

# SHERIFF'S SALE COST SHEET

Cohine, George VS. Shirley  
 NO. 120-06 ED NO. 27-07 JD DATE/TIME OF SALE Sept 21

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>1.75</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>34.00</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>10.00</u>
TOTAL ***** \$ <u>386.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1.75</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>227.75</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>0.00</u>
TOTAL ***** \$ <u>0.00</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>0.00</u>
SCHOOL DIST. 20	\$ <u>0.00</u>
DELINQUENT 20	\$ <u>0.00</u>
TOTAL ***** \$ <u>0.00</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>0.00</u>
WATER 20	\$ <u>0.00</u>
TOTAL ***** \$ <u>0.00</u>	

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. _____	\$ <u>0.00</u>
_____	\$ <u>0.00</u>
TOTAL ***** \$ <u>140.00</u>	

TOTAL COSTS (OPENING BID) \$ 892.75

1107.14

**GOLDBECK McCAFFERTY & McKEEVER**

A Professional Corporation  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322  
(215) 627-7734 (Fax)

January 22, 2009

Columbia

Timothy T Chamberlain  
SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
Bloomsburg, PA 17815  
FAX 570-389-5625

**BOOK WRIT**

RE: CITMORTGAGE  
vs.  
MATTHEW J. MAHONEY  
Term No. 2008-CV-727

**Property address:**

**428-430 East 8th Street  
Berwick, PA 18603**

**Sheriff's Sale Date: February 04, 2009**

Dear Sir/Madam:

As a result of the filing of a Petition in Bankruptcy, kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. The bankruptcy filing information is as follows:

Date filed: September 23, 2008  
Case number: 08-46315 Eastern District of NEW YORK  
Chapter: 13

Thank you for your cooperation.

Very truly yours,

  
MICHAEL T. McKEEVER

MTM/JLG

cc: Thirupandy M  
CITIMORTGAGE INC.  
Acct. #2002326885



October 24, 2008

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

**CITIMORTGAGE**

**VS.**

**MATTHEW J. MAHONEY**

**DOCKET # 120ED2008**

**JD # 727JD2008**

Dear Timothy:

The updated amount due on sewer account #108703 for the property located at 428-430 E. 8<sup>th</sup> Street Berwick, Pa through March 31, 2009 is \$1019.90.

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

Sincerely,

Kelly Greer  
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 September 10, 17, 24, 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.

**Public  
Notices**

**SHERIFF'S SALE**

Wednesday, October 1,  
2008 at 9:00 AM

By virtue of a Writ of Execution No. 120ED2008, 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:

428-430 East 8th Street  
Berwick, PA 18603

BOROUGH OF BERWICK

DEED BOOK, PAGE No.:

Instrument #200500062

TAX PARCEL No.:

04A-09-090

IMPROVEMENTS:

A residential dwelling.

DEFENDANT: MATTHEW J.

MAHONEY

PLAINTIFF ATTORNEY:

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

TIMOTHY T.

CHAMBERLAIN, SHERIFF

COLUMBIA COUNTY

[www.sheriffcolumbia.com](http://www.sheriffcolumbia.com)  
[county.com](http://www.sheriffcolumbia.com)

described to before me this 24th day of September, 2008

My commission expires

COMMONWEALTH OF PENNSYLVANIA  
(Notary Public)  
Notarial Seal  
Doreen L. Kunkel, Notary Public  
South York, Columbia County  
My Commission Expires July 3, 2011  
Member - Pennsylvania Association of Notaries

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

**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**

September 25, 2008

Columbia

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

RE: CITMORTGAGE  
vs.  
MATTHEW J. MAHONEY  
Term No. 2008-CV-727

Property address:

428-430 East 8th Street  
Berwick, PA 18603

Sheriff's Sale Postpone Date: October 01, 2008

Dear Sir/Madam:

Kindly **POSTPONE**, due to a bankruptcy filing, the above-captioned Sheriff's Sale scheduled for October 01, 2008 to your available December sale date of \_\_\_\_\_ 2008. If you do not have a sale date in December, please postpone this sale until your available January \_\_\_\_\_ 2009.

Thank you for your cooperation.

Sale Feb. 4, 2009 9:00 AM

Very truly yours,  
Goldbeck McCafferty & McKeever



Michael T. McKeever

MTM/AmyG  
Phone: 215-825-6348  
Fax: 215-825-6448  
cc:

MATTHEW J. MAHONEY  
7124 66th Street, Apt. 2R  
Glendale, NY 11385

428-430 East 8th Street  
Berwick, PA 18603

Asher B. White, Esquire  
Email: asherlaw@aol.com

Bankruptcy Information: Chapter 13, Case Number #08-463150 Eastern District of NEW YORK, Filing  
Date: 09/23/2008

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

VS.

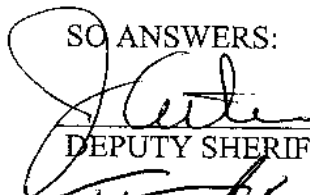
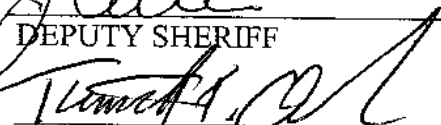
MATTHEW MAHONEY

WRIT OF EXECUTION #120 OF 2008 ED

POSTING OF PROPERTY

August 27, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF MATTHEW MAHONEY AT 428-430 EAST 8<sup>TH</sup> STREET BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

  
DEPUTY SHERIFF  
  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 27<sup>TH</sup> DAY OF AUGUST 2008



Proth & Clerk of Sev. Courts  
My Com. Ex. 1<sup>st</sup> Monday in 2012

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

August 28, 2008

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

RE: No. 2008-CV-727  
**MATTHEW J. MAHONEY**

Real Estate Division:

The above case may be sold on October 01, 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 McCAFFERTY & McKEEVER  
BY: Michael T. McKeever  
Attorney I.D.#56129  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

65697FC  
CF: 04/30/2008  
SD: 10/01/2008  
\$92,343.21

CITIMORTGAGE  
1000 Technology Drive  
O'Fallon, MO 63304

Plaintiff

vs.

MATTHEW J. MAHONEY  
Mortgagor(s) and  
Record Owner(s)

428-430 East 8th Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2008-CV-727

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

Michael T. McKeever, 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).
- ☐ Certified mail by Michael T. McKeever (original green Postal return receipt attached).
- ☐ Certified mail by Sheriff's Office.
- ☐ Ordinary mail by Michael T. McKeever, 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.

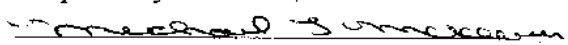
**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

- ☐ 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 Michael T. McKeever (original receipt(s) for Certified Mail attached).
- ☐ Published in accordance with court order (copy of publication attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Michael T. McKeever, 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,

  
BY: Michael T. McKeever, Esquire  
Attorney for Plaintiff



Name and Address of Sender		Check type of mail or service		Affix Stamp Here (If issued as a certificate of mailing, or for additional copies of this bill)		Postmark and Date of Receipt		Actual Value if Registered		Insured Value		Due Sender if COD		DC Fee		SC Fee		SH Fee		RC Fee		RR Fee	
Article Number		Addressee (Name, Street, City, State, & Zip Code)		Postage		Handling Charge		Fee		Postmaster's Per (Name of receiving employee)		Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office									
1. GOLDBECK SUITE 5000 701 MARKET STREET PHILADELPHIA, PA 19106-1532		<input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Registered <input type="checkbox"/> Delivery Confirmation <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input type="checkbox"/> Recorded Delivery (International) <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation		PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 Harrisburg, PA 17105-2675																			
2. DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomersburg, PA 17815																							
3. AMERICAN GENERAL FINANCIAL SERVICES, INC. 132 West Front Street Berwick, PA 18603																							
4. TENANTS/OCCUPANTS 428-430 East 8th Street Berwick, PA 18603																							
5.																							
6.																							
7.																							
8.																							
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster's Per (Name of receiving employee)																			



See Privacy Act Statement on Reverse

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

Complete by Typewriter, Ink, or Ball Point Pen

65697FC Columbia County Sale Date: 10/01/08

MATTHEW J. MAHONEY

PROVEST, LLC  
P.O. Box 1180  
Bay Shore, New York 11706  
(631) 666-6168

GOLDBECK, MCCAFFERTY & MCKEEVER  
MELLON INDEPENDENCE CENTER  
PHILADELPHIA, PA 19106

IN THE COURT OF COMMON PLEAS OF COLUMBIA  
CIVIL ACTION- LAW

COURT CASE NO.: 2008-CV-727

CITIMORTGAGE,

Plaintiff,

Against

AFFIDAVIT  
OF SERVICE

MATTHEW J. MAHONEY, ET AL

Defendants.

STATE OF NY COUNTY OF SUFFOLK

Alan Feldman being duly sworn, deposes and says: that deponent is not a party to this action, is over 18 years of age and resides in the State of NY.

That on Aug 22 2008 at 6:05PM at 7124 66th Street Apartment 2R, Glendale, NY, 11385, deponent served the within NOTICE OF SALE bearing court case number 2008-CV-727 on MATTHEW J. MAHONEY, defendant therein named,

SUITABLE AGE  
PERSON

X

By delivering thereat a copy of each to, **Martha Mahoney, Wife**, a person of suitable age and discretion. That person was also asked by deponent whether said premises was the defendant's dwelling home and the reply was affirmative.

DESCRIPTION

Deponent describes the individual served to the best of deponent's ability at the time and circumstances of service as follow:


<u>Sex</u>	<u>Skin Color</u>	<u>Hair Color</u>	<u>Age (Aprx)</u>	<u>Height (Aprx)</u>	<u>Weight (Aprx)</u>
F	LT BROWN	BLACK	35	5'4"	180

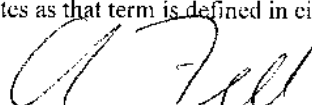
MILITARY  
SERVICE

X

I asked the person spoken to whether the defendant was in active military service of the United States or of the State of NY in any capacity whatever and received a negative reply. The source of my information and the grounds of my belief I aver that the defendant is not in the military service of NY or of the United States as that term is defined in either the State or Federal statutes.

SWORN TO BEFORE ME ON 8-27-08

  
NANCY MANZELLA  
NOTARY PUBLIC, State of New York  
No. 01MA6087790  
Qualified In Suffolk County  
Commission Expires 11/25/2010

  
LICENSE # 0946641  
FILE # 65697FC  
CASE ID # 1142951

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Michael T. McKeever

Attorney L.D.#56129

Suite 5000 – Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

215-825-6320

Attorney for Plaintiff

CITMORTGAGE  
1000 Technology Drive  
O'Fallon, MO 63304

Plaintiff

vs.

MATTHEW J. MAHONEY  
**Mortgagor(s) and Record Owner(s)**

428-430 East 8th Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2008-CV-727

**AFFIDAVIT PURSUANT TO RULE 3129**

CITMORTGAGE, Plaintiff in the above action, by its attorney, Michael T. McKeever, Esquire, sets forth as of the date the praeceipe for the writ of execution was filed the following information concerning the real property located at:

428-430 East 8th Street  
Berwick, PA 18603

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

MATTHEW J. MAHONEY  
7124 66th Street, Apt. 2R  
Glendale, NY 11385

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

MATTHEW J. MAHONEY  
7124 66th Street, Apt. 2R  
Glendale, NY 11385

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  
Harrisburg, PA 17105-2675

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

AMERICAN GENERAL FINANCIAL SERVICES, INC.  
132 West Front Street  
Berwick, PA 18603

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:

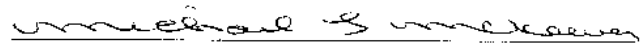
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

TENANTS/OCCUPANTS  
428-430 East 8th 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: August 28, 2008

  
GOLDBECK McCafferty & McKEEVER  
BY: Michael T. McKeever, 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

CITIMORTGAGE

120ED2008

VS

MATTHEW J. MAHONEY

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, AUGUST 19, 2008, THE WITHIN MORTGAGE FORECLOSURE WAS SERVED BY CERTIFIED MAILING TO MATTHEW MAHONEY AT 7124 66TH STREET APT 2R, GLENDALE WITH MATTHEW MAHONEY SIGNING FOR 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, AUGUST 19, 2008

Tami B Kline (KPS)  
NOTARY PUBLIC

X [Signature]  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

**Proth & Clerk of Sev. Courts**  
**My Com. Ex. 1<sup>st</sup> Monday in 2012**

GOLDBECK MCCAFFERTY & MCKEEVER  
111 S. INDEPENDENCE MALL EAST  
Suite 500  
PHILADELPHIA, PA 19106



July 24, 2008

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

**CITIMORTGAGE**

**VS.**

**MATTHEW J. MAHONEY**

**DOCKET # 120ED2008**

**JD # 727JD2008**

Dear Timothy:

The amount due on sewer account #108703 for the property located at 428-430 E.  
8<sup>th</sup> Street Berwick, Pa through December 31, 2008 is \$923.00.

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

Sincerely,

Kelly Greer  
Authority Clerk

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
 DATE RECEIVED 7/3/2008

SERVICE# 3 - OF - 14 SERVICES  
 DOCKET # 120ED2008

PLAINTIFF CITIMORTGAGE

DEFENDANT MATTHEW J. MAHONEY  
 ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
AMERICAN GENERAL FINANCIAL SERVICES, INC.
132 WEST FRONT STREET
BERWICK

PAPERS TO SERVED  
 MORTGAGE FORECLOSURE

SERVED UPON Lori Younth

RELATIONSHIP Sr Cust Acct. Spclst IDENTIFICATION \_\_\_\_\_

DATE 7-21 TIME 1500 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 TL DATE \_\_\_\_\_

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/3/2008

SERVICE# 4 - OF - 14 SERVICES  
DOCKET # 120ED2008

PLAINTIFF CITIMORTGAGE

DEFENDANT MATTHEW J. MAHONEY  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

<b>PERSON/CORP TO SERVED</b>
TENANT
428 EAST 8TH STREET
BERWICK

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON

*Dorothy Welsh*

RELATIONSHIP

IDENTIFICATION

DATE

*7-21*

TIME

*10:35*

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



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/3/2008

SERVICE# 5 - OF - 14 SERVICES  
DOCKET # 120ED2008

PLAINTIFF CITIMORTGAGE

DEFENDANT MATTHEW J. MAHONEY  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
TENANT
430 EAST 8TH STREET
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

*Eugene Mossesman*

SERVED UPON *Sellie & Samuel Lyth*

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

DATE 7-21 TIME 1455 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

*PC*

DATE \_\_\_\_\_

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/3/2008

SERVICE# 6 - OF - 14 SERVICES  
DOCKET # 120ED2008

PLAINTIFF CITIMORTGAGE

DEFENDANT MATTHEW J. MAHONEY  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON \_\_\_\_\_

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

DATE \_\_\_\_\_ TIME \_\_\_\_\_ MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

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

**Tax Notice** 2008 County & Municipality

BERWICK BORO  
**MAKE CHECKS PAYABLE TO:**

Connie C GINGER  
 1615 Lincoln Avenue  
 Berwick PA 18603

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

DATE 03/01/2008  
 BILL NO. 4806

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AMOUNT DUE	INCL PENALTY
GENERAL SINKING	24,212	6.146	145.83	148.81	163.69
FIRE		1.345	31.92	32.57	35.83
LIGHT		1.25	29.66	30.27	31.78
BORO RE		1.75	41.52	42.37	44.49
		10.6	251.52	256.65	269.48
The discount & penalty have been calculated for your convenience			500.45	510.67	545.27
<b>PAY THIS AMOUNT</b>			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**IF SASE ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

MAHONEY MATTHEW J  
 33-51 73RD ST APT 4A  
 JACKSON HEIGHTS NY 11372

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

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL: 04A-09-090-00,000	
428 430 E EIGHTH ST	
1894 Acres	
Buildings	20,912.00
Land	3,300
Total Assessment	

CONNIE C

4-30-08 2370

FILE COPY

This tax returned to courthouse on: January 1, 2009

BERWICK AREA SCHOOL DISTRICT  
 BERWICK BOROUGH

**MAKE CHECKS PAYABLE TO:**

CONNIE C. GINGER  
 1615 LINCOLN AVENUE  
 BERWICK, PA 18603

**HOURS** Mon, Tue, Thur, 9:30am-4:00pm  
 Closed Wednesday and Friday  
 Closed Holidays  
**PHONE** 570-752-7442

DESCRIPTION	ASSESSMENT	RATE	2 % DISC	FACE AMOUNT	10 % PENALTY
REAL ESTATE	24212	48.1000	1141.31	1164.60	1281.06
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.					
<b>PAY THIS AMOUNT</b>			Aug 31	Oct 31	Nov 1

NO REFUNDS UNDER \$5.00

MAHONEY MATTHEW J  
 33-51 73RD ST APT 4A  
 JACKSON HEIGHTS NY 11372

PROPERTY DESCRIPTION	ACCT.
PARCEL 04A09 09000000	5656
428430 E EIGHTH ST	3300.00
20050-0061	20912.00
0.19 ACRES	
SCHOOL PENALTY 10%	
DELINQUENT TAX TO	
COURTHOUSE DEC 15	

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/3/2008

SERVICE# 7 - OF - 14 SERVICES  
DOCKET # 120ED2008

PLAINTIFF CITIMORTGAGE

DEFENDANT MATTHEW J. MAHONEY  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Kelly Green

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

DATE 7-21 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

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/3/2008

SERVICE# 8 - OF - 14 SERVICES  
DOCKET # 120ED2008

PLAINTIFF CITIMORTGAGE

DEFENDANT MATTHEW J. MAHONEY  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON LAURENCE GIL

RELATIONSHIP CUSTOMER SER. IDENTIFICATION \_\_\_\_\_

DATE 7-18-8 TIME 0845 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DEPUTY

J. Galt

DATE 7-18-8

# REAL ESTATE TAX CERTIFICATION

Cert. NO: 5007

District: BERWICK BORO  
Deed: 20050 -0061  
Location: LOT 15  
Parcel Id:04A-09 -090-00,000

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

By: Timothy J. Chamberlain Per: dm.  
Sheriff

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/3/2008

SERVICE# 11 - OF - 14 SERVICES  
DOCKET # 120ED2008

PLAINTIFF CITIMORTGAGE

DEFENDANT MATTHEW J. MAHONEY  
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 7-18-8 TIME 0805 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY

J. Carter

DATE

7-18-8

Mellon Independence Center Suite 5000  
701 Market Street  
Philadelphia, PA: 19106-1532  
Main Phone: 215-627-1322  
Main Fax: 215-627-7734

**Goldbeck McCafferty  
& McKeever**

# Fax

To: Shuff From: Goldbeck  
Fax: \_\_\_\_\_ Pages: 2 (including cover)  
Phone: \_\_\_\_\_ Date: 7/8/08  
RE: \_\_\_\_\_ Phone: \_\_\_\_\_

☐ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply ☒ Please Recycle

• Comments:

Non Military verification per your  
request.

- Sackie

Goldbeck, McCafferty & McKeever  
Pennsylvania  
Foreclosure Department  
Main Fax: 215-627-7737  
Main Phone: 215-627-1322  
[www.Goldbecklaw.com](http://www.Goldbecklaw.com)



VERIFICATION OF NON-MILITARY SERVICE

The undersigned, as the representative for the Plaintiff corporation within named do hereby verify that I am authorized to make this verification on behalf of the Plaintiff corporation and that the facts set forth in the foregoing verification of Non-Military Service are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

1. That the above named Defendant, MATTHEW J. MAHONEY, is about unknown years of age, that Defendant's last known residence is 7124 66th Street, Apt. 2R, Glendale, NY 11385, and is engaged in the unknown business located at unknown address.

2. That Defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Action of Congress of 1940 and its Amendments.

Date:

7/8/08

Michael T. McElwain

# REAL ESTATE OUTLINE

ED # 130-08

DATE RECEIVED 7-8-88  
DOCKET AND INDEX 7-2-88

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒  
COPY OF DESCRIPTION ☒  
WHEREABOUTS OF LKA ☒  
NON-MILITARY AFFIDAVIT ☒ *Johnnie A. B. Fox*  
NOTICES OF SHERIFF SALE ☒  
WAIVER OF WATCHMAN ☒  
AFFIDAVIT OF LIENS LIST ☒  
CHECK FOR \$1,350.00 OR 2000.00 CK# 343351  
**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE Sept. 1, 88 TIME 8:00  
POSTING DATE Aug. 22, 88  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Sept 2  
2<sup>ND</sup> WEEK Sept 9  
3<sup>RD</sup> WEEK Sept 16

# SHERIFF'S SALE

Wednesday, October 1st, 2008 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 120ED2008 AND CIVIL WRIT NO. 727JD2008 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 lot, 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 follows, to-wit:

BEGINNING at a point on the Southerly side of Eighth Street East of Walnut Street, at the corner of Lot No. 13; THENCE along said lot in a Southerly direction 165 feet of Seventh Street; THENCE along Seventh Street in an Easterly direction 49 ½ feet to the corner of Lot No. 17; THENCE along said lot in a Northerly direction 165 feet to Eighth Street; THENCE along Eighth Street in a Westerly direction 49 ½ feet to the place of Beginning.

TAX PARCEL #: 04A-09-090

PROPERTY address: 428-430 EAST 8TH 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 defalting 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

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Wednesday, October 1st, 2008 at 09:00 A.M.

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Plaintiff's Attorney  
Joseph A. Goldbeck, Jr.  
Mellon Independence Center - Suite 5000 701 Market Street  
Philadelphia, PA 19106-1532

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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/>

DER: COMPLETE 7 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, on the front if space permits.

TECHNICAL SUPPORT SERVICE  
FEDERAL BUREAU OF INVESTIGATION  
1111 GREEN FEDERAL BUILDING  
900 ARCH STREET ROOM 3259  
PHILADELPHIA, PA 19106

Signature *[Signature]* ☐ Agent ☒ Addressee  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *7/10*  
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 ☒ No

Article Number 7007 0710 0002 9631 4869

Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540 Domestic Return Receipt

102595-02-M-1540 c Return Receipt

ENDER: COMPLETE 7 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, on the front if space permits.

OFFICE OF PAIR  
DEPARTMENT OF PUBLIC WELFARE  
P.O. BOX 8016  
HARRISBURG, PA 17105

COMPLETE THIS SECTION 7 DELIVERY  
A. Signature *[Signature]* ☐ Agent ☒ Addressee  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *JUL 10 2008*  
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 ☒ No

Article Number 7007 0710 0002 9631 4883

Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

Domestic Return Receipt

102595-02-M-1540 c Return Receipt

COMPLETE THIS SECTION 7 DELIVERY

Signature *[Signature]* ☐ Agent ☒ Addressee  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *7-11-08*  
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 ☒ No

Article Number 7007 0710 0002 9631 4876

Form 3811, February 2004

102595-02-M-1540 c Return Receipt

COMPLETE THIS SECTION 7 DELIVERY

COMPLETE THIS SECTION 7 DELIVERY  
A. Signature *[Signature]* ☐ Agent ☒ Addressee  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *JUL 10 2008*  
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 ☒ No

Article Number 7007 0710 0002 9631 4845

Form 3811, February 2004

102595-02-M-1540 c Return Receipt

COMPLETE THIS SECTION 7 DELIVERY

Signature *[Signature]* ☐ Agent ☒ Addressee  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *7-11-08*  
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 ☒ No

Article Number 7007 0710 0002 9631 4838

Dept of Public Welfare  
Health and Welfare Building  
Harrisburg, PA 17105

Article Addressed to:

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

SENDER: COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Commonwealth of PA  
PO Box 2675  
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Agent ☒ Address
- B. Received by (Printed Name) *[Signature]* C. Date of Delivery *JUL 10 2008*
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7007 0710 0002 9631 4906

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Agent ☒ Address
- B. Received by (Printed Name) *[Signature]* C. Date of Delivery *JUL 10 2008*
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7007 0710 0002 9631 4852

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Agent ☒ Address
- B. Received by (Printed Name) *[Signature]* C. Date of Delivery *JUL 10 2008*
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7007 0710 0002 9631 4890

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Agent ☒ Address
- B. Received by (Printed Name) *[Signature]* C. Date of Delivery *JUL 10 2008*
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

1. Article Addressed to:
2. 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.

- A. Signature *[Signature]* ☐ Agent ☒ Address
- B. Received by (Printed Name) *[Signature]* C. Date of Delivery *JUL 10 2008*
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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

- INTERNAL REVENUE SERVICE  
TECHNICAL SUPPORT GROUP  
WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 2059  
PHILADELPHIA, PA 19106

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

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

Michael T. McKeever  
Attorney I.D.#56129  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

CITIMORTGAGE  
1000 Technology Drive  
O'Fallon, MO 63304

Plaintiff

vs.

MATTHEW J. MAHONEY  
**Mortgagor(s) and Record Owner(s)**  
428-430 East 8th Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008-CV-727

*2008-ED-120*

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

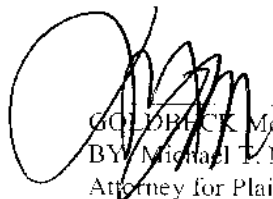
Amount Due

\$92,343.21

Interest from

**06/28/2008** to Date of  
Sale at 6.2500%

(Costs to be added)



GOLDEN, McCAFFERTY & McKEEVER  
BY Michael T. McKeever  
Attorney for Plaintiff



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

CITIMORTGAGE  
1000 Technology Drive  
O'Fallon, MO 63304

vs.

MATTHEW J. MAHONEY  
428-430 East 8th Street  
Berwick, PA 18603

In the Court of Common Pleas of  
TBL ADDRESSES "Addresses.County"  
"\$STOP=1" "\$FILTER AddressType.Name='Property'"  
County

No. 2008-CV-727

2008-ED-120

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: 428-430 East 8th Street Berwick, PA 18603  
See Exhibit "A" attached

AMOUNT DUE

\$92,343.21

Interest From 06/28/2008  
Through Date of Sale

(Costs to be added)

Dated:

June 30, 2008



Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy

ALL THAT CERTAIN lot, 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 follows, to-wit:

BEGINNING at a point on the Southerly side of Eighth Street East of Walnut Street, at the corner of Lot No. 13; THENCE along said lot in a Southerly direction 165 feet of Seventh Street; THENCE along Seventh Street in an Easterly direction 49 ½ feet to the corner of Lot No. 17; THENCE along said lot in a Northerly direction 165 feet to Eighth Street; THENCE along Eighth Street in a Westerly direction 49 ½ feet to the place of Beginning.

TAX PARCEL #: 04A-09-090

PROPERTY ADDRESS: 428-430 EAST 8<sup>TH</sup> STREET, BERWICK, PA 18603

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PROPERTY ADDRESS: 428-430 EAST 8<sup>TH</sup> STREET, BERWICK, PA 18603

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TAX PARCEL #: 04A-09-090

PROPERTY ADDRESS: 428-430 EAST 8<sup>TH</sup> STREET, BERWICK, PA 18603

# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ CITMORTGAGE		COURT NUMBER 2008-CV-727
DEFENDANT/S/ MATTHEW J. MAHONEY		TYPE OF WRIT OR COMPLAINT EXECUTION

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
MATTHEW J. MAHONEY

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
7124 66th Street, Apt. 2R, Glendale, NY 11385

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

**PLEASE BE ADVISED GOLDBECK'S OFFICE WILL SERVE THE DEFENDANT  
THROUGH AN OUTSIDE PROCESS SERVER AT HIS NEW YORK ADDRESS**

SIGNATURE OF ATTORNEY

***Michael T. McKeever***

TELEPHONE NUMBER  
(215) 627-1322


DATE  
June 27, 2008

ADDRESS OF ATTORNEY

GOLDBECK McCAFFERTY & McKEEVER  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106



# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>			
PLAINTIFF/S/ CITMORTGAGE		COURT NUMBER 2008-CV-727	
DEFENDANT/S/ MATTHEW J. MAHONEY		TYPE OF WRIT OR COMPLAINT EXECUTION	
<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE MATTHEW J. MAHONEY		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 428-430 East 8th Street, Berwick, PA 18603		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:  <b>PLEASE POST HANDBILL</b>			
SIGNATURE OF ATTORNEY <i>Michael T. McKeever</i>		TELEPHONE NUMBER (215) 627-1322	DATE June 27, 2008
ADDRESS OF ATTORNEY  GOLDBECK McCafferty & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

Goldbeck McCafferty & McKeever  
BY: Michael T. McKeever  
Attorney I.D. #56129  
Suite 5000 Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

CITMORTGAGE  
1000 Technology Drive  
O'Fallon, MO 63304

Plaintiff

vs.

MATTHEW J. MAHONEY  
(Mortgagor(s) and Record Owner(s))  
428-430 East 8th Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008-CV-727

**AFFIDAVIT PURSUANT TO RULE 3129**

CITMORTGAGE, Plaintiff in the above action, by its attorney, Michael T. McKeever, Esquire, sets forth as of the date the praccipe for the writ of execution was filed the following information concerning the real property located at:

428-430 East 8th Street  
Berwick, PA 18603

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

MATTHEW J. MAHONEY  
7124 66th Street, Apt. 2R  
Glendale, NY 11385

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

MATTHEW J. MAHONEY  
7124 66th Street, Apt. 2R  
Glendale, NY 11385

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

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

AMERICAN GENERAL FINANCIAL SERVICES, INC.  
132 West Front Street  
Berwick, PA 18603

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.

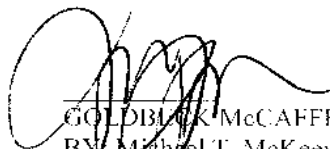
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
428-430 East 8th 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: June 27, 2008



GOLDBLUM McCAFFERTY & McKEEVER  
BY: Michael T. McKeever, Esq.  
Attorney for Plaintiff

Goldbeck McCafferty & McKeever  
BY: Michael T. McKeever  
Attorney I.D. #56129  
Suite 5000 -- Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

CITMORTGAGE  
1000 Technology Drive  
O'Fallon, MO 63304

Plaintiff

vs.

MATTHEW J. MAHONEY  
(Mortgagor(s) and Record Owner(s))  
428-430 East 8th Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008-CV-727

**AFFIDAVIT PURSUANT TO RULE 3129**

CITMORTGAGE, Plaintiff in the above action, by its attorney, Michael T. McKeever, Esquire, sets forth as of the date the praccipe for the writ of execution was filed the following information concerning the real property located at:

428-430 East 8th Street  
Berwick, PA 18603

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7124 66th Street, Apt. 2R  
Glendale, NY 11385

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Glendale, NY 11385

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PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
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DOMESTIC RELATIONS OF COLUMBIA COUNTY  
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132 West Front Street  
Berwick, PA 18603

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.

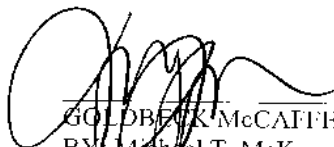
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
428-430 East 8th 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: June 27, 2008



GOLDBECK, McCAFFERTY & McKEEVER  
BY: Michael T. McKeever, Esq.  
Attorney for Plaintiff

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Michael T. McKeever  
Attorney I.D.#56129  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-825-6318  
Attorney for Plaintiff

CITIMORTGAGE  
1000 Technology Drive  
O'Fallon, MO 63304  
Plaintiff

vs.

MATTHEW J. MAHONEY  
Mortgagor(s) and Record Owner(s)

428-430 East 8th Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2008-CV-727

**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: MAHONEY, MATTHEW J.  
**MATTHEW J. MAHONEY**  
7124 66th Street, Apt. 2R  
Glendale, NY 11385

Your house at 428-430 East 8th 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 \$92,343.21 obtained by CITIMORTGAGE 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, 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.

4. 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 570-389-5622.

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 570-389-5622.

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). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). 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 Seth 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 65697FC.

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



Michael T. McKeever  
Attorney I.D. #56129  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

CITIMORTGAGE  
1000 Technology Drive  
O'Fallon, MO 63304

Plaintiff

vs.

MATTHEW J. MAIONEY  
**Mortgagor(s) and Record Owner(s)**  
428-430 East 8th Street  
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Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

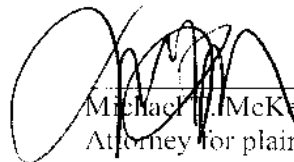
CIVIL ACTION - LAW

ACTION OF  
MORTGAGE FORECLOSURE

NO. 2008-CV-727

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

I, Michael T. McKeever, 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.

  
\_\_\_\_\_  
Michael T. McKeever  
Attorney for plaintiff

GOLDBECK McCAFFERTY & McKEEVER  
BY: Michael T. McKeever  
Attorney I.D.#56129  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

CITIMORTGAGE  
1000 Technology Drive  
O'Fallon, MO 63304

Plaintiff

vs.

MATTHEW J. MAHONEY  
Mortgagor(s) and Record Owner(s)

428-430 East 8th Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

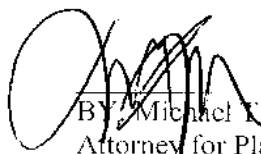
CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008-CV-727

**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: Michael T. McKeever  
Attorney for Plaintiff

GOLDBECK McCafferty & McKEEVER  
BY: Michael T. McKeever  
Attorney I.D.#56129  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

CITMORTGAGE  
1000 Technology Drive  
O'Fallon, MO 63304

Plaintiff

vs.

MATTHEW J. MAHONEY  
Mortgagor(s) and Record Owner(s)

428-430 East 8th Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008-CV-727

**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: Michael T. McKeever  
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER  
BY: Michael T. McKeever  
Attorney I.D.#56129  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

CITIMORTGAGE  
1000 Technology Drive  
O'Fallon, MO 63304

Plaintiff

vs.

MATTHEW J. MAHONEY  
Mortgagor(s) and Record Owner(s)

428-430 East 8th Street  
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Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

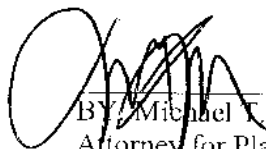
CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008-CV-727

**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: Michael T. McKeever  
Attorney for Plaintiff

MEMO

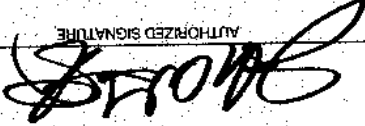
Mahoney

Bloombsburg PA, 17815

Sheriff's Office  
PO Box 380

12271 MORTGAGE DISBURSEMENT ACCOUNT

AUTHORIZED SIGNATURE



SHERIFF OF COLUMBIA COUNTY

TWO THOUSAND AND XX / 100

DOLLARS

\$\*\*2,000.00

PAY  
TO THE  
ORDER OF

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

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