
No. 2006-CV-1612

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: YOUNG, BARBARA J.
BARBARA J. YOUNG
1044 West Street
Mifflinville, PA 18631

Your house at 1044 West Street, Mifflinville, PA 18631 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 \$141,600.14 obtained by CITIMORTGAGE 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., 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 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 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. 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 FN-1015.

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 19106-1532

215-825-6318

Attorney for Plaintiff

CITIMORTGAGE INC.

PO Box 9481

Mail Code: 22-528-1011

Gaithersburg, MD 20898-9481

Plaintiff

vs.

BARBARA J. YOUNG

DALE R. YOUNG

Mortgagor(s) and Record Owner(s)

1044 West Street

Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term

No. 2006-CV-1612

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: YOUNG, DALE R.
DALE R. YOUNG
1044 West Street
Mifflinville, PA 18631

Your house at 1044 West Street, Mifflinville, PA 18631 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 \$141,600.14 obtained by CITIMORTGAGE 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., 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 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 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. 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 FN-1015.

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