

# SHERIFF'S SALE COST SHEET

FV-1 vs. Kishbach  
 NO. 185-07 ED NO. 402-06 JD DATE/TIME OF SALE Shayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>135.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>20.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	<del>\$35.00</del>
TRANSFER TAX FORM	<del>\$25.00</del>
DISTRIBUTION FORM	<del>\$25.00</del>
COPIES	\$ <u>4.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>287.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>723.84</u>
SOLICITOR'S SERVICES	<del>\$75.00</del>
TOTAL *****	\$ <u>873.84</u>

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

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

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

SURCHARGE FEE (DSTE)	\$ <u>1000.00</u>
MISC. <u>Paidase</u>	\$ <u>2996.60</u>
TOTAL *****	\$ <u>2996.60</u>

TOTAL COSTS (OPENING BID)	\$ <u>4262.44</u>
	<u>2000.00</u>

Due \$2262.44

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

**FIRSTTRUST**  
800.220.BANK / firsttrust.com

3-7380-2360 05/06/2008

PAY  
TO THE  
ORDER OF

*Sheriff of Columbia County*

TWO THOUSAND TWO HUNDRED SIXTY-TWO AND 44 / 100

\$\*\*2,262.44

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

MEMO

*Kishbach*

AUTHORIZED SIGNATURE



⑈336627⑈ ⑆23607380⑆ 70 1100018⑈

336627

## SHERIFF'S SALE COST SHEET

FU-1 vs. Kishbach  
 NO. 185-07 ED NO. 402-06 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>135.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>20.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	<del>\$35.00</del>
TRANSFER TAX FORM	<del>\$25.00</del>
DISTRIBUTION FORM	<del>\$25.00</del>
COPIES	\$ <u>4.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>287.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>723.84</u>
SOLICITOR'S SERVICES	<del>\$75.00</del>
TOTAL *****	\$ <u>873.84</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>        </u>
TOTAL *****	\$ <u>-6-</u>

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

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

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>
MISC. <u>Pondage</u>	\$ <u>796.60</u>
TOTAL *****	\$ <u>2996.60</u>

TOTAL COSTS (OPENING BID)

\$ 4262.44  
2000.00

Due \$ 2262.44

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:	<i>Michael McKeever</i>	FROM:	<i>Tim Chamberlain</i>
COMPANY:		DATE:	<i>5-5-08</i>
FAX NUMBER:		TOTAL NO. OF PAGES INCLUDING COVER:	<i>2</i>
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.

**GOLDBECK McCAFFERTY & McKEEVER  
A PROFESSIONAL CORPORATION  
SUITE 5000 - MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
FAX (215) 627-7734**

April 22, 2008

Columbia

Harry A. Roadarmel  
SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815  
FAX: 570-389-5625

**REVISED BOOK WRIT**

RE: FV-1, INC.  
vs.  
GAYLE L. KISHBACH  
Term No. 2006 CV 402 MF

**Property address:**

**64 Taylor Drive  
Berwick, PA 18603**

Sheriff's Sale Date: April 23, 2008

Dear Sir/Madam:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. I collected \$ 149,830.00 towards my client's debt.

Will advise the amount collected ASAP

Thank you for your cooperation.

Very truly yours,



MICHAEL T. MCKEEVER

MTM/jlb

cc: Denise Campbell  
GRAYSTONE SOLUTIONS INC.  
Acct. #5127110272

Law Offices Kevin Tanribilir, Esq  
'tanribilirlaw@verizon.net'  
701 East Front Street  
Berwick, pA 18603

**GOLDBECK McCAFFERTY & McKEEVER  
A PROFESSIONAL CORPORATION  
SUITE 5000 - MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
FAX (215) 627-7734**

April 22, 2008

Columbia

Harry A. Roadarmel  
SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815  
FAX: 570-389-5625

**BOOK WRIT**

RE: FV-1, INC.  
vs.  
GAYLE L. KISHBACH  
Term No. 2006 CV 402 MF

Property address:

*64 Taylor Drive  
Berwick, PA 18603*

Sheriff's Sale Date: April 23, 2008


Dear Sir/Madam:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. I collected \$ towards my client's debt.

Will advise the amount collected ASAP

Thank you for your cooperation.

Very truly yours,

  
MICHAEL T. MCKEEVER

MTM/jlb

cc: Denise Campbell  
GRAYSTONE SOLUTIONS INC.  
Acct. #5127110272

Law Offices Kevin Tanribilir, Esq  
'tanribilirlaw@verizon.net'  
701 East Front Street  
Berwick, pA 18603

# SHERIFF'S SALE COST SHEET

FU-1, Inc vs. Gayle Krshbach  
 NO. 185-07 ED NO. 402-06 JD DATE/TIME OF SALE 7-23-08 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>135.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>20.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>4.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>372.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>723.84</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>948.84</u>	

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>173.79</u>	
TOTAL ***** \$		

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

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

TOTAL COSTS (OPENING BID) \$ 3643.90

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

FV-1, Inc. VS Gayle Kishbach

NO. 185-07 ED NO. 402-06 JD

DATE/TIME OF SALE: 4-23-2008 0930

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE - 2% OF BID \$ \_\_\_\_\_

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

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

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

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

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

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

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

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

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

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_



CUR: Y

Stylus

Location: 64 TAYLOR DR

Owner's Choice

[illegible]

**Delft**

**Des/**

Year	Billroll	Tax	Penalty	Interest	Other	Total
2007	PRIM	1,450.82	145.09	35.91	75.00	1,706.82
	<b>Total</b>	1,450.82	145.09	35.91	75.00	1,706.82

5.00 Max Cert. Cost

**Last Payment**

Last Notice Date: 04/14/2008

TYPE NOT

State Agreement NO

Stay Year

File Type

**Tax Sale Status:**

(May amount)

**GOLDBECK McCAFFERTY & McKEEVER  
A PROFESSIONAL CORPORATION  
SUITE 5000 - MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
FAX (215) 627-7734**

March 25, 2008

Columbia

Harry A. Roadarmel  
SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815  
FAX: 570-389-5625

**BOOK WRIT**

RE: FV-1, INC.  
vs.  
GAYLE L. KISHBACH  
Term No. 2006 CV 402 MF

**Property address:**

*64 Taylor Drive  
Berwick, PA 18603*

**Sheriff's Sale Date: March 26, 2008**

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for March 26, 2008 to April 23, 2008.

This is a second postponement as allowed pursuant to Pa. R.C.P 3129.3(b) amended effective January 1, 2007.

Thank you for your cooperation.

Very truly yours,



Michael T. McKeever

MTM/jlb

cc: Denise Campbell  
GRAYSTONE SOLUTIONS INC.  
Acct. #5127110272

**GOLDBECK McCAFFERTY & McKEEVER  
A PROFESSIONAL CORPORATION  
SUITE 5000 - MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
FAX (215) 627-7734**

March 25, 2008

Columbia

Harry A. Roadarmel  
SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815  
FAX: 570-389-5625

**BOOK WRIT**

RE: FV-1, INC.  
vs.  
GAYLE L. KISHBACH  
Term No. 2006 CV 402 MF

**Property address:**

**64 Taylor Drive  
Berwick, PA 18603**

**Sheriff's Sale Date: February 06, 2008**

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for February 06, 2008 to March 26, 2008.

Thank you for your cooperation.

Very truly yours,

  
Michael T. McKeever

MTM/jlb

cc: Denise Campbell  
GRAYSTONE SOLUTIONS INC.  
Acct. #5127110272

County 024

PARCEL ID: 11-05-004-00,000

TAX YEAR: 2008

ALTERNATE ID:

EFFECTIVE DATE: 07012008

Year	Authority	Fund
------	-----------	------

Delq Year	Bill Roll	Tax	Interest	Penalty	Other	Pending	Total Amount
2007	PRIM	1,450.82	23.94	145.09	45.00	.00	1,664.85
Total:		1,450.82	23.94	145.09	45.00	.00	1,664.85

0.00 Pending for  
38 0.00 for July  
5.00 Lien C. 1st  
11/13

**GOLDBECK McCAFFERTY & McKEEVER  
A PROFESSIONAL CORPORATION  
SUITE 5000 - MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
FAX (215) 627-7734**

February 5, 2008

Columbia

Harry A. Roadarmel  
SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815  
FAX 570-389-5625

**BOOK WRIT**

RE: FV-1, INC.  
vs.  
GAYLE L. KISHBACH  
Term No. 2006 CV 402 MF

**Property address:**

**64 Taylor Drive  
Berwick, PA 18603**

**Sheriff's Sale Date: February 06, 2008**

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for February 06, 2008 to March 28, 2008.

Thank you for your cooperation.

Very truly yours,

Joseph A. Goldbeck, Jr.  
JOSEPH A. GOLDBECK, JR.

JAG/Nicole e

cc: Denise Campbell  
GRAYSTONE SOLUTIONS INC.  
Acct. #5127110272

LAW OFFICES  
KEVIN TANRIBILIR, ESQ.  
701 EAST FRONT STREET  
BERWICK, PA 18603  
570-752-6200 OR 570-759-1218  
FAX: 570-752-8265

---

**FACSIMILE TRANSMITTAL SHEET**

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TO:	FROM:
Tim Chamberlain, Sheriff	Kevin Tanribilir, Esq.
COMPANY:	DATE:
Columbia County Sheriff	02/04/2008
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
570-389-5625	2
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
570-389-5622	
RE:	YOUR REFERENCE NUMBER:
<i>FV-1, Inc. v. Kishbach</i>	No. 2007 ED 185, Columbia County, PA

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

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**NOTES/COMMENTS:**

Regarding the above mortgage foreclosure and execution matters, and specifically referring to a pending sheriff's sale scheduled for Wednesday, February 6, 2008 for a real estate property located at 64 Taylor Drive, Berwick, PA 18603, please find attached correspondence sent to the plaintiff's attorney relative to the preliminary injunction on the sale. You already have a copy of the Order.

If you have any questions about this transmission, please call my office. Thank you.

Kevin Tanribilir, Esquire

---

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

**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.

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 ☒ Addressee  
B. Received by (Printed Name) *[Signature]* Date of Delivery *DEC 17 2006*  
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

Article Number  
(Transfer from service label)

7006 0100 0003 5231 2280

S Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

**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:

Commonwealth of PA  
PO Box 2675  
Harrisburg, PA 17105

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☒ Agent ☒ Addressee  
B. Received by (Printed Name) *E. DONOFRIO* Date of Delivery *DEC 17 2006*  
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 0100 0003 5231 2242

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☒ Agent ☒ Addressee  
B. Received by (Printed Name) *[Signature]* Date of Delivery *DEC 17 2006*  
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 0100 0003 5231 2273

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

**COMPLETE THIS SECTION ON DELIVERY**  
A. Signature *[Signature]* ☒ Agent ☒ Addressee  
B. Received by (Printed Name) *[Signature]* Date of Delivery *DEC 17 2006*  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

**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 ☒ Addressee  
B. Received by (Printed Name) *[Signature]* Date of Delivery *DEC 17 2006*  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

**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:

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

**LAW OFFICES OF KEVIN TANRIBILIR, P.C.**  
**701 EAST FRONT STREET**  
**BERWICK, PA 18603**  
**PHONE: 570-752-6200 – FAX: 570-752-8265**

February 4, 2008

Goldbeck McCafferty & McKeever  
Attorney Joseph A. Goldbeck, Jr.  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532

RE: *FV-1, Inc. v. Kishbach*, No. 2006 CV 402 MF, Columbia County, PA  
*FV-1, Inc. v. Kishbach*, No. 2007 ED 185, Columbia County, PA

Dear Attorney Goldbeck:

Regarding the above civil/mortgage foreclosure matters, please find enclosed an Order issued out of the Columbia County Court, granting a preliminary injunction in the above captioned matters. This injunction prohibits the continuance of the scheduled sheriff's sale of the defendant's real estate property located at 64 Taylor Drive, Berwick, PA 18603, on or about Wednesday, February 6, 2008, at the Columbia County Court.

Please be further advised that the court has scheduled a hearing on the continuance of the injunction for Friday, February 8, 2008 at 10:00AM in the chambers of the Honorable Scott W. Naus, Columbia County Court, Bloomsburg, PA. A rule has been issued upon you to show cause why the injunction should not be continued.

If you have any questions about this correspondence, please contact our office. Thank you.

Very Truly Yours,



Kevin Tanribilir, Esquire

Enclosure.

CC. Gayle L. Kishbach.  
Columbia County Sheriff.



IN THE COURT OF COMMON PLEAS OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FV-1, INC.,	:	
Plaintiff	:	CIVIL ACTION
	:	MORTGAGE FORECLOSURE
v.	:	
	:	
GAYLE L. KISHBACH,	:	
Defendant	:	NO. 2006 CV 402 MF – 2007 ED 185

**ORDER**

AND NOW, this 4th day of Feb., 2008, upon consideration of the defendant's verified petition to open default judgment, defendant's petition for preliminary injunction with supporting affidavit, and it appearing to the Court that immediate irreparable harm will be sustained by defendant before a hearing can be held on defendant's motion for preliminary injunction, it is

**ORDERED** that Plaintiff, FV-1, INC., its agents, successors, representatives, and/or assigns, and all persons acting in concert with them, be and are hereby enjoined and prohibited from selling the defendant's real estate property at a sheriff's sale scheduled in the Columbia County Court for Wednesday, February 6, 2008 at 9:30AM; and it is further

**ORDERED** that pursuant to Pa. R.C.P. 1531(d), a hearing pertaining to the continuance of this preliminary injunction will be held on Friday, the 10th day of February, 2008, at 10.00 A.M., in Courtroom No.     , and/or Judge's Chambers, at the Columbia County Court, Bloomsburg, Pennsylvania.

FURTHER, a rule is hereby entered upon the plaintiff to show cause, at the above date and time, why this preliminary injunction should not be continued.

BY THE COURT:

151 Scott W. Naus J.

---

IN THE COURT OF COMMON PLEAS OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FV-1, INC.,	:	
Plaintiff	:	CIVIL ACTION
	:	MORTGAGE FORECLOSURE
v.	:	
	:	
GAYLE L. KISHBACH,	:	
Defendant	:	NO. 2006 CV 402 MF ~ 2007 ED 185

**RULE TO SHOW CAUSE**

AND NOW, this \_\_\_\_\_ day of \_\_\_\_\_, 2008, upon consideration of the verified petition to open default judgment in this action and defendant's petition for preliminary injunctive relief, it is hereby **ORDERED** that:

1. Plaintiff show cause before that Court on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 2008, at \_\_\_\_\_, \_\_.M., in Courtroom No. \_\_\_\_\_, and/or Judge's Chambers, at the Columbia County Court, Bloomsburg, Pennsylvania, why the preliminary injunction entered without notice and hearing by order of this Court dated \_\_\_\_\_, 2008, should not be continued;
2. Defendant cause copies of this rule to show cause, the preliminary injunction, the petition to open default judgment, and the petition for preliminary injunctive relief with its accompanying papers, to be served upon plaintiff through its attorney at least \_\_\_\_\_ days before the date of the hearing; and,
3. Until further order of this Court, plaintiff shall abide by all terms of the preliminary injunction entered simultaneously with this rule to show cause.

BY THE COURT:

---

J.

3. Defendant's petition requests, inter alia, that this Court enjoin plaintiff, FV-1, INC., from enforcing the judgment in foreclosure and writ of execution against the subject real

estate property by temporarily suspending the sheriff's sale scheduled in the Columbia County Court for Wednesday, February 6, 2008 at 9:30AM.

4. Defendant has attempted to negotiate a continuance of the pending sheriff's sale with the plaintiff through its attorney, but there has been inadequate progress to date, and the defendant's real estate property continues to be listed for sheriff's sale on the aforementioned date.

5. Plaintiff, FV-1, INC., should not be permitted to continue to pursue execution on its judgment in mortgage foreclosure through a sheriff's sale of the defendant's real estate property until such time as a hearing is held and this Court finally determines the respective rights of each party named herein, for the following reasons:

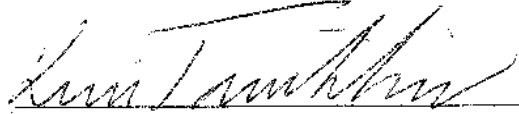
A. Defendant is threatened with immediate and irreparable harm because Plaintiff, FV-1, INC., will sell the defendant's real estate property at the aforementioned sheriff's sale and the defendant will be divested of ownership of her residence.

B. In relation to the foregoing, immediate and irreparable injury will be sustained by defendant before a hearing can be held on defendant's motion for preliminary injunction, in that the plaintiff will sell the defendant's real estate property at the aforementioned sheriff's sale and the defendant will be divested of ownership of her residence.

WHEREFORE, defendant requests, pursuant to Pa. R.C.P. 1531(a), that a preliminary injunction forthwith be granted by this Court, prior to notice and hearing, in order to preserve the status quo until such time as this Court finally determines the rights of each party by:

A. Enjoining Plaintiff, FV-1, INC., from selling the defendant's real estate property at a sheriff's sale scheduled in the Columbia County Court for Wednesday, February 6, 2008 at 9:30AM; and,

B. Scheduling and holding a timely hearing, pursuant to Pa. R.C.P. 1531(d),  
pertaining to the continuance of such preliminary injunction.

  
\_\_\_\_\_  
KEVIN TANRIBILIR, ESQUIRE  
ATTORNEY FOR DEFENDANT

**VERIFICATION**

I, GAYLE L. KISHBACH, defendant herein, verify that the statements made in this document are true and correct to the best of my knowledge. I understand that false statements herein are made subject to the penalties of 18 Pa. Cons. Stat. §4904, relating to unsworn falsification to authorities.

  
\_\_\_\_\_  
GAYLE L. KISHBACH

DATE: 2-4-08

IN THE COURT OF COMMON PLEAS OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FV-1, INC.,

Plaintiff

v.

GAYLE L. KISHBACH,

Defendant

: CIVIL ACTION  
: MORTGAGE FORECLOSURE

: NO. 2006 CV 402 MF – 2007 ED 185

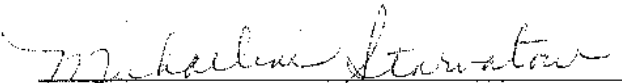
**AFFIDAVIT IN SUPPORT OF DEFENDANT'S PETITION FOR PRELIMINARY  
INJUNCTION WITHOUT PRIOR WRITTEN NOTICE AND HEARING**

KEVIN TANRIBILIR, ESQUIRE, hereby deposes and says:

1. I am attorney for defendant, GAYLE L. KISHBACH, in the above-captioned action.
2. I have made the following attempts to notify Plaintiff, FV-1, INC., of the filing and presentation to the Court of defendant's petition for the issuance of a preliminary injunction without notice or hearing: multiple telephone calls and correspondence to plaintiff's attorney, Goldbeck, McCafferty & McKeever.
3. Defendant's attempts to give notice have been unsuccessful in that the pending sheriff's sale of the defendant's real estate property has not been suspended or cancelled.

  
\_\_\_\_\_  
KEVIN TANRIBILIR, ESQUIRE  
ATTORNEY FOR DEFENDANT

Sworn to or affirmed and subscribed  
to before me this 4<sup>th</sup> day of  
February 2008.

  
\_\_\_\_\_  
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Michaeline Starvatow, Notary Public  
Eriar Creek Twp., Columbia County  
My Commission Expires Aug. 31, 2011  
Pennsylvania Association of Notaries

---

IN THE COURT OF COMMON PLEAS OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
COLUMBIA COUNTY BRANCH, PENNSYLVANIA

FV-1, INC.,	:	
Plaintiff	:	CIVIL ACTION
	:	MORTGAGE FORECLOSURE
v.	:	
	:	
GAYLE L. KISHBACH,	:	
Defendant	:	NO. 2006 CV 402 MF – 2007 ED 185

**DEFENDANT'S PETITION TO OPEN DEFAULT JUDGMENT**

Defendant, GAYLE L. KISHBACH, by her attorney, KEVIN TANRIBILIR, ESQUIRE, respectfully petitions this Court to open the default judgment in mortgage foreclosure entered upon praecepe of plaintiff, FV-1, INC., and in support thereof, avers as follows:

1. Plaintiff commenced an action in mortgage foreclosure on or about March 28, 2006, by filing a complaint with the Columbia County Court to Docket No. 2006 CV 402 MF.
2. On or about May 9, 2006, plaintiff filed a praecipe for a judgment in default against the defendant, and said judgment was entered on or about May 9, 2006.
3. On or about October 10, 2007, plaintiff filed a Writ of Execution with the Columbia County Court to Docket No. 2007 ED 185.
4. On or about February 6, 2008, a sheriff's sale of the defendant's real estate located at 64 Taylor Drive, Berwick, Columbia County, PA 18603, is scheduled in Columbia County Court, Bloomsburg, PA.
5. On or about July 22, 2006, after receipt of the aforesaid complaint in mortgage foreclosure but prior to the entry of default judgment or writ of execution, defendant filed a chapter 13 bankruptcy petition with the US Bankruptcy Court for the Middle District of Pennsylvania, Northern Tier Branch, to Docket No. 5-06-51169.



6. The primary purpose of the filing of the bankruptcy by defendant was to stay the mortgage foreclosure action and to allow the defendant an opportunity to pay any mortgage arrears to the plaintiff, and/or its predecessors in interest, over a period of time.

7. On or after the initial filing of the chapter 13 bankruptcy case, it was determined that the defendant could not maintain the payments necessary to complete the chapter 13 case.

8. On or about September 10, 2007, after motion by defendant, the bankruptcy court entered an order converting the defendant's bankruptcy case from chapter 13 to chapter 7.

9. On or about January 10, 2008, the bankruptcy court entered an order discharging the defendant under chapter 7.

10. On or about January 22, 2008, within 2 weeks from the date of receipt of the above bankruptcy discharge notice, the defendant entered into an agreement of sale for the defendant's real estate property for the amount of \$150,000.00, which would allow the defendant to pay off the existing mortgage judgment plus interest to the plaintiff.

11. Defendant's proposed sale of the real estate property would also allow the defendant to remain in the real estate property as a tenant of the new owner.

12. Defendant states that she did not file any pleadings in the form of an answer, new matter or preliminary objections to the initial complaint in mortgage foreclosure due to the pending bankruptcy.

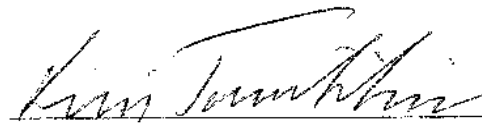
13. Defendant further states that, immediately upon receiving notice of the bankruptcy discharge, defendant obtained legal assistance regarding a challenge to the foreclosure, and this petition was filed promptly within approximately 20 days of said notice.

14. Defendant further states that she possesses a meritorious defense to plaintiff's complaint, for the reason that the defendant will have sufficient funds to satisfy any outstanding

amounts due under the mortgage on or prior to April 1, 2008, or earlier upon the closing for the sale of the defendant's real estate.

15. Defendant further states that it would be extremely prejudicial and inequitable to allow the defendant's real estate to be sold at sheriff's sale knowing that funds are available to satisfy any outstanding amounts.

WHEREFORE, defendant, GAYLE L. KISHBACH, respectfully requests that this Court open the default judgment entered by plaintiff, FV-1, INC., in the above-captioned matter and permit defendant to plead to the complaint as directed, and/or to enter any other relief that the court deems appropriate.

A handwritten signature in cursive script, appearing to read "Kevin Tanribilir", is written over a horizontal line.

KEVIN TANRIBILIR, ESQUIRE  
ATTORNEY FOR DEFENDANT

701 East Front Street  
Berwick, PA 18603  
570-752-6200  
S.C. ID #78615

**VERIFICATION**

I, GAYLE L. KISHBACH, defendant herein, verify that the statements made in this document are true and correct to the best of my knowledge. I understand that false statements herein are made subject to the penalties of 18 Pa. Cons. Stat. §4904, relating to unsworn falsification to authorities.

\_\_\_\_\_  
GAYLE L. KISHBACH

DATE: \_\_\_\_\_

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 January 16, 23, 30, 2008 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 30th day of January, 2008.

.....  
(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.

.....

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:28-JAN-08

FEE:\$5.00

CERT. NO:4153

KISHBACH GAYLE L  
64 TAYLOR DR  
BERWICK PA 18603

DISTRICT: CENTRE NORTH TWP  
DEED 20040-0172  
LOCATION: 64 TAYLOR DR BLOOMSBURG  
PARCEL: 11 -05 -054-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2007	PRIM	1,610.91	11.97	0.00	1,622.88
TOTAL DUE :					\$1,622.88

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: February ,2008

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF  
DECEMBER 31, 2007

REQUESTED BY: Timothy T. Chamberlain, Sheriff  
dm.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 10/11/2007

SERVICE# 7 - OF - 10 SERVICES  
DOCKET # 185ED2007

PLAINTIFF FV-1, INC.

DEFENDANT GAYLE L. KISHBACH  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Deb

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

DATE 1-25-08 TIME 1830 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 \_\_\_\_\_

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

January 7, 2008

SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

**RE: No. 2006 CV 402 MF**  
**GAYLE L. KISHBACH**

Real Estate Division:

The above case may be sold on February 06, 2008. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

**By: Antoniette Black, Paralegal**  
Phone: (215) 825-6347 (direct dial)  
Fax: (215) 825-6447  
Email: [ablack@goldbecklaw.com](mailto:ablack@goldbecklaw.com)

GOLDBECK McCAHERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr.  
Attorney LD.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

MS-1748  
CF: 03/24/2006  
SD: 02/06/2008  
\$136,979.95

Attorney for Plaintiff

FV I, INC.  
One Old Country Road  
Suite 429  
Carle Place, NY 11514

Plaintiff

vs.

GAYLE L. KISHBACH  
Mortgagor(s) and  
Record Owner(s)

64 Taylor Drive  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2006 CV 402 MF

**CERTIFICATE OF SERVICE**  
**PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)**

Joseph A. Goldbeck, Jr., Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ Personal Service by the Sheriff's Office/~~competent adult (copy of return attached)~~ *Per Wendy @ S.O. 12/22/09.*  
( ) Certified mail by Joseph A. Goldbeck, Jr. (original green Postal return receipt attached).  
( ) Certified mail by Sheriff's Office.  
( ) Ordinary mail by Joseph A. Goldbeck, Jr., Esquire to Attorney for Defendant(s) of record (proof of mailing attached).  
( ) Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).  
( ) Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

- ( ) Premises was posted by Sheriff's Office/competent adult (copy of return attached).  
( ) Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).  
( ) Certified Mail & ordinary mail by Joseph A. Goldbeck, Jr. (original receipt(s) for Certified Mail attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Joseph A. Goldbeck, Jr., Esquire (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,

*Joseph A. Goldbeck, Jr.*

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



Name and Address of Sender  
**GOLDBECK**  
**SUITE 5000**  
**701 MARKET STREET**  
**PHILADELPHIA, PA**  
**19106-1532**

Check type of mail or service:  
☐ Certified  
☐ COD  
☐ Registered  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured  
☐ Recorded Delivery (International)  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

Affix Stamp Here  
 (If issued as a  
 certificate of mailing,  
 or for additional copies  
 of this bill)  
 Postmark and  
 Date of Receipt

Handwritten  
 Char

Postage

Addressee (Name, Street, City, State, & Zip Code)

Article Number

1.

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

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

TENANTS/OCCUPANTS  
 64 Taylor Drive  
 Berwick, PA 18603

2.

3.

4.

5.

6.

7.

Total Number of Pieces  
 Listed by Sender

Total Number of Pieces  
 Received at Post Office

Postmaster, Per (Name of receiving employee)

See Privacy Act Statement on Reverse

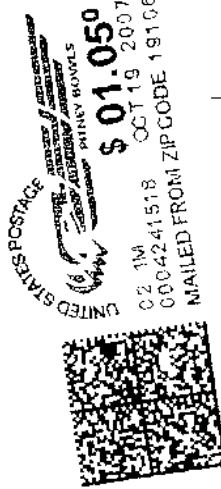
PS Form 3877, February 2002 (Page 1 of 2)

MS-1748 Columbia County Sale Date:

GAYLE L. KISHBACH

Complete by Typewriter, Ink, or Ball Point Pen

D RR  
 19 2



**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-825-6320  
Attorney for Plaintiff

FV-1, INC.  
One Old Country Road  
Suite 429  
Carle Place, NY 11514

Plaintiff

vs.

**GAYLE L. KISHBACH**  
**Mortgagor(s) and Record Owner(s)**

64 Taylor Drive  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2006 CV 402 MF

**AFFIDAVIT PURSUANT TO RULE 3129**

FV-1, INC., Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

64 Taylor Drive  
Berwick, PA 18603

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

**GAYLE L. KISHBACH**  
64 Taylor Drive  
Berwick, PA 18603

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

**GAYLE L. KISHBACH**  
64 Taylor Drive  
Berwick, PA 18603

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

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

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

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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

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

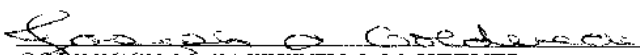
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
64 Taylor Drive  
Berwick, PA 18603

(attach separate sheet if more space is needed)

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

DATED: January 7, 2008

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

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

FV-1, INC.

Docket # 185ED2007

VS

MORTGAGE FORECLOSURE

GAYLE L. KISHBACH

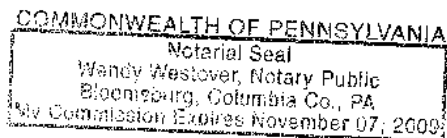
AFFIDAVIT OF SERVICE

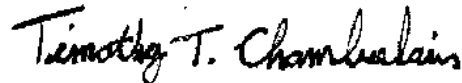
NOW, THIS MONDAY, JANUARY 22, 2007, AT 2:00 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON GAYLE KISHBACH AT 64 TAYLOR DRIVE, BERWICK BY HANDING TO SHANE KISHBACH, SON, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, OCTOBER 22, 2007

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
P. D'ANGELO  
DEPUTY SHERIFF

NORTH CENTRE TOWNSHIP

MAKE CHECKS PAYABLE TO:

Cynthia Groshek

210 SHELHAMER ROAD

Berwick, PA 18603

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	31508	32.320	997.97	1018.34	1120.17
<i>Due</i>					
<b>INSTALLMENT PLAN</b>	<b>ASSESSED VALUE</b>	<b>31508</b>	<b>1018.34</b>	<b>997.97</b>	<b>1018.34</b>
First Installment	339.45				
Second Installment	339.45				
Final Installment	339.44				
<b>TAXABLE ASSESSMENT</b>	<b>31508</b>	<b>1018.34</b>	<b>AUG 31</b>	<b>OCT 31</b>	<b>NOV 1</b>

M  
A KISHBACH GAYLE L  
I 64 TAYLOR DR  
L BERWICK PA 18603

T  
O

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION	ACCT.
PARCEL 11 05 05400000	17695
64 TAYLOR DR	5445.00
20040-0172	26063.00
1.00 ACRES	

THIS TAX RETURNED  
TO COURT HOUSE  
JANUARY 1, 2008.

**Tax Notice** 2007 County & Municipality  
CENTRE NORTH TWP

MAKE CHECKS PAYABLE TO:

Cynthia Groshek

218 SHELHAMER ROAD

Berwick PA 18603

HOURS: MARCH - OCTOBER:

WED. 2 - 4 PM &amp; THUR 4 - 7 PM

OR BY APPOINTMENT ONLY.

PHONE: 570-683-5295

FOR: COLUMBIA COUNTY

DATE  
03/01/2007BILL NO.  
13793

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	31,508	6.146	189.78	193.65	213.02
SINKING		1.345	41.53	42.38	46.62
FIRE		.235	7.25	7.40	8.14
TWP RE		6	185.27	189.05	207.96
The discount & penalty have been calculated for your convenience			423.83	432.48	475.74
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**

KISHBACH GAYLE L  
64 TAYLOR DR  
BERWICK PA 18603

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	10 %
PARCEL: 11 -05 -054-00,000		
64 TAYLOR DR		
1 Acres	Land	5,445
	Buildings	26,063
Total Assessment		31,508

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

These are both due  
\$ 1595.91 Grand Total

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/11/2007

SERVICE# 3 - OF - 10 SERVICES  
DOCKET # 185ED2007

PLAINTIFF FV-1, INC.

DEFENDANT GAYLE L. KISHBACH  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

**PERSON/CORP TO SERVED**

CYNTHIA GROSHEK-TAX COLLECTOR  
218 SHELHAMER ROAD  
BERWICK

**PAPERS TO SERVED**

MORTGAGE FORECLOSURE

SERVED UPON P. J. S. 12-07-07

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

DATE 12-01-07 TIME 1515 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

P. J. S.

DATE 12-07-07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 10/11/2007

SERVICE# 4 - OF - 10 SERVICES  
DOCKET # 185ED2007

PLAINTIFF FV-1, INC.

DEFENDANT GAYLE L. KISHBACH  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN COLE

RELATIONSHIP Customer, Sir, IDENTIFICATION \_\_\_\_\_

DATE 12-3-7 TIME 1400 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. Cole

DATE 12-3-7

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/11/2007

SERVICE# 1 - OF - 10 SERVICES  
DOCKET # 185ED2007

PLAINTIFF FV-1, INC.

DEFENDANT GAYLE L. KISHBACH  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
GAYLE KISHBACH
64 TAYLOR DRIVE
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

OFF OF  
SHELHAMER  
759-9775

SERVED UPON SHANE KISHBACH

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

DATE 10-21-07 TIME 1400 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>10-16-07</u>	<u>1145</u>	<u>DANIELLO</u>	<u>L/C</u>
<u>10-17-07</u>	<u>1410</u>	<u>3</u>	<u>NA</u>

DEPUTY

For DLR

DATE

10-22-07



# REAL ESTATE OUTLINE

ED # 187-07

DATE RECEIVED 10-11-07  
DOCKET AND INDEX 10-22-07

## 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 2000.00 ✓ CK# 3407  
**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE 2-6-08 TIME 09:00  
POSTING DATE 1-4-08  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK 1-10-08  
2<sup>ND</sup> WEEK 1-17-08  
3<sup>RD</sup> WEEK 1-24-08

# SHERIFF'S SALE

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WEDNESDAY FEBRUARY 6, 2008 AT 9:30 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 185 OF 2007 ED AND CIVIL WRIT NO. 402 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

---

All that certain piece and parcel of land situate in the Township of North Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the center of Township Route No. 503 leading to Legislative Route No. 19038; Thence along line of land now or about to be conveyed to Dennis L. Dent, et ux, and through an iron pin on the north side of said road, North 2 degrees 00 minutes East 326 feet to an iron pin corner in line of other lands now or late of William Huntington, et ux; Thence along other land now or late of said Huntington South 88 degrees 00 minutes East 134 feet to an iron pin corner in line of other land now or late of said Huntington; Thence along other land now or late of said Huntington South 2 degrees 00 minutes West 326 feet through an iron pin on the North side of said road to the center of the aforementioned Township Route No. 503; Thence along the center of said Township Route No. 503 North 88 degrees 00 minutes West 134 feet to the place of beginning.

Containing 1.003 acres in accordance to a survey prepared by A. Carl Wolfe, Professional Engineer, dated September 15, 1972.

TAX PARCEL #: 11-05-054

## TERMS OF SALE

**MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

**REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

**IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.**

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney  
Joseph Goldbeck, Jr.  
701 Market Street  
Philadelphia, PA 19106

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

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 6, 2008 AT 9:30 AM

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Joseph Goldbeck, Jr.  
701 Market Street  
Philadelphia, PA 19106

Sheriff of Columbia County  
Timothy T. Chamberlain  
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Joseph Goldbeck, Jr.  
701 Market Street  
Philadelphia, PA 19106

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

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

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

FV-1, INC.  
One Old Country Road  
Suite 429  
Carle Place, NY 11514

Plaintiff

vs.

GAYLE L. KISHBACH  
**Mortgagor(s) and Record Owner(s)**  
64 Taylor Drive  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006 CV 402 MF

2007-1-15-185

**PRAECIPE FOR WRIT OF EXECUTION**

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

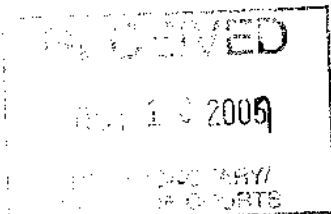
\$136,979.95

Interest from

05/06/2006 to Date of

Sale at 8.8750%

(Costs to be added)



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

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

FV-1, INC.  
One Old Country Road  
Suite 429  
Carle Place, NY 11514

vs.

GAYLE L. KISHBACH  
64 Taylor Drive  
Berwick, PA 18603

In the Court of Common Pleas of  
Columbia County

No. 2006 CV 402 MF

2007-EN-185  
WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 64 Taylor Drive Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE	\$136,979.95
Interest From 05/06/2006 Through Date of Sale	
(Costs to be added)	

Dated: 10-11-07

Tammy B. Kline  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy Barbara J. Kline

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

IN RE:	:	
GAYLE L. KISHBACH	:	
A/K/A GAYLE KISHBACH	:	Bk. No. 5:06-51169 JJT
ZANE L. KISHBACH	:	
A/K/A ZANE KISHBACH	:	Chapter No. 13
Debtors	:	
	:	
WELLS FARGO HOME MORTGAGE, INC., AS	:	
SERVICER FOR THE MORTGAGEE OF RECORD	:	
	:	11 U.S.C. §362
Movant	:	
	:	
v.	:	
	:	
GAYLE L. KISHBACH	:	
A/K/A GAYLE KISHBACH	:	
ZANE L. KISHBACH	:	
A/K/A ZANE KISHBACH	:	
Respondents	:	

2017-2018  
2018-2019  
2019-2020

**ORDERED AND DECREED THAT:** The Automatic stay of all proceedings, as provided by 11 U.S.C. 362 is modified with respect to premises, **64 TAYLOR DRIVE, BERWICK, PA 18603**, as more fully set forth in the legal description attached to said mortgage, as to allow the Movant to foreclose on its mortgage and allow the purchaser of said premises at Sheriff's Sale (or purchaser's assignee) to take any legal or consensual action for enforcement of its right to possession of, or title to, said premises.

*This document is electronically signed and filed on the same date.*

**Dated: July 25, 2007**

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

FV-1, INC.  
One Old Country Road  
Suite 429  
Carle Place, NY 11514

Plaintiff

vs.

GAYLE L. KISHBACH  
(Mortgagor(s) and Record Owner(s))  
64 Taylor Drive  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006 CV 402 MF

**AFFIDAVIT PURSUANT TO RULE 3129**

FV-1, INC., Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

64 Taylor Drive  
Berwick, PA 18603

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

GAYLE L. KISHBACH  
64 Taylor Drive  
Berwick, PA 18603

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

GAYLE L. KISHBACH  
64 Taylor Drive  
Berwick, PA 18603

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

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

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

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



5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

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

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

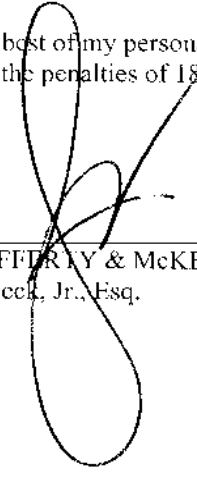
TENANTS/OCCUPANTS

64 Taylor Drive  
Berwick, PA 18603

(attach separate sheet if more space is needed)

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

DATED: October 9, 2007



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

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

FV-I, INC.  
One Old Country Road  
Suite 429  
Carle Place, NY 11514

Plaintiff

vs.

GAYLE L. KISHBACH  
(Mortgagor(s) and Record Owner(s))  
64 Taylor Drive  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006 CV 402 MF

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64 Taylor Drive  
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GAYLE L. KISHBACH  
64 Taylor Drive  
Berwick, PA 18603

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GAYLE L. KISHBACH  
64 Taylor Drive  
Berwick, PA 18603

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

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

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

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5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

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

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


TENANTS/OCCUPANTS

64 Taylor Drive  
Berwick, PA 18603

(attach separate sheet if more space is needed)

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DATED: October 9, 2007



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

**GOLDBECK McCAFFERTY & McKEEVER**

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

FV-1, INC.  
One Old Country Road  
Suite 429  
Carle Place, NY 11514

Plaintiff

vs.

GAYLE L. KISHBACH  
Mortgagor(s) and Record Owner(s)

64 Taylor Drive  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE  
FORECLOSURE

Term  
No. 2006 CV 402 MF

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

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

TO: KISHBACH, GAYLE L.  
**GAYLE L. KISHBACH**  
64 Taylor Drive  
Berwick, PA 18603

Your house at 64 Taylor Drive, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on . at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$136,979.95 obtained by FV-1, INC. against you.

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

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

1. The sale will be cancelled if you pay to FV-1, INC., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 and
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

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

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

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

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

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815  
717-784-8760  
PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

Resources available for Homeowners in Foreclosure

**ACT NOW!**

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 5). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homeretention@goldbecklaw.com](mailto:homeretention@goldbecklaw.com). Call Judy at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of MS-1748.

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

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

FV-I, INC.  
One Old Country Road  
Suite 429  
Carle Place, NY 11514

Plaintiff

vs.

GAYLE L. KISHBACH  
**Mortgagor(s) and Record Owner(s)**  
64 Taylor Drive  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

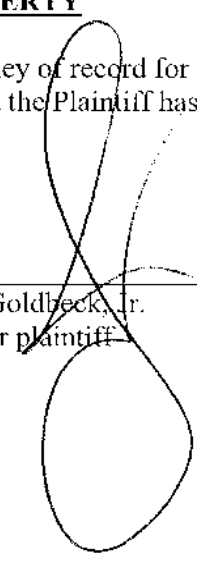
ACTION OF  
MORTGAGE FORECLOSURE

NO. 2006 CV 402 MF

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

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

Joseph A. Goldbeck, Jr.  
Attorney for plaintiff



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

FV-1, INC.  
One Old Country Road  
Suite 429  
Carle Place, NY 11514

Plaintiff

vs.

GAYLE L. KISHBACH  
Mortgagor(s) and Record Owner(s)

64 Taylor Drive  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006 CV 402 MF

**WAIVER OF WATCHMAN**

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

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



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

FV-1, INC.  
One Old Country Road  
Suite 429  
Carle Place, NY 11514

Plaintiff

vs.

GAYLE L. KISHBACH  
Mortgagor(s) and Record Owner(s)

64 Taylor Drive  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006 CV 402 MF

**WAIVER OF WATCHMAN**

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

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

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

FV-1, INC.  
One Old Country Road  
Suite 429  
Carle Place, NY 11514

Plaintiff

vs.

GAYLE L. KISHBACH  
Mortgagor(s) and Record Owner(s)

64 Taylor Drive  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006 CV 402 MF

**WAIVER OF WATCHMAN**

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

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

## SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ FV-1, INC.	COURT NUMBER 2006 CV 402 MF	
DEFENDANT/S/ GAYLE L. KISHBACH	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
GAYLE L. KISHBACH

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
64 Taylor Drive, Berwick, PA 18603

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

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

SIGNATURE OF ATTORNEY <i>Joseph A. Goldbeck, Jr.</i>	TELEPHONE NUMBER (215) 627-1322	DATE October 9, 2007
ADDRESS OF ATTORNEY  GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

All that certain piece and parcel of land situate in the Township of North Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the center of Township Route No. 503 leading to Legislative Route No. 19038;

Thence along line of land now or about to be conveyed to Dennis L. Dent, et ux, and through an iron pin on the north side of said road, North 2 degrees 00 minutes East 326 feet to an iron pin corner in line of other lands now or late of William Huntington, et ux;

Thence along other land now or late of said Huntington South 88 degrees 00 minutes East 134 feet to an iron pin corner in line of other land now or late of said Huntington;

Thence along other land now or late of said Huntington South 2 degrees 00 minutes West 326 feet through an iron pin on the North side of said road to the center of the aforementioned Township Route No. 503;

Thence along the center of said Township Route No. 503 North 88 degrees 00 minutes West 134 feet to the place of beginning.

Containing 1.003 acres in accordance to a survey prepared by A. Carl Wolfe, Professional Engineer, dated September 15, 1972.

TAX PARCEL #: 11-05-054

All that certain piece and parcel of land situate in the Township of North Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the center of Township Route No. 503 leading to Legislative Route No. 19038;

Thence along line of land now or about to be conveyed to Dennis L. Dent, et ux, and through an iron pin on the north side of said road, North 2 degrees 00 minutes East 326 feet to an iron pin corner in line of other lands now or late of William Huntington, et ux;

Thence along other land now or late of said Huntington South 88 degrees 00 minutes East 134 feet to an iron pin corner in line of other land now or late of said Huntington;

Thence along other land now or late of said Huntington South 2 degrees 00 minutes West 326 feet through an iron pin on the North side of said road to the center of the aforementioned Township Route No. 503;

Thence along the center of said Township Route No. 503 North 88 degrees 00 minutes West 134 feet to the place of beginning.

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## SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ FV-1, INC.		COURT NUMBER 2006 CV 402 MF
DEFENDANT/S/ GAYLE L. KISHBACH		TYPE OF WRIT OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
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ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
64 Taylor Drive, Berwick, PA 18603

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

**PLEASE POST HANDBILL**

SIGNATURE OF ATTORNEY <i>Joseph A. Goldbeck, Jr.</i>	TELEPHONE NUMBER (215) 627-1322	DATE October 9, 2007
ADDRESS OF ATTORNEY  GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

312011

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

FIRSTTRUST BANK

3-7380/2360

10/09/2007

PAY  
TO THE  
ORDER OF

*Sheriff of Columbia County*

\$ \*\*2,000.00

TWO THOUSAND AND XX / 100 DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

MEMO kishbach

  
AUTHORIZED SIGNATURE

⑈312011⑈ ⑈23607380⑈ 70 110018⑈

Security features. Details on back.