

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Critchfield Trust v. Fony + Bernadette Dumbrell VS Fony + Bernadette Dumbrell

NO. 153-07 ED NO. 836-07 JD

DATE/TIME OF SALE: Oct. 01 09:30

BID PRICE (INCLUDES COST) \$ 2019.84

POUNDAGE - 2% OF BID \$ 56.10

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2075.94

Agent for Phelan, Hallinan & Schwi'eg  
PURCHASER(S): Fony & Mull

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

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

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

TOTAL DUE: \$ 2075.94

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ -

TOTAL DUE IN 8 DAYS \$ 575.94

# SHERIFF'S SALE COST SHEET

Citigroup Trust Bank vs. Levy & Foreclosure Department  
 NO. 153-07 ED NO. 835-C JD DATE/TIME OF SALE 2012/04/09 30

|                                 |                   |
|---------------------------------|-------------------|
| DOCKET/RETURN                   | \$15.00           |
| SERVICE PER DEF.                | \$ <u>180.00</u>  |
| LEVY (PER PARCEL                | \$15.00           |
| MAILING COSTS                   | \$ <u>31.00</u>   |
| ADVERTISING SALE BILLS & COPIES | \$17.50           |
| ADVERTISING SALE (NEWSPAPER)    | \$15.00           |
| MILEAGE                         | \$ <u>12.00</u>   |
| POSTING HANDBILL                | \$15.00           |
| CRYING/ADJOURN SALE             | \$10.00           |
| SHERIFF'S DEED                  | \$35.00           |
| TRANSFER TAX FORM               | \$25.00           |
| DISTRIBUTION FORM               | \$25.00           |
| COPIES                          | \$ <u>6.00</u>    |
| NOTARY                          | \$ <u>12.00</u>   |
| TOTAL *****                     | \$ <u>4721.00</u> |

|                       |                   |
|-----------------------|-------------------|
| WEB POSTING           | \$150.00          |
| PRESS ENTERPRISE INC. | \$ <u>830.68</u>  |
| SOLICITOR'S SERVICES  | \$75.00           |
| TOTAL *****           | \$ <u>1055.68</u> |

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

|                       |  |                   |
|-----------------------|--|-------------------|
| REAL ESTATE TAXES:    |  |                   |
| BORO, TWP & COUNTY 20 |  | \$                |
| SCHOOL DIST. 20       |  | \$ <u>255.92</u>  |
| DELINQUENT 20         |  | \$ <u>127.74</u>  |
| TOTAL *****           |  | \$ <u>1161.66</u> |

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

|                      |  |                  |
|----------------------|--|------------------|
| SURCHARGE FEE (DSTE) |  | \$ <u>130.00</u> |
| MISC. _____          |  | \$               |
| _____                |  | \$               |
| TOTAL *****          |  | \$ <u>0.00</u>   |

TOTAL COSTS (OPENING BID) \$ 7819.84

**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

December 17, 2007

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

Re: Terry J. Drumheller & Bernadette E. Drumheller  
RR 2 Box 50 D  
Orangeville, PA 17859  
No. 2007-CV-836

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 Citicorp Trust Bank, 1111 Northpoint Drive, Building 4, Suite 100, Coppel, TX, 75019.

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. 2411199

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

## REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

### RECORDER'S USE ONLY

State Tax Paid

Book Number  
Zip Code Zip Code  
Page Number

Date Recorded

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

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

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

### B TRANSFER DATA

Grantor(s)/Lessor(s): Timothy T. Chamberlain - Sheriff Columbia County Courthouse  
Grantee(s)/Lessee(s): CITICORP TRUST BANK  
Street Address: P.O. Box 380, 35 W. Main Street City: Bloomsburg State: PA Zip Code: 17815  
Street Address: 1111 Northpoint Drive, Building 4, Suite 100 City: Coppell State: TX Zip Code: 75019

### C PROPERTY LOCATION

Street Address: RR 2 Box 50 D, Orangeville, PA 17859 City, Township, Borough: Orange Township  
County: Columbia School District: Orange Township Tax Parcel Number: 27-09-001-03,000

### D VALUATION DATA

|  |  |  |
|--|--|--|
| 1. Actual Cash Consideration<br>\$2,819.84 | 2. Other Consideration<br>+ -0-        | 3. Total Consideration<br>= \$2,819.84 |
| 4. County Assessed Value<br>\$23,456.00    | 5. Common Level Ratio Factor<br>x 3.55 | 6. Fair Market Value<br>= \$83,268.80  |

### E EXEMPTION DATA

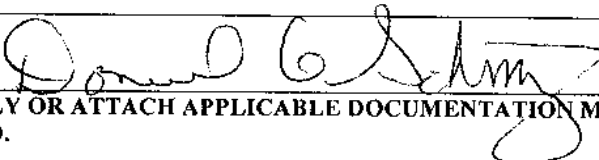
|   |   |
|---|---|
| 1a. Amount of Exemption Claimed<br>100% | 1b. Percentage of Interest Conveyed<br>100% |
|---|---|

#### 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 , Page Number .
- ☐ 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: 12/17/01

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

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

COMMERCE BANK  
PHILADELPHIA, PA 19148

3-180/350

CHECK NO  
652209

ENS 12/1/2007

| DATE       | AMOUNT        |
|------------|---------------|
| 12/17/2007 | *****1,526.24 |

Pay ONE THOUSAND FIVE HUNDRED TWENTY SIX AND 24/100 DOLLARS

Void after 180 days

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

*Frank S. Hallinan*

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

⑈652209⑈ ⑆036001808⑆36 150866 6⑈

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

ENDER: 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.

SENDER: COMPLETE THIS SECTION  
1. Article Addressed to:  
Commonwealth of PA  
PO Box 2675  
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY  
A. Signature *T. Doyle* 153  
B. Received by (Printed Name) T. DOYLE  
C. Date of Delivery AUG 13 2007  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No  
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 7006 2760 0004 5957 7865  
(Transfer from service label)  
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-11

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

COMPLETE THIS SECTION ON DELIVERY  
A. Signature *AAA* 153  
B. Received by (Printed Name) D. S. H.  
C. Date of Delivery AUG 13 2007  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No  
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 7006 2760 0004 5957 7889  
(Transfer from service label)  
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-11

SENDER: COMPLETE THIS SECTION  
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 *G. Bryan* 153  
B. Received by (Printed Name) G. Bryan  
C. Date of Delivery 8/13/07  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No  
3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

Article Number 7006 2760 0004 5957 7896  
(Transfer from service label)  
Form 3811, February 2004 Domestic Return Receipt 102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY  
A. Signature *Robert A. Cullen* 153  
B. Received by (Printed Name) Robert A. Cullen  
C. Date of Delivery AUG 13 2007  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

SENDER: COMPLETE THIS SECTION  
1. Article Addressed to:  
COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALI  
BUREAU OF COMPLIANCE  
CLEARANCE SUPPORT SECTION  
DEPARTMENT 281230  
HARRISBURG, PA 17128-1230

COMPLETE THIS SECTION ON DELIVERY  
A. Signature *My E. B. L.* 153  
B. Received by (Printed Name) My E. B. L.  
C. Date of Delivery AUG 13 2007  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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

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

(Notary Public)

My commission expires  
COMMONWEALTH OF PENNSYLVANIA  
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.

FILED  
PROTHONOTARY

2007 SEP 25 P 3:32

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

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

|                          |   |                       |
|--------------------------|---|-----------------------|
| Citicorp Trust Bank      | : | Court of Common Pleas |
| Plaintiff                | : | Civil Division        |
| vs.                      | : | Columbia County       |
| Terry J. Drumheller      | : | No. 2007-CV-836       |
| Bernadette E. Drumheller | : |                       |
| Defendants               | : |                       |

**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                  | \$40,100.96 |
| Interest Through 10/24/07          | 7,474.89    |
| Per Diem \$14.33                   |             |
| Late Charges                       | 881.57      |
| Legal fees                         | 1,675.00    |
| Cost of Suit and Title             | 1,780.00    |
| Sheriff's Sale Costs               | 0.00        |
| Property Inspections               | 0.00        |
| Appraisal/Brokers Price Opinion    | 0.00        |
| Mortgage Insurance Premium/Private | 0.00        |
| Mortgage Insurance                 |             |
| NSF (Non-Sufficient Funds charge)  | 0.00        |

153



Suspense/Misc. Credits  
Escrow Deficit

0.00  
0.00

**TOTAL**

**\$51,912.42**

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.

153837

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CitiMortgage, Inc.

Plaintiff

vs.

Kelly M. Lucas  
A/K/A Kelly M. Shafer

Defendant

FILED  
PROTHONOTARY  
2007 SEP 25 P 3:35  
CLERK OF COURTS OFFICE  
COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PA  
: Court of Common Pleas  
: Civil Division  
: Columbia County  
: No. 2007-CV-571-MF

ORDER

AND NOW, this 25<sup>th</sup> 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

Is/Scott W. Haws  
J.

151796

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

FACSIMILE TRANSMITTAL SHEET

TO: Peter Kramp FROM: Tim Chamberlain  
COMPANY: \_\_\_\_\_ DATE: 12-17-07  
FAX NUMBER: \_\_\_\_\_ TOTAL NO. OF PAGES INCLUDING COVER: 3  
PHONE NUMBER: \_\_\_\_\_ SENDER'S REFERENCE NUMBER: \_\_\_\_\_  
RE: \_\_\_\_\_ YOUR REFERENCE NUMBER: \_\_\_\_\_

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

This property was sold Oct. 24 and I  
have no deed instructions or cost due  
in the amount of \$1526.24

153  
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: CITICORP TRUST BANK  
V. TERRY J. DRUMHELLER and BERNADETTE E. DRUMHELLER  
COLUMBIA COUNTY, NO. 2007-CV-836

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

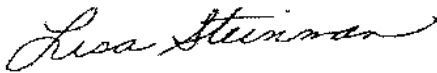
Enclosed please find the following:

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: CITICORP TRUST BANK

) CIVIL ACTION

vs.

TERRY J. DRUMHELLER  
BERNADETTE E. DRUMHELLER

) CIVIL DIVISION  
) NO. 2007-CV-836

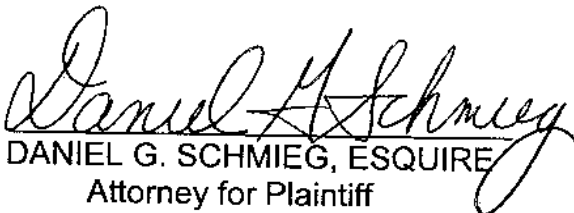
**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF COLUMBIA )

**SS:**

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **CITICORP TRUST BANK**  
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

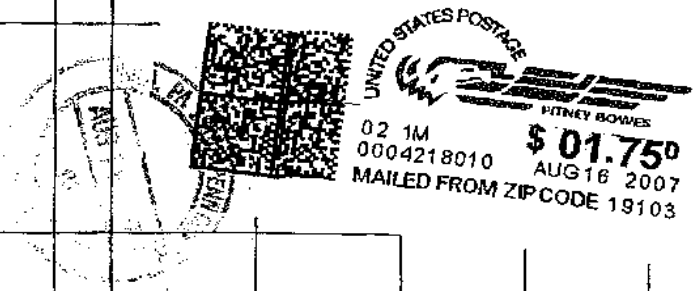
  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

Name and Address of Sender

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

SUPPORT TEAM 3

| Line                                    | Article Number | Name of Addressee, Street, and Post Office Address  | Postage                                      | Fee |
|---|----------------|---|--|-----|
| 1                                       | *****          | TENANT/OCCUPANT<br>RR 2 BOX 50 D<br>ORANGEVILLE, PA 17859   |  |     |
| 2                                       | ****           | DOMESTIC RELATIONS OF COLUMBIA COUNTY<br>COLUMBIA COUNTY COURTHOUSE<br>P.O. BOX 380<br>BLOOMSBURG, PA 17815   |  |     |
| 3                                       |                | COMMONWEALTH OF PENNSYLVANIA<br>DEPARTMENT OF WELFARE<br>P.O. BOX 2675<br>HARRISBURG, PA 17105                |  |     |
| 4                                       |                | COMMERCIAL CREDIT PLAN<br>CONSUMER DISCOUNT COMPANY<br>355 SOUTH MAIN STREET<br>WILKES BARE, PA 18701-2210    |  |     |
| 5                                       |                | BERKHEIMER ASSOCIATES AGENT<br>FOR COLUMBIA ORANGE TOWNSHIP<br>18 SHERWOOD DRIVE<br>BLOOMSBURG, PA 17815-3097 |  |     |
| 6                                       |                |   |  |     |
| 7                                       |                |   |  |     |
| 8                                       |                |   |  |     |
| 9                                       |                |   |  |     |
| 10                                      |                |   |  |     |
| 11                                      |                |   |  |     |
| 12                                      |                |   |  |     |
| 15                                      |                | RE: TERRY J. DRUMHELLER<br>PHS #153837.<br>TEAM 3/GUY   |  |     |
| Total Number of Pieces Listed by Sender |                | Total Number of Pieces Received at Post Office  | Postmaster, Per (Name of Receiving Employee) |     |



153  
**Phelan Hallinan & Schmieg, LLP**  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103-1814  
215-320-0007  
Fax: 215-563-7009  
Kevin.Olinger@fedphe.com

Kevin Olinger  
Legal Assistant, Ext. 1365

Representing Lenders in  
Pennsylvania and New Jersey

September 26, 2007

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

**CITICORP TRUST BANK**  
vs.  
**TERRY J. DRUMHELLER**  
**BERNADETTE E. DRUMHELLER**  
**COLUMBIA- No. 2007-CV-836**  
**Action in Mortgage Foreclosure**  
**Premises: RR 2 BOX 50 D**  
**ORANGEVILLE, PA 17859**  
Dear Sir/Madame:

Enclosed are Affidavits of Service for the above captioned matter for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

*KXO*

Kevin Olinger  
Enclosure



**AFFIDAVIT OF SERVICE**

**Plaintiff: CITICORP TRUST BANK**

**COLUMBIA County**  
**No 2007-CV-836**

**Defendant(s): TERRY J. DRUMHELLER**  
**BERNADETTE E. DRUMHELLER**

**Our File#153837**  
**Type of Action**  
**- Notice of Sheriff's Sale**

**Serve: TERRY J. DRUMHELLER**  
**Address: 71 SAVAGE HOLLOW ROAD**  
**ORANGEVILLE, PA 17859**

**Sale Date: 10-24-07**

**\*\*PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES\*\***

**SERVED**

Served and made known to TERRY J. DRUMHELLER, Defendant, on the 5th day of SEPTEMBER 2007, at 2:15 o'clock P.m., at 71 Savage Hollow Rd., Orangeville, Commonwealth of PA, in the manner described below:

- ☒ Defendant personally served.  
☐ Adult family member with whom Defendant(s) reside(s). Relationship is \_\_\_\_\_  
☐ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.  
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).  
☐ Agent or person in charge of Defendant(s)'s office or usual place of business.  
☐ \_\_\_\_\_ an officer of said Defendant(s)'s company.  
 Other: \_\_\_\_\_

Description: Age 40's Height 6'3" Weight 300 Race W Sex M Other \_\_\_\_\_

I, RONALD MOLL, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed  
before me this 5 day  
of SEPT, 2007  
Notary: \_\_\_\_\_

By: \_\_\_\_\_

Ronald Moll

**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_m., Defendant **NOT FOUND** because:

\_\_\_\_\_  
 Moved \_\_\_\_\_ No Answer \_\_\_\_\_ Vacant \_\_\_\_\_

Other: 1<sup>ST</sup> ATTEMPT 2<sup>ND</sup> ATTEMPT 3<sup>RD</sup> ATTEMPT

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 200\_\_.

Notary: \_\_\_\_\_

By: \_\_\_\_\_

Attorney for Plaintiff

**Daniel G. Schmieg, Esquire - I.D. No. 62205**  
**One Penn Center at Suburban Station-Suite 1400**  
**Philadelphia, PA 19103**  
**(215) 563-7000**

AFFIDAVIT OF SERVICE

Plaintiff: CITICORP TRUST BANK

Defendant(s): TERRY J. DRUMHELLER  
BERNADETTE E. DRUMHELLER

Serve: BERNADETTE E. DRUMHELLER  
Address: 71 SAVAGE HOLLOW ROAD  
ORANGEVILLE, PA 17859

COLUMBIA County  
No 2007-CV-836

Our File#153837  
Type of Action  
- Notice of Sheriff's Sale

Sale Date: 10-24-07

**\*\*PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES\*\***

SERVED

Served and made known to BERNADETTE E. DRUMHELLER Defendant, on the 5th day of SEPTEMBER, 2007, at 2:15 o'clock P.m., at 71 Savage Hollow Rd, Orangeville, Commonwealth of PA, in the manner described below:

- ☐ Defendant personally served.  
☒ Adult family member with whom Defendant(s) reside(s). Relationship is Husband.  
☐ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.  
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).  
☐ Agent or person in charge of Defendant(s)'s office or usual place of business.  
☐ an officer of said Defendant(s)'s company.  
☐ Other: \_\_\_\_\_

Description: Age 40<sup>s</sup> Height 6'3" Weight 300 Race W Sex M Other \_\_\_\_\_

I, RONALD MOUL, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

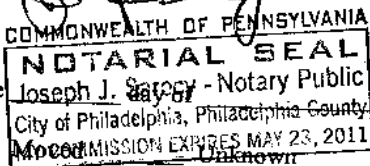
Sworn to and subscribed  
before me this 5 day  
of SEPT, 2007  
Notary: \_\_\_\_\_

By: \_\_\_\_\_

Ronald Moul

NOT SERVED

On the 5th day of SEPT, 2007, at \_\_\_\_\_ o'clock \_\_\_\_\_m., Defendant NOT FOUND because:



☐ No Answer ☐ Vacant

Other: 1<sup>ST</sup> ATTEMPT

2<sup>ND</sup> ATTEMPT

3<sup>RD</sup> ATTEMPT

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 2007  
Notary: \_\_\_\_\_

By: \_\_\_\_\_

Attorney for Plaintiff

Daniel G. Schmieg, Esquire - I.D. No. 62205  
One Penn Center at Suburban Station-Suite 1400  
Philadelphia, PA 19103  
(215) 563-7000

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.

CITICORP TRUST BANK

VS.

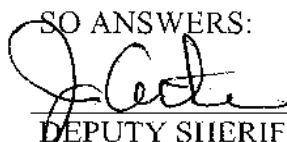

TERRY & BERNADETTE DRUMHELLER.

WRIT OF EXECUTION #153 OF 2007 ED

POSTING OF PROPERTY

September 19, 2007      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF TERRY & BERNADETTE DRUMHELLER AT 60 SAVAGE HOLLOW RD  
ORANGEVILLE COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

  
DEPUTY SHERIFF  
  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20<sup>TH</sup> DAY OF SEPTEMBER 2007



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

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

CITICORP TRUST BANK

Docket # 153ED2007

VS

MORTGAGE FORECLOSURE

TERRY J. DRUMHELLER  
BERNADETTE DRUMHELLER

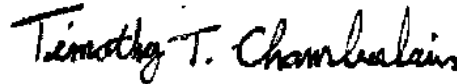
AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, AUGUST 13, 2007, AT 10:44 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON TERRY DRUMHELLER AT 60 SAVAGE HOLLOW RD, ORANGEVILLE BY HANDING TO TERRY DRUMHELLER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

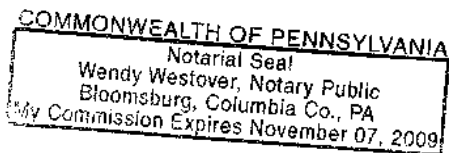
SO ANSWERS,

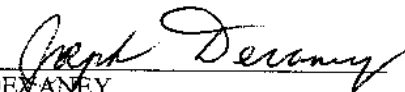
SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, AUGUST 15, 2007

  
NOTARY PUBLIC



X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF



X   
J. DEXANEY  
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 388  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-4300

CITICORP TRUST BANK

Docket # 153ED2007

VS

MORTGAGE FORECLOSURE

TERRY J. DRUMHELLER  
BERNADETTE DRUMHELLER

AFFIDAVIT OF SERVICE

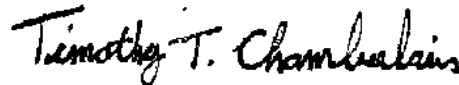
NOW, THIS MONDAY, AUGUST 13, 2007, AT 10:44 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON BERNADETTE DRUMHELLER AT 60 SAVAGE HOLLOW RD, ORANGEVILLE BY HANDING TO BERNADETTE DRUMHELLER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, AUGUST 15, 2007

  
NOTARY PUBLIC

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



X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
J. DEVANEY  
DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 8/8/2007

SERVICE# 1 - OF - 13 SERVICES  
DOCKET # 153ED2007

PLAINTIFF CITICORP TRUST BANK

DEFENDANT TERRY J. DRUMHELLER

BERNADETTE DRUMHELLER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

TERRY DRUMHELLER

60 SAVAGE HOLLOW RD

ORANGEVILLE

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Defendant

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

DATE 8/13/07 TIME 1049 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

Capt. Berry DATE 8/13/07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 8/8/2007

SERVICE# 2 - OF - 13 SERVICES  
DOCKET # 153ED2007

PLAINTIFF CITICORP TRUST BANK

DEFENDANT TERRY J. DRUMHELLER  
BERNADETTE DRUMHELLER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

|                       |
|-----------------------|
| PERSON/CORP TO SERVED |
| BERNADETTE DRUMHELLER |
| 60 SAVAGE HOLLOW RD   |
| ORANGEVILLE           |

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON DEFENDANT - BERNADETTE

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

DATE 8/13/07 TIME 1044 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 Capit Veramey DATE 8/13/07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 8/8/2007

SERVICE# 3 - OF - 13 SERVICES  
DOCKET # 153ED2007

PLAINTIFF CITICORP TRUST BANK

DEFENDANT TERRY J. DRUMHELLER  
BERNADETTE DRUMHELLER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

BERKHEIMER ASSOCIATES

18 SHERWOOD DRIVE

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON KIM ACORN CAIT CLARK

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

DATE 8/13/07 TIME 0851 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) SEARCH ON AIT CLARK  
AT BERKHEIMER ASSOCIATES

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

|  |  |  |  |
|--|--|--|--|
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |

DEPUTY

Jeffery

DATE

8/13/07



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 8/8/2007

SERVICE# 6 - OF - 13 SERVICES  
DOCKET # 153ED2007

PLAINTIFF CITICORP TRUST BANK

DEFENDANT TERRY J. DRUMHELLER  
BERNADETTE DRUMHELLER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

ROBERT EDWARDS-TAX COLLECTOR

239 STONEY BROOK ROAD

ORANGEVILLE

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Tax Collector

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

DATE 8/13/07 TIME 1141 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) Post on Office Door at  
Tax Collector's Residence

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

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

DEPUTY

T. Chamberlain

DATE

8/13/07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 8/8/2007

SERVICE# 7 - OF - 13 SERVICES  
DOCKET # 153ED2007

PLAINTIFF CITICORP TRUST BANK

DEFENDANT TERRY J. DRUMHELLER  
BERNADETTE DRUMHELLER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON HAILEEN Cole

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION \_\_\_\_\_

DATE 8-13-7 TIME 0845 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

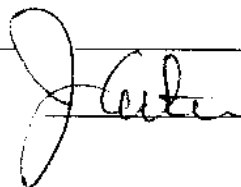
F. OTHER (SPECIFY) \_\_\_\_\_

### ATTEMPTS

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

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

DEPUTY



DATE 8-13-7

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 8/8/2007

SERVICE# 10 - OF - 13 SERVICES  
DOCKET # 153ED2007

PLAINTIFF CITICORP TRUST BANK

DEFENDANT TERRY J. DRUMHELLER  
BERNADETTE DRUMHELLER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON DEB MILLER

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

DATE 8-13-7 TIME 0805 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Carter

DATE 8-13-7

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:13-AUG-07

FEE:\$5.00

CERT. NO:3729

DRUMHELLER TERRY J & BERNEDET  
60 SAVAGE HOLLOW RD  
ORANGEVILLE PA 17859

DISTRICT: ORANGE TWP  
DEED 0446-0066  
LOCATION: 60 SAVAGE HOLLOW RD  
PARCEL: 27 -09 -001-03,000

| YEAR        | BILL ROLL | AMOUNT | INTEREST | PENDING | COSTS | TOTAL AMOUNT DUE |
|-------------|-----------|--------|----------|---------|-------|------------------|
| 2006        | PRIM      | 916.74 | 6.00     |         | 0.00  | 922.74           |
| TOTAL DUE : |           |        |          |         |       | \$922.74         |

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: September, 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 # 153 07

DATE RECEIVED 8-8-07

DOCKET AND INDEX 8-15-07

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LKA

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF SALE

WATCHMAN RELEASE FORM

AFFIDAVIT OF LIENS LIST

CHECK FOR \$1,350.00 OR

CK# 617190

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

SALE DATE

Oct. 24, 07 TIME 09:30

POSTING DATE

Sept. 18

ADV. DATES FOR NEWSPAPER

1<sup>ST</sup> WEEK

Oct 5

2<sup>ND</sup> WEEK

10

3<sup>RD</sup> WEEK

17, 07

EO See page 10 of 11

# SHERIFF'S SALE

WEDNESDAY OCTOBER 24, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 153 OF 2007 ED AND CIVIL WRIT NO. 836 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 and tract of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner on the eastern side of Township Road Route T-654 and in line of lands of James and Sally Snyder, thence along land of Snyder, South 51 degrees 09 minutes 00 seconds East, 221 feet to an iron pin; thence along land now or late of Reuben Albertson, South 38 degrees 47 minutes 22 seconds West, 177.98 feet to an iron pin; thence continuing along the same South 26 degrees 21 minutes 00 seconds West, 135 feet to an iron pin; thence along lands of said grantors, North 64 degrees 58 minutes 20 seconds West, 192.36 feet to an iron pin located along the eastern line of Township Road Route No. 664; thence along the eastern line of Township Route No. 664, North 30 degrees 22 minutes 00 seconds East, 150 feet to an iron pin; thence continuing along same, North 27 degrees 32 minutes 00 seconds East, 211.50 feet to an iron pin, the place of beginning.

CONTAINING 1.504 acres according to a survey prepared by J. M. Fenstermacher and Associates, dated July 12, 1983. BEING the same premises which Marion H. Thomas, widow, Vernon F. Powlus and Marion E. Thomas, his wife, by deed dated July 29, 1983, and recorded in Deed Book Volume 321, page 755, granted and conveyed unto Richard H. Drumheller and Judith J. Drumheller, his wife, grantors herein.

PARCEL IDENTIFICATION NO: 27-09-001-03,000

TITLE TO SAID PREMISES IS VESTED IN Terry J. Drumheller and Bernedette E. Drumheller, his wife, by Deed from Richard H. Drumheller and Judith J. Drumheller, his wife, dated 07/29/1983, recorded 02/20/1990, in Deed Book 446, page 66.

Premises being: RR 2 BOX 50 D, ORANGEVILLE, PA 17859

Tax Parcel #27-09-001-03,000

## 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](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY OCTOBER 24, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 153 OF 2007 ED AND CIVIL WRIT NO. 836 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 and tract of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner on the eastern side of Township Road Route T-654 and in line of lands of James and Sally Snyder, thence along land of Snyder, South 51 degrees 09 minutes 00 seconds East, 221 feet to an iron pin; thence along land now or late of Reuben Albertson, South 38 degrees 47 minutes 22 seconds West, 177.98 feet to an iron pin; thence continuing along the same South 26 degrees 21 minutes 00 seconds West, 135 feet to an iron pin; thence along lands of said grantors, North 64 degrees 58 minutes 20 seconds West, 192.36 feet to an iron pin located along the eastern line of Township Road Route No. 664; thence along the eastern line of Township Route No. 664, North 30 degrees 22 minutes 00 seconds East, 150 feet to an iron pin; thence continuing along same, North 27 degrees 32 minutes 00 seconds East, 211.50 feet to an iron pin, the place of beginning.

CONTAINING 1.504 acres according to a survey prepared by J. M. Fenstermacher and Associates, dated July 12, 1983.

BEING the same premises which Marion H. Thomas, widow, Vernon F. Powlus and Marion E. Thomas, his wife, by deed dated July 29, 1983, and recorded in Deed Book Volume 321, page 755, granted and conveyed unto Richard H. Drumheller and Judith J. Drumheller, his wife, grantors herein.

PARCEL IDENTIFICATION NO: 27-09-001-03,000

TITLE TO SAID PREMISES IS VESTED IN Terry J. Drumheller and Bernedette E. Drumheller, his wife, by Deed from Richard H. Drumheller and Judith J. Drumheller, his wife, dated 07/29/1983, recorded 02/20/1990, in Deed Book 446, page 66.

Premises being: RR 2 BOX 50 D, ORANGEVILLE, PA 17859

Tax Parcel #27-09-001-03,000

## 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](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY OCTOBER 24, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 153 OF 2007 ED AND CIVIL WRIT NO. 836 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:

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PARCEL IDENTIFICATION NO: 27-09-001-03,000

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Premises being: RR 2 BOX 50 D, ORANGEVILLE, PA 17859

Tax Parcel #27-09-001-03,000

## 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.

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

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



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

CITICORP TRUST BANK

vs.

TERRY J. DRUMHELLER

BERNADETTE E. DRUMHELLER

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-836 Term 2007

*2007-ED-153*

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: RR 2 BOX 50 D, ORANGEVILLE, PA 17859  
(See Legal Description attached)

|  |                    |
|--|--------------------|
| Amount Due   | <u>\$49,920.24</u> |
| Additional Fees and Costs                          | <u>\$ 2,556.00</u> |
| Interest from 8/04/07 to Sale<br>at \$8.21per diem | \$.....and costs.  |

Dated August 8, 2007  
(SEAL)

*Larni B. Kleni*  
\_\_\_\_\_  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

PHS#153837

## DESCRIPTION

ALL THAT CERTAIN PIECE, parcel and tract of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

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Premises being: RR 2 BOX 50 D, ORANGEVILLE, PA 17859  
Tax Parcel #27-09-001-03,000

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

**CITICORP TRUST BANK**  
**1111 NORTHPOINT DRIVE BUILDING 4, SUITE**  
**100**  
**COPPELL, TX 75019**

**Plaintiff,**

**v.**

**TERRY J. DRUMHELLER**  
**RR 2 BOX 50 D**  
**ORANGEVILLE, PA 17859**

**BERNADETTE E. DRUMHELLER**  
**RR 2 BOX 50 D**  
**ORANGEVILLE, PA 17859**

**Defendant(s).**

: **COLUMBIA COUNTY**  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2007-CV-836**  
: *2007-ED-153*  
:  
:  
:  
:  
:

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

**CITICORP TRUST BANK**, 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 **RR 2 BOX 50 D, ORANGEVILLE, PA 17859**.

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

NAME

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

**TERRY J. DRUMHELLER**

**RR 2 BOX 50 D**  
**ORANGEVILLE, PA 17859**

**BERNADETTE E. DRUMHELLER**

**RR 2 BOX 50 D**  
**ORANGEVILLE, PA 17859**

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.) |
|---|---|
| <b>BERKHEIMER ASSOCIATES<br/>AGENT FOR COLUMBIA ORANGE<br/>TOWNSHIP</b> | <b>18 SHERWOOD DRIVE<br/>BLOOMSBURG, PA 17815-3097</b>                                |
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.) |
|---|---|
| <b>COMMERCIAL CREDIT PLAN<br/>CONSUMER DISCOUNT COMPANY</b> | <b>355 SOUTH MAIN STREET<br/>WLIKES BARRE, PA 18701-2210</b>                          |
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.) |
|-------------|---|
| <b>NONE</b> |   |
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.) |
|-------------|---|
| <b>NONE</b> |   |
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.) |
|---|---|
| <b>TENANT/OCCUPANT</b>  | <b>RR 2 BOX 50 D<br/>ORANGEVILLE, PA 17859</b>  |
| <b>DOMESTIC RELATIONS OF<br/>COLUMBIA COUNTY</b>              | <b>COLUMBIA COUNTY COURTHOUSE<br/>P.O. BOX 380<br/>BLOOMSBURG, PA 17815</b>           |
| <b>COMMONWEALTH OF PENNSYLVANIA<br/>DEPARTMENT OF WELFARE</b> | <b>P.O. BOX 2675<br/>HARRISBURG, PA 17105</b>   |

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.

August 3, 2007  
Date

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

## DESCRIPTION

ALL THAT CERTAIN PIECE, parcel and tract of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

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Premises being: RR 2 BOX 50 D, ORANGEVILLE, PA 17859  
Tax Parcel #27-09-001-03,000

**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**

**CITICORP TRUST BANK  
1111 NORTHPOINT DRIVE BUILDING 4,  
SUITE 100  
COPPELL, TX 75019**

**Plaintiff,**

**v.**

**TERRY J. DRUMHELLER  
RR 2 BOX 50 D  
ORANGEVILLE, PA 17859**

**BERNADETTE E. DRUMHELLER  
RR 2 BOX 50 D  
ORANGEVILLE, PA 17859**

**Defendant(s).**

: **COLUMBIA COUNTY**  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2007-CV-836**  
: *2007-ED-153*  
:  
:  
:  
:

**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**

**CITICORP TRUST BANK**  
**1111 NORTHPOINT DRIVE BUILDING 4,**  
**SUITE 100**  
**COPPELL, TX 75019**

**Plaintiff,**

**v.**

**TERRY J. DRUMHELLER**  
**RR 2 BOX 50 D**  
**ORANGEVILLE, PA 17859**

**BERNADETTE E. DRUMHELLER**  
**RR 2 BOX 50 D**  
**ORANGEVILLE, PA 17859**

**Defendant(s).**

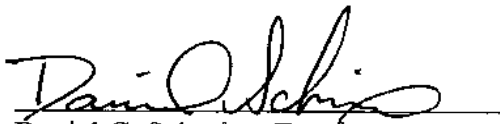
**: COLUMBIA COUNTY**  
**:**  
**: COURT OF COMMON PLEAS**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2007-CV-836**  
**: 2007-ETD-153**  
**:**  
**:**  
**:**  
**:**

**CERTIFICATION**

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

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

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

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**

**CITICORP TRUST BANK  
1111 NORTHPOINT DRIVE BUILDING 4, SUITE  
100  
COPPELL, TX 75019**

**Plaintiff,**

**v.**

**TERRY J. DRUMHELLER  
RR 2 BOX 50 D  
ORANGEVILLE, PA 17859**

**BERNADETTE E. DRUMHELLER  
RR 2 BOX 50 D  
ORANGEVILLE, PA 17859**

**Defendant(s).**

**: COLUMBIA COUNTY  
:  
:  
: COURT OF COMMON PLEAS  
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:  
: CIVIL DIVISION  
:  
: NO. 2007-CV-836**

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

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

**TERRY J. DRUMHELLER**

**RR 2 BOX 50 D  
ORANGEVILLE, PA 17859**

**BERNADETTE E. DRUMHELLER**

**RR 2 BOX 50 D  
ORANGEVILLE, PA 17859**

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

NAME

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**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.)

**BERKHEIMER ASSOCIATES  
AGENT FOR COLUMBIA ORANGE  
TOWNSHIP**

**18 SHERWOOD DRIVE  
BLOOMSBURG, PA 17815-3097**

4. Name and address of the last recorded holder of every mortgage of record:

NAME

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**COMMERCIAL CREDIT PLAN  
CONSUMER DISCOUNT COMPANY**

**355 SOUTH MAIN STREET  
WLIKES BARRE, PA 18701-2210**

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**

**RR 2 BOX 50 D  
ORANGEVILLE, PA 17859**

**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.

August 3, 2007  
Date

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

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Attorney for Plaintiff  
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**Attorney for Plaintiff**

**CITICORP TRUST BANK  
1111 NORTHPOINT DRIVE BUILDING 4,  
SUITE 100  
COPPELL, TX 75019**

**Plaintiff,**

**v.**

**TERRY J. DRUMHELLER  
RR 2 BOX 50 D  
ORANGEVILLE, PA 17859**

**BERNADETTE E. DRUMHELLER  
RR 2 BOX 50 D  
ORANGEVILLE, PA 17859**

**Defendant(s).**

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

**TO: TERRY J. DRUMHELLER  
RR 2 BOX 50 D  
ORANGEVILLE, PA 17859**

**BERNADETTE E. DRUMHELLER  
RR 2 BOX 50 D  
ORANGEVILLE, PA 17859**

**: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 2007-CV-836  
: 2007-ED-153  
:  
:  
:**

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 collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **RR 2 BOX 50 D, ORANGEVILLE, PA 17859** 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 \$49,920.24 obtained by CITICORP TRUST BANK, (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, CITICORP TRUST BANK , the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings.

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

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE  
OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on \_\_\_\_\_. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your home back if you act immediately after the Sale.

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

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

## DESCRIPTION

ALL THAT CERTAIN PIECE, parcel and tract of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner on the eastern side of Township Road Route T-654 and in line of lands of James and Sally Snyder, thence along land of Snyder, South 51 degrees 09 minutes 00 seconds East, 221 feet to an iron pin; thence along land now or late of Leuben Albertson, South 38 degrees 47 minutes 22 seconds West, 177.98 feet to an iron pin; thence continuing along the same South 26 degrees 21 minutes 00 seconds West, 135 feet to an iron pin; thence along lands of said grantors, North 64 degrees 58 minutes 20 seconds West, 192.36 feet to an iron pin located along the eastern line of Township Road Route No. 664; thence along the eastern line of Township Route No. 664, North 30 degrees 22 minutes 00 seconds East, 150 feet to an iron pin; thence continuing along same, North 27 degrees 32 minutes 00 seconds East, 211.50 feet to an iron pin, the place of beginning.

CONTAINING 1.504 acres according to a survey prepared by J. M. Fenstermacher and Associates, dated July 12, 1983.


BEING the same premises which Marion H. Thomas, widow, Vernon F. Powlus and Marion E. Thomas, his wife, by deed dated July 29, 1983, and recorded in Deed Book Volume 321, page 755, granted and conveyed unto Richard H. Drumheller and Judith J. Drumheller, his wife, grantors herein.

PARCEL IDENTIFICATION NO: 27-09-001-03,000

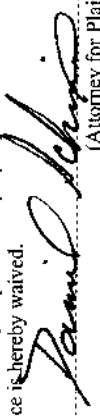
TITLE TO SAID PREMISES IS VESTED IN Terry J. Drumheller and Bernedette E. Drumheller, his wife, by Deed from Richard H. Drumheller and Judith J. Drumheller, his wife, dated 07/29/1983, recorded 02/20/1990, in Deed Book 446, page 66.

Premises being: RR 2 BOX 50 D, ORANGEVILLE, PA 17859  
Tax Parcel #27-09-001-03,000

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)

\_\_\_\_\_, 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: CITICORP TRUST BANK vs TERRY J. DRUMHELLER and  
BERNADETTE E. DRUMHELLER


The defendant(s) will be found at RR 2 BOX 50 D, ORANGEVILLE, PA 17859  
RR 2 BOX 50 D, ORANGEVILLE, PA 17859

\_\_\_\_\_  
Attorney for Plaintiff

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

See attached legal description  
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 (Attorney for Plaintiff(s)) (SEAL)

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*David Schmid*  
(Attorney for Plaintiff(s)) (SEAL)

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*David Schmid*  
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\_\_\_\_\_.Attorney for Plaintiff

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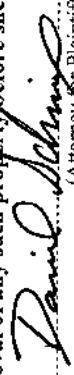
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\_\_\_\_\_, Attorney for Plaintiff

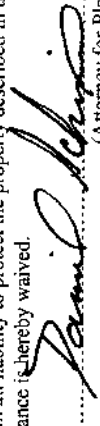
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 (Attorney for Plaintiff(s)) (SEAL)

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HARRY A. ROADARMEL

Columbia County, Pa.

\_\_\_\_\_, 20 \_\_\_\_

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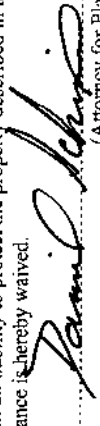
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 (SEAL)  
(Attorney for Plaintiff(s))

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 (SEAL)  
(Attorney for Plaintiff(s))

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HARRY A. ROADARMEL  
Columbia County, Pa.

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

# SHERIFF'S RETURN

CITICORP TRUST BANK

Plaintiff

vs.

TERRY J. DRUMHELLER

BERNADETTE E. DRUMHELLER

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 2007-CV-836 CD Term, 200\_\_

WRIT

ISSUED

NOW, \_\_\_\_\_ 20\_\_ 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.

Expiration date

Plaintiff

CITICORP TRUST BANK

Court Number

2007-CV-836

Defendant

TERRY J. DRUMHELLER & BERNADETTE E. DRUMHELLER

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.

TERRY J. DRUMHELLER

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

RR 2 BOX 50 D, ORANGEVILLE, PA 17859

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

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

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

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

— Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

(215)563-7000

### 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

# 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

CITICORP TRUST BANK

Court Number

2007-CV-836

Defendant

TERRY J. DRUMHELLER & BERNADETTE E. DRUMHELLER

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.

**BERNADETTE E. DRUMHELLER**

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

**RR 2 BOX 50 D, ORANGEVILLE, PA 17859**

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

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Sheriff of COLUMBIA County, Penna.

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Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

— Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

(215)563-7000

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PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day

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

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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Expiration date

Plaintiff  
CITICORP TRUST BANK

Court Number  
2007-CV-836

Defendant  
TERRY J. DRUMHELLER & BERNADETTE E. DRUMHELLER

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)  
RR 2 BOX 50 D, ORANGEVILLE, PA 17859

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

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

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

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Sheriff of COLUMBIA County, Penna.

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Telephone Number  
(215)563-7000

Date

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PLAINTIFF

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Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

| **DESCRIPTION**

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PARCEL IDENTIFICATION NO: 27-09-001-03,000

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Tax Parcel #27-09-001-03,000

## DESCRIPTION

ALL THAT CERTAIN PIECE, parcel and tract of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner on the eastern side of Township Road Route T-654 and in line of lands of James and Sally Snyder, thence along land of Snyder, South 51 degrees 09 minutes 00 seconds East, 221 feet to an iron pin; thence along land now or late of Reuben Albertson, South 38 degrees 47 minutes 22 seconds West, 177.98 feet to an iron pin; thence continuing along the same South 26 degrees 21 minutes 00 seconds West, 135 feet to an iron pin; thence along lands of said grantors, North 64 degrees 58 minutes 20 seconds West, 192.36 feet to an iron pin located along the eastern line of Township Road Route No. 664; thence along the eastern line of Township Route No. 664, North 30 degrees 22 minutes 00 seconds East, 150 feet to an iron pin; thence continuing along same, North 27 degrees 32 minutes 00 seconds East, 211.50 feet to an iron pin, the place of beginning.

CONTAINING 1.504 acres according to a survey prepared by J. M. Fenstermacher and Associates, dated July 12, 1983.

BEING the same premises which Marion H. Thomas, widow, Vernon F. Powlus and Marion E. Thomas, his wife, by deed dated July 29, 1983, and recorded in Deed Book Volume 321, page 755, granted and conveyed unto Richard H. Drumheller and Judith J. Drumheller, his wife, grantors herein.

PARCEL IDENTIFICATION NO: 27-09-001-03,000

TITLE TO SAID PREMISES IS VESTED IN Terry J. Drumheller and Bernedette E. Drumheller, his wife, by Deed from Richard H. Drumheller and Judith J. Drumheller, his wife, dated 07/29/1983, recorded 02/20/1990, in Deed Book 446, page 66.

Premises being: RR 2 BOX 50 D, ORANGEVILLE, PA 17859  
Tax Parcel #27-09-001-03,000

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Tax Parcel #27-09-001-03,000

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 19146

3-180/360

CHECK NO  
617190

| DATE       | AMOUNT        |
|------------|---------------|
| 08/02/2007 | *****1,350.00 |

Void after 180 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

*Travis S. Hallinan*

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

⑈ 617190 ⑈ 035001808⑈ 35 150855 5 ⑈

Security Features included.

Details on back.