

# SHERIFF'S SALE COST SHEET

Cikimogose vs. White  
 NO. 57-07 ED NO. 1827-06 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>41.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>369.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>208.24</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>358.24</u>	

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$
WATER 20	\$
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. <u>Poundage</u>	\$ <u>177.07</u>
TOTAL ***** \$ <u>177.07</u>	

TOTAL COSTS (OPENING BID) 2000.00  
\$1049.31  
950.69

**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**

October 8, 2007

Columbia

Harry A. Roadarmel  
SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
Bloomsburg, PA 17815  
FAX

**BOOK WRIT**

RE: CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A  
ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY  
vs.  
CAROL ANN WHITE and DAVID GLENN WHITE  
Term No. 2006 CV 1827

**Property address:**

**217 East 4th Street  
Berwick, PA 18603**

Sheriff's Sale Date: October 24, 2007

Dear Sir/Madam:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. I collected \$8853.48 towards my client's debt.

Thank you for your cooperation.

Very truly yours,

  
JOSEPH A. GOLDBECK, JR.

JAG/

cc: Preetendra Yadav  
CITIFINANCIAL MORTGAGE CO. INC.  
Acct. #1391832

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck Jr., Esquire

Attorney LD.#16132

Suite 5000 - Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

215-627-1322

Attorney for Plaintiff

CITIMORTGAGE INC. S/B/M CITIFINANCIAL  
MORTGAGE COMPANY INC. F/K/A ASSOCIATES  
HOME EQUITY CONSUMER DISCOUNT COMPANY,  
1111 Northpoint Drive Building 4, Suite 100, Coppell,  
TX, 75019

vs.

Plaintiff

CAROL ANN WHITE and DAVID GLENN WHITE

**Mortgagor(s) and Record Owner(s)**

217 East 4th Street Berwick,

PA 18603

IN THE COURT OF COMMON  
PLEAS

OF Columbia COUNTY

No. 2006 CV 1827

**AFFIDAVIT**

CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A  
ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY, by its specially appointed  
counsel, Joseph A. Goldbeck Jr., represents as follows;

1. I am the attorney for and representative of Plaintiff. I am authorized to make and do  
make this affidavit on behalf of Plaintiff; and that the facts set are true and correct to the best of  
my knowledge, information and belief.

2. I collected \$ **8853.48** towards my client's debt.

---



September 13, 2007

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

**CITIMORTGAGE, INC., S/B/M CITIFINANCIAL MORTGAGE  
COMPANY INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER  
DISCOUNT COMPANY**

**VS.**

**CAROL ANN WHITE  
DAVID GLENN WHITE**

**DOCKET # 57ED2007**

**JD # 1827JD2006**

Dear Timothy:

The updated amount due on sewer account #105754 for the property located at 217 E. 4<sup>th</sup> Street Berwick, Pa through October 2007 is \$260.54.

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

Sincerely,

Kelly Greer  
Authority Clerk

**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**

August 22, 2007

Columbia

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

**BOOK WRIT**

RE: CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A  
ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY  
vs.  
CAROL ANN WHITE and DAVID GLENN WHITE  
Term No. 2006 CV 1827

**Property address:**

**217 East 4th Street  
Berwick, PA 18603**

**Sheriff's Sale Date: August 29, 2007**

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for August 29, 2007 to October 24, 2007.

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,

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

JAG/jlb

cc: Preetendra Yadav  
CITIFINANCIAL MORTGAGE CO. INC.  
Acct. #1391832



July 18, 2007

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

**CITIMORTGAGE, INC., S/B/M CITIFINANCIAL MORTGAGE  
COMPANY INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER  
DISCOUNT COMPANY**

**VS.**

**CAROL ANN WHITE  
DAVID GLENN WHITE**

**DOCKET # 57ED2007**

**JD # 1827JD2006**

Dear Timothy:

The *updated* balance due on sewer account #105754 for the property located at 217 East 4<sup>th</sup> Street Berwick, Pa through September 2007 is \$170.58.

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

Sincerely,

Kristy Romig  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Provider"*

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

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  
June 6, 13, 20, 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.

**Public  
Notices**

**SHERIFF'S SALE**

WEDNESDAY, JUNE 27,  
2007 AT 9:30 AM

By virtue of a Writ of Execution No. 57ED2007, Court of Common Pleas of Columbia County, Civil Division, to me directed, there will be exposed to a public sale, by venue or outcry to the highest bidder, for cash, in a courtroom or Sheriff's Office at the Columbia County Courthouse, 35 West Main St., Bloomsburg, Penna., 17815, all the right and title and interest to the defendants in and to:

**PROPERTY ADDRESS:**

217 East 4th Street  
Berwick, PA 18603

**BOROUGH OF BERWICK**

DEED BOOK, PAGE, No.:

Book 705, Page 644

TAX PARCEL No.: 04A-05-

035

**IMPROVEMENTS:** A

residential dwelling

**DEFENDANTS:**

CAROL ANN WHITE

DAVID GLENN WHITE

**PLAINTIFF ATTORNEY:**

Joseph A. Goldbeck, Jr.  
Philadelphia, PA  
19106-1532

**TIMOTHY T.**

CHAMBERLAIN, SHERIFF  
COLUMBIA COUNTY

[www.sheriffofcolumbia-county.com](http://www.sheriffofcolumbia-county.com)

Subscribed to before me this 21st day of June, 2007

My commission expires

Commonwealth Of Pennsylvania

(Notary Public Seal)

Dennis L. Achenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2007

Member, Pennsylvania Association Of Notaries

....., 20....., I hereby certify that the advertising and  
ges amounting to \$.....for publishing the foregoing notice, and the  
avit have been paid in full.

57  
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

June 15, 2007

Columbia

Harry A. Roadarmel  
SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
Bloomsburg, PA 17815  
FAX 570-389-6625

**BOOK WRIT**

RE: CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A  
ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY  
vs.  
CAROL ANN WHITE and DAVID GLENN WHITE  
Term No. 2006 CV 1827

**Property address:**

217 East 4th Street  
Berwick, PA 18603

**Sheriff's Sale Date:**

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for June 27, 2007 to August 29, 2007.

Thank you for your cooperation.

Very truly yours,

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

JAG/amb

cc: Preetendra Yadav  
CITIFINANCIAL MORTGAGE CO. INC.  
Acct. #1391832



TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

CITIMORTGAGE INC.

VS.

CAROL & DAVID WHITE

WRIT OF EXECUTION #57 OF 2007 ED

POSTING OF PROPERTY

May 24, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF CAROL & DAVID WHITE AT 217 E. 4<sup>TH</sup> STREET BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

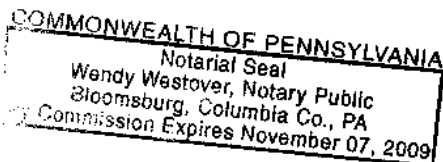
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 29<sup>TH</sup> DAY OF MAY 2007



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

May 23, 2007

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

RE: No. 2006 CV 1827  
**CAROL ANN WHITE and DAVID GLENN WHITE**

Real Estate Division:

The above case may be sold on June 27, 2007. 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 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

CITX-1719  
CF: 12/15/2006  
SD: 06/27/2007  
\$62,115.80

CITIMORTGAGE INC. S/B/M CITIFINANCIAL  
MORTGAGE COMPANY INC. F/K/A ASSOCIATES  
HOME EQUITY CONSUMER DISCOUNT COMPANY  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

Plaintiff

vs.

CAROL ANN WHITE  
DAVID GLENN WHITE  
**Mortgagor(s) and  
Record Owner(s)**

217 East 4th Street  
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 1827

**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~~ *Per Wendy @ SO* (copy of return attached).  
( ) 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*  
BY: Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

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

Article Number

1.

SUSQUEHANNA BANK OF PA  
P.O. BOX 639  
SBI LOAN CENTER C/O RAMSEY  
MAUGANSVILLE, MD 21767

2.

PA DEPARTMENT OF PUBLIC WELFARE -  
Bureau of Child Support Enforcement  
Health and Welfare Bldg., Room 432  
Harrisburg, PA 17105-2875

3.

DOMESTIC RELATIONS OF COLUMBIA  
COUNTY

4.

P.O. Box 380  
Bloomsburg, PA 17815

5.

FORD CONSUMER DISCOUNT COMPANY  
3220 TILLMAN DRIVE  
SUITE 101  
BENSALEM, PA 19020

6.

TENANTS/OCCUPANTS  
217 East 4th Street  
Berwick, PA 18603

7.

8.

Total Number of Pieces  
Listed by Sender **5**

Total Number of Pieces  
Received at Post Office **five**

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

CITX-1719 Columbia County Sale Date:  
CAROL ANN WHITE & DAVID GLENN WHITE

Check type of mail or service:

- ☐ Certified  
☐ COD  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured

- ☐ Recorded Delivery (International)  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

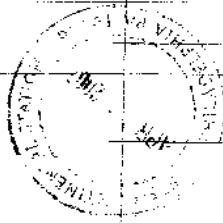
Address (Name, Street, City, State, & ZIP Code)

Postage

Affix Stamp Here  
(If issued as a  
certificate of  
or for additio  
of this bill)

Postmark  
Date of Re

Fee



02 1A  
0004340453  
APR 11 2007  
MAILED FROM ZIP CODE 19106

See Privacy Act Statement on Reverse

Completed by Typewriter, Ink, or Ball Point Pen

Postmaster, Per (Name of receiving employee)

**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

CITIMORTGAGE INC. S/B/M CITIFINANCIAL  
MORTGAGE COMPANY INC. F/K/A  
ASSOCIATES HOME EQUITY CONSUMER  
DISCOUNT COMPANY

1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

Plaintiff

vs.

CAROL ANN WHITE  
DAVID GLENN WHITE  
**Mortgagor(s) and Record Owner(s)**

217 East 4th Street  
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 1827

**AFFIDAVIT PURSUANT TO RULE 3129**

CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY, 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:

217 East 4th Street  
Berwick, PA 18603

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

CAROL ANN WHITE  
217 East 4th Street  
Berwick, PA 18603

DAVID GLENN WHITE  
217 East 4th Street  
Berwick, PA 18603

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

CAROL ANN WHITE  
217 East 4th Street  
Berwick, PA 18603

DAVID GLENN WHITE  
217 East 4th Street  
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:

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

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

SUSQUEHANNA BANK OF PA  
P.O. BOX 639  
SBI LOAN CENTER C/O RAMSEY  
MAUGANSVILLE, MD 21767

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

FORD CONSUMER DISCOUNT COMPANY  
3220 TILLMAN DRIVE  
SUITE 101  
BENSALEM, PA 19020

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  
217 East 4th Street  
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: May 23, 2007

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



May 24, 2007

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

**CITIMORTGAGE, INC., S/B/M CITIFINANCIAL MORTGAGE  
COMPANY INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER  
DISCOUNT COMPANY**

**VS.**

**CAROL ANN WHITE  
DAVID GLENN WHITE**

**DOCKET # 57ED2007**

**JD # 1827JD2006**

Dear Timothy:

The new updated balance due on sewer account #105754 for the property located at 217 East 4<sup>th</sup> Street Berwick, Pa through June 2007 is \$82.29.

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

Sincerely,

Kristy Romig  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Provider"*

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

Address  
C. Date of Delivery  
B. Received by (Printed Name)  
D. Is delivery address different from item 1? If YES, enter delivery address below:  
3. Service Type  
4. Restricted Delivery? (Extra Fee)  
102595-02-M-1

1. Article Addressed to:  
INTERNAL REVENUE SERVICE  
TECHNICAL SUPPORT GROUP  
WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259  
PHILADELPHIA, PA 19106

2. Article Number  
(Transfer from service label)  
7005 0390 0001 2235 9936

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

3. Service Type  
4. Restricted Delivery? (Extra Fee)  
102595-02-M-15

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:  
Baltimore Bank of PA  
PO Box 639  
Maugansville, MD 21767

2. Article Number  
(Transfer from service label)  
7006 0100 0003 5231 4062

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

3. Service Type  
4. Restricted Delivery? (Extra Fee)  
102595-02-M-15

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

2. Article Number  
(Transfer from service label)  
7005 0390 0001 2235 9943

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

3. Service Type  
4. Restricted Delivery? (Extra Fee)  
102595-02-M-15

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

2. Article Number  
(Transfer from service label)  
7005 0390 0001 2235 9943

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

3. Service Type  
4. Restricted Delivery? (Extra Fee)  
102595-02-M-15



## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

Signature

Agent

Received by (Print Name)

Date of Delivery

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

2. Article Number

(Transfer from service label)

7005 0390 0001 2235 9974

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1E

## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

Received by (Print Name)

Date of Delivery

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

3. Service Type

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

2. Article Number

(Transfer from service label)

7006 0100 0003 5231 4079

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1E

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) 784-6380

CITIMORTGAGE, INC., S/B/M  
CITIFINANCIAL MORTGAGE COMPANY  
INC. F/K/A ASSOCIATES HOME EQUITY  
CONSUMER DISCOUNT COMPANY  
VS

Docket # 57ED2007

MORTGAGE FORECLOSURE

CAROL ANN WHITE  
DAVID GLENN WHITE

AFFIDAVIT OF SERVICE


NOW, THIS MONDAY, APRIL 09, 2007, AT 4:45 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON CAROL WHITE AT 217 E. 4TH STRET, BERWICK BY HANDING TO JUSTIN LEWIS, SON IN LAW, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, APRIL 10, 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  
P. D'ANGELO  
DEPUTY SHERIFF

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) 794-6300

CITIMORTGAGE, INC., S/B/M  
CITIFINANCIAL MORTGAGE COMPANY  
INC. F/K/A ASSOCIATES HOME EQUITY  
CONSUMER DISCOUNT COMPANY

VS

Docket # 57ED2007

MORTGAGE FORECLOSURE

CAROL ANN WHITE  
DAVID GLENN WHITE

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, APRIL 09, 2007, AT 4:45 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON DAVID WHITE AT 217 E. 4TH STREET, BERWICK BY HANDING TO JUSTIN LEWIS, SON IN LAW, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, APRIL 10, 2007

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal  
Wendy Westover, Notary Public  
Bloomsburg, Columbia Co., PA  
My Commission Expires November 07, 2008

X

TIMOTHY T. CHAMBERLAIN  
SHERIFF

X

P. D'ANGELO  
DEPUTY SHERIFF

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 04/11/2007

Fee: \$5.00

Cert. NO: 3268

WHITE DAVID G & CAROL ANN  
217 EAST FOURTH STREET  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 0323 -0742  
Location: 217 E FOURTH ST  
Parcel Id:04A-05 -035-00,000

Assessment: 19,106  
Balances as of 04/11/2007

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Timothy T. Chamberlain, Per: dm.  
Sheriff

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 4/5/2007

SERVICE# 8 - OF - 14 SERVICES  
DOCKET # 57ED2007

PLAINTIFF

CITIMORTGAGE, INC., S/B/M CITIFINANCIAL  
MORTGAGE COMPANY INC. F/K/A ASSOCIATES HOME  
EQUITY CONSUMER DISCOUNT COMPANY

DEFENDANT

CAROL ANN WHITE  
DAVID GLENN WHITE

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Leslie LEVAN

RELATIONSHIP Customer Service IDENTIFICATION \_\_\_\_\_

DATE 4-11-7 TIME 0820 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. Auto

DATE 4-11-7

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 4/5/2007

SERVICE# 11 - OF - 14 SERVICES  
DOCKET # 57ED2007

PLAINTIFF

CITIMORTGAGE, INC., S/B/M CITIFINANCIAL  
MORTGAGE COMPANY INC. F/K/A ASSOCIATES HOME  
EQUITY CONSUMER DISCOUNT COMPANY

DEFENDANT

CAROL ANN WHITE  
DAVID GLENN WHITE

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

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

DATE 4-11-7 TIME 0800 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Aiter

DATE 4-11-7

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/5/2007

SERVICE# 1 - OF - 14 SERVICES  
DOCKET # 57ED2007

PLAINTIFF

CITIMORTGAGE, INC., S/B/M CITIFINANCIAL  
MORTGAGE COMPANY INC. F/K/A ASSOCIATES HOME  
EQUITY CONSUMER DISCOUNT COMPANY

DEFENDANT

CAROL ANN WHITE  
DAVID GLENN WHITE

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

DAVID WHITE

217 E. 4TH STREET

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

JUSTIN LEWIS

RELATIONSHIP

SON IN LAW

IDENTIFICATION

DATE 04.09.07 TIME 1645

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

04.09.07

1600

DANIELLO

c/c

DEPUTY

*[Signature]*

DATE

04.09.07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/5/2007

SERVICE# 2 - OF - 14 SERVICES  
DOCKET # 57ED2007

PLAINTIFF CITIMORTGAGE, INC., S/B/M CITIFINANCIAL  
MORTGAGE COMPANY INC. F/K/A ASSOCIATES HOME  
EQUITY CONSUMER DISCOUNT COMPANY

DEFENDANT CAROL ANN WHITE  
DAVID GLENN WHITE

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
CAROL WHITE	MORTGAGE FORECLOSURE
217 E. 4TH STRET	
BERWICK	

SERVED UPON JUSTIN LEWIS

RELATIONSHIP SON IN LAW IDENTIFICATION \_\_\_\_\_

DATE 04.09.07 TIME 1645 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature] DATE 04.09.07



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/5/2007

SERVICE# 6 - OF - 14 SERVICES  
DOCKET # 57ED2007

PLAINTIFF

CITIMORTGAGE, INC., S/B/M CITIFINANCIAL  
MORTGAGE COMPANY INC. F/K/A ASSOCIATES HOME  
EQUITY CONSUMER DISCOUNT COMPANY

DEFENDANT

CAROL ANN WHITE  
DAVID GLENN WHITE

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON CONNIE GINGHER

RELATIONSHIP TAX COLLECTOR IDENTIFICATION \_\_\_\_\_

DATE 4-9-07 TIME 1600 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

PM-8 DATE 4-9-07

**Tax Notice** 2007 County & Municipality

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

Connie C Gingham  
 1615 Lincoln Avenue  
 Berwick PA 18603

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

**PHONE:** 570-752-7442

FOR: COLUMBIA COUNTY		DATE		BILL NO.	
		03/01/2007		6560	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	19,106	6.146	115.08	117.43	129.17
SINKING		1.345	25.19	25.70	28.27
LIGHT		1	18.73	19.11	20.07
FIRE		1.25	23.40	23.88	25.07
BORO RE		10.6	198.47	202.52	212.65
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			380.87	388.64	415.23
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after
<b>TAXES ARE DUE &amp; PAYABLE - PROMPT PAYMENT IS REQUESTED</b>  WHITE DAVID G & CAROL ANN 217 EAST FOURTH STREET BERWICK PA 18603		This tax returned to courthouse on: January 1, 2008			
Discount 2 % Penalty 10 % PARCEL: 04A-05 -035-00,000 217 E FOURTH ST .1045 Acres		CNTY TWP 2 % 5 % Land 2,500 Buildings 16,606 Total Assessment 19,106			

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

**FILE COPY**

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/5/2007

SERVICE# 7 - OF - 14 SERVICES  
DOCKET # 57ED2007

PLAINTIFF

CITIMORTGAGE, INC., S/B/M CITIFINANCIAL  
MORTGAGE COMPANY INC. F/K/A ASSOCIATES HOME  
EQUITY CONSUMER DISCOUNT COMPANY

DEFENDANT

CAROL ANN WHITE  
DAVID GLENN WHITE

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

BERWICK SEWER

1108 FREAS AVE.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Kelly Greer

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

DATE 4-7-07 TIME 1600 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

Pm-f DATE 4-8-07

# REAL ESTATE OUTLINE

ED # 57-07

DATE RECEIVED 4-17-07

DOCKET AND INDEX 4-17-07

## 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# 290-764

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

SALE DATE

June 27, 07 TIME 0930

POSTING DATE

May 24, 07

ADV. DATES FOR NEWSPAPER

1<sup>ST</sup> WEEK June 6

2<sup>ND</sup> WEEK 13

3<sup>RD</sup> WEEK 20, 07

# SHERIFF'S SALE

Wednesday, June 27th, 2007 at 09:30 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 57ED2007 AND CIVIL WRIT NO. 1827JD2006 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

All that certain piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follow, to-wit:

Beginning at a stake on the northerly side of East Fourth Street 198 feet east of Pine Street; thence along East Fourth Street, in an easterly direction, a distance of 49-1/2 feet; thence in a northerly direction parallel with Chestnut Street, a distance of 90-3/4 feet, more or less, to a point in line with the northerly side of an existing building; thence in a westerly direction, along the northerly side of said building and continuing along the southerly side of a second building, (said line having formerly been a fence line), a distance of 49-1/2 feet; thence in a southerly direction, a distance of 90-3/4 feet, more or less, to East Fourth Street, the place of beginning.

TAX PARCEL #: 04A-05-035

PROPERTY address: 217 EAST 4TH STREET, BERWICK, PA 18603

## TERMS OF SALE

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

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

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

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The 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 A. Goldbeck, Jr.  
Mellon Independence Center - Suite 5000 701 Market Street  
Philadelphia, PA 19106-1532

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

# SHERIFF'S SALE

Wednesday, June 27th, 2007 at 09:30 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 57ED2007 AND CIVIL WRIT NO. 1827JD2006 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

All that certain piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follow, to-wit:

Beginning at a stake on the northerly side of East Fourth Street 198 feet east of Pine Street; thence along East Fourth Street, in an easterly direction, a distance of 49-1/2 feet; thence in a northerly direction parallel with Chestnut Street, a distance of 90-3/4 feet, more or less, to a point in line with the northerly side of an existing building; thence in a westerly direction, along the northerly side of said building and continuing along the southerly side of a second building, (said line having formerly been a fence line), a distance of 49-1/2 feet; thence in a southerly direction, a distance of 90-3/4 feet, more or less, to East Fourth Street, the place of beginning.

TAX PARCEL #: 04A-05-035

PROPERTY address: 217 EAST 4TH STREET, BERWICK, PA 18603

## TERMS OF SALE

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

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

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

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The 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 A. Goldbeck, Jr.  
Mellon Independence Center - Suite 5000 701 Market Street  
Philadelphia, PA 19106-1532

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

# SHERIFF'S SALE

Wednesday, June 27th, 2007 at 09:30 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 57ED2007 AND CIVIL WRIT NO. 1827JD2006 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

All that certain piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follow, to-wit:

Beginning at a stake on the northerly side of East Fourth Street 198 feet east of Pine Street; thence along East Fourth Street, in an easterly direction, a distance of 49-1/2 feet; thence in a northerly direction parallel with Chestnut Street, a distance of 90-3/4 feet, more or less, to a point in line with the northerly side of an existing building; thence in a westerly direction, along the northerly side of said building and continuing along the southerly side of a second building, (said line having formerly been a fence line), a distance of 49-1/2 feet; thence in a southerly direction, a distance of 90-3/4 feet, more or less, to East Fourth Street, the place of beginning.

TAX PARCEL #: 04A-05-035

PROPERTY address: 217 EAST 4TH STREET, BERWICK, PA 18603

## TERMS OF SALE

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

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

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

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The 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 A. Goldbeck, Jr.  
Mellon Independence Center - Suite 5000 701 Market Street  
Philadelphia, PA 19106-1532

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

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

CITIMORTGAGE INC. S/B/M CITIFINANCIAL  
MORTGAGE COMPANY INC. F/K/A  
ASSOCIATES HOME EQUITY CONSUMER  
DISCOUNT COMPANY  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

vs.

CAROL ANN WHITE  
DAVID GLENN WHITE  
217 East 4th Street  
Berwick, PA 18603

In the Court of Common Pleas of  
Columbia County

No. 2006 CV 1827

*2007-ED-57*

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: 217 East 4th Street Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE

\$62,115.80

Interest From **03/30/2007**  
Through Date of Sale

(Costs to be added)

Dated: 4/5/07

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

Deputy

*Fanni B. Kline*







All that certain piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follow, to-wit:

Beginning at a stake on the northerly side of East Fourth Street 198 feet east of Pine Street; thence along East Fourth Street, in an easterly direction, a distance of 49-1/2 feet; thence in a northerly direction parallel with Chestnut Street, a distance of 90-3/4 feet, more or less, to a point in line with the northerly side of an existing building; thence in a westerly direction, along the northerly side of said building and continuing along the southerly side of a second building, (said line having formerly been a fence line), a distance of 49-1/2 feet; thence in a southerly direction, a distance of 90-3/4 feet, more or less, to East Fourth Street, the place of beginning.

TAX PARCEL #: 04A-05-035

PROPERTY ADDRESS: 217 EAST 4<sup>TH</sup> STREET, BERWICK, PA 18603

All that certain piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follow, to-wit:

Beginning at a stake on the northerly side of East Fourth Street 198 feet east of Pine Street; thence along East Fourth Street, in an easterly direction, a distance of 49-1/2 feet; thence in a northerly direction parallel with Chestnut Street, a distance of 90-3/4 feet, more or less, to a point in line with the northerly side of an existing building; thence in a westerly direction, along the northerly side of said building and continuing along the southerly side of a second building, (said line having formerly been a fence line), a distance of 49-1/2 feet; thence in a southerly direction, a distance of 90-3/4 feet, more or less, to East Fourth Street, the place of beginning.

TAX PARCEL #: 04A-05-035

PROPERTY ADDRESS: 217 EAST 4<sup>TH</sup> STREET, BERWICK, PA 18603

All that certain piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follow, to-wit:

Beginning at a stake on the northerly side of East Fourth Street 198 feet east of Pine Street; thence along East Fourth Street, in an easterly direction, a distance of  $49\frac{1}{2}$  feet; thence in a northerly direction parallel with Chestnut Street, a distance of  $90\frac{3}{4}$  feet, more or less, to a point in line with the northerly side of an existing building; thence in a westerly direction, along the northerly side of said building and continuing along the southerly side of a second building, (said line having formerly been a fence line), a distance of  $49\frac{1}{2}$  feet; thence in a southerly direction, a distance of  $90\frac{3}{4}$  feet, more or less, to East Fourth Street, the place of beginning.

TAX PARCEL #: 04A-05-035

PROPERTY ADDRESS: 217 EAST 4<sup>TH</sup> STREET, BERWICK, PA 18603

All that certain piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follow, to-wit:

Beginning at a stake on the northerly side of East Fourth Street 198 feet east of Pine Street; thence along East Fourth Street, in an easterly direction, a distance of 49-1/2 feet; thence in a northerly direction parallel with Chestnut Street, a distance of 90-3/4 feet, more or less, to a point in line with the northerly side of an existing building; thence in a westerly direction, along the northerly side of said building and continuing along the southerly side of a second building, (said line having formerly been a fence line), a distance of 49-1/2 feet; thence in a southerly direction, a distance of 90-3/4 feet, more or less, to East Fourth Street, the place of beginning.

TAX PARCEL #: 04A-05-035

PROPERTY ADDRESS: 217 EAST 4<sup>TH</sup> STREET, BERWICK, PA 18603

All that certain piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follow, to-wit:

Beginning at a stake on the northerly side of East Fourth Street 198 feet east of Pine Street; thence along East Fourth Street, in an easterly direction, a distance of 49-1/2 feet; thence in a northerly direction parallel with Chestnut Street, a distance of 90-3/4 feet, more or less, to a point in line with the northerly side of an existing building; thence in a westerly direction, along the northerly side of said building and continuing along the southerly side of a second building, (said line having formerly been a fence line), a distance of 49-1/2 feet; thence in a southerly direction, a distance of 90-3/4 feet, more or less, to East Fourth Street, the place of beginning.

TAX PARCEL #: 04A-05-035

PROPERTY ADDRESS: 217 EAST 4<sup>TH</sup> STREET, BERWICK, PA 18603

All that certain piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follow, to-wit:

Beginning at a stake on the northerly side of East Fourth Street 198 feet east of Pine Street; thence along East Fourth Street, in an easterly direction, a distance of 49-1/2 feet; thence in a northerly direction parallel with Chestnut Street, a distance of 90-3/4 feet, more or less, to a point in line with the northerly side of an existing building; thence in a westerly direction, along the northerly side of said building and continuing along the southerly side of a second building, (said line having formerly been a fence line), a distance of 49-1/2 feet; thence in a southerly direction, a distance of 90-3/4 feet, more or less, to East Fourth Street, the place of beginning.

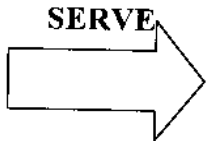
TAX PARCEL #: 04A-05-035

PROPERTY ADDRESS: 217 EAST 4<sup>TH</sup> STREET, BERWICK, PA 18603



## SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY	COURT NUMBER 2006 CV 1827	
DEFENDANT/S/ CAROL ANN WHITE and DAVID GLENN WHITE	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
DAVID GLENN WHITE

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
217 East 4th Street, 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 March 29, 2007
ADDRESS OF ATTORNEY  GOLDBECK McCafferty & McKeever Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-825-6318  
Attorney for Plaintiff

CITIMORTGAGE INC. S/B/M CITIFINANCIAL  
MORTGAGE COMPANY INC. F/K/A ASSOCIATES  
HOME EQUITY CONSUMER DISCOUNT COMPANY  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019  
Plaintiff

vs.

CAROL ANN WHITE  
DAVID GLENN WHITE  
**Mortgagor(s) and Record Owner(s)**

217 East 4th Street  
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 1827

*2007-ED-57*

**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: WHITE, DAVID GLENN  
**DAVID GLENN WHITE**  
217 East 4th Street  
Berwick, PA 18603

Your house at 217 East 4th Street, 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 \$62,115.80 obtained by CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY 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 CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311

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!**

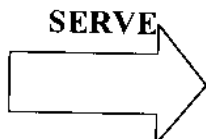
Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 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 CITX-1719.

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

## SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY	COURT NUMBER 2006 CV 1827	
DEFENDANT/S/ CAROL ANN WHITE and DAVID GLENN WHITE	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	



**SERVE**

**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
CAROL ANN WHITE

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
217 East 4th Street, 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 March 29, 2007
ADDRESS OF ATTORNEY  GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-825-6318  
Attorney for Plaintiff

CITIMORTGAGE INC. S/B/M CITIFINANCIAL  
MORTGAGE COMPANY INC. F/K/A ASSOCIATES  
HOME EQUITY CONSUMER DISCOUNT COMPANY  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019  
Plaintiff

vs.

CAROL ANN WHITE  
DAVID GLENN WHITE  
Mortgagor(s) and Record Owner(s)

217 East 4th Street  
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 1827

*2007-ED-57*

**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: WHITE, CAROL ANN  
**CAROL ANN WHITE**  
217 East 4th Street  
Berwick, PA 18603

Your house at 217 East 4th Street, 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 \$62,115.80 obtained by CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY 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 CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311

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 CITX-1719.

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



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

CITIMORTGAGE INC. S/B/M CITIFINANCIAL  
MORTGAGE COMPANY INC. F/K/A ASSOCIATES  
HOME EQUITY CONSUMER DISCOUNT  
COMPANY

1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

Plaintiff

vs.

CAROL ANN WHITE  
DAVID GLENN WHITE  
(Mortgagor(s) and Record Owner(s))  
217 East 4th Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006 CV 1827

*2007-ED-57*

**AFFIDAVIT PURSUANT TO RULE 3129**

CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY, 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:

217 East 4th Street  
Berwick, PA 18603

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

CAROL ANN WHITE  
217 East 4th Street  
Berwick, PA 18603

DAVID GLENN WHITE  
217 East 4th Street  
Berwick, PA 18603

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

CAROL ANN WHITE  
217 East 4th Street  
Berwick, PA 18603

DAVID GLENN WHITE  
217 East 4th Street  
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:

SUSQUEHANNA BANK OF PA  
P.O. BOX 639  
SBI LOAN CENTER C/O RAMSEY  
MAUGANSVILLE, MD 21767

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

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

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

FORD CONSUMER DISCOUNT COMPANY  
3220 TILLMAN DRIVE  
SUITE 101  
BENSALEM, PA 19020

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.

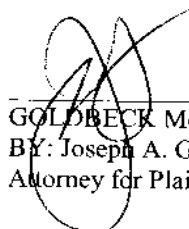
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
217 East 4th Street  
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: March 29, 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  
215-627-1322  
Attorney for Plaintiff

CITIMORTGAGE INC. S/B/M CITIFINANCIAL  
MORTGAGE COMPANY INC. F/K/A ASSOCIATES  
HOME EQUITY CONSUMER DISCOUNT  
COMPANY

1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

Plaintiff

vs.

CAROL ANN WHITE  
DAVID GLENN WHITE  
(Mortgagor(s) and Record Owner(s))  
217 East 4th Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006 CV 1827

*2007-ED-57*

**AFFIDAVIT PURSUANT TO RULE 3129**

CITIMORTGAGE INC. S/B/M CITIFINANCIAL MORTGAGE COMPANY INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY, 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:

217 East 4th Street  
Berwick, PA 18603

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

CAROL ANN WHITE  
217 East 4th Street  
Berwick, PA 18603

DAVID GLENN WHITE  
217 East 4th Street  
Berwick, PA 18603

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

CAROL ANN WHITE  
217 East 4th Street  
Berwick, PA 18603

DAVID GLENN WHITE  
217 East 4th Street  
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:

SUSQUEHANNA BANK OF PA  
P.O. BOX 639  
SBI LOAN CENTER C/O RAMSEY  
MAUGANSVILLE, MD 21767

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

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

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

FORD CONSUMER DISCOUNT COMPANY  
3220 TILLMAN DRIVE  
SUITE 101  
BENSALEM, PA 19020

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.

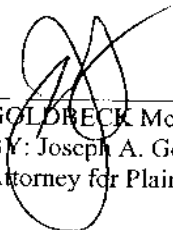
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
217 East 4th Street  
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: March 29, 2007

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

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

CITIMORTGAGE INC. S/B/M CITIFINANCIAL  
MORTGAGE COMPANY INC. F/K/A ASSOCIATES  
HOME EQUITY CONSUMER DISCOUNT COMPANY  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

Plaintiff

vs.

CAROL ANN WHITE  
DAVID GLENN WHITE  
**Mortgagor(s) and Record Owner(s)**  
217 East 4th Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

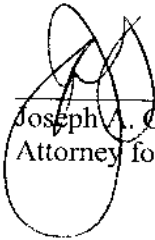
ACTION OF  
MORTGAGE FORECLOSURE

NO. 2006 CV 1827

*2007-ED-57*

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

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

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

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

CITIMORTGAGE INC. S/B/M CITIFINANCIAL  
MORTGAGE COMPANY INC. F/K/A ASSOCIATES  
HOME EQUITY CONSUMER DISCOUNT COMPANY  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

Plaintiff

vs.

CAROL ANN WHITE  
DAVID GLENN WHITE  
Mortgagor(s) and Record Owner(s)

217 East 4th Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

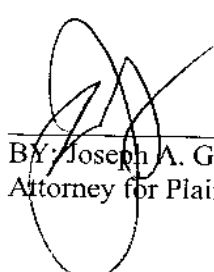
ACTION OF MORTGAGE FORECLOSURE

No. 2006 CV 1827

*2007-ED-57*

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

CITIMORTGAGE INC. S/B/M CITIFINANCIAL  
MORTGAGE COMPANY INC. F/K/A ASSOCIATES  
HOME EQUITY CONSUMER DISCOUNT COMPANY  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

Plaintiff

vs.

CAROL ANN WHITE  
DAVID GLENN WHITE  
Mortgagor(s) and Record Owner(s)

217 East 4th Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

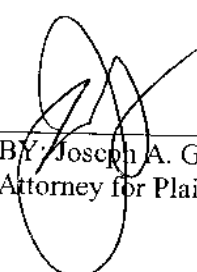
ACTION OF MORTGAGE FORECLOSURE

No. 2006 CV 1827

*2007-ED-57*

**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 & McIVER

BY: Joseph A. Goldbeck, Jr.

Attorney I.D.#16132

Suite 5000 - Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

215-627-1322

Attorney for Plaintiff

CITIMORTGAGE INC. S/B/M CITIFINANCIAL  
MORTGAGE COMPANY INC. F/K/A ASSOCIATES  
HOME EQUITY CONSUMER DISCOUNT COMPANY  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

Plaintiff

vs.

CAROL ANN WHITE  
DAVID GLENN WHITE  
Mortgagor(s) and Record Owner(s)

217 East 4th Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

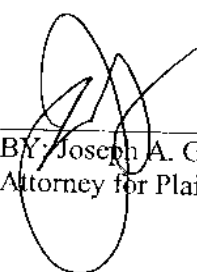
ACTION OF MORTGAGE FORECLOSURE

No. 2006 CV 1827

*2007-ED-57*

**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



290784

**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

03/29/2007

PAY

TO THE

ORDER OF

*Sheriff of Columbia County*

TWO THOUSAND AND XX / 100

\$ \*\*2,000.00

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

MEMO

*White*

AUTHORIZED SIGNATURE



⑈ 290784 ⑈ ⑆ 23607380 ⑆ 70 1100018 ⑈