

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

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

Plaintiff

vs.

VINCENT P. PETRO  
**Mortgagor(s) and Record Owner(s)**  
384 Black Bear Drive  
Catawissa, PA 17820-8009

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

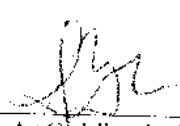
ACTION OF  
MORTGAGE FORECLOSURE

NO. 2006 CV 2 MF

*2006-ED-36*

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

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

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

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.

Attorney I.D.#16132

Suite 5000 - Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

215-627-1322

Attorney for Plaintiff

CITIFINANCIAL SERVICES INC.

14415 South 50th Street

Suite 100

Phoenix, AZ 85044

Plaintiff

vs.

VINCENT P. PETRO

Mortgagor(s) and Record Owner(s)

384 Black Bear Drive

Catawissa, PA 17820-8009

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

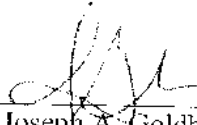
ACTION OF MORTGAGE FORECLOSURE

No. 2006 CV 2 MT

2006-ED-34

**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

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

Plaintiff

vs.

VINCENT P. PETRO  
Mortgagor(s) and Record Owner(s)

384 Black Bear Drive  
Catawissa, PA 17820-8009

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION LAW


ACTION OF MORTGAGE FORECLOSURE

No. 2006 CV 2 MF

*2006-ED-36*

**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

251056

**GOLDBECK MCCAFFERTY & MCKEEVER  
A PROFESSIONAL CORPORATION**

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

FIRSTTRUST BANK

3-7380/2360

02/27/2006

PAY  
TO THE  
ORDER OF

*Sheriff of Columbia County*

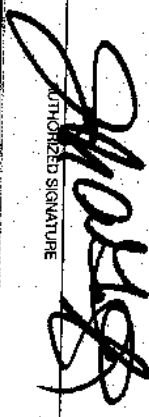
\$ 2,000.00

TWO THOUSAND AND XX / 100

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

MEMO *Petro*

  
AUTHORIZED SIGNATURE

⑈ 251056 ⑈ ⑆ 336073801⑆ 70 1100018 ⑈



Security features. Details on back.

# SHERIFF'S SALE

Wednesday, May 24th, 2006 at 10:30 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 36ED2006 AND CIVIL WRIT NO. 2JD2006 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 or tract of land situate in the Township of Roaring Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin in center of a 50 foot right-of-way;

THENCE by other lands nor or formerly of Shirley J. Raup, South 11 degrees 12 minutes 29 seconds East, 181.40 feet to an iron pin;

THENCE by the same, South 40 degrees 50 minutes 25 seconds West, 262.09 feet to an iron pin;

THENCE by lands now or formerly of Edward P. and Nancy Grabowski, North 74 degrees 13 minutes 00seconds West, 233.22 feet to an iron pin;

THENCE by other lands now or formerly of Shirley J. Raup, North 36 degrees 40 minutes 37 seconds East, 426.89 feet to an iron pin;

THENCE by the same, South 74 degrees 20 minutes 27 seconds East, 109.65 feet to the place of BEGINNING.

CONTAINING 2.000 acres of land. THIS DESCRIPTION is prepared in accordance with a draft of survey prepared by L. Wayne Laidacker, P.L.S., dated September 10, 1990, revised September 13, 1990, and September 21, 1990. Approved by the Columbia County Planning Commission on October 11, 1990.

TAX PARCEL NO: 30-07-002-03

## 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 in 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 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 the bidder will be considered forfeited, but will be applied against any damages recoverable. The defalting 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.  
Mellon Independence Center - Suite 5000 701 Market Street  
Philadelphia, PA 19106-1532

Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>

# SHERIFF'S SALE

Wednesday, May 24th, 2006 at 10:30 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 36ED2006 AND CIVIL WRIT NO. 2JD2006 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 or tract of land situate in the Township of Roaring Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin in center of a 50 foot right-of-way;

THENCE by other lands nor or formerly of Shirley J. Raup, South 11 degrees 12 minutes 29 seconds East, 181.40 feet to an iron pin;

THENCE by the same, South 40 degrees 50 minutes 25 seconds West, 262.09 feet to an iron pin;

THENCE by lands now or formerly of Edward P. and Nancy Grabowski, North 74 degrees 13 minutes 00seconds West, 233.22 feet to an iron pin;

THENCE by other lands now or formerly of Shirley J. Raup, North 36 degrees 40 minutes 37 seconds East, 426.89 feet to an iron pin;

THENCE by the same, South 74 degrees 20 minutes 27 seconds East, 109.65 feet to the place of BEGINNING.

CONTAINING 2.000 acres of land. THIS DESCRIPTION is prepared in accordance with a draft of survey prepared by L. Wayne Laidacker, P.L.S., dated September 10, 1990, revised September 13, 1990, and September 21, 1990. Approved by the Columbia County Planning Commission on October 11, 1990.

TAX PARCEL NO: 30-07-002-03

## 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 in 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 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 the bidder will be considered forfeited, but will be applied against any damages recoverable. The defalting 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.  
Mellon Independence Center - Suite 5000 701 Market Street  
Philadelphia, PA 19106-1532

Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/1/2006

SERVICE# 1 - OF - 10 SERVICES  
DOCKET # 36ED2006

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT VINCENT P. PETRO  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

**PERSON/CORP TO SERVED**  
VINCENT PETRO  
348 BLACK BEAR DRIVE  
CATAWISSA

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON MCCRYAN PETRO

RELATIONSHIP PO + H & R IDENTIFICATION \_\_\_\_\_

DATE 03-08-06 TIME 1200 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

E OTHER (SPECIFY) 772 MILLGROVE RD  
CATAWISSA - DEF LIVES THERE

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_  
1130

\_\_\_\_\_

\_\_\_\_\_

DEPUTY

P. D. M.

DATE 03-01-06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/1/2006

SERVICE# 3 - OF - 10 SERVICES  
DOCKET # 36ED2006

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT VINCENT P. PETRO  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON THELMA HELWIG

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

DATE 03-08-06 TIME 1150 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) \_\_\_\_\_

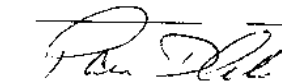
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 03-08-06



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/1/2006

SERVICE# 4 - OF - 10 SERVICES  
DOCKET # 36ED2006

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT VINCENT P. PETRO  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

SERVED UPON CHRIS NARDI

RELATIONSHIP EXT OFC IDENTIFICATION \_\_\_\_\_

DATE 03-06-06 TIME 0920 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

Paul D. DeLo DATE 03 06-06

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:02-MAR-06

FEE:\$5.00

CERT. NO:1752

PETRO VINCENT P  
384 BLACK BEAR DR  
CATAWISSA PA 17820

DISTRICT: ROARINGCREEK TWP  
DEED 0462-0226  
LOCATION: 384 BLACK BEAR DR  
PARCEL: 30 -07 -002-03,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING COSTS	TOTAL AMOUNT DUE
2003	PRIM	0.00	0.00	0.00	0.00
2004	PRIM	0.00	0.00	0.00	0.00
2005	PRIM	1,447.22	10.37	30.00	1,487.59
TOTAL DUE :					\$1,487.59

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

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

REQUESTED BY:

Timothy T. Chamberlain, Sheriff

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/1/2006

SERVICE# 7 - OF - 10 SERVICES  
DOCKET # 36ED2006

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT VINCENT P. PETRO  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

SERVED UPON Deb Miller

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

DATE 3-2-06 TIME 1450 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. C. Miller  
DATE \_\_\_\_\_

# REAL ESTATE OUTLINE

ED # 36-06

DATE RECEIVED 3-1-06  
DOCKET AND INDEX 3-2-06  
SET FILE FOLDER UP 3-2-06

## CHECK FOR PROPER INFO.

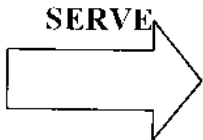
WRIT OF EXECUTION ☒  
COPY OF DESCRIPTION ☒  
WHEREABOUTS OF LKA ☒  
NON-MILITARY AFFIDAVIT ☒  
NOTICES OF SHERIFF SALE ☒  
WATCHMAN RELEASE FORM ☒  
AFFIDAVIT OF LIENS LIST ☒  
CHECK FOR \$1,350.00 OR 2,000.00 ☒ CK# 251056

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

SALE DATE May 24, 06 TIME 1030  
POSTING DATE Apr 19, 06  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK May 3  
2<sup>ND</sup> WEEK 10  
3<sup>RD</sup> WEEK 17, 06

## SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ CITIFINANCIAL SERVICES INC.	COURT NUMBER 2006 CV 2 MF	
DEFENDANT/S/ VINCENT P. PETRO	TYPE OF WRIT OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
VINCENT P. PETRO

ADDRESS (Street or Road, Apartment No., City, Boro. Twp., State and ZIP Code)  
384 Black Bear Drive, Catawissa, PA 17820-8009

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

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

SIGNATURE OF ATTORNEY <i>Joseph A. Goldbeck, Jr.</i>	TELEPHONE NUMBER (215) 627-1322	DATE February 22, 2006
ADDRESS OF ATTORNEY  GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

Sheriff of Columbia County  
Court House - P.O. Box 380  
Bloomsburg, Pa 17815

Vincent Petro  
Parcel # 30-07-002-03,000  
284 Black Bear Drive  
Catawissa, Pa 17820

2006 County and Municipal taxes due.

\$353.48	Discount period	# 352.12
\$360.69	Face period	
\$396.77	Penalty period	# 396.77

Thelma A Helwig  
Tax Collector

*Thelma A Helwig*

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, COMMONWEALTH  
OF PENNSYLVANIA.

CITIFINANCIAL SERVICES, INC.

VS.

VINCENT PETRO

WRIT OF EXECUTION #36 OF 2006 ED

POSTING OF PROPERTY

April 19, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF VINCENT PETRO AT 384 BLACK BEAR DRIVE CATAWISSA  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20<sup>TH</sup> DAY OF APRIL 2006

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

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

CITIFINANCIAL SERVICES, INC.

Docket # 36ED2006

VS

MORTGAGE FORECLOSURE

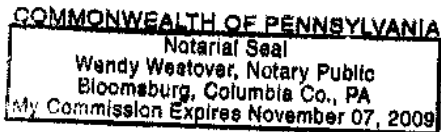
VINCENT P. PETRO

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, MARCH 08, 2006, AT 12:00 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON VINCENT PETRO AT 772 MILLGROVE ROAD, CATAWISSA BY HANDING TO MAYYANN PETRO, Mother, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, MARCH 08, 2006

  
NOTARY PUBLIC



SO ANSWERS,



SHERIFF TIMOTHY T. CHAMBERLAIN

X 

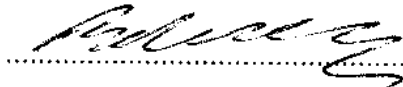
P. D'ANGELO  
DEPUTY SHERIFF



STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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

May 3, 10, 17, 2006 as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

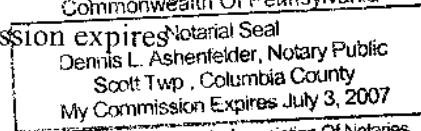


Sworn and subscribed to before me this 18<sup>th</sup> day of May 2006



(Notary Public)  
Commonwealth of Pennsylvania

My commission expires



Member, Pennsylvania Association Of Notaries

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

.....

1. Article Addressed to:  
2. Article Number  
(Transfer from service label)  
3. Service Type  
4. Restricted Delivery? (Extra Fee)

Print your name and address on the reverse so that we can return the card to you.  
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

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

1. Article Addressed to:  
2. Article Number  
(Transfer from service label)  
3. Service Type  
4. Restricted Delivery? (Extra Fee)

Print your name and address on the reverse so that we can return the card to you.  
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

PA Dept of Public Welfare  
Health & Welfare Building-432  
Harrisburg, PA 17105-2675

1. Article Addressed to:  
2. Article Number  
(Transfer from service label)  
3. Service Type  
4. Restricted Delivery? (Extra Fee)

Article Number

(Transfer from service label)

Form 3811, February 2004

Domestic Return Receipt

7004 0550 0000 7003 6386

102595-02-M-1540

PS Form 3811, February 2004

2. Article Number  
(Transfer from service label)

### SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

2. Article Number  
(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

7004 0550 0000 7003 6416

### SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

2. Article Number  
(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

7004 0550 0000 7003 6423

### COMPLETE THIS SECTION ON DELIVERY

A. Signature  
B. Received by (Printed Name)  
C. Date of Delivery  
D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type  
4. Restricted Delivery? (Extra Fee)

7004 0550 0000 7003 6393

### COMPLETE THIS SECTION ON DELIVERY

A. Signature  
B. Received by (Printed Name)  
C. Date of Delivery  
D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type  
4. Restricted Delivery? (Extra Fee)

### COMPLETE THIS SECTION ON DELIVERY

A. Signature  
B. Received by (Printed Name)  
C. Date of Delivery  
D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type  
4. Restricted Delivery? (Extra Fee)

# SHERIFF'S SALE COST SHEET

Citi Financial Services, Inc. vs. Unilever Petro  
 NO. 36-06 ED NO. 2-06 JD DATE/TIME OF SALE May 24 1030

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>135.00</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>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>4.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>365.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>50.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>745.00</u>	

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

REAL ESTATE TAXES:			
BORO, TWP & COUNTY 20		\$	<u>360.67</u>
SCHOOL DIST.	20	\$	
DELINQUENT	20	\$	<u>1492.59</u>
TOTAL ***** \$ <u>1853.28</u>			

MUNICIPAL FEES DUE:			
SEWER	20	\$	
WATER	20	\$	
TOTAL ***** \$ <u>0.00</u>			

SURCHARGE FEE (DSTE)		\$	<u>100.00</u>
MISC.		\$	
TOTAL ***** \$ <u>0.00</u>			

TOTAL COSTS (OPENING BID) \$ 5115.28

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Citifinancial Soc. vs Wincant Petro

NO. 36-06 ED NO. 2-06 JD

DATE/TIME OF SALE: 5-24-06 1030

BID PRICE (INCLUDES COST) \$ 95,000.00

POUNDAGE - 2% OF BID \$ 1900.00

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

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5265.28

PURCHASER(S): 

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

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

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

TOTAL DUE: \$ 5265.28

LESS DEPOSIT: \$ 2000.00

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

TOTAL DUE IN 8 DAYS \$ 3265.28



## COLUMBIA COUNTY TAX CLAIM BUREAU

COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815  
(570) 389-5648

June 22, 2006

Gail:

On June 19, 2006, Tax Claim Bureau received a check from the Sheriff's office. This check was written in the amount of \$ 1492.59 to payoff parcel the 2005 delinquent taxes on parcel 30-07-002-03,000 assessed in the name of Vincent Petro. The Tax Claim office only has an amount of \$ 1478.33 delinquent.

Please provide an exchange check for the Sheriff office of difference of \$ 9.26.

If you have any further questions, please call me. Thank You.

2005 Delinquent taxes -	\$ 1478.33
Lien Certificate Fee -	\$ 5.00
Total due Tax Claim -	\$ 1483.33

Sheriff check ( # 2931)      \$ 1492.59

Difference Due on Exchange check : \$ 9.26

CR# 16530  
6/30/06

From Col. Co.

Sincerely,

*Renae Newhart*

Renae Newhart  
Tax Claim Office Manager

56-06

**GOLDBECK MCCAFFERTY & McKEEVER**  
Suite 5000 Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
[www.goldbecklaw.com](http://www.goldbecklaw.com)

May 30, 2006

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

RE: CITIFINANCIAL SERVICES INC. vs. VINCENT P. PETRO  
**Sale Book/Writ No.:** /  
Docket Number: 2006 CV 2 MF  
Sale Date: 05/24/2006  
Property Address: 384 Black Bear Drive Catawissa, PA 17820-8009

To the Sheriff:

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

CITIFINANCIAL SERVICES INC.  
1111 Northpoint Drive  
Coppel, TX 75019

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

**GOLDBECK MCCAFFERTY & McKEEVER**

Amanda Dilchus  
Post Sale Department  
215-825-6323  
215-825-6423 (fax)  
[adilchus@goldbecklaw.com](mailto:adilchus@goldbecklaw.com)  
Amy Gough  
215-825-6348  
215-825-6448 (fax)  
[agough@goldbecklaw.com](mailto:agough@goldbecklaw.com)  
Jeff Nefferdorf  
Post Sale Department (FILA & VA)  
215-825-6343  
215-825-6443 (fax)

## **Assignment of Bid**

NO. 2006 CV 2 MF – PETRO  
384 Black Bear Drive  
Catawissa, PA 17820-8009

I, Joseph A. Goldbeck, Jr., Esquire, as attorney for the successful bidder, hereby assign my bid at the Sheriff Sale dated May 24, 2006 to:

CITIFINANCIAL SERVICES INC.  
1111 Northpoint Drive  
Coppel, TX 75019

GOLDBECK MCCAFFERTY & MCKEEVER

Date: May 30, 2006

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

**JOSEPH A. GOLDBECK, JR.**

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

See Reverse for Instructions

**RECORDER'S USE**

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

NAME <b>GOLDBECK, McCAFFERTY &amp; McKEEVER</b>		TELEPHONE NUMBER <b>(215) 627-1322</b>
STREET ADDRESS <b>701 Market Street, Suite 5000 - Mellon Independence Center</b>	CITY <b>Philadelphia</b>	STATE ZIP CODE <b>PA 19106-1532</b>

**B. TRANSFER DATA**

GRANTOR(S)/LESSOR(S) <b>SHERIFF OF COLUMBIA COUNTY</b>	DATE OF ACCEPTANCE OF DOCUMENT
STREET ADDRESS <b>Sheriff's Office,</b>	GRANTEE(S)/LESSEE(S) <b>CITIFINANCIAL SERVICES INC.</b>
CITY STATE ZIP CODE <b>Bloomsburg PA 17815</b>	STREET ADDRESS <b>1111 Northpoint Drive,</b>
	CITY STATE ZIP CODE <b>Coppel TX 75019</b>

**C. PROPERTY LOCATION**

STREET ADDRESS <b>384 Black Bear Drive</b>	CITY, TOWNSHIP, BOROUGH <b>Catawissa - TOWNSHIP OF ROARING CREEK</b>
COUNTY <b>Columbia</b>	SCHOOL DISTRICT
1. ACTUAL CASH CONSIDERATION <b>\$95,000.00</b>	TAX PARCEL NUMBER <b>30-07-002-03</b>
2. OTHER CONSIDERATION <b>+ -0-</b>	3. TOTAL CONSIDERATION <b>= \$95,000.00</b>

**D. VALUATION DATA**

4. COUNTY ASSESSED VALUE <b>\$36,839.00</b>	5. COMMON LEVEL RATIO FACTOR <b>X 3.26</b>	6. FAIR MARKET VALUE <b>= \$120,095.14</b>
--	---	---

**E. EXEMPTION DATA**

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

**2. Check Appropriate Box Below for Exemption Claimed**

- ☐ Will or intestate succession \_\_\_\_\_ (NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement.)
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement.) Tax paid prior deed \$ \_\_\_\_\_
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument #2002-02213
- ☐ Corrective deed. (Attach copy of the prior deed).
- ☐ Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

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

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE

DATE

May 30, 2006



*Copy*  
**RECORD OWNER AND**

**LIEN CERTIFICATE**

Commonwealth Land Title Insurance Company

Premier Real Estate Settlement Services, Inc.

Elwood R. Harding, Jr., Agent

No. 2006-07

ATTACHED TO AND FORMING A PART OF RECORD OWNER AND LIEN

CERTIFICATE NO. 2006 - 07

\*\*\*\*\*

Subject to the encumbrance and claims as follows:

TAXES: Account No. 30-07-002-03 – collected by Sheriff

Lienable Water and Sewer Rents – None

Mechanics and Municipal Claims – None

Mortgages: 1) Vincent P. Petro to Citifinancial Services, Inc.

Dated Feb. 19, 2002

Recorded in Columbia County as Instrument No. 200203209

Citifinancial Services, Inc. vs. Vincent P. Petro

Complaint in Mortgage Foreclosure filed on Jan. 3, 2006, to #2MF-CV- 2006.

Defendant served by Sheriff on Jan. 20, 2006

Judgment in Mortgage Foreclosure filed March 1, 2006

Writ of Execution # \_36 ED- 2006\_ filed March 1, 2006

served by Sheriff on March 8, 2006

Bankruptcies: None of record in Columbia County

**Exceptions: Subject premises is subject to shared maintenance of driveway**

**NOTE:** The status or validity of title to the subject premises may be affected by matters disclosed by survey, rights of parties in possession and other items not found of record and not certified hereon. Therefore, the Applicant is cautioned against using this Certificate as a basis for consummating a real estate transaction, until this Certificate is converted into a Title Binder or Commitment at which time additional exceptions and settlement requirements will be added.

Settlement or removal of items and exceptions will not be made on this Certificate. This Certificate may be converted into a report for title insurance at any time. If the conversion is made within six months from the date hereof, credit will be allowed against the fee previously paid.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Record Owner and Lien Certificate

Order No. 2006 -07

Effective Date: May 24, 2006

Based upon the examination of evidence in the appropriate public records, Company certifies that the premises endorsed hereon are subject to the liens, encumbrances and exceptions to title hereinafter set forth. This Certificate does not constitute title insurance; liability hereunder is assumed by the Company solely in its capacity as a abstractor for its negligence, mistakes or omissions in a sum not exceeding Two Thousand Dollars unless otherwise endorsed hereon.

.....  
Legal Description – See attached Exhibit A

Record Owner: Vincent P. Petro

Title to the said premises is vested in Vincent P. Petro

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Roaring Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin in center of a 50 foot right-of-way;

THENCE by other lands now or formerly of Shirley J. Raup, South 11 degrees 12 minutes 29 seconds East, 181.40 feet to an iron pin;

THENCE by the same, South 40 degrees 50 minutes 25 seconds West, 262.09 feet to an iron pin;

THENCE by lands now or formerly of Edward P. and Nancy Grabowski, North 74 degrees 13 minutes 00seconds West, 233.22 feet to an iron pin;

THENCE by other lands now or formerly of Shirley J. Raup, North 36 degrees 40 minutes 37 seconds East, 426.89 feet to an iron pin;

THENCE by the same, South 74 degrees 20 minutes 27 seconds East, 109.65 feet to the place of BEGINNING.

CONTAINING 2.000 acres of land. THIS DESCRIPTION is prepared in accordance with a draft of survey prepared by L. Wayne Laidacker, P.L.S., dated September 10, 1990, revised September 13, 1990, and September 21, 1990. Approved by the Columbia County Planning Commission on October 11, 1990.

TAX PARCEL NO: 30-07-002-03

260390

**GOLDBECK MCCAFFERTY & MCKEEVER**  
**A PROFESSIONAL CORPORATION**  
 SUITE 5000, MELLON INDEPENDENCE CENTER  
 701 MARKET STREET  
 PHILADELPHIA, PA 19106

FIRSTTRUST B.

3-7380/2360

06/02/2006

\$265.28

PAY  
 TO THE  
 ORDER OF

*Sheriff of Columbia County*

THREE THOUSAND TWO HUNDRED SIXTY-FIVE AND 28 / 100 DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT



AUTHORIZED SIGNATURE

MEMO *Petro*

⑈ 260390 ⑈ ⑆ 23607380 ⑆ 70 11000 18 ⑈

GOLDBECK MCCAFFERTY &amp; MCKEEVER

06/02/2006

260390

*Sheriff of Columbia County*

\$ 3,265.28

Mortgage Disbursement

\$ 3,265.28

*Petro*

GOLDBECK MCCAFFERTY &amp; MCKEEVER

06/02/2006

260390

*Sheriff of Columbia County*

\$ 3,265.28

Mortgage Disbursement

\$ 3,265.28

*Petro*

**GOLDBECK MCCAFFERTY & MCKEEVER**  
Suite 5000 Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
[www.goldbecklaw.com](http://www.goldbecklaw.com)

May 30, 2006

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

RE: CITIFINANCIAL SERVICES INC. vs. VINCENT P. PETRO  
**Sale Book/Writ No.:** /  
Docket Number: 2006 CV 2 MF  
Sale Date: 05/24/2006  
Property Address: 384 Black Bear Drive Catawissa, PA 17820-8009

To the Sheriff:

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

CITIFINANCIAL SERVICES INC.  
1111 Northpoint Drive  
Coppel, TX 75019

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

**GOLDBECK MCCAFFERTY & MCKEEVER**

Amanda Dilchus  
Post Sale Department  
215-825-6323  
215-825-6423 (fax)  
[adilchus@goldbecklaw.com](mailto:adilchus@goldbecklaw.com)  
Amy Gough  
215-825-6348  
215-825-6448 (fax)  
[agough@goldbecklaw.com](mailto:agough@goldbecklaw.com)  
Jeff Nefferdorf  
Post Sale Department (FHA & VA)  
215-825-6343  
215-825-6443 (fax)

## **Assignment of Bid**

NO. 2006 CV 2 MF – PETRO  
384 Black Bear Drive  
Catawissa, PA 17820-8009

I, Joseph A. Goldbeck, Jr., Esquire, as attorney for the successful bidder, hereby assign my bid at the Sheriff Sale dated May 24, 2006 to:

CITIFINANCIAL SERVICES INC.  
1111 Northpoint Drive  
Coppel, TX 75019

GOLDBECK MCCAFFERTY & MCKEEVER

Date: May 30, 2006

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

**JOSEPH A. GOLDBECK, JR.**

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

See Reverse for Instructions

**RECORDER'S USE**

State Tax Paid  
Book Number  
Page Number  
Date Recorded

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

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

NAME <b>GOLDBECK, McCAFFERTY &amp; McKEEVER</b>		TELEPHONE NUMBER <b>(215) 627-1322</b>	
STREET ADDRESS <b>701 Market Street, Suite 5000 - Mellon Independence Center</b>		CITY <b>Philadelphia</b>	STATE ZIP CODE <b>PA 19106-1532</b>

**B. TRANSFER DATA**

GRANTOR(S)/LESSOR(S) <b>SHERIFF OF COLUMBIA COUNTY</b>	DATE OF ACCEPTANCE OF DOCUMENT	GRANTEE(S)/LESSEE(S) <b>CITIFINANCIAL SERVICES INC.</b>
STREET ADDRESS <b>Sheriff's Office,</b>	STREET ADDRESS <b>1111 Northpoint Drive,</b>	
CITY STATE ZIP CODE <b>Bloomsburg PA 17815</b>	CITY STATE ZIP CODE <b>Coppel TX 75019</b>	

**C. PROPERTY LOCATION**

STREET ADDRESS <b>384 Black Bear Drive</b>	CITY, TOWNSHIP, BOROUGH <b>Catawissa - TOWNSHIP OF ROARING CREEK</b>	
COUNTY <b>Columbia</b>	SCHOOL DISTRICT	TAX PARCEL NUMBER <b>30-07-002-03</b>
1. ACTUAL CASH CONSIDERATION <b>\$95,000.00</b>	2. OTHER CONSIDERATION <b>+ -0-</b>	3. TOTAL CONSIDERATION <b>= \$95,000.00</b>

**D. VALUATION DATA**

4. COUNTY ASSESSED VALUE <b>\$36,839.00</b>	5. COMMON LEVEL RATIO FACTOR <b>X 3.26</b>	6. FAIR MARKET VALUE <b>= \$120,095.14</b>
--	---	---

**E. EXEMPTION DATA**

1A. AMOUNT OF EXEMPTION <b>100%</b>	1B. PERCENTAGE OF INTEREST CONVEYED <b>100%</b>	
<b>2. Check Appropriate Box Below for Exemption Claimed</b>		
<input type="checkbox"/> Will or intestate succession		
<input type="checkbox"/> Transfer to Industrial Development Agency. • (NAME OF DECEDENT) (ESTATE FILE NUMBER)		
<input type="checkbox"/> Transfer to agent or straw party. (Attach copy of agency/straw party agreement.)		
<input type="checkbox"/> Transfer between principal and agent. (Attach copy of agency/straw trust agreement.) Tax paid prior deed \$ _____.		
<input type="checkbox"/> Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution.)		
<input checked="" type="checkbox"/> Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument #2002-02213		
<input type="checkbox"/> Corrective deed. (Attach copy of the prior deed.)		
<input type="checkbox"/> Other (Please explain exemption claimed, if other than listed above.) _____		

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

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE

DATE

May 30, 2006



**IF THIS CASE IS CLEARED, PLEASE GIVE THIS FORM TO BILLING DEPT. FOR REVIEW**

**CHECK REQUEST FORM**

**Requestor's Name:** Post Sale Department  
**File Name:** VINCENT P. PETRO  
**Attorney File #** CFNA-0114  
**County:** Columbia

**Fee Schedule**

**Check No.**

_____	Deputy Training Fund	_____
_____	Recorder of Deeds	_____
_____	Pa. Department of Revenue (Transfer tax)	_____
_____	_____ (local transfer tax)	_____
_____	Prothonotary	_____
_____	Clerk of Courts	_____
_____	Sheriff Settlement Costs	_____

**Local Counsel**

_____	Stephanie Sewak	_____
_____	Samuel Orr	_____
_____	Jay Buss	_____

**DO NOT USE FOLLOWING FORM UNLESS PHILADELPHIA**  
**IF PHILADELPHIA, DO NOT SEND ASSIGNMENT OF BID.**

**Counties that require signature:**

**Berks**  
**Cambria**  
**Philadelphia**

**Counties that return original Deed to us to record:**

**Adams**  
**Elk**  
**Mercer**  
**Northampton**  
**Washington**  
**Westmoreland**

# PHILADELPHIA REAL ESTATE

## TRANSFER TAX CERTIFICATION

BOOK NO. PAGE NO.

DATE RECORDED

CITY TAX PAID

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is/is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

### A. CORRESPONDENT - All inquiries may be directed to the following person:

NAME **GOLDBECK, McCAFFERTY & McKEEVER**

TELEPHONE NUMBER

**(215) 627-1322**

STREET ADDRESS

**SUITE 5000 MELLON INDEPENDENCE CENTER**

**701 MARKET STREET**

CITY

**Philadelphia**

STATE ZIP CODE

**PA 19106**

### B. TRANSFER DATA

DATE OF ACCEPTANCE OF DOCUMENT

GRANTOR(S)/LESSOR(S)

**SHERIFF OF COLUMBIA COUNTY**

GRANTEE(S)/LESSEE(S)

**CITIFINANCIAL SERVICES INC.**

STREET ADDRESS

**Sheriff's Office,**

STREET ADDRESS

**1111 Northpoint Drive,**

CITY

**Bloomsburg**

STATE

**PA**

ZIP CODE

**17815**

CITY

**Coppel**

STATE

**TX**

ZIP CODE

**75019**

### C. PROPERTY LOCATION

STREET ADDRESS

**384 Black Bear Drive**

CITY, TOWNSHIP, BOROUGH

**Catawissa - TOWNSHIP OF ROARING CREEK**

COUNTY

**Columbia**

SCHOOL DISTRICT

TAX PARCEL NUMBER

**N/A**

### D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION

**\$95,000.00**

2. OTHER CONSIDERATION

**+ -0-**

3. TOTAL CONSIDERATION

**= \$95,000.00**

4. COUNTY ASSESSED VALUE

**\$36,839.00**

5. COMMON LEVEL RATIO

**FACTOR  
X 3.39**

6. FAIR MARKET VALUE

**= \$**

### E. EXEMPTION DATA

1A. AMOUNT OF EXEMPTION

**0%**

1B. PERCENTAGE OF

**INTEREST CONVEYED 0%**

### 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession \_\_\_\_\_ (NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement.)
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement.) Tax paid prior deed \$ \_\_\_\_\_
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. **Mortgage Instrument #2002-02213**  
Mortgagee (grantor) sold property to Mortgagor (grantee)
- ☐ Corrective deed. (Attach copy of the prior deed).
- ☐ Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

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

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

DATE: May 30, 2006

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

Citi Financial Sue vs Vincent Petro

NO. 36-06 ED NO. 2-06 JD

DATE/TIME OF SALE: 5-24-06 1030

BID PRICE (INCLUDES COST) \$ 95,000.00

POUNDAGE - 2% OF BID \$ 1900.00

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

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5265.28

PURCHASER(S): 

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

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

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

TOTAL DUE: \$ 5265.28

LESS DEPOSIT: \$ 2000.00

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

TOTAL DUE IN 8 DAYS \$ 3265.28

## SHERIFF'S SALE COST SHEET

Citi Financial Services Inc. vs. Vincent Petro  
 NO. 36-06 ED NO. 2-06 JD DATE/TIME OF SALE May 24 1030

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>135.00</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>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>4.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>365.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>520.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>745.00</u>

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>360.69</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>1492.59</u>
TOTAL *****	\$ <u>1853.28</u>

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

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>
MISC. _____	\$
_____	\$
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 3115.28

## DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY

STATEMENT OF LIEN BY OPERATION OF LAW ARISING  
FROM OVERDUE SUPPORT OBLIGATIONS

## I. Obligor information (To be completed by requestor)

Please search your records of child and spousal obligations to determine whether any record of overdue support exists for the following person:

<u>NAME</u>	<u>DATE OF BIRTH</u>	<u>SOCIAL SECURITY#</u>
<u>Vincent P. Petro</u>	<u>8-4-62</u>	<u>198-58-2759</u>

DATE: 3-8-06REQUESTOR: Sheriff  
Print NameJD# 2 JD 2006  
Signature

## II. Lien information (To be provided by DRS)

       WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE NAMED INDIVIDUAL.

  X   WE HAVE AN OPEN CASE, WITH NO OVERDUE SUPPORT OWED.

  X   WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

Amount of Overdue Support\$ 419.29Next Due DateNext Payment AmountDate: 3-8-06BY: John H. [Signature]TITLE: Cust SrsCertified in accordance with  
rules 8 and 10, March 06

Gail K. Jordan

Director Domestic Relations Section

BY: [Signature]



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
PAID (717) 389-0625

PHONE  
(717) 389-3622

24 HOUR PHONE  
(717) 784-4398

Thursday, March 02, 2006

DOMESTIC RELATIONS  
702 SAWMILL ROAD  
BLOOMSBURG, PA 17815

CITIFINANCIAL SERVICES, INC.

VS

VINCENT P. PETRO

DOCKET # 36ED2006

JD # 2JD2006

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

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

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

vs.

VINCENT P. PETRO  
384 Black Bear Drive  
Catawissa, PA 17820-8009

In the Court of Common Pleas of  
Columbia County

No. 2006 CV 2 MF

*2006-ED-36*

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 384 Black Bear Drive Catawissa, PA 17820-8009

See Exhibit "A" attached

AMOUNT DUE \$87,969.83

Interest From 08/09/2005  
Through 02/22/2006

(Costs to be added)

Dated:

*03-01-2006*

*Fanni B. Kline*

Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy

*Elizabeth A. Berman*



Term  
No. 2006 CV 2 MF

IN THE COURT OF COMMON PLEAS  
CITIFINANCIAL SERVICES INC.

vs.

VINCENT P. PETRO  
Mortgagor(s)  
384 Black Bear Drive Catawissa, PA 17820-8009

REAL DEBT	
INTEREST from	
COSTS PAID:	
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

WRIT OF EXECUTION  
(Mortgage Foreclosure)

	\$87,969.83
	\$

Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

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

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Roaring creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin in center of a 50 foot right-of-way;

THENCE by other lands now or formerly of Shirley J. Raup, South 11 degrees 12 minutes 29 seconds East, 181.40 feet to an iron pin;

THENCE by the same, South 40 degrees 50 minutes 25 seconds West, 262.09 feet to an iron pin;

THENCE by lands now or formerly of Edward P. and Nancy Grabowski, North 74 degrees 13 minutes 00 seconds West, 233.22 feet to an iron pin;

THENCE by other lands now or formerly of Shirley J. Raup, North 36 degrees 40 minutes 37 seconds East, 426.89 feet to an iron pin;

THENCE by the same, South 74 degrees 20 minutes 27 seconds East, 109.65 feet to the place of BEGINNING.

CONTAINING 2.000 acres of land. THIS DESCRIPTION is prepared in accordance with a draft of survey prepared by L. Wayne Laidacker, P.L.S., dated September 10, 1990, revised September 13, 1990, and September 21, 1990. Approved by the Columbia County Planning Commission on October 11, 1990.

TAX PARCEL NO: 30-07-002-03

Complaint \$90.50 pd  
Judgment \$14.00 pd  
Dir \$23.00 pd  
Satisfy \$ 7.00

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Roaring creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin in center of a 50 foot right-of-way;

THENCE by other lands now or formerly of Shirley J. Raup, South 11 degrees 12 minutes 29 seconds East, 181.40 feet to an iron pin;

THENCE by the same, South 40 degrees 50 minutes 25 seconds West, 262.09 feet to an iron pin;

THENCE by lands now or formerly of Edward P. and Nancy Grabowski, North 74 degrees 13 minutes 00seconds West, 233.22 feet to an iron pin;

THENCE by other lands now or formerly of Shirley J. Raup, North 36 degrees 40 minutes 37 seconds East, 426.89 feet to an iron pin;

THENCE by the same, South 74 degrees 20 minutes 27 seconds East, 109.65 feet to the place of BEGINNING.

CONTAINING 2.000 acres of land. THIS DESCRIPTION is prepared in accordance with a draft of survey prepared by L. Wayne Laidacker, P.L.S., dated September 10, 1990, revised September 13, 1990, and September 21, 1990. Approved by the Columbia County Planning Commission on October 11, 1990.

TAX PARCEL NO: 30-07-002-03

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Roaring creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin in center of a 50 foot right-of-way;

THENCE by other lands now or formerly of Shirley J. Raup, South 11 degrees 12 minutes 29 seconds East, 181.40 feet to an iron pin;

THENCE by the same, South 40 degrees 50 minutes 25 seconds West, 262.09 feet to an iron pin;

THENCE by lands now or formerly of Edward P. and Nancy Grabowski, North 74 degrees 13 minutes 00seconds West, 233.22 feet to an iron pin;

THENCE by other lands now or formerly of Shirley J. Raup, North 36 degrees 40 minutes 37 seconds East, 426.89 feet to an iron pin;

THENCE by the same, South 74 degrees 20 minutes 27 seconds East, 109.65 feet to the place of BEGINNING.

CONTAINING 2.000 acres of land. THIS DESCRIPTION is prepared in accordance with a draft of survey prepared by L. Wayne Laidacker, P.L.S., dated September 10, 1990, revised September 13, 1990, and September 21, 1990. Approved by the Columbia County Planning Commission on October 11, 1990.

TAX PARCEL NO: 30-07-002-03

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Roaring creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin in center of a 50 foot right-of-way;

THENCE by other lands now or formerly of Shirley J. Raup, South 11 degrees 12 minutes 29 seconds East, 181.40 feet to an iron pin;

THENCE by the same, South 40 degrees 50 minutes 25 seconds West, 262.09 feet to an iron pin;

THENCE by lands now or formerly of Edward P. and Nancy Grabowski, North 74 degrees 13 minutes 00seconds West, 233.22 feet to an iron pin;

THENCE by other lands now or formerly of Shirley J. Raup, North 36 degrees 40 minutes 37 seconds East, 426.89 feet to an iron pin;

THENCE by the same, South 74 degrees 20 minutes 27 seconds East, 109.65 feet to the place of BEGINNING.

CONTAINING 2.000 acres of land. THIS DESCRIPTION is prepared in accordance with a draft of survey prepared by L. Wayne Laidacker, P.L.S., dated September 10, 1990, revised September 13, 1990, and September 21, 1990. Approved by the Columbia County Planning Commission on October 11, 1990.

TAX PARCEL NO: 30-07-002-03

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Roaring creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin in center of a 50 foot right-of-way;

THENCE by other lands now or formerly of Shirley J. Raup, South 11 degrees 12 minutes 29 seconds East, 181.40 feet to an iron pin;

THENCE by the same, South 40 degrees 50 minutes 25 seconds West, 262.09 feet to an iron pin;

THENCE by lands now or formerly of Edward P. and Nancy Grabowski, North 74 degrees 13 minutes 00seconds West, 233.22 feet to an iron pin;

THENCE by other lands now or formerly of Shirley J. Raup, North 36 degrees 40 minutes 37 seconds East, 426.89 feet to an iron pin;

THENCE by the same, South 74 degrees 20 minutes 27 seconds East, 109.65 feet to the place of BEGINNING.

CONTAINING 2.000 acres of land. THIS DESCRIPTION is prepared in accordance with a draft of survey prepared by L. Wayne Laidacker, P.L.S., dated September 10, 1990, revised September 13, 1990, and September 21, 1990. Approved by the Columbia County Planning Commission on October 11, 1990.

TAX PARCEL NO: 30-07-002-03

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Roaring creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin in center of a 50 foot right-of-way;

THENCE by other lands now or formerly of Shirley J. Raup, South 11 degrees 12 minutes 29 seconds East, 181.40 feet to an iron pin;

THENCE by the same, South 40 degrees 50 minutes 25 seconds West, 262.09 feet to an iron pin;

THENCE by lands now or formerly of Edward P. and Nancy Grabowski, North 74 degrees 13 minutes 00seconds West, 233.22 feet to an iron pin;

THENCE by other lands now or formerly of Shirley J. Raup, North 36 degrees 40 minutes 37 seconds East, 426.89 feet to an iron pin;

THENCE by the same, South 74 degrees 20 minutes 27 seconds East, 109.65 feet to the place of BEGINNING.

CONTAINING 2.000 acres of land. THIS DESCRIPTION is prepared in accordance with a draft of survey prepared by L. Wayne Laidacker, P.L.S., dated September 10, 1990, revised September 13, 1990, and September 21, 1990. Approved by the Columbia County Planning Commission on October 11, 1990.

TAX PARCEL NO: 30-07-002-03

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

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

Plaintiff

vs.

VINCENT P. PETRO  
(Mortgagor(s) and Record Owner(s))  
384 Black Bear Drive  
Catawissa, PA 17820-8009

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006 CV 2 MF

*2006-ED-36*

**AFFIDAVIT PURSUANT TO RULE 3129**

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

384 Black Bear Drive  
Catawissa, PA 17820-8009

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

VINCENT P. PETRO  
384 Black Bear Drive  
Catawissa, PA 17820-8009

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

VINCENT P. PETRO  
384 Black Bear Drive  
Catawissa, PA 17820-8009

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  
384 Black Bear Drive  
Catawissa, PA 17820-8009

(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 22, 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  
215-627-1322  
Attorney for Plaintiff

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

Plaintiff

vs.

VINCENT P. PETRO  
(Mortgagor(s) and Record Owner(s))  
384 Black Bear Drive  
Catawissa, PA 17820-8009

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006 CV 2 MF

*2006-ED-36*

**AFFIDAVIT PURSUANT TO RULE 3129**

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

384 Black Bear Drive  
Catawissa, PA 17820-8009

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

VINCENT P. PETRO  
384 Black Bear Drive  
Catawissa, PA 17820-8009

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

VINCENT P. PETRO  
384 Black Bear Drive  
Catawissa, PA 17820-8009

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.

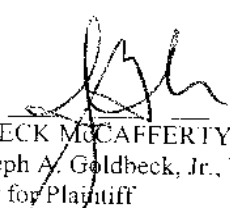
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
384 Black Bear Drive  
Catawissa, PA 17820-8009

(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 22, 2006

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

**GOLDBECK McCAFFERTY & McKEEVER**

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

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

vs.

VINCENT P. PETRO  
Mortgagor(s) and Record Owner(s)

384 Black Bear Drive  
Catawissa, PA 17820-8009

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2006 CV 2 MF

*2006-ED-36*

**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: PETRO, VINCENT P.  
**VINCENT P. PETRO**  
384 Black Bear Drive  
Catawissa, PA 17820-8009

Your house at 384 Black Bear Drive, Catawissa, PA 17820-8009 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 \$87,969.83 obtained by CITIFINANCIAL SERVICES INC. against you.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to CITIFINANCIAL SERVICES INC., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call:  
215-627-1322
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS  
EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5624.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5624.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

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