

Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

215-320-0007

Fax: 215-563-7009

Glen.Young@fedphe.com

Glen Young
Legal Assistant, Ext. 1249

Representing Lenders in
Pennsylvania and New Jersey

April 9, 2008

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

CITIMORTGAGE, INC., S/B/M CITIFINANCIAL MORTGAGE COMPANY, INC.

vs.

MARC A. BANKES

COLUMBIA- No. 2007-CV-1760

Action in Mortgage Foreclosure

Premises: 440 MAINVILLE DRIVE

BLOOMSBURG, PA 17815

Dear Sir/Madame:

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

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

Sincerely,


Glen Young
Enclosure

AFFIDAVIT OF SERVICE

Plaintiff: CITIMORTGAGE, INC., S/B/M CITIFINANCIAL
MORTGAGE COMPANY, INC.

COLUMBIA County
No 2007-CV-1760

Defendant(s): MARC A. BANKES

Our File#163864
Type of Action
- Notice of Sheriff's Sale

Serve: MARC A. BANKES
Address: 440 MAINVILLE DRIVE
BLOOMSBURG, PA 17815

Sale Date:

April 23, 2008 @ 9:00AM

PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES

SERVED

Served and made known to MARC A. BANKES, Defendant, on the 12th day of MARCH, 2008, at 5:07 o'clock P.m., at 440 MAINVILLE DR., BLOOMSBURG, Commonwealth of PA, in the manner described below:

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

Description: Age 30 Height 6'2" Weight 300 Race W Sex M Other _____

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

Sworn to and subscribed
before me this 12 day
of MARCH, 2008
Notary: [Signature]

THEODORE J. HARRIS
NOTARY PUBLIC

By:

[Signature: Ronald Mull]

NOT SERVED

On the STATE OF NEW JERSEY day of _____, 2008, at _____ o'clock _____m., Defendant NOT FOUND because:
MY COMMISSION EXPIRES 10/25/2012

____ Moved _____ Unknown _____ No Answer _____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 2008.

Notary:

By:

Attorney for Plaintiff

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

474

SHERIFF'S SALE COST SHEET

CitiFinancial Mkt, Co. vs. Marc Bailles
 NO. 17-08 ED NO. 1760-07 JD DATE/TIME OF SALE 4-23-08 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>135.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>4.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>362.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>86.78</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1035.78</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20		\$ <u>246.06</u>
SCHOOL DIST. 20		\$
DELINQUENT 20		\$ <u>1537.19</u>
TOTAL *****		\$ <u>1783.25</u>

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

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

TOTAL COSTS (OPENING BID) \$ 3332.53

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Citi Financial Mort. Co. vs plain Bankes

NO. 17-08 ED NO. 1760-07 JD

DATE/TIME OF SALE: 4-23-08 0900

BID PRICE (INCLUDES COST) \$ 3332,53

POUNDAGE - 2% OF BID \$ 66,65

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3399,18

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan Hallinan + Schrieber
Theresa J. Mull

TOTAL DUE: \$ 3399,18

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2049,18

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Operated Assistant 215-563-7000

Automated Assistant 215-320-0007

nora.ferrer@fedphe.com

Nora Ferrer
Legal Assistant, ext. 1477

Representing Lenders in
Pennsylvania and New Jersey

April 24, 2008

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

Re: Marc A. Bankers
440 Mainville Drive
Bloomsburg, PA 17815
No. 2007-CV-1760

Dear Sir or Madam:

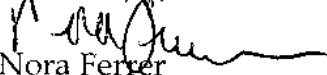
With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to Citimortgage, Inc., s/b/m to Citifinancial Mortgage Company Inc., f/k/a Associates Home Equity Consumer Discount Company, 1111 Northpoint Drive, Building 4, Suite 100, Coppel, TX, 75019.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,


Nora Ferrer

Enclosure

cc: Citimortgage, Inc. Account No. 163864

PS: FAX COST SHEET TO MY ATTENTION @ 215-567-0072. THANKS

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

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Zip Code Zip Code

Page Number

Date Recorded

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

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

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

B TRANSFER DATA

Grantor(s)/Lessor(s): **Timothy T. Chamberlain - Sheriff Columbia County Courthouse**
Grantee(s)/Lessee(s): **CITIMORTGAGE, INC., S/B/M TO CITIFINANCIAL MORTGAGE COMPANY INC., F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY**
Street Address: **P.O. Box 380, 35 W. Main Street** Street Address: **1111 Northpoint Drive, Building 4, Suite 100**
City: **Bloomsburg** State: **PA** Zip Code: **17815** City: **Coppell** State: **TX** Zip Code: **75019**

C PROPERTY LOCATION

Street Address: **440 Mainville Drive, Bloomsburg, PA 17815** City, Township, Borough: **Main Township**
County: **Columbia** School District: **Main Township** Tax Parcel Number: **22-01-007-06,000**

D VALUATION DATA

1. Actual Cash Consideration \$3,332.53	2. Other Consideration + -0-	3. Total Consideration = \$3,332.53
4. County Assessed Value \$28,979.00	5. Common Level Ratio Factor x 3.55	6. Fair Market Value = \$102,875.45

E EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%
--	--

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedant) _____ (Estate File Number) _____
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument Number **200608061**.
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above. _____)

Under Penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party
Daniel G. Schmieg, ESQUIRE

Date: **4/24/08**

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

Commonwealth of PA
PO Box 2675
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:

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

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *[Name]* C. Date of Delivery *FEB 15 2004*
- 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

COMPLETE THIS SECTION ON DELIVERY

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *[Name]* C. Date of Delivery *FEB 19 2004*
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

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.

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *[Name]* C. Date of Delivery *FEB 15 2004*
- 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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *[Name]* C. Date of Delivery *FEB 15 2004*
- 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

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

COMMERCE BANK
PHILADELPHIA, PA 19148

CHECK NO
700395

3-180/360

EXB 0530/2008

DATE	AMOUNT
05/30/2008	*****2,049.18

Pay TWO THOUSAND FORTY NINE AND 18/100 DOLLARS

Void after 180 days

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

Travis S. Hallinan

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH FOR FREEB HERE. RED IMAGE DISAPPEARS WITH HEAT.

⑈700395⑈ ⑆036001808⑆36 150866 6⑈

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.

CITIFINANCIAL MORTGAGE CO

VS.

MARC BANKES

WRIT OF EXECUTION #17 OF 2008 ED

POSTING OF PROPERTY

March 17, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF MARC BANKES AT 440 MAINVILLE DRIVE BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

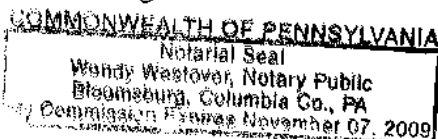
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 18TH DAY OF MARCH 2008



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 April 2, 9, 16, 2008 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 17th day of April, 2008.

My commission expires Notary Public
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
Member, Pennsylvania Association of Notaries

And now,, 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

2008 MAR 17 PM 3:12

CLERK OF COURT
COLUMBIA COUNTY, PENNSYLVANIA

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

CITIFINANCIAL MORTGAGE COMPANY	:	Court of Common Pleas
F/K/A ASSOCIATES HOME EQUITY	:	
CONSUMER DISCOUNT COMPANY	:	Civil Division
Plaintiff	:	
	:	COLUMBIA County
vs.	:	
	:	No. 2007-CV-1760
MARC A. BANKES	:	
	:	
Defendant	:	

ORDER

AND NOW, this 14th day of March, 2008 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

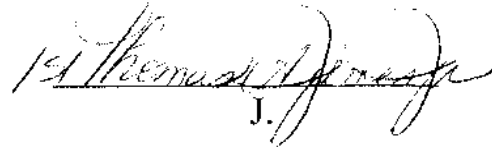
Principal Balance	\$98,485.56
Interest Through April 23, 2008	\$8,565.22
Per Diem \$26.67	
Late Charges	\$205.00
Legal fees	\$1,675.00
Cost of Suit and Title	\$1,310.00
Sheriff's Sale Costs	\$0.00
Property Inspections	\$0.00
Appraisal/Brokers Price Opinion	\$0.00
Mortgage Insurance Premium/	\$0.00
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$0.00)
Escrow Deficit	\$1,188.00

TOTAL \$111,428.78

Plus interest from April 23, 2008 through the date of sale at six percent per annum.

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

BY THE COURT

A handwritten signature in cursive script, appearing to read "J. Thomas George", written over a horizontal line.

163864

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (370) 389-5625

PHONE
(370) 389-5622

24 HOUR PHONE
(370) 784-6300

CITIMORTGAGE, INC., S/B/M
CITIFINANCIAL MORTGAGE COMPANY,
INC.

Docket # 17ED2008

VS

MORTGAGE FORECLOSURE

MARC A. BANKES

SHERIFF'S COST \$ 245.00 PAID

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, FEBRUARY 27, 2008, AT 7:30 PM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON MARC BANKES AT 440 MAINVILLE DRIVE,
BLOOMSBURG BY HANDING TO MARC BANKES, , 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 THURSDAY, FEBRUARY 28, 2008


NOTARY PUBLIC



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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

PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1365
Operated Assisted # 215-563-7000 ext 1365
Fax # 215-563-7009
Kevin.olinger@fedphe.com

March 13, 2008

Office of the Sheriff
COLUMBIA County Courthouse

RE: CITIFINANCIAL MORTGAGE COMPANY F/K/A ASSOCIATES
HOME EQUITY CONSUMER DISCOUNT COMPANY
v. MARC A. BANKES
COLUMBIA COUNTY, NO. 2007-CV-1760

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

*******IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.*******

Yours truly,

Kevin Olinger
For PHELAN HALLINAN & SCHMIEG, LLP

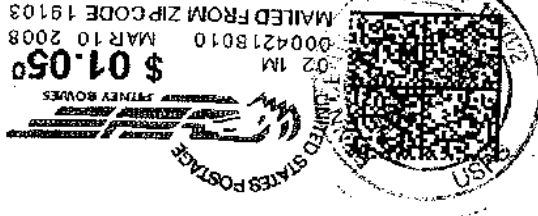
*****PROPERTY IS LISTED FOR THE 04/23/08 SHERIFF'S SALE.*****

Name and
Address
of Sender

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

SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 440 MAINVILLE DRIVE BLOOMSBURG, PA 17815		
2	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: MARC A. BANKES PHS #163864. TEAM 3/SSG		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



**CITIFINANCIAL MORTGAGE COMPANY
F/K/A ASSOCIATES HOME EQUITY
CONSUMER DISCOUNT COMPANY**

vs.

MARC A. BANKES

**: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
:
: NO. 2007-CV-1760**

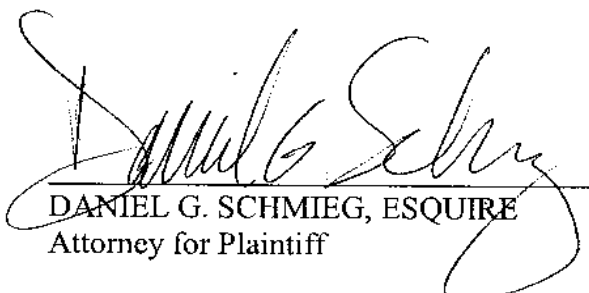
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **CITIFINANCIAL MORTGAGE
COMPANY F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT
COMPANY** hereby verify that true and correct copies of the Notice of Sheriff's sale were
served by certificate of mailing to the recorded lienholders, and any known interested party see
Exhibit "A" attached hereto.

DATE: March 13, 2008



DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 2/8/2008

SERVICE# 1 - OF - 10 SERVICES
 DOCKET # 17ED2008

PLAINTIFF

CITIMORTGAGE, INC., S/B/M CITIFINANCIAL
 MORTGAGE COMPANY, INC.

DEFENDANT

MARC A. BANKES

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

MARC BANKES

440 MAINVILLE DRIVE

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

Marc

RELATIONSHIP

IDENTIFICATION

DATE

2-27

TIME

1930

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

2-25-8

1545

2

LC

2-27

1930

TC

LC

DEPUTY

TC

DATE

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/8/2008

SERVICE# 3 - OF - 10 SERVICES
DOCKET # 17ED2008

PLAINTIFF

CITIMORTGAGE, INC., S/B/M CITIFINANCIAL
MORTGAGE COMPANY, INC.

DEFENDANT

MARC A. BANKES

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

PAPERS TO SERVED

MARJORIE LAYTAR-TAX COLLECTOR

MORTGAGE FORECLOSURE

332-C MAIN MIFFLIN ROAD

BLOOMSBURG

SERVED UPON MARJORIE

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 2-25-8 TIME 1540 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

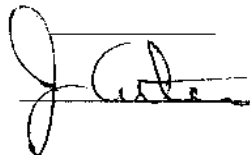
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 2-25-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/8/2008

SERVICE# 4 - OF - 10 SERVICES
DOCKET # 17ED2008

PLAINTIFF

CITIMORTGAGE, INC., S/B/M CITIFINANCIAL
MORTGAGE COMPANY, INC.

DEFENDANT

MARC A. BANKES

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

PAPERS TO SERVED

DOMESTIC RELATIONS

MORTGAGE FORECLOSURE

15 PERRY AVE.

BLOOMSBURG

SERVED UPON

GAIL KELLER
DOMESTIC RELATIONS
DIRECTOR

RELATIONSHIP

IDENTIFICATION

DATE 2/11/08

TIME 1430

MILEAGE

OTHER

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

TYPE OF SERVICE:

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

(F) OTHER (SPECIFY) SERVED DIRECTOR @

ABOVE LOCATION

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

B. J. Barrell

DATE

2/11/08

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:11-FEB-08

FEE:\$5.00

CERT. NO:4208

BANKES MARC A
440 MAINVILLE DRIVE
BLOOMSBURG PA 17815

DISTRICT: MAIN TWP
DEED 20020-4930
LOCATION: 440 MAINVILLE DR BLOOMSBURG
PARCEL: 22 -01 -007-06,000

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2007	PRIM	1,440.36	31.83	60.00	1,532.19
TOTAL DUE :					\$1,532.19

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

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

REQUESTED BY: Timothy T. Chamberlain, Sheriff dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/8/2008

SERVICE# 7 - OF - 10 SERVICES
DOCKET # 17ED2008

PLAINTIFF

CITIMORTGAGE, INC., S/B/M CITIFINANCIAL
MORTGAGE COMPANY, INC.

DEFENDANT

MARC A. BANKES

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

PAPERS TO SERVED

COLUMBIA COUNTY TAX CLAIM

MORTGAGE FORECLOSURE

PO BOX 380

BLOOMSBURG

SERVED UPON DEB Miller

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 2-11-8 TIME 1045 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter

DATE 2-11-8

REAL ESTATE OUTLINE

ED # 17-08

DATE RECEIVED 2-8-08
DOCKET AND INDEX 2-11-08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒
COPY OF DESCRIPTION ☒
WHEREABOUTS OF LKA ☒
NON-MILITARY AFFIDAVIT ☒ - called will fix
NOTICES OF SHERIFF SALE ☒
WATCHMAN RELEASE FORM ☒
AFFIDAVIT OF LIENS LIST ☒
CHECK FOR \$1,350.00 OR ☒ CK# 666138

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

SALE DATE Apr 03, 08 TIME 0900
POSTING DATE Mar 18
ADV. DATES FOR NEWSPAPER
1ST WEEK Apr 2
2ND WEEK 9
3RD WEEK 16, 08

SHERIFF'S SALE

WEDNESDAY APRIL 23, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 17 OF 2008 ED AND CIVIL WRIT NO. 1760 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at a railroad spike located in the center of PA Route No. 44, thence along the center of PA Route No. 44 the following courses and distances: South 21 degrees 7 minutes East, 202.50 feet to a point; South 31 degrees 44 minutes East, 106.50 feet to a point; South 38 degrees 41 minutes East, 131.0 feet to a point; South 46 degrees 20 minutes East, 124.70 feet to a point; South 54 degrees 6 minutes East, 113.10 feet to a point; THENCE South 59 degrees 31 minutes East 123.4 feet to a point; South 61 degrees 23 minutes East, 649.80 feet to a point; South 61 degrees 18 minutes East 446.90 feet to a point; South 56 degrees 43 minutes East, 112.80 feet to a railroad spike; THENCE along land of Melvin Baylor, et ux, South 85 degrees 57 minutes West, 190.50 feet to an iron pin; THENCE along land of Melvin Baylor, et ux, North 60 degrees 20 minutes West, 1,617.12 feet to a stone corner in place; THENCE along land of Allen Baylor, North 5 degrees 40 minutes East 399.50 feet to a railroad spike, the place of BEGINNING.

CONTAINING 4.869 acres according to a survey prepared by Orangeville Surveying Consultants dated September 28, 1976.

TITLE TO SAID PREMISES IS VESTED IN Marc A. Bankes, by Deed from Shirley H. Bankes, widow, dated 04/23/2002, recorded 04/25/2002, in Deed Mortgage Inst# 200204930.

Premises being: 440 MAINVILLE DRIVE, BLOOMSBURG, PA 17815
Tax Parcel #22-01-007-06,000

TERMS OF SALE

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

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

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

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

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

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY APRIL 23, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 17 OF 2008 ED AND CIVIL WRIT NO. 1760 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at a railroad spike located in the center of PA Route No. 44, thence along the center of PA Route No. 44 the following courses and distances: South 21 degrees 7 minutes East, 202.50 feet to a point; South 31 degrees 44 minutes East, 106.50 feet to a point; South 38 degrees 41 minutes East, 131.0 feet to a point; South 46 degrees 20 minutes East, 124.70 feet to a point; South 54 degrees 6 minutes East, 113.10 feet to a point; THENCE South 59 degrees 31 minutes East 123.4 feet to a point; South 61 degrees 23 minutes East, 649.80 feet to a point; South 61 degrees 18 minutes East 446.90 feet to a point; South 56 degrees 43 minutes East, 112.80 feet to a railroad spike; THENCE along land of Melvin Baylor, et ux, South 85 degrees 57 minutes West, 190.50 feet to an iron pin; THENCE along land of Melvin Baylor, et ux, North 60 degrees 20 minutes West, 1,617.12 feet to a stone corner in place; THENCE along land of Allen Baylor, North 5 degrees 40 minutes East 399.50 feet to a railroad spike, the place of BEGINNING.

CONTAINING 4.869 acres according to a survey prepared by Orangeville Surveying Consultants dated September 28, 1976.

TITLE TO SAID PREMISES IS VESTED IN Marc A. Bankes, by Deed from Shirley H. Bankes, widow, dated 04/23/2002, recorded 04/25/2002, in Deed Mortgage Inst# 200204930.

Premises being: 440 MAINVILLE DRIVE, BLOOMSBURG, PA 17815
Tax Parcel #22-01-007-06,000

TERMS OF SALE

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

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

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

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

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

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY APRIL 23, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 17 OF 2008 ED AND CIVIL WRIT NO. 1760 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at a railroad spike located in the center of PA Route No. 44, thence along the center of PA Route No. 44 the following courses and distances: South 21 degrees 7 minutes East, 202.50 feet to a point; South 31 degrees 44 minutes East, 106.50 feet to a point; South 38 degrees 41 minutes East, 131.0 feet to a point; South 46 degrees 20 minutes East, 124.70 feet to a point; South 54 degrees 6 minutes East, 113.10 feet to a point; THENCE South 59 degrees 31 minutes East 123.4 feet to a point; South 61 degrees 23 minutes East, 649.80 feet to a point; South 61 degrees 18 minutes East 446.90 feet to a point; South 56 degrees 43 minutes East, 112.80 feet to a railroad spike; THENCE along land of Melvin Baylor, et ux, South 85 degrees 57 minutes West, 190.50 feet to an iron pin; THENCE along land of Melvin Baylor, et ux, North 60 degrees 20 minutes West, 1,617.12 feet to a stone corner in place; THENCE along land of Allen Baylor, North 5 degrees 40 minutes East 399.50 feet to a railroad spike, the place of BEGINNING.

CONTAINING 4.869 acres according to a survey prepared by Orangeville Surveying Consultants dated September 28, 1976.

TITLE TO SAID PREMISES IS VESTED IN Marc A. Bankes, by Deed from Shirley H. Bankes, widow, dated 04/23/2002, recorded 04/25/2002, in Deed Mortgage Inst# 200204930.

Premises being: 440 MAINVILLE DRIVE, BLOOMSBURG, PA 17815
Tax Parcel #22-01-007-06,000

TERMS OF SALE

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

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

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

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

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

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center Plaza
1617 JFK Boulevard, Ste.1400
Philadelphia, PA 19103
(215) 320-0007

Attorney for Plaintiff

**CITIMORTGAGE, INC., S/B/M
CITIFINANCIAL MORTGAGE
COMPANY, INC.**

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2007-CV-1760**
:
:

vs.

MARC A. BANKES

VERIFICATION OF NON-MILITARY SERVICE

Daniel G. Schmieg, Esquire, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are 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 Act of Congress of 1940, as amended.

(b) that defendant **MARC A. BANKES** is over 18 years of age and resides at **ROAD 8, BLOOMSBURG, PA 17815.**

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


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

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

CITIMORTGAGE, INC., S/B/M
CITIFINANCIAL MORTGAGE
COMPANY, INC.

vs.

MARC A. BANKES

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-1760 Term 200__

2007-ED-17
WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 440 MAINVILLE DRIVE, BLOOMSBURG, PA 17815
(See Legal Description attached)

Amount Due	<u>\$106,811.35</u>
Additional Fees and Costs	<u>\$2,050.00</u>
Interest from 02/07/08 to Sale	\$_____and costs.
at \$17.56per diem	

Terri B. Klein/ESB
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated 2/8/08
(SEAL)

PHS#163864

No. _____	Term 20 <u>ED</u>
No. <u>2007-CV-1760</u>	Term 2005 <u>A.D.</u>
No. _____	Term 20 <u>J.D.</u>

DESCRIPTION

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

BEGINNING at a railroad spike located in the center of PA Route No. 44, thence along the center of PA Route No. 44 the following courses and distances: South 21 degrees 7 minutes East, 202.50 feet to a point; South 31 degrees 44 minutes East, 106.50 feet to a point; South 38 degrees 41 minutes East, 131.0 feet to a point; South 46 degrees 20 minutes East, 124.70 feet to a point; South 54 degrees 6 minutes East, 113.10 feet to a point; THENCE South 59 degrees 31 minutes East 123.4 feet to a point; South 61 degrees 23 minutes East, 649.80 feet to a point; South 61 degrees 18 minutes East 446.90 feet to a point; South 56 degrees 43 minutes East, 112.80 feet to a railroad spike; THENCE along land of Melvin Baylor, et ux, South 85 degrees 57 minutes West, 190.50 feet to an iron pin; THENCE along land of Melvin Baylor, et ux, North 60 degrees 20 minutes West, 1,617.12 feet to a stone corner in place; THENCE along land of Allen Baylor, North 5 degrees 40 minutes East 399.50 feet to a railroad spike, the place of BEGINNING.

CONTAINING 4.869 acres according to a survey prepared by Orangeville Surveying Consultants dated September 28, 1976.

TITLE TO SAID PREMISES IS VESTED IN Marc A. Bankes, by Deed from Shirley H. Bankes, widow, dated 04/23/2002, recorded 04/25/2002, in Deed Mortgage Inst# 200204930.

Premises being: 440 MAINVILLE DRIVE, BLOOMSBURG, PA 17815
Tax Parcel #22-01-007-06,000

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

**CITIMORTGAGE, INC., S/B/M CITIFINANCIAL
MORTGAGE COMPANY, INC.
1111 NORTHPOINT DRIVE BUILDING 4, STE 100
COPPELL, TX 75019**

Plaintiff,

v.

**MARC A. BANKES
ROAD 8
BLOOMSBURG, PA 17815**

Defendant(s).

**: COLUMBIA COUNTY
:
:
: COURT OF COMMON PLEAS
:
:
: CIVIL DIVISION
:
:
: NO. 2007-CV-1760
:
: *NOTED 1/1*
:
:
:
:
:
:**

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

CITIMORTGAGE, INC., S/B/M CITIFINANCIAL MORTGAGE COMPANY, INC., Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **440 MAINVILLE DRIVE, BLOOMSBURG, PA 17815.**

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

NAME

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

MARC A. BANKES

**ROAD 8
BLOOMSBURG, PA 17815**

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

NAME

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

SAME AS ABOVE

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

NAME

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

NONE

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

NAME

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

NONE

5. Name and address of every other person who has any record lien on the property:

NAME

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

NONE

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:

NAME

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

NONE

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

NAME

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

TENANT/OCCUPANT

**440 MAINVILLE DRIVE
BLOOMSBURG, PA 17815**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815**

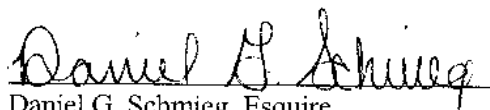
**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

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

February 6, 2008

Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

CITIMORTGAGE, INC., S/B/M CITIFINANCIAL
MORTGAGE COMPANY, INC.
1111 NORTHPOINT DRIVE BUILDING 4, STE 100
COPPELL, TX 75019

Plaintiff,

v.

MARC A. BANKES
ROAD 8
BLOOMSBURG, PA 17815

Defendant(s).

COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION
NO. 2007-CV-1760

NOTED 17

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

CITIMORTGAGE, INC., S/B/M CITIFINANCIAL MORTGAGE COMPANY, INC., Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **440 MAINVILLE DRIVE, BLOOMSBURG, PA 17815**.

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

NAME

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

MARC A. BANKES

ROAD 8
BLOOMSBURG, PA 17815

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

NAME

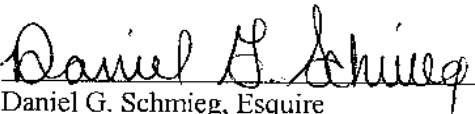
LAST KNOWN ADDRESS (If address cannot be
reasonably ascertained, please so indicate.)

SAME AS ABOVE

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT | 440 MAINVILLE DRIVE
BLOOMSBURG, PA 17815 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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

February 6, 2008
Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

**CITIMORTGAGE, INC., S/B/M
CITIFINANCIAL MORTGAGE COMPANY,
INC.
1111 NORTHPOINT DRIVE
BUILDING 4, STE 100
COPPELL, TX 75019**

Plaintiff,

v.

**MARC A. BANKES
ROAD 8
BLOOMSBURG, PA 17815**

**: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2007-CV-1760
:
: *2007-ED-17*
:
:
:**

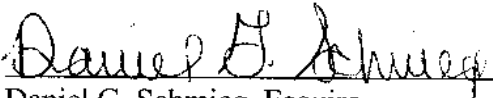
Defendant(s).

CERTIFICATION

Daniel G. Schmieg, Esquire hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

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

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


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

**CITIMORTGAGE, INC., S/B/M
CITIFINANCIAL MORTGAGE COMPANY,
INC.
1111 NORTHPOINT DRIVE
BUILDING 4, STE 100
COPPELL, TX 75019**

Plaintiff,

v.

**MARC A. BANKES
ROAD 8
BLOOMSBURG, PA 17815**

**: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2007-CV-1760
:
:
:
:
:**

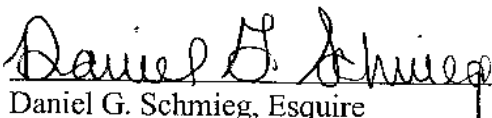
Defendant(s).

CERTIFICATION

Daniel G. Schmieg, Esquire hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

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

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


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

**CITIMORTGAGE, INC., S/B/M
CITIFINANCIAL MORTGAGE COMPANY,
INC.
1111 NORTHPOINT DRIVE
BUILDING 4, STE 100
COPPELL, TX 75019**

Plaintiff,

**v.
MARC A. BANKES
ROAD 8
BLOOMSBURG, PA 17815**

**: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2007-CV-1760**

FILED-17

Defendant(s).

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: MARC A. BANKES
ROAD 8
BLOOMSBURG, PA 17815**

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **440 MAINVILLE DRIVE, BLOOMSBURG, PA 17815** is scheduled to be sold at Sheriff's Sale on _____, at _____ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$106,811.35** obtained by CITIMORTGAGE, INC., S/B/M CITIFINANCIAL MORTGAGE COMPANY, INC., (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The Sale will be cancelled if you pay to the Mortgagee, CITIMORTGAGE, INC., S/B/M CITIFINANCIAL MORTGAGE COMPANY, INC. , the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings.

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

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

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

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

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

DESCRIPTION

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

BEGINNING at a railroad spike located in the center of PA Route No. 44, thence along the center of PA Route No. 44 the following courses and distances: South 21 degrees 7 minutes East, 202.50 feet to a point; South 31 degrees 44 minutes East, 106.50 feet to a point; South 38 degrees 41 minutes East, 131.0 feet to a point; South 46 degrees 20 minutes East, 124.70 feet to a point; South 54 degrees 6 minutes East, 113.10 feet to a point; THENCE South 59 degrees 31 minutes East 123.4 feet to a point; South 61 degrees 23 minutes East, 649.80 feet to a point; South 61 degrees 18 minutes East 446.90 feet to a point; South 56 degrees 43 minutes East, 112.80 feet to a railroad spike; THENCE along land of Melvin Baylor, et ux, South 85 degrees 57 minutes West, 190.50 feet to an iron pin; THENCE along land of Melvin Baylor, et ux, North 60 degrees 20 minutes West, 1,617.12 feet to a stone corner in place; THENCE along land of Allen Baylor, North 5 degrees 40 minutes East 399.50 feet to a railroad spike, the place of BEGINNING.

CONTAINING 4.869 acres according to a survey prepared by Orangeville Surveying Consultants dated September 28, 1976.

TITLE TO SAID PREMISES IS VESTED IN Marc A. Bankes, by Decd from Shirley H. Bankes, widow, dated 04/23/2002, recorded 04/25/2002, in Decd Mortgage Inst# 200204930.

Premises being: 440 MAINVILLE DRIVE, BLOOMSBURG, PA 17815
Tax Parcel #22-01-007-06,000

DESCRIPTION

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

BEGINNING at a railroad spike located in the center of PA Route No. 44, thence along the center of PA Route No. 44 the following courses and distances: South 21 degrees 7 minutes East, 202.50 feet to a point; South 31 degrees 44 minutes East, 106.50 feet to a point; South 38 degrees 41 minutes East, 131.0 feet to a point; South 46 degrees 20 minutes East, 124.70 feet to a point; South 54 degrees 6 minutes East, 113.10 feet to a point; THENCE South 59 degrees 31 minutes East 123.4 feet to a point; South 61 degrees 23 minutes East, 649.80 feet to a point; South 61 degrees 18 minutes East 446.90 feet to a point; South 56 degrees 43 minutes East, 112.80 feet to a railroad spike; THENCE along land of Melvin Baylor, et ux, South 85 degrees 57 minutes West, 190.50 feet to an iron pin; THENCE along land of Melvin Baylor, et ux, North 60 degrees 20 minutes West, 1,617.12 feet to a stone corner in place; THENCE along land of Allen Baylor, North 5 degrees 40 minutes East 399.50 feet to a railroad spike, the place of BEGINNING.

CONTAINING 4.869 acres according to a survey prepared by Orangeville Surveying Consultants dated September 28, 1976.

TITLE TO SAID PREMISES IS VESTED IN Marc A. Bankes, by Deed from Shirley H. Bankes, widow, dated 04/23/2002, recorded 04/25/2002, in Deed Mortgage Inst# 200204930.

Premises being: 440 MAINVILLE DRIVE, BLOOMSBURG, PA 17815
Tax Parcel #22-01-007-06,000

DESCRIPTION

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

BEGINNING at a railroad spike located in the center of PA Route No. 44, thence along the center of PA Route No. 44 the following courses and distances: South 21 degrees 7 minutes East, 202.50 feet to a point; South 31 degrees 44 minutes East, 106.50 feet to a point; South 38 degrees 41 minutes East, 131.0 feet to a point; South 46 degrees 20 minutes East, 124.70 feet to a point; South 54 degrees 6 minutes East, 113.10 feet to a point; THENCE South 59 degrees 31 minutes East 123.4 feet to a point; South 61 degrees 23 minutes East, 649.80 feet to a point; South 61 degrees 18 minutes East 446.90 feet to a point; South 56 degrees 43 minutes East, 112.80 feet to a railroad spike; THENCE along land of Melvin Baylor, et ux, South 85 degrees 57 minutes West, 190.50 feet to an iron pin; THENCE along land of Melvin Baylor, et ux, North 60 degrees 20 minutes West, 1,617.12 feet to a stone corner in place; THENCE along land of Allen Baylor, North 5 degrees 40 minutes East 399.50 feet to a railroad spike, the place of BEGINNING.

CONTAINING 4.869 acres according to a survey prepared by Orangeville Surveying Consultants dated September 28, 1976.

TITLE TO SAID PREMISES IS VESTED IN Marc A. Bankes, by Deed from Shirley H. Bankes, widow, dated 04/23/2002, recorded 04/25/2002, in Deed Mortgage Inst# 200204930.

Premises being: 440 MAINVILLE DRIVE, BLOOMSBURG, PA 17815
Tax Parcel #22-01-007-06,000

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

(Seal)
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now, _____, 20____, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

(Seal)
(Attorney for Plaintiff(s))

_____, 20____

HARRY A. ROADARMEL

Sheriff

Columbia County, Pa.

Sir: — There will be placed in your hands

for service a Writ of EXECUTION (REAL ESTATE), styled as

follows: CITIMORTGAGE, INC., S/B/M CITIFINANCIAL MORTGAGE COMPANY INC. vs MARC A. BANKES and

The defendant(s) will be found at ROAD 8, BLOOMSBURG, PA 17815

Daniel J. Shing

Attorney for Plaintiff

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

See attached legal description

SHERIFF'S RETURN

CITIMORTGAGE, INC., S/B/M CITIFINANCIAL MORTGAGE
COMPANY, INC.

Plaintiff

vs.

MARC A. BANKES

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2007-CV-1760 CD Term, 200__

WRIT

ISSUED

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do
hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being
made at the request and risk of the Plaintiff.

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 200__ at _____ O'Clock _____ m., served the within

_____ upon _____

at _____

_____ by handing to _____

_____ a true and correct copy of the original Notice of Sale and made known to _____

the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____

Sheriff

20, _____, See return endorsed hereon by Sheriff of

County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff CITIMORTGAGE, INC., S/B/M CITIFINANCIAL MORTGAGE COMPANY, INC.	Court Number 2007-CV-1760
--	-------------------------------------

Defendant MARC A. BANKES	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
------------------------------------	--

SERVE **AT** { NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
MARC A. BANKES
 ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
 SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

 Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date
---	--	------

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

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

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of	

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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


Expiration date

Plaintiff
CITIMORTGAGE, INC., S/B/M CITIFINANCIAL MORTGAGE COMPANY, INC.

Court Number
2007-CV-1760

Defendant
MARC A. BANKES

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE  **AT** { NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
ADDRESS (Street or RFD, Apartment No., City, Boro. Twp., State and Zip Code)
440 MAINVILLE DRIVE, BLOOMSBURG, PA 17815

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

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

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
____ Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number
(215)563-7000

Date

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

PLAINTIFF _____ Court Number _____

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 20__

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of _____

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180360

CHECK NO
666138

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
02/06/2008	*****1,350.00

MMJ 02/06/2008

Void after 180 days

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

Travis S. Hallinan

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

⑈666138⑈ ⑆036001808⑆36 150866 E⑈

Security Features Include:
Microprint
Safeguard
Security

Security Features Include:

Serials on back