

# SHERIFF'S SALE COST SHEET

Civilian Property Services, Inc. VS. Tom Mithola & George Ireland  
 NO. 71-06 ED NO. 111-06 JD DATE/TIME OF SALE July 12 11:30

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</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>6.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>445.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>104.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>329.00</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>345.18</u>	
SCHOOL DIST. 20	\$ <u>          </u>	
DELINQUENT 20	\$ <u>1456.13</u>	
TOTAL ***** \$ <u>1797.51</u>		

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>676.91</u>	
WATER 20	\$ <u>          </u>	
TOTAL ***** \$ <u>676.91</u>		

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>0-</u>	

TOTAL COSTS (OPENING BID) \$ 5758.42

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Crittenton/Sec. 400. VS. Tony P. W. Dehn & Co. Inc. Acq/Inv

NO. 71-06 ED NO. 111-06 JD

DATE/TIME OF SALE: July 12 1130

BID PRICE (INCLUDES COST) \$ 3958.42

POUNDAGE - 2% OF BID \$ 79.17

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

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

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4037.59

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

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

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

PURCHASER(S) SIGNATURE(S): Tony P. W. Dehn

TOTAL DUE: \$ 4037.59

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 2687.59

PHELAN HALLINAN & SCHMIEG, LLP

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

215-563-7000

Fax: 215-563-8656

[Nora.ferrer@fedphe.com](mailto:Nora.ferrer@fedphe.com)

Nora Ferrer  
Legal Assistant, ext. 1477

Representing Lenders in  
Pennsylvania and New Jersey

September 19, 2006

Office of the Sheriff  
Columbia County Courthouse  
5 West Main Street  
Bloomsburg, PA 17815

Re: MILHEIM, Amy & Goagland Corey  
701 Butternut Street  
Berwick, PA 18603  
No. 206-CV-111

Dear Sir or Madam:

With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to Citifinancial Services, Inc., 7467 New Ridge Road, Hanover, MD, 21076.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,



Nora Ferrer

Enclosure

cc: Ctiicorp Trust      Account No. 20-0051-0240711

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 280603  
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

See Reverse for Instructions

**RECORDER'S USE ONLY**

State Tax Paid

Book Number  
Zip Code Zip Code  
Page Number

Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration 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 or (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: Daniel G. Schmieg, Esquire Suite 1400 Telephone Number: Area Code ( 215 ) 563-7000

Street Address: One Penn Center at Suburban Station, 1617 JFK Blvd. City: Philadelphia State: PA Zip Code: 19103

**B TRANSFER DATA**

Grantor(s)/Lessor(s): Timothy T. Chamberlain - Sheriff Columbia County Courthouse Date of Acceptance of Document: Grantee(s)/Lessee(s): CITIFINANCIAL SERVICES, INC.

Street Address: P.O. Box 380, 35 W. Main Street City: Bloomsburg State: PA Zip Code: 17815 Street Address: 7467 New Ridge Road City: Hanover State: MD Zip Code: 21076

**C PROPERTY LOCATION**

Street Address: 701 Butternut Street, Berwick, PA 18603 City, Township, Borough: Berwick Borough County: Columbia School District: Berwick Borough Tax Parcel Number: 04A-09-093-00.000

**D VALUATION DATA**

1. Actual Cash Consideration \$4,037.59	2. Other Consideration + -0-	3. Total Consideration = \$4,037.59
4. County Assessed Value \$18,373.00	5. Common Level Ratio Factor x 3.47	6. Fair Market Value = \$63,754.31

**E EXEMPTION DATA**

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%
---	---

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 20030, Page Number 7329.
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.)

Under Penalties of law, 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 Daniel G. Schmieg, ESQUIRE	Date: 9/19/00
---	------------------

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

PHILAN HALLINAN & SCHMIEG LLP  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

COMMERCE BANK  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO.  
535173

Pay TWO THOUSAND SIX HUNDRED EIGHTY SEVEN AND 59/100 DOLLARS

DATE	AMOUNT
09/14/2006	*****2,687.59

Void after 180 days

The  
Order  
Of  
Sheriff of Columbia County  
35 W Main Street  
Bloombsburg, PA 17815

*Travis S. Hallinan*

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT

535173 03600180836 150866 6

SECURITY  
Features  
Included

Security Features Included

Details on back

PHELAN HALLINAN & SCHMIEG, LLP  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103-1814  
Automated Attendant # 215-320-0007 ext 1478  
Operated Assisted # 215-563-7000 ext 1478  
Fax # 215-563-8656  
Lisa.Steinman@fedphe.com

July 6, 2006

Office of the Sheriff  
COLUMBIA County Courthouse

RE: CITIFINANCIAL SERVICES, INC.  
V. AMY J. MILHEIM and COREY J. HOAGLAND  
COLUMBIA COUNTY, NO. 2006-CV-111

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129  
Dear Sir or Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

**\*\*\*\*\*IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.\*\*\*\*\***

Yours truly,



LISA STEINMAN  
For PHELAN HALLINAN & SCHMIEG, LLP

**\*\*\*PROPERTY IS LISTED FOR THE 7/12/06 SHERIFF'S SALE.\*\*\***

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

RE: CITIFINANCIAL SERVICES, INC.

) CIVIL ACTION

vs.

AMY J. MILHEIM  
COREY J. HOAGLAND

) CIVIL DIVISION  
) NO. 2006-CV-111

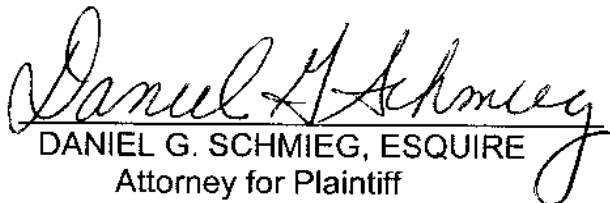
**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF COLUMBIA )

**SS:**

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **CITIFINANCIAL SERVICES, INC.** hereby verify that true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: July 6, 2006

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

Name and Address of Sender

FEDERMAN & PHELAN  
ONE PENN CENTER PLAZA, SUITE 1400  
PHILADELPHIA, PA 19103-1814

Line	Article Number	Name of Addressee, Street, and Post Office Address	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	Fee
1	*****	TENANT/OCCUPANT 301 FOWLER AVENUE BERWICK, PA 18603			
2	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815			
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105			
4		Key Bank USA, N.A. 8757 Red Oak Boulevard, Suite 250 Charlotte, NC 28217			
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)		

*M.H. Kim, Amy 134893 WJT*

UNITED STATES POSTAGE  
02 1A  
0004309825  
MAILED FROM ZIP CODE 19103  
\$ 01.55  
JUN 07 2006



STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Brandon R. Eyerly, Publisher being duly sworn according to the oaths of the County of Columbia and State of Pennsylvania, and was established on the 1st day of March, continuously in said Town, County and State since that day; June 21, 28 and July 5, 2006 as printed and published; the publisher of said newspaper in which legal advertisement was published; nor Press Enterprise is interested in the subject matter of said advertisement; all of the allegations in the foregoing statement as to time, place and fact are true.

Sworn and subscribed to before me this 6th day of June, 2006.

My commission expires Commonwealth  
Dennis L. As  
Scott Tw  
My Commission  
Member, Pennsylvania

And now, June 21, 28 and July 5, 2006, I have published this advertisement for publication charges amounting to \$.....for publication; and the fee for this affidavit have been paid in full.

### SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 11:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 71 OF 2006 ED AND CIVIL WRIT NO. 111 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., 17816, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point at the northwest intersection of Seventh Street and Butternut Street; thence along Seventh Street south 63 degrees 29 minutes west a distance of 99 feet to line of Lot No. 15; thence along line of Lot No. 15 north 26 degrees 38 minutes west a distance of 56.35 feet to a point; thence on a line parallel with Seventh Street north 63 degrees 29 minutes east a distance of 99 feet to Butternut Street; thence along Butternut Street south 26 degrees 38 minutes east a distance of 56.35 feet to the place of beginning.

Being the southerly portion of Lots Nos. 17 and 19, BEING the same premises conveyed by Harold A. Zeiser and Edith Zeiser, his wife, to Drue A. Zeiser and Helen L. Zeiser, his wife, Grantors herein, by deed dated February 3, 1992, which was recorded on February 4, 1992 in Columbia County Recorder of Deeds Office in Record Book 492, Page 1050.

Being Parcel # 04A-09-093-00.000

TITLE TO SAID PREMISES IS VESTED IN Corey J.

Hoagland, single and Amy J. Milheim, single, by Deed from Drue A. Zeiser and Helen L. Zeiser, his wife, dated 4-27-01, recorded 4-27-01 in Deed Book 20010, page 3664.

Premises being: 301 FOWLER AVENUE, BERWICK, PA 18603

#### 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**  
Daniel G. Schmieg  
1617 John F. Kennedy Blvd  
Philadelphia, PA 19103

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



June 2, 2006

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

**CITIFINANCIAL SERVICES, INC.**

VS.

**AMY J. MILHEIM  
COREY J. HOAGLAND**

**DOCKET # 71ED2006**

**JD # 111JD2006**

Dear Timothy:

The updated sewer balance due on sewer account #108723 for the property located at 701 Butternut Street, Berwick through July 2006 is \$619.91.

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

Sincerely,

Kristy Romig  
Authority Clerk

*Hearing Impaired 711*  
*"BAJSA is an Equal Opportunity Provider and Provider"*  
1108 Freas Avenue • Berwick, Pennsylvania 18603  
Phone: (570) 752-8477 • Fax: (570) 752-8479

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.

AMY MILHEIM & COREY HOAGLAND

WRIT OF EXECUTION #71 OF 2006 ED

POSTING OF PROPERTY

May 31, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF AMY MILHEIM & COREY HOAGLAND AT 301 FOWLER AVE. BERWICK  
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 31<sup>TH</sup> DAY OF MAY 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 # 71ED2006

VS

MORTGAGE FORECLOSURE

AMY J. MILHEIM  
COREY J. HOAGLAND

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, MAY 09, 2006, AT 10:20 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON COREY HOAGLAND AT COLUMBIA COUNTY SHERIFF'S OFFICE, BLOOMSBURG BY HANDING TO COREY HOAGLAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

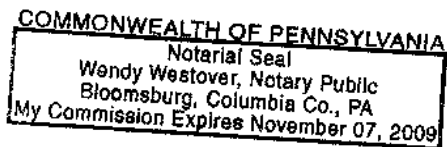
SO ANSWERS,

*Timothy T. Chamberlain*

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, MAY 09, 2006

*Wendy Westover*  
NOTARY PUBLIC



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) 784-8300

CITIFINANCIAL SERVICES, INC.

Docket # 71ED2006

VS

MORTGAGE FORECLOSURE

AMY J. MILHEIM  
COREY J. HOAGLAND

AFFIDAVIT OF SERVICE

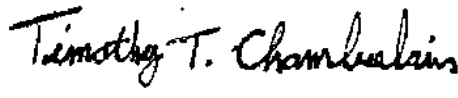
NOW, THIS TUESDAY, MAY 09, 2006, AT 10:25 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON AMY MILHEIM AT 301 FOWLER AVE., BERWICK BY HANDING TO AMY MILHEIM, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, MAY 09, 2006

  
NOTARY PUBLIC

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

  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
P. D'ANGELO  
DEPUTY SHERIFF

## 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:

NAMEDATE OF BIRTHSOCIAL SECURITY#Covey J Hoagland8/20/79173-604334DATE: 5-23-06REQUESTOR: Sheriff

Print Name

JD # 111 JD 2006

Signature

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

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

       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 SupportNext Due DateNext Payment Amount\$ 2.31Date: 5-23-06BY: Ashley H. L. L. L.TITLE: Cust S.S.

Certified from the record

this 23 day of May 2006(Amy Miller) 2101

Gallagher

Director Domestic Relations Section

By: [Signature]



May 12, 2006

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

**CITIFINANCIAL SERVICES, INC.**

VS.

**AMY J. MILHEIM  
COREY J. HOAGLAND**

**DOCKET # 71ED2006**

**JD # 111JD2006**

Dear Timothy:

The balance due on sewer account #108723 for the property located at 701 Butternut Street, Berwick through July 2006 is \$412.78.

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:  
DATE RECEIVED 5/3/2006

SERVICE# 8 - OF - 14 SERVICES  
DOCKET # 71ED2006

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT AMY J. MILHEIM  
COREY J. HOAGLAND

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Leslie LEVAN

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

DATE 5-9-6 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

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

DEPUTY

[Signature]

DATE 5-9-6



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/3/2006

SERVICE# 1 - OF - 14 SERVICES  
DOCKET # 71ED2006

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT AMY J. MILHEIM  
COREY J. HOAGLAND

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

<b>PERSON/CORP TO SERVED</b>
AMY MILHEIM
701 BUTTERNUT ST. OR 301 FOWLER AVE.
BERWICK

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON AMY MILHEIM

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

DATE 05.09.06 TIME 1025 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) 301 FOWLER

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>05.09.06</u>	<u>1415</u>	<u>DANCOLO</u>	<u>6/6</u>

DEPUTY

[Signature]

DATE 05.09.06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/3/2006

SERVICE# 4 - OF - 14 SERVICES  
DOCKET # 71ED2006

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT AMY J. MILHEIM  
COREY J. HOAGLAND

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	MORTGAGE FORECLOSURE
301 FOWLER AVE.	
BERWICK	

SERVED UPON AMY MILHEIM

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

DATE 05.09.06 TIME 1025 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>05.08.06</u>	<u>1425</u>	<u>DANCE W</u>	<u>2/6</u>

DEPUTY Flu Dille DATE 05.09.06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/3/2006

SERVICE# 2 - OF - 14 SERVICES  
DOCKET # 71ED2006

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT AMY J. MILHEIM  
COREY J. HOAGLAND

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
COREY HOAGLAND	MORTGAGE FORECLOSURE
701 BUTTERNUT ST.	
BERWICK	

SERVED UPON Corey

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

DATE 5-9 TIME 1030 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>05-04-06</u>	<u>1426</u>	<u>DANIELLO</u>	<u>L/L</u>
	_____	_____	_____	_____
	_____	_____	_____	_____

DEPUTY TC DATE \_\_\_\_\_

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/3/2006

SERVICE# 7 - OF - 14 SERVICES  
DOCKET # 71ED2006

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT AMY J. MILHEIM  
COREY J. HOAGLAND

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	MORTGAGE FORECLOSURE
1108 FREAS AVE.	
BERWICK	

SERVED UPON KELLY GREER

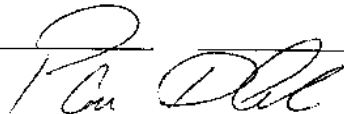
RELATIONSHIP CCEA IDENTIFICATION \_\_\_\_\_

DATE 05-08-06 TIME 1440 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	<u></u>	_____	DATE	<u>05-08-06</u>

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

1. Article Addressed to:

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

2. Article Number  
(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

7004 1160 0005 9399 1894

102595-02-M-11

Address  
B. Received by (Printed Name)  
C. Date of Delivery  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

3. Service Type

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

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:

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

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

7004 1160 0005 9399 1887

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
B. Received by (Printed Name)  
C. Date of Delivery  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

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

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:

Key Bank USA N.A.  
8757 Red Oak Blvd, Ste. 250  
Charlotte, NC 28217

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

7004 1160 0005 9399 1900

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

7004 1160 0005 9399 1863

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

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

A. Signature  
B. Received by (Printed Name)  
C. Date of Delivery  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

SENDER: COMPLETE THIS SECTION

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

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

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

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
*Terrence A. Voyle*  
Agent

B. Received by (Printed Name)  
*Terrence A. Voyle*  
Date of Delivery  
*1/19/04*  
Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

C. Date of Delivery  
*1/19/04*

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number  
(Transfer from service label)  
*7004 1160 0005 9399 1870*

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, ... 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

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
*Terrence A. Voyle*  
Agent

B. Received by (Printed Name)  
*Terrence A. Voyle*  
Date of Delivery  
*MAY 09 2004*  
Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

C. Date of Delivery  
*MAY 09 2004*

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number  
(Transfer from service label)  
*7004 1160 0005 9399 1870*

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/3/2006

SERVICE# 6 - OF - 14 SERVICES  
DOCKET # 71ED2006

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT AMY J. MILHEIM  
COREY J. HOAGLAND

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

CONNIE GINGHER-TAX COLLECTOR

1615 LINCOLN AVE.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON CONNIE GINGHER

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

DATE 05.08.06 TIME 1430 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

Alan Dill

DATE 05.08.06

**Tax Notice** 2006 County & Municipality

**BERWICK BORO**  
**MAKE CHECKS PAYABLE TO:**

Connie C Gindher  
1615 Lincoln Avenue  
Berwick PA 18603

**HOURS:** MON, TUE, THUR & FRI : 9:30AM - 4PM  
CLOSED WEDNESDAY & HOLIDAYS  
CLOSED FRIDAY AFTER DISCOUNT  
**PHONE:** 570-752-7442

DATE 03/01/2006  
BILL NO. 4085

FOR: COLUMBIA COUNTY

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	18,373	5.646	101.66	103.73	114.10
SINKING		1.345	24.22	24.71	27.18
LIGHT		.75	13.50	13.78	14.47
FIRE		1.25	22.51	22.97	24.12
BORO RE		8.6	154.85	158.01	165.91
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			316.74 April 30 If paid on or before	323.20 June 30 If paid on or before	345.78 June 30 If paid after

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

HOAGLAND COREY J  
MILHEM AMY J  
701 BUTTERNUT ST  
BERWICK PA 18603

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

CITY		TWP		Total Assessment
Discount	2 %	Penalty	2 %	
PARCEL: 04A-09 -093-00.000	10 %	5 %		
701 BUTTERNUT ST				
.1217 Acres				
Land				2,491
Buildings				15,882
Total Assessment				18,373

This tax returned to  
courthouse on:  
January 1, 2007

FILE COPY



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 5/3/2006

SERVICE# 11 - OF - 14 SERVICES  
DOCKET # 71ED2006

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT AMY J. MILHEIM  
COREY J. HOAGLAND

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON DEB Milheim

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

DATE 5-9-6 TIME 0805 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. L. L...

DATE 5-9-6

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:09-MAY-06

FEE:\$5.00

CERT. NO:1987

HOAGLAND COREY J  
MILHEM AMY J  
701 BUTTERNUT ST  
BERWICK PA 18603

DISTRICT: BERWICK BORO  
DEED 20010-3664  
LOCATION: 701 BUTTERNUT ST PART LOT 19  
PARCEL: 04A-09 -093-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2005	INTR	56.15	0.16	0.00	56.31
2005	PRIM	1,371.11	19.31	0.00	1,390.42
TOTAL DUE :					\$1,446.73

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

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

REQUESTED BY:

\_\_\_\_\_  
Timothy T. Chamberlain, Sheriff  
dim.

# REAL ESTATE OUTLINE

ED # 71-06

DATE RECEIVED 5-2-06  
DOCKET AND INDEX 5-2-06

## 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>✓</u>	CK# <u>500752</u>

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

SALE DATE	<u>July 12, 06</u>	TIME <u>2:30</u>
POSTING DATE	<u>June 8</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>June 21</u>	
	2 <sup>ND</sup> WEEK <u>28</u>	
	3 <sup>RD</sup> WEEK <u>July 5, 06</u>	

# SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 11:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 71 OF 2006 ED AND CIVIL WRIT NO. 111 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 or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the northwest intersection of Seventh Street and Butternut Street; thence along Seventh Street south 63 degrees 29 minutes west a distance of 99 feet to line of Lot No. 15; thence along line of Lot No. 15 north 26 degrees 38 minutes west a distance of 56.35 feet to a point; thence on a line parallel with Seventh Street north 63 degrees 29 minutes east a distance of 99 feet to Butternut Street; thence along Butternut Street south 26 degrees 38 minutes east a distance of 56.35 feet to the place of beginning. Being the southerly portion of Lots Nos. 17 and 19.

BEING the same premises conveyed by Harold A. Zeiser and Edith Zeiser, his wife, to Drue A. Zeiser and Helen L. Zeiser, his wife, Grantors herein, by deed dated February 3, 1992, which was recorded on February 4, 1992 in Columbia County Recorder of Deeds Office in Record Book 492, Page 1050.

Being Parcel # 04A-09-093-00.000

TITLE TO SAID PREMISES IS VESTED IN Corey J. Hoagland, single and Amy J. Milheim, single, by Deed from Drue A. Zeiser and Helen L. Zeiser, his wife, dated 4-27-01, recorded 4-27-01 in Deed Book 20010, page 3664.

Premises being: 301 FOWLER AVENUE, BERWICK, PA 18603

## 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  
Daniel G. Schmieg  
1617 John F. Kennedy Blvd  
Philadelphia, PA 19103

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

# SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 11:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 71 OF 2006 ED AND CIVIL WRIT NO. 111 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 or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the northwest intersection of Seventh Street and Butternut Street; thence along Seventh Street south 63 degrees 29 minutes west a distance of 99 feet to line of Lot No. 15; thence along line of Lot No. 15 north 26 degrees 38 minutes west a distance of 56.35 feet to a point; thence on a line parallel with Seventh Street north 63 degrees 29 minutes east a distance of 99 feet to Butternut Street; thence along Butternut Street south 26 degrees 38 minutes east a distance of 56.35 feet to the place of beginning. Being the southerly portion of Lots Nos. 17 and 19.

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Being Parcel # 04A-09-093-00.000

TITLE TO SAID PREMISES IS VESTED IN Corey J. Hoagland, single and Amy J. Milheim, single, by Deed from Drue A. Zeiser and Helen L. Zeiser, his wife, dated 4-27-01, recorded 4-27-01 in Deed Book 20010, page 3664.

Premises being: 301 FOWLER AVENUE, BERWICK, PA 18603

## TERMS OF SALE

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Plaintiff's Attorney  
Daniel G. Schmieg  
1617 John F. Kennedy Blvd  
Philadelphia, PA 19103

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

# SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 11:30 AM

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BEING the same premises conveyed by Harold A. Zeiser and Edith Zeiser, his wife, to Drue A. Zeiser and Helen L. Zeiser, his wife, Grantors herein, by deed dated February 3, 1992, which was recorded on February 4, 1992 in Columbia County Recorder of Deeds Office in Record Book 492, Page 1050.

Being Parcel # 04A-09-093-00.000

TITLE TO SAID PREMISES IS VESTED IN Corey J. Hoagland, single and Amy J. Milheim, single, by Deed from Drue A. Zeiser and Helen L. Zeiser, his wife, dated 4-27-01, recorded 4-27-01 in Deed Book 20010, page 3664.

Premises being: 301 FOWLER AVENUE, BERWICK, PA 18603

## TERMS OF SALE

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**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  
Daniel G. Schmieg  
1617 John F. Kennedy Blvd  
Philadelphia, PA 19103

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

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

CITIFINANCIAL SERVICES, INC......

vs.

AMY J. MILHEIM.....

COREY J. HOAGLAND.....

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2006-CV-111 Term 2005

*2006-ED-71*

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of

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 property  
(specifically described property below):

PREMISES: 301 FOWLER AVENUE, BERWICK, PA 18603  
(See Legal Description attached)

Amount Due	\$71,253.87
Additional Fees and Costs	\$ 1,715.00
Interest from 3/13/06 to Sale at \$11.71per diem	\$..... and costs.

Dated 5/3/06  
(SEAL)

*Tamara B. Kline*  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

## DESCRIPTION

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the northwest intersection of Seventh Street and Butternut Street; thence along Seventh Street south 63 degrees 29 minutes west a distance of 99 feet to line of Lot No. 15; thence along line of Lot No. 15 north 26 degrees 38 minutes west a distance of 56.35 feet to a point; thence on a line parallel with Seventh Street north 63 degrees 29 minutes east a distance of 99 feet to Butternut Street; thence along Butternut Street south 26 degrees 38 minutes east a distance of 56.35 feet to the place of beginning.

Being the southerly portion of Lots Nos. 17 and 19.

BEING the same premises conveyed by Harold A. Zeiser and Edith Zeiser, his wife, to Drue A. Zeiser and Helen L. Zeiser, his wife, Grantors herein, by deed dated February 3, 1992, which was recorded on February 4, 1992 in Columbia County Recorder of Deeds Office in Record Book 492, Page 1050.

Being Parcel # 04A-09-093-00.000

TITLE TO SAID PREMISES IS VESTED IN Corey J. Hoagland, single and Amy J. Milheim, single, by Deed from Drue A. Zeiser and Helen L. Zeiser, his wife, dated 4-27-01, recorded 4-27-01 in Deed Book 20010, page 3664.

Premises being: 301 FOWLER AVENUE, BERWICK, PA 18603



**PHELAN HALLINAN SCHMIEG, LLP**

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**Attorney for Plaintiff**

**CITIFINANCIAL SERVICES, INC.**

**7467 NEW RDGE ROAD**

**HANOVER, MD 21076**

**Plaintiff,**

**v.**

**AMY J. MILHEIM**

**COREY J. HOAGLAND**

**701 BUTTERNUT STREET**

**BERWICK, PA 18603**

**Defendant(s).**

:  
:  
: **COLUMBIA COUNTY**  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2006-CV-111**  
: *2006-ED-71*  
:  
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**CERTIFICATION**

DANIEL G. SCHMIEG, ESQUIRE hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

This Certification is made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

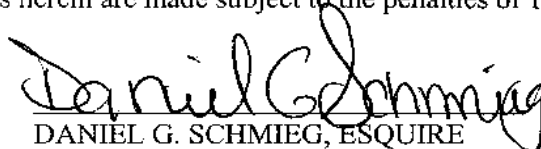
  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff



3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None |   |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME               | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|--------------------|---|
| Key Bank USA, N.A. | 8757 Red Oak Boulevard, Suite 250<br>Charlotte, NC 28217                              |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None |   |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None |   |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME  | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT   | 301 FOWLER AVENUE<br>BERWICK, PA 18603  |
| DOMESTIC RELATIONS<br>OF COLUMBIA COUNTY                    | COLUMBIA COUNTY COURTHOUSE<br>P.O. BOX 380<br>BLOOMSBURG, PA 17815                    |
| COMMONWEALTH OF<br>PENNSYLVANIA<br>DEPARTMENT OF<br>WELFARE | P.O. BOX 2675<br>HARRISBURG, PA 17105   |

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

April 25, 2006  
Date

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

**PHILAN HALLINAN & SCHMIEG, LLP**

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**Attorney for Plaintiff**

**CITIFINANCIAL SERVICES, INC.**

**7467 NEW RDGE ROAD**

**HANOVER, MD 21076**

**Plaintiff,**

**v.**

**AMY J. MILHEIM**

**COREY J. HOAGLAND**

**701 BUTTERNUT STREET**

**BERWICK, PA 18603**

**Defendant(s).**

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: **COLUMBIA COUNTY**  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2006-CV-111**  
: *2006-ED-71*  
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**AFFIDAVIT PURSUANT TO RULE 3129**

**(Affidavit No.1)**

**CITIFINANCIAL SERVICES, INC.,** Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, 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 **301 FOWLER AVENUE, BERWICK, PA 18603.**

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

NAME

LAST KNOWN ADDRESS (If address cannot be  
reasonably ascertained, please so indicate.)

**AMY J. MILHEIM**

**701 BUTTERNUT STREET**

**COREY J. HOAGLAND**

**BERWICK, PA 18603**

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

NAME

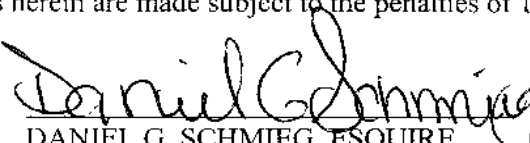
LAST KNOWN ADDRESS (If address cannot be  
reasonably ascertained, please so indicate.)

**Same as above**

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None |   |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME               | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|--------------------|---|
| Key Bank USA, N.A. | 8757 Red Oak Boulevard, Suite 250<br>Charlotte, NC 28217                              |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None |   |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None |   |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME  | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT   | 301 FOWLER AVENUE<br>BERWICK, PA 18603  |
| DOMESTIC RELATIONS<br>OF COLUMBIA COUNTY                    | COLUMBIA COUNTY COURTHOUSE<br>P.O. BOX 380<br>BLOOMSBURG, PA 17815                    |
| COMMONWEALTH OF<br>PENNSYLVANIA<br>DEPARTMENT OF<br>WELFARE | P.O. BOX 2675<br>HARRISBURG, PA 17105   |

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

April 25, 2006  
Date

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

**PHELAN HALLINAN SCHMIEG, LLP**

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Attorney for Plaintiff

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**CITIFINANCIAL SERVICES, INC.**

**7467 NEW RDGE ROAD**

**HANOVER, MD 21076**

**Plaintiff,**

**v.**

**AMY J. MILHEIM**

**COREY J. HOAGLAND**

**701 BUTTERNUT STREET**

**BERWICK, PA 18603**

**Defendant(s).**

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**COLUMBIA COUNTY**

**COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO. 2006-CV-111**

*2006-ED-71*

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

**TO: AMY J. MILHEIM  
COREY J. HOAGLAND  
701 BUTTERNUT STREET  
BERWICK, PA 18603**

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **301 FOWLER AVENUE, BERWICK, PA 18603** is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$71,253.87** obtained by CITIFINANCIAL SERVICES, INC., (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

**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 the Mortgagee, CITIFINANCIAL SERVICES, INC., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the 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 better

chance you will have of stopping the Sale. (See the 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 TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
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 (215) 563-7000.
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 real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on \_\_\_\_\_. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason 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 home 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.

**COLUMBIA COUNTY  
SUSQUEHANNA LEGAL SERVICES  
168 EAST 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760**



## DESCRIPTION

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BEGINNING at a point at the northwest intersection of Seventh Street and Butternut Street; thence along Seventh Street south 63 degrees 29 minutes west a distance of 99 feet to line of Lot No. 15; thence along line of Lot No. 15 north 26 degrees 38 minutes west a distance of 56.35 feet to a point; thence on a line parallel with Seventh Street north 63 degrees 29 minutes east a distance of 99 feet to Butternut Street; thence along Butternut Street south 26 degrees 38 minutes east a distance of 56.35 feet to the place of beginning.

Being the southerly portion of Lots Nos. 17 and 19.

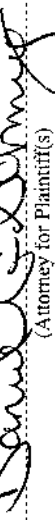
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Being Parcel # 04A-09-093-00.000


TITLE TO SAID PREMISES IS VESTED IN Corey J. Hoagland, single and Amy J. Milheim, single, by Deed from Drue A. Zeiser and Helen L. Zeiser, his wife, dated 4-27-01, recorded 4-27-01 in Deed Book 20010, page 3664.

Premises being: 301 FOWLER AVENUE, BERWICK, PA 18603

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.

 (Attorney for Plaintiff(s)) (SEAL)

WAIVER OF INSURANCE - Now, \_\_\_\_\_, 20\_\_\_\_, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

 (Attorney for Plaintiff(s)) (SEAL)

HARRY A. ROADARMEL

Sheriff

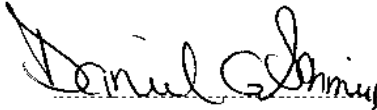
COLUMBIA County, Pa.

Sir: — There will be placed in your hands

for service a Writ of \_\_\_\_\_ EXECUTION (REAL ESTATE) \_\_\_\_\_, styled as

follows: CITIFINANCIAL SERVICES, INC. vs AMY J. MILHEIM and COREY J. HOAGLAND

The defendant will be found at 701 BUTTERNUT STREET, BERWICK, PA 18603

 Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.

See attached legal description \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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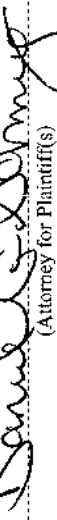
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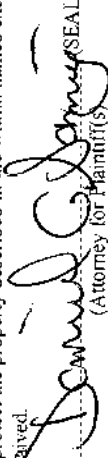
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Premises being: 301 FOWLER AVENUE, BERWICK, PA 18603

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 (Attorney for Plaintiff(s)) (SEAL)

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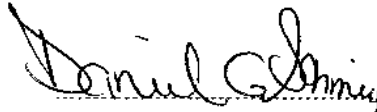
COLUMBIA County, Pa.

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for service a Writ of EXECUTION (REAL ESTATE), styled as

follows: CITIFINANCIAL SERVICES, INC. vs AMY J. MILHEIM and COREY J. HOAGLAND

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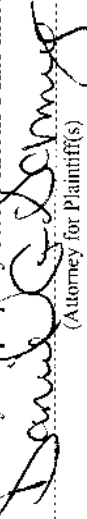
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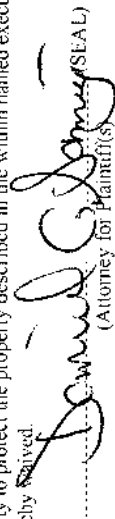
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(Attorney for Plaintiff(s)) (SEAL)

WAIVER OF INSURANCE - Now, released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

20, the Sheriff is hereby  
  
(Attorney for Plaintiff(s)) (SEAL)

HARRY A. ROADARMEL

Sheriff

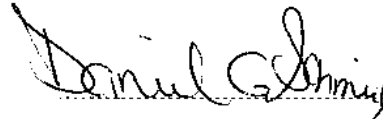
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Premises being: 301 FOWLER AVENUE, BERWICK, PA 18603

# SHERIFF'S RETURN

CITIFINANCIAL SERVICES, INC.

Plaintiff

vs.

AMY J. MILHEIM

COREY J. HOAGLAND

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 2006-CV-111 CD Term, 2000

WRIT

ISSUED

NOW, \_\_\_\_\_ 2001, I, \_\_\_\_\_ High Sheriff of Columbia County, Pennsylvania,  
do hereby deputize the Sheriff of \_\_\_\_\_ County, Pennsylvania, to execute this Writ. This deputation  
being made at the request and risk of the Plaintiff.

Defendants alleged address is \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Sheriff, Columbia County, Pennsylvania

By \_\_\_\_\_  
Deputy Sheriff

## AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 200 , at \_\_\_\_\_ O'Clock \_\_\_\_\_ m., served the within

\_\_\_\_\_ upon \_\_\_\_\_

\_\_\_\_\_ at \_\_\_\_\_

\_\_\_\_\_ by handing to \_\_\_\_\_

\_\_\_\_\_ a true and correct copy of the original Notice of Sale and made known to \_\_\_\_\_

the contents thereof.

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

day of \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_  
Notary Public

BY: \_\_\_\_\_  
Sheriff

\_\_\_\_\_, 20, \_\_\_\_\_, See return endorsed hereon by Sheriff of  
\_\_\_\_\_, \_\_\_\_\_ County, Pennsylvania, and made a part of this

return

So Answers,

\_\_\_\_\_  
Sheriff

\_\_\_\_\_  
Deputy Sheriff



# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>		<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Plaintiff <b>CITIFINANCIAL SERVICES, INC.</b>		Expiration date
Defendant <b>AMY J. MILHEIM &amp; COREY J. HOAGLAND</b>		Court Number <b>2006-CV-111</b>
<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <b>AMY J. MILHEIM</b> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <b>701 BUTTERNUT STREET, BERWICK, PA 18603</b>	

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

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

NOW, \_\_\_\_\_, 200\_\_\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number <b>(215)563-7000</b>	Date
<b>SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE</b>		
PLAINTIFF	Court Number	

**RETURNED:**

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>	<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date _____
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Plaintiff <b>CITIFINANCIAL SERVICES, INC.</b>	Court Number <b>2006-CV-111</b>
Defendant <b>AMY J. MILHEIM &amp; COREY J. HOAGLAND</b>	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>

<b>SERVE</b>  <b>AT</b>	{	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <b>COREY J. HOAGLAND</b> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <b>701 BUTTERNUT STREET, BERWICK, PA 18603</b>
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\_\_\_\_\_  
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**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

PLAINTIFF	Court Number
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**RETURNED:**

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff _____ _____ Signature of Sheriff _____ _____ Sheriff of _____	Date _____ _____
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# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>	<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies. <hr/> <b>Expiration date</b>
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<b>Plaintiff</b> CITIFINANCIAL SERVICES, INC.	<b>Court Number</b> 2006-CV-111
<b>Defendant</b> AMY J. MILHEIM & COREY J. HOAGLAND	<b>Type or Writ of Complaint</b> EXECUTION/NOTICE OF SALE

**SERVE**  
  
**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

---

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

301 FOWLER AVENUE, BERWICK, PA 18603

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

**PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.**

NOW, \_\_\_\_\_, 200\_\_\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

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<b>PLAINTIFF</b>  	<b>Court Number</b>  
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**RETURNED:**

AFFIRMED and subscribed to before me this _____ day  of _____ 20____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%; vertical-align: top;"> <b>SO ANSWERS</b>            Signature of Dep. Sheriff         </td> <td style="width: 20%; vertical-align: top;"> <b>Date</b>    </td> </tr> <tr> <td style="vertical-align: top;">           Signature of Sheriff         </td> <td style="vertical-align: top;"> <b>Date</b>    </td> </tr> <tr> <td colspan="2" style="vertical-align: top;">           Sheriff of _____         </td> </tr> </table>	<b>SO ANSWERS</b> Signature of Dep. Sheriff	<b>Date</b>  	Signature of Sheriff	<b>Date</b>  	Sheriff of _____	
<b>SO ANSWERS</b> Signature of Dep. Sheriff	<b>Date</b>  						
Signature of Sheriff	<b>Date</b>  						
Sheriff of _____							

## DESCRIPTION

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the northwest intersection of Seventh Street and Butternut Street; thence along Seventh Street south 63 degrees 29 minutes west a distance of 99 feet to line of Lot No. 15; thence along line of Lot No. 15 north 26 degrees 38 minutes west a distance of 56.35 feet to a point; thence on a line parallel with Seventh Street north 63 degrees 29 minutes east a distance of 99 feet to Butternut Street; thence along Butternut Street south 26 degrees 38 minutes east a distance of 56.35 feet to the place of beginning.

Being the southerly portion of Lots Nos. 17 and 19.

BEING the same premises conveyed by Harold A. Zeiser and Edith Zeiser, his wife, to Drue A. Zeiser and Helen L. Zeiser, his wife, Grantors herein, by deed dated February 3, 1992, which was recorded on February 4, 1992 in Columbia County Recorder of Deeds Office in Record Book 492, Page 1050.

Being Parcel # 04A-09-093-00.000

TITLE TO SAID PREMISES IS VESTED IN Corey J. Hoagland, single and Amy J. Milheim, single, by Deed from Drue A. Zeiser and Helen L. Zeiser, his wife, dated 4-27-01, recorded 4-27-01 in Deed Book 20010, page 3664.

Premises being: 301 FOWLER AVENUE, BERWICK, PA 18603

## DESCRIPTION

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the northwest intersection of Seventh Street and Butternut Street; thence along Seventh Street south 63 degrees 29 minutes west a distance of 99 feet to line of Lot No. 15; thence along line of Lot No. 15 north 26 degrees 38 minutes west a distance of 56.35 feet to a point; thence on a line parallel with Seventh Street north 63 degrees 29 minutes east a distance of 99 feet to Butternut Street; thence along Butternut Street south 26 degrees 38 minutes east a distance of 56.35 feet to the place of beginning.

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ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

PHILAN HALLINAN & SCHMIEG LLP  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

COMMERCE BANK  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO  
500752

CEB 04/28/2006

DATE	AMOUNT
04/28/2006	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 180 da

To The  
Order  
Of  
Sheriff of Columbia County  
35 W Main Street  
Bloomsburg, PA 17815

*Travis S. Hallinan*

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT

⑈500752⑈ ⑆036001808⑆36 150866 6⑈