

SHERIFF'S SALE COST SHEET

Citi mortgage, Inc. vs. Reby - 4095
 NO. 191-07 ED NO. 571-07 JD DATE/TIME OF SALE Oct. 29 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>55.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>379.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>727.72</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>952.72</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>44.50</u>
TOTAL ***** \$ <u>54.50</u>	

REAL ESTATE TAXES:			
BORO, TWP & COUNTY 20		\$ <u>490.17</u>	
SCHOOL DIST.	20	\$ <u>1214.41</u>	
DELINQUENT	20	\$ <u>1854.70</u>	
TOTAL ***** \$ <u>2559.28</u>			

MUNICIPAL FEES DUE:			
SEWER	20	\$ <u>131.10</u>	
WATER	20	\$	
TOTAL ***** \$ <u>131.10</u>			

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

TOTAL COSTS (OPENING BID) \$ 5183.61

Crimetage Inc. VS Kelly Lucas
NO. 141-07 ED NO. 571-07 JD

MISC. COSTS	\$
-------------	----

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5.00
 Agent for Phelan Hallinan & Schweig
 PURCHASER(S): Therese L. Mull
 ADDRESS:

NAMES(S) ON DEED:

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE IN 8 DAYS \$ 577.26

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Operated Assistant 215-563-7000

Automated Assistant 215-320-0007

nora.ferrer@fedphe.com

Nora Ferrer
Legal Assistant, ext. 1477

Representing Lenders in
Pennsylvania and New Jersey

October 26, 2007

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

Re: Kelly M. Lucas
423 West First Street
Bloomsburg, PA 17815
No. 2007-CV-571

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 Citimortgage, Inc. , 1000 Technology Drive Mail Station , O'Fallon, MO, 63368-2240.

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: Citimortgage, Inc.

Account No. 2001439266

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	Telephone Number:		
Daniel G. Schmieg, Esquire	Suite 1400	Area Code (215) 563-7000	
Street Address	City	State	Zip Code
One Penn Center at Suburban Station, 1617 JFK Blvd.	Philadelphia	PA	19103

B TRANSFER DATA

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)	
Timothy T. Chamberlain - Sheriff Columbia County Courthouse	CITIMORTGAGE, INC.	
Street Address	Street Address	
P.O. Box 380, 35 W. Main Street	1000 Technology Drive Mail Station	
City	State	Zip Code
Bloomsburg	PA	17815
City	State	Zip Code
O'Fallon	MO	63368-2240

C PROPERTY LOCATION

Street Address	City, Township, Borough	
423 West First Street, Bloomsburg, PA 17815	Town of Bloomsburg	
County	School District	Tax Parcel Number
Columbia	Town of Bloomsburg	05W-04-013-00.000

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$5,183.61	+ -0-	= \$5,183.61
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$30,499.00	x 3.55	= \$108,271.45

E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
100%	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 Instrument No. 200401485, Page Number 2
- ☐ 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: 10/26/07

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

ENTITY VENDOR
FAP Sheriff of Columbia County [SCOLJ]

CHECK DATE CHECK NO.
11/26/2007 645957

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
645957	000805245	11/26/2007		151796	3,937.28	0.00	3,937.28
NMF [151796] 2001439266 LUCAS, KELLY							
2007-cv-571							
							3,937.28

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

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
645957

DATE	AMOUNT
11/26/2007	*****3,937.28

Void after 180 days

Pay THREE THOUSAND NINE HUNDRED THIRTY SEVEN AND 28/100 DOLLARS

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

Francis S. Hallinan

SIGNATURE
11/26/2007

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

645957 03600180836 150866 6

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice October 3, 10, 17, 2007 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

RBj

Sworn and subscribed to before me this 18th day of October, 2007.

[Signature]

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
My commission expires
Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
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.

.....

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

September 27, 2007

Office of the Sheriff
COLUMBIA County Courthouse

RE: CITIMORTGAGE INC.
V. KELLY M, LUCAS
COLUMBIA COUNTY, NO. 2007-CV-571

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

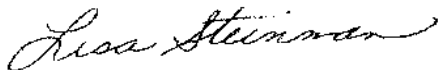
Enclosed please find the following:

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 10/24/07 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: CITIMORTGAGE INC.) CIVIL ACTION

vs.

KELLY M, LUCAS) CIVIL DIVISION
) NO. 2007-CV-571

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **CITIMORTGAGE 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: September 27, 2007


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Name and
Address
of Sender

PHELAN HALLINAN & SCHMIEG LLC
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

TEAM 3

Support

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 423 WEST FIRST STREET BLOOMSBURG, PA 17815		
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				
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	RE:KELLY M. LUCAS PHS #151796	TEAM 3/GUY
		Postmaster, Per (Name of Receiving Employee)		

UNITED STATES POSTAGE
\$01.05
02 1M
0004218010
AUG 06 2007
MAILED FROM ZIP CODE 18103



141

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Automated Attendant # 215-320-0007 ext 1365

Operated Assisted # 215-563-7000 ext 1365

Fax # 215-563-7009

September 21, 2007

Office of the Sheriff

COLUMBIA County Courthouse

RE: **CITIMORTGAGE INC.**

V.

KELLY M. LUCAS A/K/A KELLY M. SHAFER

COLUMBIA COUNTY, NO. 2007 CV 571 MF

Dear Sir/madam,

Please find attached a copy of the original Affidavits, which has been sent for filing with the COLUMBIA Prothonotary's Office as of the date of this letter.

Yours truly,

KXO

Kevin Olinger for

Phelan Hallinan & Schmieg, LLP

*****PROPERTY IS LISTED FOR THE 10/24/07 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS
Columbia COUNTY, PENNSYLVANIA

Citimortgage, Inc.

vs.

Kelly M. Lucas a/k/a
Kelly M. Shafer

CIVIL DIVISION
NO. 2007-CV-571-MF

ORDER

AND NOW, this 15th day of June, 2007, upon consideration of Plaintiff's Motion for Service Pursuant to Special Order of Court, it is hereby **ORDERED** and **DECREED** that said Motion is **GRANTED**.

It is further **ORDERED** and **DECREED** that Plaintiff may obtain service of the Complaint and all future pleadings on the above captioned Defendant, Kelly M. Lucas a/k/a Kelly M. Shafer, by:

1. First class mail to Kelly M. Lucas a/k/a Kelly M. Shafer at the last known address located at 4515 26th Street, Apt # 416, Bradenton, FL 34207 and the mortgaged premises located at 423 West First Street, Bloomsburg, PA 17815; and
2. Certified mail to Kelly M. Lucas a/k/a Kelly M. Shafer at the last known address located at 4515 26th Street, Apt # 416, Bradenton, FL 34207 and the mortgaged premises located at 423 West First Street, Bloomsburg, PA 17815.

BY THE COURT:



J.

2007 JUN 15 10:51 AM
CLERK OF COURT'S OFFICE
COLUMBIA COUNTY, PA

2007 JUN 15 10:51 AM

FILED
CLERK OF COURT'S OFFICE
COLUMBIA COUNTY, PA

7160 3901 9845 0728 4044

TO: KELLY M. LUCA
A/K/A KELLY M. SHAFER
4515 26TH STREET, APT. #416
BRADENTON, FL 34207

SENDER: TEAM 3 - KXO

REFERENCE: LUCAS (151796)

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	.41
	Certified Fee	2.65
	Return Receipt Fee	2.15
	Restricted Delivery	0.00
	Total Postage & Fees	5.21

US Postal Service
**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

1/20/05 1:28 PM

7160 3901 9845 0728 4037

TO: KELLY M. LUCAS
A/K/A KELLY M. SHAFER
423 WEST FIRST STREET
BLOOMSBURG, PA 17815

SENDER: TEAM 3 - KXO

REFERENCE: LUCAS (151796)

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	.41
	Certified Fee	2.65
	Return Receipt Fee	2.15
	Restricted Delivery	0.00
	Total Postage & Fees	5.21

US Postal Service
**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

1/20/05 1:28 PM

Name and
Address
of Sender

PHELAN HALLINAN & SCHMIEG LLC
ONE PENN CENTER PLAZA , SUITE 1400
PHILADELPHIA, PA 19103-1814

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	KELLY M. LUCAS A/K/A KELLY M. SHAFER 4515 26 TH STREET, APT. #416 BRADENTON, FL 34207		
2	****	KELLY M. LUCAS A/K/A KELLY M. SHAFER 423 WEST FIRST STREET BLOOMSBURG, PA 17815		
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE:KELLY M. LUCAS PHS #151796 TEAM 3/GUY		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

UNITED STATES POSTAGE
\$02.10
02 1M
0004218010
SEP 11 2007
MAILED FROM ZIP CODE 19103



PHELAN HALLINAN & SCHMIEG, LLP
BY: DANIEL G. SCHMIEG, ESQUIRE
IDENTIFICATION NO. 62205
SUITE 1400 - ONE PENN CENTER
PHILADELPHIA, PA 19103
(215) 563-7000

ATTORNEY FOR PLAINTIFF

CITIMORTGAGE INC.

vs.

COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION
NO. 2007 CV 571 MF

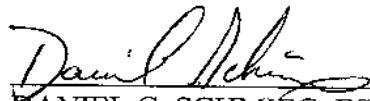
KELLY M. LUCAS A/K/A KELLY M. SHAFER

VERIFICATION

I hereby certify that a true and correct copy of the Notice of Sheriff's Sale in the above captioned matter was sent by regular mail and certified mail, return receipt requested, to the following person **KELLY M. LUCAS A/K/A KELLY M. SHAFER** in accordance with the Order of Court dated, **06/1/07**.

Which evidence of this will be sent along with the Final Affidavit pursuant with Rule 3129.

The undersigned understands that this statement is made subject to the penalties of 18 PA. C.S. s4904 relating to unsworn falsification to authorities.


DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY FOR PLAINTIFF

DATE: September 21, 2007

141

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CitiMortgage, Inc.

Plaintiff

vs.

Kelly M. Lucas

A/K/A Kelly M. Shafer

Defendant

PROTHONOTARY
2007 SEP 25 P 3:35
COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

: Court of Common Pleas

: Civil Division

: Columbia County

: No. 2007-CV-571-MF

ORDER

AND NOW, this 25th day of September 2007 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$97,850.34
Interest Through 10/24/07	7,110.57
Per Diem \$19.77	
Late Charges	332.70
Legal fees	1,925.00
Cost of Suit and Title	1,289.28
Sheriff's Sale Costs	0.00
Property Inspections	181.00
Appraisal/Brokers Price Opinion	370.00
Mortgage Insurance Premium/Private	198.00
Mortgage Insurance	
NSF (Non-Sufficient Funds charge)	0.00

Suspense/Misc. Credits
Escrow Deficit

0.00
4,296.58

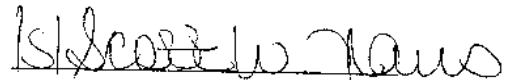
TOTAL

\$113,553.47

Plus interest from 10/24/07 through the date of sale at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT


J.

151796

MAKE CHECKS PAYABLE TO:

Mary F Ward
TOWN HALL
301 E Second St
BLOOMSBURG PA 17815

HOURS: THURSDAY AND FRIDAY: 9:00AM TO 4:30 PM
DURING DISCOUNT AND LAST TWO
WEEKS OF FISCAL

PHONE: 570-784-1581

OR: COLUMBIA COUNTY

DATE
03/01/2007

BILL NO.
8577

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	30,499	6.146	183.70	187.45	206.20
SINKING		1.345	40.20	41.02	45.12
FIRE/LIBRARY		.596	17.82	18.18	20.00
STREET LIGHT		.882	26.36	26.90	29.59
DEBT SERVICE		.981	29.32	29.92	32.91
TOWN RE		4.659	139.25	142.09	156.30
The discount & penalty have been calculated for your convenience			436.65	445.56	490.12
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

LUCAS KELLY M
423 WEST FIRST STREET
BLOOMSBURG PA 17815

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 05W-04 -013-00,000
423 W FIRST ST
.3901 Acres Land 10,197
Buildings 20,302
Total Assessment 30,499

This tax returned to
courthouse on:
January 1, 2008

FILE COPY

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

BLOOMSBURG SCHOOL DISTRICT

2007 SCHOOL REAL ESTATE DATE 07/01/2007 BILL# 001813 TAXCOLLECTOR COPY

TOWN OF BLOOMSBURG

MAKE CHECKS PAYABLE TO:

MARY F. WARD
301 East Second Street
Bloomshurg, PA 17815

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	30499	36.200	1081.98	1104.06	1214.47
INSTALLMENT PLAN					
<input type="checkbox"/> First payment	368.02	1104.06	1081.98	1104.06	1214.47
<input type="checkbox"/> Second Payment	368.02		IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER
<input type="checkbox"/> Final Payment	368.02		AUG 31	OCT 31	OCT 31
TAXABLE ASSESSMENT		30499	1104.06		

SCHOOL PENALTY AT 10%

M

A LUCAS KELLY M
I 4515 26TH ST W SPT 416
L BRADENTON FL 34207

T

O

PROPERTY DESCRIPTION	ACCT,
PARCEL 05W04 01300000	13063
423 W FIRST ST	10197.00
20000-6037	20302.00
0.39 ACRES	

THIS TAX RETURNED
TO COURT HOUSE
JANUARY 1, 2008

Health of PA
2675
Harrisburg, PA 17105

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.

Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address

B. Received by (Printed Name) *ROBERTA COLLINS* C. Date of Delivery *JUL 26*

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

2. Article Number (Transfer from service label) **7006 2760 0004 5957 7452**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee

B. Received by (Printed Name) *BOYLE* C. Date of Delivery *JUL 31 2007*

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address

B. Received by (Printed Name) *STP AULTNA* C. Date of Delivery *JUL 31 2007*

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

2. Article Number (Transfer from service label) **7006 2760 0004 5957 7445**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

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 FAIR
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

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:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address

B. Received by (Printed Name) *[Signature]* C. Date of Delivery *JUL 31 2007*

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

2. Article Number (Transfer from service label) **7006 2760 0004 5957 7421**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee

B. Received by (Printed Name) *[Signature]* C. Date of Delivery *JUL 31 2007*

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

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

Thursday, July 26, 2007

**MARY WARD-TAX COLLECTOR
2ND STREET
BLOOMSBURG, PA 17815-**

**CITIMORTGAGE INC.
VS
KELLY M. LUCAS**

DOCKET # 141ED2007

JD # 571JD2007

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
Sheriff of Columbia County

Phelan Hallinan & Schmieg, LLP

By: Daniel G. Schmieg, Esquire

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

CITIMORTGAGE INC.

1000 TECHNOLOGY DRIVE MAIL STATION

O'FALLON, MO 63368-2240

Plaintiff,

v.

KELLY M. LUCAS

423 WEST FIRST STREET

BLOOMSBURG, PA 17815

Defendant(s).

: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
: NO. 2007 CV 571 MF
: 2007-ED 141
:
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: KELLY M. LUCAS
423 WEST FIRST STREET
BLOOMSBURG, PA 17815

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 **423 WEST FIRST STREET, BLOOMSBURG, PA 17815** is scheduled to be sold at Sheriff's Sale on October 24, 2007, at 10:00 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$107,024.25** obtained by CITIMORTGAGE 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, CITIMORTGAGE 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 HAVE YOUR PROPERTY AND YOUR 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 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

DESCRIPTION

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

BEGINNING at an iron pin in the Northerly line of West First Street in said Town, and in line of land of Mrs. Arthur Manbeck; THENCE by the latter, North 17 degrees West, 299 feet to the center line of Fishing Creek; THENCE North 83 degrees 45 minutes East, 58.78 feet to a point in other lands of the Elmer R. Fritz and wife; THENCE South 17 degrees East, 287 feet to an iron pin in the Northerly side of West First Street aforesaid; THENCE by the Northerly side of said Street, South 73 degrees West, 58.3 feet to an iron pin, the place of beginning. WHEREON is erected a dwelling house.

BEING the same premises which Thomas Bromley and Betty S. Bromley, his wife, by deed dated May 17, 1966 and recorded in Columbia County Deed Book 231 at page 1011, granted and conveyed unto Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife.

PARCEL IDENTIFICATION NO: 05W-04-013-00.000

TITLE TO SAID PREMISES IS VESTED IN Kelly M. Lucas, by Deed from Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife, dated 06/26/2000, recorded 06/26/2000, in Deed Mortgage Inst# 200006037.

Premises being: 423 WEST FIRST STREET, BLOOMSBURG, PA 17815

Tax Parcel #05W-04-013-00.000

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

CITIMORTGAGE INC.

VS.

KELLY LUCAS

WRIT OF EXECUTION #141 OF 2007 ED

POSTING OF PROPERTY

September 19, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF KELLY LUCAS. AT 423 WEST FIRST STREET BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

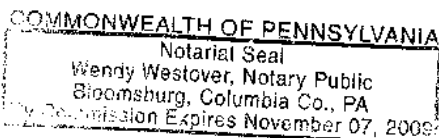
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20TH DAY OF SEPTEMBER 2007



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

SHERIFF'S RETURN OF NO SERVICE

CITIMORTGAGE INC.

141ED2007

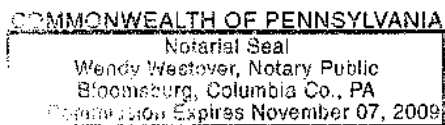
VS.

KELLY M. LUCAS

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF
THIS 9/7/2007 FOR THE FOLLOWING REASONS: CERTIFIED MAIL
UNCLAIMED

SWORN AND SUBSCRIBED BEFORE ME
THIS Tuesday, September 18, 2007

NOTARY PUBLIC



SO ANSWERS :

TIMOTHY T. CHAMBERLAIN
SHERIFF

BY:

CERTIFIED MAILING
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/26/2007

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 141ED2007

PLAINTIFF CITIMORTGAGE INC.

DEFENDANT KELLY M. LUCAS
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
KELLY LUCAS
423 WEST FIRST STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

4515 26TH ST, W, APT 416
BRADENTON, FL. 34207

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ 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

☒ OTHER (SPECIFY) MOVED - ADDRESS ABOVE

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

8/1/07 1336 DeVany & Carroll NALC (CHOC Post Office)

DEPUTY

C. M. Carroll

DATE

8/10/07

**MUNICIPAL AUTHORITY
of the
TOWN OF BLOOMSBURG**

Chairman
Thomas Evans
Vice Chairman
George Turner
Treasurer
Michael Upton
Secretary-Asst. Treasurer
Carol L. Mas
Solicitor
Gary E. Norton, Esq.

**TOWN HALL
301 EAST SECOND STREET
BLOOMSBURG PA 17815
570~784~5422
570~784~1518 (FAX)**

Board of Directors

Thomas Evans
Andrew D. Keister
Lawrence L. Mack
George Turner
Michael Upton

August 1, 2007

Tim Chamberlain
Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg PA 17815

RE: Kelly M. Lucas.
423 West First Street
Bloomsburg, Pa. 17815

DOCKET # 141ED2007


JD # 571JD2007

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against this property for unpaid sewer charges totaling \$131.10

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,


Jeanette Cashner
Office Manager

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/26/2007

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 141ED2007

PLAINTIFF CITIMORTGAGE INC.

DEFENDANT KELLY M. LUCAS
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
MARY WARD-TAX COLLECTOR	MORTGAGE FORECLOSURE
2ND STREET	
BLOOMSBURG	

SERVED UPON OFFICE

RELATIONSHIP --- IDENTIFICATION ---

DATE 1 AUG 07 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) OFFICE CLOSED - SERVED
PAPERS VIA OFFICE DOOR MAIL SLOT

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
---	---	---	---	---
---	---	---	---	---
---	<u>1 AUG 07</u>	<u>1430</u>	<u>S 9411</u>	<u>SERVED</u>
DEPUTY	<u>B. A. Carroll</u>		DATE <u>1 AUG 07</u>	

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/26/2007

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 141ED2007

PLAINTIFF CITIMORTGAGE INC.

DEFENDANT KELLY M. LUCAS
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
BLOOMSBURG SEWER AUTHORITY
2ND STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON JENNIFER CRASHER

RELATIONSHIP SECRETARY IDENTIFICATION _____

DATE 8/1/01 TIME 1429 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 _____

☒ OTHER (SPECIFY) GAVE TO SECRETARY

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
<u>8/1/07</u>	<u>1429</u>	<u>S-11 + S-9</u>	<u>SERVED</u>
DEPUTY	<u>[Signature]</u>	DATE <u>8/1/07</u>	

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/26/2007

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 141ED2007

PLAINTIFF CITIMORTGAGE INC.

DEFENDANT KELLY M. LUCAS
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON 1st serv

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-31 TIME 1300 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY TC DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/26/2007

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 141ED2007

PLAINTIFF CITIMORTGAGE INC.

DEFENDANT KELLY M. LUCAS
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Annette Hoffmann

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 7-31 TIME 1230 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 TC DATE _____

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:31-JUL-07

FEE:\$5.00

CERT. NO:3675

LUCAS KELLY M
4515 26TH ST W SPT 416
BRADENTON FL 34207 1208

DISTRICT: TOWN OF BLOOMSBURG
DEED 20000-6037
LOCATION: 423 WEST FIRST STREET
PARCEL: 05W-04 -013-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT
2006	PRIM	1,800.18	49.52		1,849.70
TOTAL DUE :					\$1,849.70

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: November ,2007

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF
DECEMBER 31, 2006

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

REAL ESTATE OUTLINE

ED # 141-07

DATE RECEIVED 7-26-07
DOCKET AND INDEX 7-26-07

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>614381</u>

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

SALE DATE	<u>Oct. 24, 07</u>	TIME <u>1000</u>
POSTING DATE	<u>Sept. 18, 07</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Oct. 5</u>	
	2 ND WEEK <u>10</u>	
	3 RD WEEK <u>17, 07</u>	

SHERIFF'S SALE

WEDNESDAY OCTOBER 24, 2007 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 141 OF 2007 ED AND CIVIL WRIT NO. 571 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at an iron pin in the Northerly line of West First Street in said Town, and in line of land of Mrs. Arthur Manbeck; THENCE by the latter, North 17 degrees West, 299 feet to the center line of Fishing Creek; THENCE North 83 degrees 45 minutes East, 58.78 feet to a point in other lands of the Elmer R. Fritz and wife; THENCE South 17 degrees East, 287 feet to an iron pin in the Northerly side of West First Street aforesaid; THENCE by the Northerly side of said Street, South 73 degrees West, 58.3 feet to an iron pin, the place of beginning. WHEREON is erected a dwelling house.

BEING the same premises which Thomas Bromley and Betty S. Bromley, his wife, by deed dated May 17, 1966 and recorded in Columbia County Deed Book 231 at page 1011, granted and conveyed unto Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife.

PARCEL IDENTIFICATION NO: 05W-04-013

TITLE TO SAID PREMISES IS VESTED IN Kelly M. Lucas, by Deed from Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife, dated 06/26/2000, recorded 06/26/2000, in Deed Mortgage Inst# 200006037.

Premises being: 423 WEST FIRST STREET, BLOOMSBURG, PA 17815

Tax Parcel #05W-04-013-00.000

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

SHERIFF'S SALE

WEDNESDAY OCTOBER 24, 2007 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 141 OF 2007 ED AND CIVIL WRIT NO. 571 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at an iron pin in the Northerly line of West First Street in said Town, and in line of land of Mrs. Arthur Manbeck; THENCE by the latter, North 17 degrees West, 299 feet to the center line of Fishing Creek; THENCE North 83 degrees 45 minutes East, 58.78 feet to a point in other lands of the Elmer R. Fritz and wife; THENCE South 17 degrees East, 287 feet to an iron pin in the Northerly side of West First Street aforesaid; THENCE by the Northerly side of said Street, South 73 degrees West, 58.3 feet to an iron pin, the place of beginning. WHEREON is erected a dwelling house.

BEING the same premises which Thomas Bromley and Betty S. Bromley, his wife, by deed dated May 17, 1966 and recorded in Columbia County Deed Book 231 at page 1011, granted and conveyed unto Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife.

PARCEL IDENTIFICATION NO: 05W-04-013

TITLE TO SAID PREMISES IS VESTED IN Kelly M. Lucas, by Deed from Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife, dated 06/26/2000, recorded 06/26/2000, in Deed Mortgage Inst# 200006037.

Premises being: 423 WEST FIRST STREET, BLOOMSBURG, PA 17815

Tax Parcel #05W-04-013-00.000

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

SHERIFF'S SALE

WEDNESDAY OCTOBER 24, 2007 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 141 OF 2007 ED AND CIVIL WRIT NO. 571 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at an iron pin in the Northerly line of West First Street in said Town, and in line of land of Mrs. Arthur Manbeck; THENCE by the latter, North 17 degrees West, 299 feet to the center line of Fishing Creek; THENCE North 83 degrees 45 minutes East, 58.78 feet to a point in other lands of the Elmer R. Fritz and wife; THENCE South 17 degrees East, 287 feet to an iron pin in the Northerly side of West First Street aforesaid; THENCE by the Northerly side of said Street, South 73 degrees West, 58.3 feet to an iron pin, the place of beginning. WHEREON is erected a dwelling house.

BEING the same premises which Thomas Bromley and Betty S. Bromley, his wife, by deed dated May 17, 1966 and recorded in Columbia County Deed Book 231 at page 1011, granted and conveyed unto Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife.

PARCEL IDENTIFICATION NO: 05W-04-013

TITLE TO SAID PREMISES IS VESTED IN Kelly M. Lucas, by Deed from Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife, dated 06/26/2000, recorded 06/26/2000, in Deed Mortgage Inst# 200006037.

Premises being: 423 WEST FIRST STREET, BLOOMSBURG, PA 17815

Tax Parcel #05W-04-013-00.000

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

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

CITIMORTGAGE INC.

vs.

KELLY M. LUCAS

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007 CV 571 MF Term 200

2007-ED-141

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: 423 WEST FIRST STREET, BLOOMSBURG, PA 17815
(See Legal Description attached)

Amount Due	<u>\$107,024.25</u>
Additional Fees and Costs	<u>\$ 2,279.28</u>
Interest from 7/14/07 to Sale	\$.....and costs.
at \$17.59 per diem	

Dated 27-26-07
(SEAL)

James B. Kline, Prothy.
Barbara Smith Clerk

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

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

DESCRIPTION

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

BEGINNING at an iron pin in the Northerly line of West First Street in said Town, and in line of land of Mrs. Arthur Manbeck; THENCE by the latter, North 17 degrees West, 299 feet to the center line of Fishing Creek; THENCE North 83 degrees 45 minutes East, 58.78 feet to a point in other lands of the Elmer R. Fritz and wife; THENCE South 17 degrees East, 287 feet to an iron pin in the Northerly side of West First Street aforesaid; THENCE by the Northerly side of said Street, South 73 degrees West, 58.3 feet to an iron pin, the place of beginning. WHEREON is erected a dwelling house.

BEING the same premises which Thomas Bromley and Betty S. Bromley, his wife, by deed dated May 17, 1966 and recorded in Columbia County Deed Book 231 at page 1011, granted and conveyed unto Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife.

PARCEL IDENTIFICATION NO: 05W-04-013-00.000

TITLE TO SAID PREMISES IS VESTED IN Kelly M. Lucas, by Deed from Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife, dated 06/26/2000, recorded 06/26/2000, in Deed Mortgage Inst# 200006037.

Premises being: 423 WEST FIRST STREET, BLOOMSBURG, PA 17815

Tax Parcel #05W-04-013-00.000

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

CITIMORTGAGE INC.

vs.

KELLY M. LUCAS

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007 CV 571 MF Term 200

2007-ED-141

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: 423 WEST FIRST STREET, BLOOMSBURG, PA 17815
(See Legal Description attached)

Amount Due

\$107,024.25

Additional Fees and Costs

\$ 2,279.28

Interest from 7/14/07 to Sale
at \$17.59 per diem

\$.....and costs.

Thomas B. Kline, Prothy

Barbara J. Schutte, Clerk

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

Dated 07-26-07
(SEAL)

DESCRIPTION

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

BEGINNING at an iron pin in the Northerly line of West First Street in said Town, and in line of land of Mrs. Arthur Manbeck; THENCE by the latter, North 17 degrees West, 299 feet to the center line of Fishing Creek; THENCE North 83 degrees 45 minutes East, 58.78 feet to a point in other lands of the Elmer R. Fritz and wife; THENCE South 17 degrees East, 287 feet to an iron pin in the Northerly side of West First Street aforesaid; THENCE by the Northerly side of said Street, South 73 degrees West, 58.3 feet to an iron pin, the place of beginning. WHEREON is erected a dwelling house.

BEING the same premises which Thomas Bromley and Betty S. Bromley, his wife, by deed dated May 17, 1966 and recorded in Columbia County Deed Book 231 at page 1011, granted and conveyed unto Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife.

PARCEL IDENTIFICATION NO: 05W-04-013-00.000

TITLE TO SAID PREMISES IS VESTED IN Kelly M. Lucas, by Deed from Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife, dated 06/26/2000, recorded 06/26/2000, in Deed Mortgage Inst# 200006037.

Premises being: 423 WEST FIRST STREET, BLOOMSBURG, PA 17815
Tax Parcel #05W-04-013-00.000

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

CITIMORTGAGE INC.

vs.

KELLY M. LUCAS

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007 CV 571 MF Term 200

2007-ED 141

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: 423 WEST FIRST STREET, BLOOMSBURG, PA 17815
(See Legal Description attached)

Amount Due	<u>\$107,024.25</u>
Additional Fees and Costs	<u>\$ 2,279.28</u>
Interest from 7/14/07 to Sale	\$..... and costs.
at \$17.59 per diem	

Dated 11-26-07
(SEAL.)

Tamara B. Kline, Prothy
Barbara D. Whitte

(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.
Proth. & Clk. Of Sev. Courts
My Com. Ex. 1st Mon. Jan 2008

DESCRIPTION

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

BEGINNING at an iron pin in the Northerly line of West First Street in said Town, and in line of land of Mrs. Arthur Manbeck; THENCE by the latter, North 17 degrees West, 299 feet to the center line of Fishing Creek; THENCE North 83 degrees 45 minutes East, 58.78 feet to a point in other lands of the Elmer R. Fritz and wife; THENCE South 17 degrees East, 287 feet to an iron pin in the Northerly side of West First Street aforesaid; THENCE by the Northerly side of said Street, South 73 degrees West, 58.3 feet to an iron pin, the place of beginning. WHEREON is erected a dwelling house.

BEING the same premises which Thomas Bromley and Betty S. Bromley, his wife, by deed dated May 17, 1966 and recorded in Columbia County Deed Book 231 at page 1011, granted and conveyed unto Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife.

PARCEL IDENTIFICATION NO: 05W-04-013-00.000

TITLE TO SAID PREMISES IS VESTED IN Kelly M. Lucas, by Deed from Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife, dated 06/26/2000, recorded 06/26/2000, in Deed Mortgage Inst# 200006037.

Premises being: 423 WEST FIRST STREET, BLOOMSBURG, PA 17815
Tax Parcel #05W-04-013-00.000

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
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

CITIMORTGAGE INC.
1000 TECHNOLOGY DRIVE MAIL STATION
O'FALLON, MO 63368-2240

Plaintiff,

v.

KELLY M. LUCAS
423 WEST FIRST STREET
BLOOMSBURG, PA 17815

Defendant(s).


: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2007 CV 571 MF
: 2007-ED-141
:
:
:
:

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
- (X) 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

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
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

CITIMORTGAGE INC.
1000 TECHNOLOGY DRIVE MAIL STATION
O'FALLON, MO 63368-2240

Plaintiff,

v.

KELLY M. LUCAS
423 WEST FIRST STREET
BLOOMSBURG, PA 17815

Defendant(s).

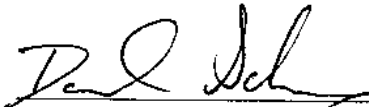
: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2007 CV 571 MF
: 2007-ED-141
:
:
:
:

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
- (X) 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

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
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

**CITIMORTGAGE INC.
1000 TECHNOLOGY DRIVE MAIL STATION
O'FALLON, MO 63368-2240**

Plaintiff,

v.

**KELLY M. LUCAS
423 WEST FIRST STREET
BLOOMSBURG, PA 17815**

Defendant(s).

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2007 CV 571 MF**
: *2007-ED-141*
:
:
:
:

**AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)**

CITIMORTGAGE 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 **423 WEST FIRST STREET, BLOOMSBURG, PA 17815**.

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

NAME

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

KELLY M. LUCAS

**423 WEST FIRST STREET
BLOOMSBURG, PA 17815**

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

NAME

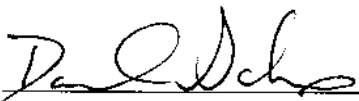
LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

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.) |
|------|---|
| NONE | |
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 | 423 WEST FIRST STREET
BLOOMSBURG, PA 17815 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
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.

July 23, 2007
Date



Daniel G. Schmieg, Esquire
Attorney for Plaintiff

DESCRIPTION

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

BEGINNING at an iron pin in the Northerly line of West First Street in said Town, and in line of land of Mrs. Arthur Manbeck; THENCE by the latter, North 17 degrees West, 299 feet to the center line of Fishing Creek; THENCE North 83 degrees 45 minutes East, 58.78 feet to a point in other lands of the Elmer R. Fritz and wife; THENCE South 17 degrees East, 287 feet to an iron pin in the Northerly side of West First Street aforesaid; THENCE by the Northerly side of said Street, South 73 degrees West, 58.3 feet to an iron pin, the place of beginning. WHEREON is erected a dwelling house.

BEING the same premises which Thomas Bromley and Betty S. Bromley, his wife, by deed dated May 17, 1966 and recorded in Columbia County Deed Book 231 at page 1011, granted and conveyed unto Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife.

PARCEL IDENTIFICATION NO: 05W-04-013-00.000

TITLE TO SAID PREMISES IS VESTED IN Kelly M. Lucas, by Deed from Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife, dated 06/26/2000, recorded 06/26/2000, in Deed Mortgage Inst# 200006037.

Premises being: 423 WEST FIRST STREET, BLOOMSBURG, PA 17815

Tax Parcel #05W-04-013-00.000

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
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

CITIMORTGAGE INC.
1000 TECHNOLOGY DRIVE MAIL STATION
O'FALLON, MO 63368-2240

Plaintiff,

v.

KELLY M. LUCAS
423 WEST FIRST STREET
BLOOMSBURG, PA 17815

Defendant(s).

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2007 CV 571 MF**
: *2007-ED-141*
:
:
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

CITIMORTGAGE 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 **423 WEST FIRST STREET, BLOOMSBURG, PA 17815**.

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

NAME

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

KELLY M. LUCAS

423 WEST FIRST STREET
BLOOMSBURG, PA 17815

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.) |
| NONE | |
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 | 423 WEST FIRST STREET
BLOOMSBURG, PA 17815 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
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.

July 23, 2007
Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

DESCRIPTION

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

BEGINNING at an iron pin in the Northerly line of West First Street in said Town, and in line of land of Mrs. Arthur Manbeck; THENCE by the latter, North 17 degrees West, 299 feet to the center line of Fishing Creek; THENCE North 83 degrees 45 minutes East, 58.78 feet to a point in other lands of the Elmer R. Fritz and wife; THENCE South 17 degrees East, 287 feet to an iron pin in the Northerly side of West First Street aforesaid; THENCE by the Northerly side of said Street, South 73 degrees West, 58.3 feet to an iron pin, the place of beginning. WHEREON is erected a dwelling house.

BEING the same premises which Thomas Bromley and Betty S. Bromley, his wife, by deed dated May 17, 1966 and recorded in Columbia County Deed Book 231 at page 1011, granted and conveyed unto Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife.

PARCEL IDENTIFICATION NO: 05W-04-013-00.000

TITLE TO SAID PREMISES IS VESTED IN Kelly M. Lucas, by Deed from Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife, dated 06/26/2000, recorded 06/26/2000, in Deed Mortgage Inst# 200006037.

Premises being: 423 WEST FIRST STREET, BLOOMSBURG, PA 17815
Tax Parcel #05W-04-013-00.000

Pheasant Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
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

CITIMORTGAGE INC.
1000 TECHNOLOGY DRIVE MAIL STATION
O'FALLON, MO 63368-2240

Plaintiff,

v.

KELLY M. LUCAS
423 WEST FIRST STREET
BLOOMSBURG, PA 17815

Defendant(s).

: COLUMBIA COUNTY
: COURT OF COMMON PLEAS

: CIVIL DIVISION

: NO. 2007 CV 571 MF

: 2007-ED-141

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: KELLY M. LUCAS
423 WEST FIRST STREET
BLOOMSBURG, PA 17815

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 **423 WEST FIRST STREET, BLOOMSBURG, PA 17815** 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 **\$107,024.25** obtained by CITIMORTGAGE 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, CITIMORTGAGE 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 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

DESCRIPTION

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

BEGINNING at an iron pin in the Northerly line of West First Street in said Town, and in line of land of Mrs. Arthur Manbeck; THENCE by the latter, North 17 degrees West, 299 feet to the center line of Fishing Creek; THENCE North 83 degrees 45 minutes East, 58.78 feet to a point in other lands of the Elmer R. Fritz and wife; THENCE South 17 degrees East, 287 feet to an iron pin in the Northerly side of West First Street aforesaid; THENCE by the Northerly side of said Street, South 73 degrees West, 58.3 feet to an iron pin, the place of beginning. WHEREON is erected a dwelling house.

BEING the same premises which Thomas Bromley and Betty S. Bromley, his wife, by deed dated May 17, 1966 and recorded in Columbia County Deed Book 231 at page 1011, granted and conveyed unto Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife.

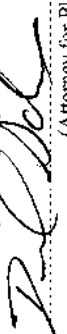
PARCEL IDENTIFICATION NO: 05W-04-013-00.000

TITLE TO SAID PREMISES IS VESTED IN Kelly M. Lucas, by Deed from Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife, dated 06/26/2000, recorded 06/26/2000, in Deed Mortgage Inst# 200006037.


Premises being: 423 WEST FIRST STREET, BLOOMSBURG, PA 17815

Tax Parcel #05W-04-013-00.000

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under 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)

_____, 20____

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: CITIMORTGAGE INC. vs KELLY M. LUCAS and


The defendant(s) will be found at 423 WEST FIRST STREET, BLOOMSBURG, PA 1781

 Attorney for Plaintiff

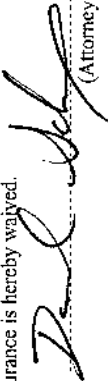
If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not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

See attached legal description

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: CITIMORTGAGE INC. vs KELLY M. LUCAS and


The defendant(s) will be found at 423 WEST FIRST STREET, BLOOMSBURG, PA 1781

 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

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: CITIMORTGAGE INC., vs KELLY M. LUCAS and

The defendant(s) will be found at 423 WEST FIRST STREET, BLOOMSBURG, PA 1781

 Attorney for Plaintiff

If Writ of Exccution, 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

SHERIFF'S RETURN

CITIMORTGAGE INC.

Plaintiff

vs.

KELLY M. LUCAS

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2007 CV 571 MF CD Term,
200__

WRIT

ISSUED

NOW, _____ 200__, 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

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Plaintiff CITIMORTGAGE INC.		Expiration date Court Number 2007 CV 571 MF
Defendant KELLY M. LUCAS &		Type or Writ of Complaint EXECUTION/NOTICE OF SALE
SERVE AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. KELLY M. LUCAS	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.	ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)	

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 (215)563-7000	Date
---	--	------

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
-----------	--------------

RETURNED:									
AFFIRMED and subscribed to before me this _____ day of _____ 20____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="padding: 5px;"> SO ANSWERS </td> </tr> <tr> <td style="width: 80%; padding: 5px;"> Signature of Dep. Sheriff </td> <td style="width: 20%; padding: 5px;"> Date </td> </tr> <tr> <td style="padding: 5px;"> Signature of Sheriff </td> <td style="padding: 5px;"> Date </td> </tr> <tr> <td colspan="2" style="padding: 5px;"> Sheriff of </td> </tr> </table>	SO ANSWERS		Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of	
SO ANSWERS									
Signature of Dep. Sheriff	Date								
Signature of Sheriff	Date								
Sheriff of									

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.


Expiration date _____

Plaintiff
CITIMORTGAGE INC.

Court Number
2007 CV 571 MF

Defendant
KELLY M. LUCAS &

Type or Writ of Complaint
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)
423 WEST FIRST STREET, BLOOMSBURG, PA 17815

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.

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	Telephone Number (215)563-7000	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

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 _____	

DESCRIPTION

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

BEGINNING at an iron pin in the Northerly line of West First Street in said Town, and in line of land of Mrs. Arthur Manbeck; THENCE by the latter, North 17 degrees West, 299 feet to the center line of Fishing Creek; THENCE North 83 degrees 45 minutes East, 58.78 feet to a point in other lands of the Elmer R. Fritz and wife; THENCE South 17 degrees East, 287 feet to an iron pin in the Northerly side of West First Street aforesaid; THENCE by the Northerly side of said Street, South 73 degrees West, 58.3 feet to an iron pin, the place of beginning. WHEREON is erected a dwelling house.

BEING the same premises which Thomas Bromley and Betty S. Bromley, his wife, by deed dated May 17, 1966 and recorded in Columbia County Deed Book 231 at page 1011, granted and conveyed unto Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife.

PARCEL IDENTIFICATION NO: 05W-04-013-00.000

TITLE TO SAID PREMISES IS VESTED IN Kelly M. Lucas, by Deed from Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife, dated 06/26/2000, recorded 06/26/2000, in Deed Mortgage Inst# 200006037.

Premises being: 423 WEST FIRST STREET, BLOOMSBURG, PA 17815
Tax Parcel #05W-04-013-00.000

DESCRIPTION

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

BEGINNING at an iron pin in the Northerly line of West First Street in said Town, and in line of land of Mrs. Arthur Manbeck; THENCE by the latter, North 17 degrees West, 299 feet to the center line of Fishing Creek; THENCE North 83 degrees 45 minutes East, 58.78 feet to a point in other lands of the Elmer R. Fritz and wife; THENCE South 17 degrees East, 287 feet to an iron pin in the Northerly side of West First Street aforesaid; THENCE by the Northerly side of said Street, South 73 degrees West, 58.3 feet to an iron pin, the place of beginning. WHEREON is erected a dwelling house.

BEING the same premises which Thomas Bromley and Betty S. Bromley, his wife, by deed dated May 17, 1966 and recorded in Columbia County Deed Book 231 at page 1011, granted and conveyed unto Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife.

PARCEL IDENTIFICATION NO: 05W-04-013-00.000

TITLE TO SAID PREMISES IS VESTED IN Kelly M. Lucas, by Deed from Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife, dated 06/26/2000, recorded 06/26/2000, in Deed Mortgage Inst# 200006037.

Premises being: 423 WEST FIRST STREET, BLOOMSBURG, PA 17815
Tax Parcel #05W-04-013-00.000

DESCRIPTION

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

BEGINNING at an iron pin in the Northerly line of West First Street in said Town, and in line of land of Mrs. Arthur Manbeck; THENCE by the latter, North 17 degrees West, 299 feet to the center line of Fishing Creek; THENCE North 83 degrees 45 minutes East, 58.78 feet to a point in other lands of the Elmer R. Fritz and wife; THENCE South 17 degrees East, 287 feet to an iron pin in the Northerly side of West First Street aforesaid; THENCE by the Northerly side of said Street, South 73 degrees West, 58.3 feet to an iron pin, the place of beginning. WHEREON is erected a dwelling house.

BEING the same premises which Thomas Bromley and Betty S. Bromley, his wife, by deed dated May 17, 1966 and recorded in Columbia County Deed Book 231 at page 1011, granted and conveyed unto Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife.

PARCEL IDENTIFICATION NO: 05W-04-013-00.000

TITLE TO SAID PREMISES IS VESTED IN Kelly M. Lucas, by Deed from Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife, dated 06/26/2000, recorded 06/26/2000, in Deed Mortgage Inst# 200006037.

Premises being: 423 WEST FIRST STREET, BLOOMSBURG, PA 17815
Tax Parcel #05W-04-013-00.000

DESCRIPTION

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

BEGINNING at an iron pin in the Northerly line of West First Street in said Town, and in line of land of Mrs. Arthur Manbeck; THENCE by the latter, North 17 degrees West, 299 feet to the center line of Fishing Creek; THENCE North 83 degrees 45 minutes East, 58.78 feet to a point in other lands of the Elmer R. Fritz and wife; THENCE South 17 degrees East, 287 feet to an iron pin in the Northerly side of West First Street aforesaid; THENCE by the Northerly side of said Street, South 73 degrees West, 58.3 feet to an iron pin, the place of beginning. WHEREON is erected a dwelling house.

BEING the same premises which Thomas Bromley and Betty S. Bromley, his wife, by deed dated May 17, 1966 and recorded in Columbia County Deed Book 231 at page 1011, granted and conveyed unto Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife.

PARCEL IDENTIFICATION NO: 05W-04-013-00.000

TITLE TO SAID PREMISES IS VESTED IN Kelly M. Lucas, by Deed from Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife, dated 06/26/2000, recorded 06/26/2000, in Deed Mortgage Inst# 200006037.

Premises being: 423 WEST FIRST STREET, BLOOMSBURG, PA 17815
Tax Parcel #05W-04-013-00.000

DESCRIPTION

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

BEGINNING at an iron pin in the Northerly line of West First Street in said Town, and in line of land of Mrs. Arthur Manbeck; THENCE by the latter, North 17 degrees West, 299 feet to the center line of Fishing Creek; THENCE North 83 degrees 45 minutes East, 58.78 feet to a point in other lands of the Elmer R. Fritz and wife; THENCE South 17 degrees East, 287 feet to an iron pin in the Northerly side of West First Street aforesaid; THENCE by the Northerly side of said Street, South 73 degrees West, 58.3 feet to an iron pin, the place of beginning. WHEREON is erected a dwelling house.

BEING the same premises which Thomas Bromley and Betty S. Bromley, his wife, by deed dated May 17, 1966 and recorded in Columbia County Deed Book 231 at page 1011, granted and conveyed unto Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife.

PARCEL IDENTIFICATION NO: 05W-04-013-00.000

TITLE TO SAID PREMISES IS VESTED IN Kelly M. Lucas, by Deed from Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife, dated 06/26/2000, recorded 06/26/2000, in Deed Mortgage Inst# 200006037.

Premises being: 423 WEST FIRST STREET, BLOOMSBURG, PA 17815

Tax Parcel #05W-04-013-00.000

DESCRIPTION

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

BEGINNING at an iron pin in the Northerly line of West First Street in said Town, and in line of land of Mrs. Arthur Manbeck; THENCE by the latter, North 17 degrees West, 299 feet to the center line of Fishing Creek; THENCE North 83 degrees 45 minutes East, 58.78 feet to a point in other lands of the Elmer R. Fritz and wife; THENCE South 17 degrees East, 287 feet to an iron pin in the Northerly side of West First Street aforesaid; THENCE by the Northerly side of said Street, South 73 degrees West, 58.3 feet to an iron pin, the place of beginning. WHEREON is erected a dwelling house.

BEING the same premises which Thomas Bromley and Betty S. Bromley, his wife, by deed dated May 17, 1966 and recorded in Columbia County Deed Book 231 at page 1011, granted and conveyed unto Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife.

PARCEL IDENTIFICATION NO: 05W-04-013-00.000

TITLE TO SAID PREMISES IS VESTED IN Kelly M. Lucas, by Deed from Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife, dated 06/26/2000, recorded 06/26/2000, in Deed Mortgage Inst# 200006037.

Premises being: 423 WEST FIRST STREET, BLOOMSBURG, PA 17815

Tax Parcel #05W-04-013-00.000

DESCRIPTION

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

BEGINNING at an iron pin in the Northerly line of West First Street in said Town, and in line of land of Mrs. Arthur Manbeck; THENCE by the latter, North 17 degrees West, 299 feet to the center line of Fishing Creek; THENCE North 83 degrees 45 minutes East, 58.78 feet to a point in other lands of the Elmer R. Fritz and wife; THENCE South 17 degrees East, 287 feet to an iron pin in the Northerly side of West First Street aforesaid; THENCE by the Northerly side of said Street, South 73 degrees West, 58.3 feet to an iron pin, the place of beginning. WHEREON is erected a dwelling house.

BEING the same premises which Thomas Bromley and Betty S. Bromley, his wife, by deed dated May 17, 1966 and recorded in Columbia County Deed Book 231 at page 1011, granted and conveyed unto Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife.

PARCEL IDENTIFICATION NO: 05W-04-013-00.000

TITLE TO SAID PREMISES IS VESTED IN Kelly M. Lucas, by Deed from Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife, dated 06/26/2000, recorded 06/26/2000, in Deed Mortgage Inst# 200006037.

Premises being: 423 WEST FIRST STREET, BLOOMSBURG, PA 17815
Tax Parcel #05W-04-013-00.000

DESCRIPTION

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

BEGINNING at an iron pin in the Northerly line of West First Street in said Town, and in line of land of Mrs. Arthur Manbeck; THENCE by the latter, North 17 degrees West, 299 feet to the center line of Fishing Creek; THENCE North 83 degrees 45 minutes East, 58.78 feet to a point in other lands of the Elmer R. Fritz and wife; THENCE South 17 degrees East, 287 feet to an iron pin in the Northerly side of West First Street aforesaid; THENCE by the Northerly side of said Street, South 73 degrees West, 58.3 feet to an iron pin, the place of beginning. WHEREON is erected a dwelling house.

BEING the same premises which Thomas Bromley and Betty S. Bromley, his wife, by deed dated May 17, 1966 and recorded in Columbia County Deed Book 231 at page 1011, granted and conveyed unto Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife.

PARCEL IDENTIFICATION NO: 05W-04-013-00.000

TITLE TO SAID PREMISES IS VESTED IN Kelly M. Lucas, by Deed from Arthur H. Swisher, Jr. and Vivianne D. Swisher, husband and wife, dated 06/26/2000, recorded 06/26/2000, in Deed Mortgage Inst# 200006037.

Premises being: 423 WEST FIRST STREET, BLOOMSBURG, PA 17815
Tax Parcel #05W-04-013-00.000

Phelan Hallinan & Schmieg, LLP

One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Phone - (215) 563-7000
Fax - (215) 563-7009

Peter Tremper
Ext. 1481

Representing Lenders in
Pennsylvania and New Jersey

July 23, 2007

Office of the Prothonotary
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

CITIMORTGAGE INC.

vs.

KELLY M. LUCAS

COLUMBIA- No. 2007 CV 571 MF

Action in Mortgage Foreclosure

**Premises: 423 WEST FIRST STREET
BLOOMSBURG, PA 17815**

Dear Sir/Madam:

Enclosed issue a Writ of Execution on the above property and transmit the appropriate documents to the Sheriff so that this matter can be placed on the Sheriff's list for the next available Sheriff's Sale.

Also, enclosed please find a check to your order in the amount of \$23.00 and a check to the Sheriff in the amount of \$1,350.00 for payment of fees and costs. Kindly send me your receipt and a time-stamped copy of the Praeipce for Writ in the enclosed self-addressed, stamped envelope provided.

Should you have any questions, please do not hesitate to contact me. Thank you for your assistance in this matter.

Very truly yours,

By:



Pete Tremper for
for Phelan Hallinan & Schmieg, LLP

PJT
Enclosures

IN THE COURT OF COMMON PLEAS
Columbia COUNTY, PENNSYLVANIA

Citimortgage, Inc.

vs.

Kelly M. Lucas a/k/a
Kelly M. Shafer

CIVIL DIVISION
NO. 2007-CV-571-MF

ORDER

AND NOW, this 15th day of June, 2007, upon consideration of Plaintiff's Motion for Service Pursuant to Special Order of Court, it is hereby **ORDERED** and **DECREED** that said Motion is **GRANTED**.

It is further **ORDERED** and **DECREED** that Plaintiff may obtain service of the Complaint and all future pleadings on the above captioned Defendant, Kelly M. Lucas a/k/a Kelly M. Shafer, by:

1. First class mail to Kelly M. Lucas a/k/a Kelly M. Shafer at the last known address located at 4515 26th Street, Apt # 416, Bradenton, FL 34207 and the mortgaged premises located at 423 West First Street, Bloomsburg, PA 17815; and
2. Certified mail to Kelly M. Lucas a/k/a Kelly M. Shafer at the last known address located at 4515 26th Street, Apt # 416, Bradenton, FL 34207 and the mortgaged premises located at 423 West First Street, Bloomsburg, PA 17815.

RECEIVED
COLUMBIA COUNTY, PA
JUN 15 2007

15 JUN 14 - 11:00 AM

RECEIVED
COLUMBIA COUNTY, PA
JUN 15 2007

BY THE COURT:


J.

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

3-1807360

CHECK NO
614381

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
07/23/2007	*****1,350.00

Void after 180 days

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.

⑈ 614381 ⑈ ⑆036001808136 150866 6⑈