

SHERIFF'S SALE COST SHEET

CitiFinancial Suc Inc. vs. Helen Sheatter
 NO. 194-08 ED NO. 1166-08 JD DATE/TIME OF SALE Apr 29 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>461.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>241.00</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>454.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>765.96</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>990.96</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>457.40</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>3438.65</u>	
TOTAL *****		\$ <u>3896.05</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>463.08</u>	
WATER 20	\$	
TOTAL *****		\$ <u>463.08</u>

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 5996.09

2007

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

Critchfield Sec Inc, vs Helen Sheatter

NO. 194-08 ED NO. 1166-08 JD

DATE/TIME OF SALE: Apr 29 0900

BID PRICE (INCLUDES COST) \$ 5996.09

POUNDAGE - 2% OF BID \$ 119.92

TRANSFER TAX - 2% OF FAIR MKT \$

MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6116.01

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 6116.01

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$ 4116.01

GOLDBECK MCCAFFERTY & MCKEEVER

Suite 400 Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

www.goldbecklaw.com

June 12, 2009

SHERIFF OF COLUMBIA COUNTY

Real Estate Division

Sheriff's Office

PO Box 380

Bloomsburg, PA 17815

RE: CITIFINANCIAL SERVICES INC. vs. HELEN SHEATLER

Sale Book/Writ No.: /

Docket Number: 2008-CV-0001166MF

Sale Date: 04/29/2009

Property Address: 301 East Second Street Berwick, PA 18603

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the above-captioned matter. Please deed the property to:

CITIFINANCIAL SERVICES INC.

1111 Northpoint Drive

Building 4, Suite 100

Coppell, TX 75019-3913

If funds are required to settle with the Sheriff and they are not enclosed, please call, fax or email the cost sheet to Kristen Fluehr. Please notify our office when the deed is recorded.

GOLDBECK MCCAFFERTY & MCKEEVER

Kristen Fluehr

Post Sale Department

412-788-7190

412-788-7192 (fax)

KFluehr@goldbecklaw.com

Jeff Nefferdorf

Post Sale Department (FHA & VA)

215-825-6343

215-825-6443 (fax)

Jnefferdorf@goldbecklaw.com

Antoniette Black – Manager

Sale/Post Sale Department

215-825-6347

215-825-6447 (fax)

Ablack@goldbecklaw.com

Assignment of Bid

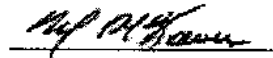
NO. 2008-CV-0001166MF – SHEATLER
301 East Second Street
Berwick, PA 18603

I, Michael T. McKeever, Esquire, as attorney for the successful bidder, hereby assign my bid at the Sheriff Sale dated April 29, 2009 to:

CITIFINANCIAL SERVICES INC.
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3913

GOLDBECK MCCAFFERTY & MCKEEVER

Date: June 12, 2009

A handwritten signature in black ink, appearing to read "Michael T. McKeever", is written over a horizontal line.

MICHAEL T. MCKEEVER

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE

State Tax Paid
Book Number
Page Number
Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is/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 (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 GOLDBECK, McCAFFERTY & McKEEVER	TELEPHONE NUMBER (215) 627-1322
--	---

STREET ADDRESS 701 Market Street, Suite 5000 - Mellon Independence Center	CITY Philadelphia	STATE PA	ZIP CODE 19106-1532
---	-----------------------------	--------------------	-------------------------------

B. TRANSFER DATA

GRANTOR(S)/LESSOR(S) SHERIFF OF COLUMBIA COUNTY	DATE OF ACCEPTANCE OF DOCUMENT	GRANTEE(S)/LESSEE(S) CITIFINANCIAL SERVICES INC.
STREET ADDRESS Sheriff's Office, PO Box 380	STREET ADDRESS 1111 Northpoint Drive, Building 4, Suite 100	
CITY Bloomsburg	STATE PA	ZIP CODE 17815
CITY Coppell	STATE TX	ZIP CODE 75019-3913

C. PROPERTY LOCATION

STREET ADDRESS 301 East Second Street	CITY, TOWNSHIP, BOROUGH Berwick -	
COUNTY Columbia	SCHOOL DISTRICT	TAX PARCEL NUMBER
1. ACTUAL CASH CONSIDERATION \$4,116.01	2. OTHER CONSIDERATION + -0-	3. TOTAL CONSIDERATION = \$4,116.01

D. VALUATION DATA

4. COUNTY ASSESSED VALUE \$21,687.00	5. COMMON LEVEL RATIO FACTOR X 3.76	6. FAIR MARKET VALUE = \$ 81,543.12
--	--	---

E. EXEMPTION DATA

1A. AMOUNT OF EXEMPTION Claimed 100%	1B. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
--	--	--

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust.. (Attach copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach copy of agency/straw party agreement.)
- ☐ 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.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- ☐ Corrective or confirmatory deed.. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) MERS #:

Under penalties of law or ordinance, 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

Michael McKeever

DATE

June 12, 2009

GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

SUITE 5000

MELLON INDEPENDENCE CENTER

701 MARKET STREET

PHILADELPHIA, PA 19106-1532

PA (215) 627-1322

FAX (215) 627-7734

www.goldbecklaw.com

June 12, 2009

Addendum to Realty Transfer Tax Statement of Value

Attn: Pa Department of Revenue – Bureau of Individual Taxes

Re: 301 East Second Street Berwick, PA 18603

Plaintiff: CITIFINANCIAL SERVICES INC.

Date of Judgment: 11/14/2008

Date of Sale: Wednesday, April 29, 2009

Date of Original Mortgage: 6/11/2001

Original Mortgagor: CITIFINANCIAL SERVICES INC.

Date Recorded: 6/12/2001

Book, Page, Instrument #: Instrument #200105479

The Plaintiff and original mortgagee are the same. An assignment was recorded into

Assignment of Mortgage Recorded: N/A

Book, Page, Instrument #:

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

FIRSTTRUST
800.220.BANK / firsttrust.com

3-7380-2360

06/02/2009

384030

PAY
TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

FOUR THOUSAND ONE HUNDRED SIXTEEN AND 01 / 100

\$4,116.01

DOLLARS

Sheriff's Office
PO Box 380
Bloomensburg PA, 17815

122 MORTGAGE DISBURSEMENT ACCOUNT

MEMO

Sheatler

[Signature]
AUTHORIZED SIGNATURE

⑈384030⑈ ⑆236073802⑆ 70 1100018⑈



Security features. Details on back.

TIMOTHY J. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: <i>Kristin</i>	FROM: <i>Sheriff Chamberlain</i>
COMPANY:	DATE: <i>5-27-07</i>
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: <i>2</i>
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <i>Sheetler</i>	YOUR REFERENCE NUMBER:

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

NOTES/COMMENTS:

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

*I also need deed instructions and
a complete copy of the mortgage
foreclosure upon.*

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) MAVORA C. Date of Delivery 1994

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) Heleen Shuster C. Date of Delivery NOV 19 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

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) [Signature] C. Date of Delivery NOV 19 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

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) Lee Smith C. Date of Delivery NOV 19 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

007 2560 0002 1259 6615

7007 2560 0002 1259 6547

7007 2560 0002 1259 6578

07 2560 0002 1259

Return Receipt 102595-02-M-1540 Domestic Return Receipt 102595-02-M-1540 Return Receipt 102595-02-M-1540 Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) [Signature] C. Date of Delivery NOV 19 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

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) [Signature] C. Date of Delivery NOV 19 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

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) [Signature] C. Date of Delivery NOV 19 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

7007 2560 0002 1259 6554

7007 2560 0002 1259 6585

7007 2560 0002 1259 6561

Domestic Return Receipt 102595-02-M-1540 Domestic Return Receipt 102595-02-M-1540 Domestic Return Receipt 102595-02-M-1540 Return Receipt



April 27, 2009

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

CITIFINANCIAL SERVICES, INC.

VS.

HELEN SHEATLER

DOCKET # 194ED2008

JD # 1166JD2008

Dear Timothy:

The amount due on the sewer account #106851 for the property located at 301 East Second Street Berwick, Pa through June 30, 2009 is \$463.08.

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

Sincerely,

Kristy Romig
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

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

Tax Claim Inquiry by Year - DT01 4.0-12 (SHEATLER CHARLES L & HELEN)

County: 024 PARCEL ID: 045-02-031-10-000 TAX YEAR: 2009
 ALTERNATE ID: [REDACTED] VERSION: 4
 UPDATED: 3 AHOFFMAN on 01/26/2009 01:19 pm CUP: Y

Owner: SHEATLER CHARLES L & HELEN Multi Owners: Y
 Billroll: PRIM PRIMARY Stub/Receipt: [REDACTED]
 Date Recd: 01/26/2009
 Location: 301 E SECOND ST
 Owner Occupy: [REDACTED] Bankruptcy Flag: [REDACTED]

Delq Year	Billroll	Tax	Penalty	Interest	Fees/Other	Total
2007	PRIM	1,484.28	134.49	182.10	45.00	1,845.87
2008	PRIM	1,315.84	116.84	32.22	45.00	1,509.90
Total:		2,600.12	251.33	214.32	90.00	3,355.77

Last Payment: [REDACTED]
 Last Notice Date: 03/02/2009 Type: NOT [REDACTED]

3,355.77+

22.88+ Interest

55.+ Notice/Posting

5.+ Tax Cert.

004

3,438.65* Amount due for May

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

March 24, 2009

Columbia

Timothy T. Chamberlain
SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

BOOK WRIT

RE: CITIFINANCIAL SERVICES INC.
vs.
HELEN SHEATLER
Term No. 2008-CV-0001166MF

Property address:

301 East Second Street
Berwick, PA 18603

Sheriff's Sale Date: March 25, 2009

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for March 25, 2009 to April 29, 2009.

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

Thank you for your cooperation.

Very truly yours,


Michael T. McKeever

MTM/JLG

cc: Mable Barretto
CITIFINANCIAL SERVICES INC.

County 024

PARCEL ID: 04A-07-034-00.000

TAX YEAR: 2009

ALTERNATE ID:

VERSION: 4

UPDATED: 3 AHOFFMAN on 01/26/2009 01:19 pm

OUR Y

Owner: SHEATLER CHARLES L & HELEN

Multi Owners: N

Billroll: PRIM PRIMARY

Sub/Receipt:

Date Recd: 01/26/2009

Location: 301 E SECOND ST

Owner Occupied:

Bankruptcy Flag:

Delq Year	Billroll	Tax	Penalty	Interest	Fees/Other	Total
2007	PRIM	1,484.28	134.49	169.96	45.00	1,833.73
2008	PRIM	1,315.64	116.84	21.48	45.00	1,499.16
	Total:	2,800.12	251.33	191.44	90.00	3,332.89

Last Payment:

Last Notice Date: 03/02/2009

Type: NOT

Stay Agreement: NO

Stay Year:

Date:

Tax Sale Type:

Date:

Tax Sale Status:

3,332.89+

22.88+ Interest

5.0+ Lien Cent.

003

3,360.77* Total amount for April

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 February 4, 11, 18, 2009 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 19th day of February, 2009.

.....
.....

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
My commission expires
Notarial Seal
Dennis L. Ashenfelter, 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.

.....

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

February 16, 2009

Columbia

Timothy T. Chamberlain
SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

BOOK WRIT

RE: CITIFINANCIAL SERVICES INC.
vs.
HELEN SHEATLER
Term No. 2008-CV-0001166MF

Property address:

**301 East Second Street
Berwick, PA 18603**

Sheriff's Sale Date: February 25, 2009

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for February 25, 2009 to March 25, 2009.

Thank you for your cooperation.

Very truly yours,


Michael T. McKeever

MTM/jlb

cc: Mable Barretto
CITIFINANCIAL SERVICES INC.
Acct. #2000510258342

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

January 27, 2009

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

RE: No. 2008-CV-0001166MF
HELEN SHEATLER

Real Estate Division:

The above case may be sold on February 25, 2009. 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

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

659701-C
CF: 07/03/2008
SD: 02/25/2009
\$80,533.50

CITIFINANCIAL SERVICES INC.

1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3913

Plaintiff

vs.

HELEN SHEATLER

Mortgagor(s) and
Record Owner(s)

301 East Second 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-0001166MF

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). **PER SARAH @ SO (11/21/2008)**
- () 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,

Michael T. McKeever
BY: Michael T. McKeever, Esquire
Attorney for Plaintiff

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

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Insured

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

Postmark and
Date of Receipt

Article Number	Addressee (Name, Street, City, State & ZIP Code)	Postage	Fees	Handling Charge
1.	SHEATLER, HELEN 301 East Second Street Berwick, PA 18603			
2.	PALISADES COLLECTION INC. 2425 Commerce Avenue Building 2100, Suite 100 Duluth, GA 30096			
3.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 Harrisburg, PA 17105-2675			
4.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815			
5.	CHASE BANK OF TAXES 711 Louisiana Street Houston, TX 77002-2716			
6.	TENANTS/OCCUPANTS 301 East Second Street Berwick, PA 18603			
7.				
8.				

RR
Fee



02 1V
C004241518 JAN 20 2009
MAILED FROM ZIP CODE 13106

\$ 02.40⁰⁰

Total Number of Pieces
Listed by Sender **6**

Postmaster, Per (Name of receiving employee)

may

See Privacy Act Statement on Reverse

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

65970FC Columbia County Sale Date: 02/25/2009

HELEN SHEATLER

Complete by Typewriter, Ink, or Ball Point Pen

CITIFINANCIAL SERVICES INC.
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3913

vs.

HELEN SHEATLER
301 East Second Street
Berwick, PA 18603

IN THE COURT OF COMMON PLEAS

OF Columbia COUNTY

(2008-CV-0001166MF)

ORDER

AND NOW, this 10 day of Sept 2008, upon consideration of the Plaintiff's

Motion for Substituted Service under Pa.R.C.P. 430(a) and it appearing to the Court that Plaintiff's good faith efforts to ascertain the present whereabouts of Defendant, Helen Sheatler, has been unsuccessful, it is,

ORDERED and DECREED:

that Plaintiff's Motion is granted and the Sheriff and/or Plaintiff is directed to Serve the Complaint in Mortgage Foreclosure upon Defendant, Helen Sheatler, by posting a copy of the Complaint upon the premises 301 East Second Street, Berwick, PA, 18603, and Plaintiff is directed to serve the Complaint by certified and regular mail to the Defendant's last known address at 301 East Second Street, Berwick, PA, 18603, and that all further service of legal papers, including but not limited to motions, petitions and rules be made by certified and regular mail to Defendant's last known address and that Notice of Sheriff Sale pursuant to Pennsylvania Rule of Civil Procedure 3129 may be made upon Defendant, Helen Sheatler, by sending copies of same to Defendant's last known address by certified and regular mail and by posting the premises.

BY THE COURT:



Distribution list:

Michael T. McKeever, Esquire, Suite 5000 – Mellon Independence Center, 701 Market Street,
Philadelphia, PA 19106-1532

HELEN SHEATLER, 301 East Second Street Berwick, PA 18603

12-20

Form 3877
Domestic USPS Firm Mailing Book

Name and Address of Sender:

JOSEPH A GOLDBECK JR
MELLON INDEPENDENCE CENT
701 MARKET ST STE 5000
PHILADELPHIA, PA 19106

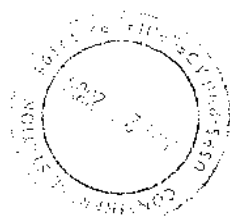
Permit Number

Sequence Number
1292A

Ascent - MAC v7.50.7.51.J

Piece ID	Article #	Delivery Address Addressee Name	SS Type	Fee	Postage	Value Insur./Register	Sender Due	Charges Total
CWD7696MO2-25	71114342363000500488	ORL, JEFFREY 506 Monroe Street Berwick, PA 18603	C ERR	2.70 1.00	0.42			4.12
CWD7696MO2-25	71114342363000500501	ORL, MELINDA 506 Monroe Street Berwick, PA 18603	C ERR	2.70 1.00	0.42			4.12
74559MB2-27	71114342363000500518	BAKER, MATTHEW JAMES 2035 Oakland Avenue Apartment 4 Indiana, PA 15701	C ERR	2.70 1.00	0.42			4.12
65970BS2-25	71114342363000500525	SEZAILER, HELEN 301 East Second Street Berwick, PA 18603	C ERR	2.70 1.00	0.42			4.12
71485HW2-24	71114342363000500532	WHEATON, BRUCE 106 Franklin Avenue Hallstead, PA 18822	C ERR	2.70 1.00	0.42			4.12
71485HW2-24	71114342363000500549	WHEATON, MARIE 106 Franklin Avenue Hallstead, PA 18822	C ERR	2.70 1.00	0.42			4.12
71485HW2-24	0171114342363000500556	WHEATON, BRUCE P.O. Box 84 Albion, NY 14808	C ERR	2.70 1.00	0.42			4.12
72937WP4-24	71114342363000500563	LEGAL AID OF CHESTER COUNTY INC 225 S. Church Street West Chester, PA 19382	C ERR	2.70 1.00	0.42			4.12

Page Totals:	8	29.60	3.36	32.96
Cumulative Totals:	8	29.60	3.36	32.96



GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever

Attorney I.D.#56129

Suite 5000 Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

215-825-6320

Attorney for Plaintiff

CITIFINANCIAL SERVICES INC.

1111 Northpoint Drive

Building 4, Suite 100

Coppell, TX 75019-3913

Plaintiff

vs.

HELEN SHEATLER

Mortgagor(s) and Record Owner(s)

301 East Second 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-0001166MF

AFFIDAVIT PURSUANT TO RULE 3129

CITIFINANCIAL SERVICES INC., Plaintiff in the above action, by its attorney, Michael T. McKeever, 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:

301 East Second Street

Berwick, PA 18603

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

HELEN SHEATLER

301 East Second Street

Berwick, PA 18603

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

HELEN SHEATLER

301 East Second Street

Berwick, PA 18603

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

PALISADES COLLECTION INC.

2425 Commerce Avenue

Building 2100, Suite 100

Duluth, GA 30096

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:

CHASE BANK OF TAXES
711 Louisiana Street
Houston, TX 77002-2716

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.

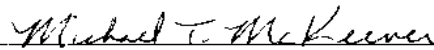
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
301 East Second 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: January 27, 2009


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

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

CITIFINANCIAL SERVICES, INC.

VS.

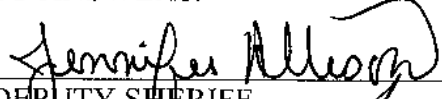
HELEN SHEATLER

WRIT OF EXECUTION #194 OF 2008 ED

POSTING OF PROPERTY

JANUARY 23, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF HELEN SHEATLER AT 301 EAST SECOND STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF JENNIFER ALLISON.

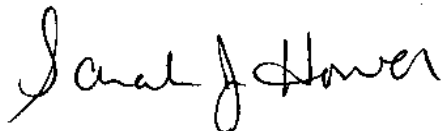
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 29TH DAY OF JANUARY 2009



NOTARIAL SEAL
SARAH J. HOWER, Notary Public
Bloomsburg, Columbia County, PA
My Commission Expires September 30, 2012

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 399-5625

PHONE
(570) 399-5622

24 HOUR PHONE
(570) 784-6300

CITIFINANCIAL SERVICES, INC.

Docket # 194ED2008

VS

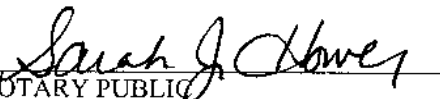
MORTGAGE FORECLOSURE

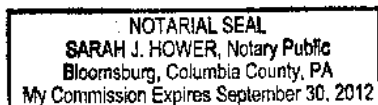
HELEN SHEATLER

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, NOVEMBER 21, 2008, AT 9:15 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON HELEN SHEATLER AT 72A WESLEY STREET, STILLWATER BY HANDING TO HELEN SHEATLER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, NOVEMBER 24, 2008


NOTARY PUBLIC



SO ANSWERS,


SHERIFF TIMOTHY T. CHAMBERLAIN

X 
P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/14/2008

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 194ED2008

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT HELEN SHEATLER
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
HELEN SHEATLER
301 EAST SECOND STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

72 A
WESLEY ST.
STILLWATER PA

DAUGHTER
C- 245-8435

SERVED UPON HELEN SHEATLER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-21-08 TIME 2115 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) 72 A WESLEY ST.
STILLWATER PA. 17878

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

<u>11-17-08</u>	<u>1650</u>	<u>DANIEL</u>	<u>APPEARS VACANT CHK PO</u>
<u>11-19-08</u>	<u>1415</u>	<u>DANIEL</u>	<u>41C NOW ADDRESS</u>

DEPUTY

Paul D. H.

DATE

11-21-08

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

Monday, November 17, 2008

**CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK, PA 18603-**

**CITIFINANCIAL SERVICES, INC.
VS
HELEN SHEATLER**

DOCKET # 194ED2008

JD # 1166JD2008

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

BERWICK AREA SCHOOL DISTRICT
BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:
CONNIE C. GINGER
1615 LINCOLN AVENUE
BERWICK, PA 18603

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

M **SHEATLER CHARLES L & HELEN**
I **301 EAST SECOND STREET**
L **BERWICK PA 18603**

Tax Notice 2008 County & Municipality

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.
PHONE: 570-752-7442

SHEATLER CHARLES L & HELEN
301 EAST SECOND STREET
BERWICK PA 18603

IF YOU DESIRE A RECEIPT, SEND A SELF-ADDRESSED STAMPED ENVELOPE WITH YOUR PAYMENT
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

2008 SCHOOL REAL ESTATE DATE 07/01/2008 BILL# 003590

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	21687	48.1000	841.27	858.44	944.28
ASSESSED VALUE	21687	1033.14	841.27	858.44	944.28
HOMESTEAD REDUCTION					
GAMING REVENUE	3840	-184.70			
PAYABLE ASSESSMENT	17847	858.44	Aug 31	Oct 31	Nov 1

NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION	ACCT.
PARCEL 04A07 03400000	5984
301 E SECOND ST	2500.00
0.11 ACRES	19187.00
	SCHOOL PENALTY 10%
	DELINQUENT TAX TO
	COURTHOUSE DEC 15

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

FOR: COLUMBIA COUNTY				DATE	BILL NO.
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL SINKING	21,687	6.146	130.62	133.29	146.62
FIRE		1.345	28.59	29.17	32.09
LIGHT		1.25	26.57	27.11	28.47
BORO RE		1.75	37.19	37.95	39.85
		10.6	225.28	229.88	241.37
The discount & penalty have been calculated for your convenience				448.25	457.40
PAY THIS AMOUNT				457.40	488.40
				April 30	June 30
				If paid on or before	If paid after

CNTY	TWP
Discount 2%	2%
Penalty 10%	5%
PARCEL: 04A-07-034-00,000	
301 E SECOND ST	
.1128 Acres	Land
	Buildings
	Total Assessment

2,500
19,187
21,687

FILE COPY

Connie, nothing paid as of 11-18-08
Connie



November 18, 2008

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

CITIFINANCIAL SERVICES, INC.

VS.

HELEN SHEATLER

DOCKET # 194ED2008

JD # 1166JD2008

Dear Timothy:

The amount due on sewer account #106851 for the property located at 301 E. 2nd Street Berwick, Pa through March 31, 2009 is **\$364.39**.

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 11/14/2008

SERVICE# 5 - OF - 14 SERVICES
DOCKET # 194ED2008

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT HELEN SHEATLER
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	MORTGAGE FORECLOSURE
301 EAST SECOND STREET	
BERWICK	

SERVED UPON 20190 / VACANT

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11.17.08 TIME 1650 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

Patricia Dobb

DATE

11.17.08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/14/2008

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 194ED2008

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT HELEN SHEATLER
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON CONNIE GINGHER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-17-08 TIME 1605 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

11-17-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/14/2008

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 194ED2008

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT HELEN SHEATLER
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

BERWICK SEWER

1108 FREAS AVENUE

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON KELLY GREEN

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 11.17.08 TIME 1545 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

11.17.08

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:17-NOV-08

FEE:\$5.00

CERT. NO:5363

SHEATLER CHARLES L & HELEN
301 EAST SECOND STREET
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 0353-0882
LOCATION: 301 E 2ND ST P L 88-90
PARCEL: 04A-07 -034-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2007	PRIM	1,785.17	48.56	0.00	1,833.73
TOTAL DUE :					\$1,833.73

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: March ,2009

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 11/14/2008

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 194ED2008

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT HELEN SHEATLER
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON GAIL KELLER (DIRECTOR)

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11/17/08 TIME 1415 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. J. Gentry

DATE 11/17/08

Deb Miller

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/14/2008

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 194ED2008

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT HELEN SHEATLER
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 (Tax Office)*

RELATIONSHIP _____ IDENTIFICATION _____

DATE *11/17/08* TIME *12:30* 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

11/17/08

REAL ESTATE OUTLINE

ED # 194-08

DATE RECEIVED 11-14-08

DOCKET AND INDEX 11-17-08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LKA

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF SALE

WAIVER OF WATCHMAN

AFFIDAVIT OF LIENS LIST

CHECK FOR ~~\$1,350.00~~ OR 2000.00

✓
✓
✓
✓
✓
✓
✓
✓

CK# 351647

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

SALE DATE

POSTING DATE

ADV. DATES FOR NEWSPAPER

Feb. 25, 09 TIME 0900
Jan 21, 09
1ST WEEK Feb. 4
2ND WEEK 11
3RD WEEK 18, 09

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) 784-6308

Monday, November 17, 2008

**PALISADES COLLECTION LLC
2425 COMMERCE AVENUE
DULUTH, GA 30096-**

**CITIFINANCIAL SERVICES, INC.
VS
HELEN SHEATLER**

DOCKET # 194ED2008

JD # 1166JD2008

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

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 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. 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 65970FC.

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 25, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 194 OF 2008 ED AND CIVIL WRIT NO. 1166 OF 2008 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 lot of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at the northeast corner of Second and Chestnut Streets; thence along the easterly side of Chestnut Street, a distance of 90 feet 9 inches to a corner in land now or late of D. M. Dunkelberger and wife; thence along land now or late of D. M. Dunkelberger and wife, in an easterly direction parallel with Second Street, a distance of 54 feet to land now or late of Aaron H. Smethers; thence along land now or late of the said Aaron H. Smethers in a southerly direction a distance of 90 feet 9 inches to Second Street; thence along the northerly side of Second Street in a westerly direction, a distance of 54 feet to the corner of chestnut Street, the place of beginning. Upon which is erected a dwelling house and other buildings.

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TAX PARCEL NO: 04A-07-034

BEING KNOWN AS 301 EAST SECOND STREET

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
Michael T. McKeever
701 Market Street
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 25, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 194 OF 2008 ED AND CIVIL WRIT NO. 1166 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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www.sheriffofcolumbiacounty.com

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Plaintiff's Attorney
Michael T. McKeever
701 Market Street
Philadelphia, PA 19106

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

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

CITIFINANCIAL SERVICES INC.
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3913

Plaintiff

vs.

HELEN SHEATLER
Mortgagor(s) and Record Owner(s)
301 East Second 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-0001166MF

2008-ED-194

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$80,533.50

Interest from
11/14/2008 to Date of
Sale at 9.6600%

(Costs to be added)

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

Term
No. 2008-CV-000116MF
IN THE COURT OF COMMON PLEAS
CITIFINANCIAL SERVICES INC.

vs.

HELEN SHEATLER
(Mortgagor(s) and Record Owner(s))
301 East Second Street
Berwick, PA 18603

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Michael F. McKeever
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322

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

CITIFINANCIAL SERVICES INC.
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3913

vs.

HELEN SHEATLER
301 East Second Street
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2008-CV-0001166MF

2008-ED-194

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: 301 East Second Street Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE

\$80,533.50

Interest From 11/14/2008
Through Date of Sale

(Costs to be added)

Dated:

Nov. 17. 08

Lami B. Kleni

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Term
No. 2008-CV-0601166MF

IN THE COURT OF COMMON PLEAS
CITIFINANCIAL SERVICES INC.

vs.

HELEN SHEATLER
Mortgagor(s)
301 East Second Street Berwick, PA 18603

REAL DEBT	
INTEREST from	
COSTS PAID:	
PROTHY	
SHERIFF	
STATUTORY	
COSTS DUE PROTHY	
Office of Judicial Support	
Judge Fee	
Ct.	
Sat.	

WRIT OF EXECUTION	
(Mortgage Foreclosure)	
	\$80,533.50
\$	
\$	
\$	
\$	
\$	

Michael T. McKeever
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
Suite 5000 -- Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
(215) 627-1322

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

CITIFINANCIAL SERVICES INC.
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3913

vs.

HELEN SHEATLER
301 East Second Street
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2008-CV-0001166MF

2008-ED 194

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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PREMISES: 301 East Second Street Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE:

\$80,533.50

Interest From **11/14/2008**
Through Date of Sale

(Costs to be added)

Dated:

Nov. 17, 2008

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

Deputy _____

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TAX PARCEL NO: 04A-07-034

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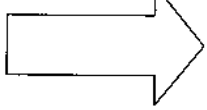
TAX PARCEL NO: 04A-07-034

BEING KNOWN AS 301 EAST SECOND STREET

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ CITIFINANCIAL SERVICES INC.		COURT NUMBER 2008-CV-0001166MF <i>2008 ED-194</i>
DEFENDANT/S/ HELEN SHEATLER		TYPE OF WRIT OR COMPLAINT EXECUTION

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
HELEN SHEATLER

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
301 East Second Street, Berwick, PA 18603

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

PLEASE POST IN ACCORDANCE WITH COURT ORDER DATE: 09/10/2008

SIGNATURE OF ATTORNEY

Michael T. McKeever


TELEPHONE NUMBER
(215) 627-1322

DATE
November 13, 2008

ADDRESS OF ATTORNEY

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

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ CITIFINANCIAL SERVICES INC.		COURT NUMBER 2008-CV-0001166MF 2008-ED-144	
DEFENDANT/S/ HELEN SHEATLER		TYPE OF WRIT OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE HELEN SHEATLER		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 301 East Second Street, Berwick, PA 18603		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY Michael T. McKeever		TELEPHONE NUMBER (215) 627-1322	DATE November 13, 2008
ADDRESS OF ATTORNEY GOLDBECK McCafferty & McKeever Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

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TAX PARCEL NO: 04A-07-034

BEING KNOWN AS 301 EAST SECOND STREET

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

CITIFINANCIAL SERVICES INC.
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3913

Plaintiff

vs.

HELEN SHEATLER
(Mortgagor(s) and Record Owner(s))
301 East Second 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-0001166MF

2008-ED-194

AFFIDAVIT PURSUANT TO RULE 3129

CITIFINANCIAL SERVICES INC., Plaintiff in the above action, by its attorney, Michael T. McKeever, 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:

301 East Second Street
Berwick, PA 18603

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

HELEN SHEATLER
301 East Second Street
Berwick, PA 18603

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

HELEN SHEATLER
301 East Second Street
Berwick, PA 18603

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

PALISADES COLLECTION LLC
AWAITING LEINHOLDER ADDRESS

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

PALISADES COLLECTION LLC
2425 Commerce Avenue
Building 2100, Suite 100
Duluth GA 30096

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

CHASE BANK OF TAXES
711 Louisiana Street
Houston, TX 77002-2716

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.

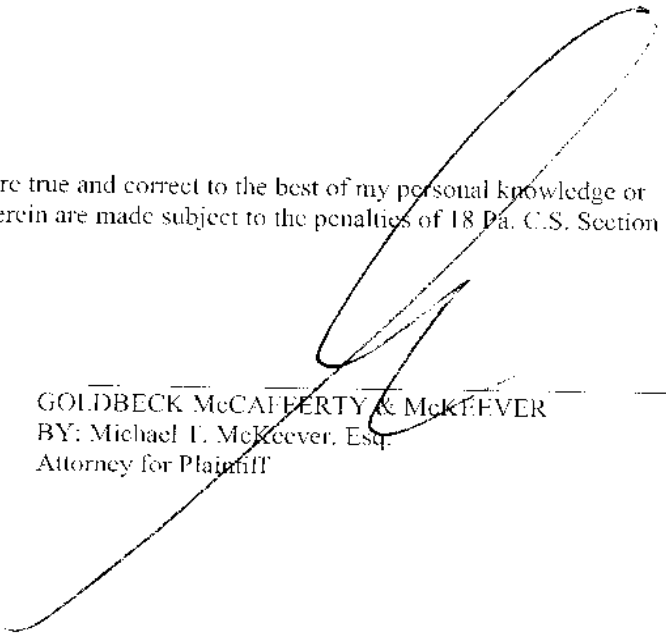
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
301 East Second 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: November 13, 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
215-627-1322
Attorney for Plaintiff

CITIFINANCIAL SERVICES INC.
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3913

Plaintiff

vs.

HELEN SHEATLER
(Mortgagor(s) and Record Owner(s))
301 East Second 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-0001166MF

2008-ED-194

AFFIDAVIT PURSUANT TO RULE 3129

CITIFINANCIAL SERVICES INC., Plaintiff in the above action, by its attorney, Michael T. McKeever, 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:

301 East Second Street
Berwick, PA 18603

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

HELEN SHEATLER
301 East Second Street
Berwick, PA 18603

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

HELEN SHEATLER
301 East Second Street
Berwick, PA 18603

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

PALISADES COLLECTION LLC
AWAITING LEINHOLDER ADDRESS

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

PALISADES COLLECTION LLC
2425 Commerce Avenue
Building 2100, Suite 100
Duluth GA 30096

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

CHASE BANK OF TEXAS
711 Louisiana Street
Houston, TX 77002-2716

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.

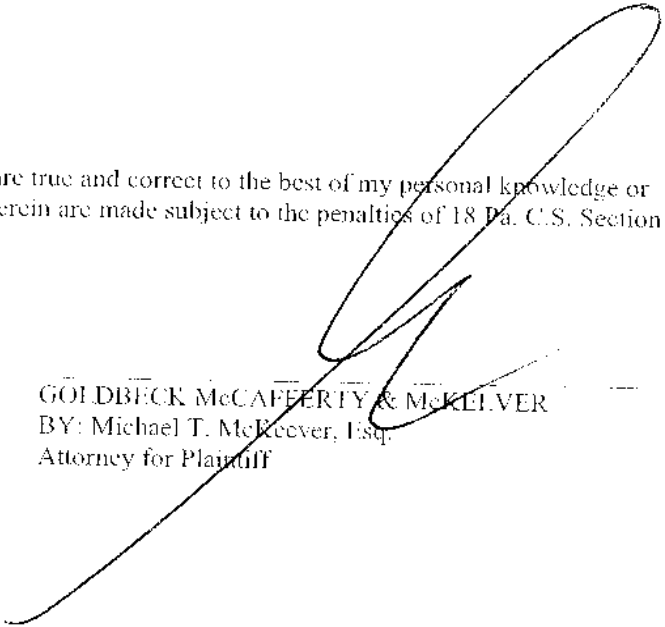
TENANTS/OCCUPANTS
301 East Second Street
Berwick, PA 18603

(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: November 13, 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
215-627-1322
Attorney for Plaintiff

CITIFINANCIAL SERVICES INC.
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3913

Plaintiff

vs.

HELEN SHEATLER
(Mortgagor(s) and Record Owner(s))
301 East Second 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-0001166MF

2008-ED 194

AFFIDAVIT PURSUANT TO RULE 3129

CITIFINANCIAL SERVICES INC., Plaintiff in the above action, by its attorney, Michael T. McKeever, 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:

301 East Second Street
Berwick, PA 18603

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

HELEN SHEATLER
301 East Second Street
Berwick, PA 18603

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HELEN SHEATLER
301 East Second Street
Berwick, PA 18603

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

PALISADES COLLECTION LLC
AWAITING LEINHOLDER ADDRESS

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

PALISADES COLLECTION LLC
2425 Commerce Avenue
Building 2100, Suite 100
Duluth GA 30096

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

CHASE BANK OF TEXAS
711 Louisiana Street
Houston, TX 77002-2716

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
301 East Second 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: November 13, 2008



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

GOLDBECK McCAFFERTY & McKEEVER

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

CITIFINANCIAL SERVICES INC.
 1111 Northpoint Drive
 Building 4, Suite 100
 Coppell, TX 75019-3913

Plaintiff

vs.

HELEN SHEATLER
Mortgagor(s) and Record Owner(s)

301 East Second 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-0001166MF

2008-06-194

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: SHEATLER, HELEN
HELEN SHEATLER
 301 East Second Street
 Berwick, PA 18603

Your house at 301 East Second 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 \$80,533.50 obtained by CITIFINANCIAL SERVICES INC. against you.

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

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

1. The sale will be cancelled if you pay to CITIFINANCIAL SERVICES INC., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311.
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 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 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. 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 65970FC.

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

CTIFINANCIAL SERVICES INC.
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3913

Plaintiff

vs.

HELEN SHEATLER
Mortgagor(s) and Record Owner(s)
301 East Second 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-0001166MF

2008-ED-194

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 & McKELVER
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

CITIFINANCIAL SERVICES INC.
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3913

Plaintiff

vs.

HELEN SHEATLER
Mortgagor(s) and Record Owner(s)

301 East Second 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-0001166MF

2008-ED-194

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

CITIFINANCIAL SERVICES INC.
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3913

Plaintiff

vs.

HELEN SHEATLER
Mortgagor(s) and Record Owner(s)

301 East Second 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-0001166MF

2663-ED-194

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

CITIFINANCIAL SERVICES INC.
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3913
Plaintiff
vs.

HELEN SHEATLER
Mortgagor(s) and Record Owner(s)

301 East Second 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-0001166MF

2008-ED-194

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

CITIFINANCIAL SERVICES INC.
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3913
Plaintiff
vs.

MILEN SHEATLER
Mortgagor(s) and Record Owner(s)

301 East Second 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-0001166MF

2008-ED-194

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

CITIFINANCIAL SERVICES INC.
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3913
Plaintiff

vs.

HELEN SHEATLER
Mortgagor(s) and Record Owner(s)

301 East Second 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-0001166MP

2008-ED-1114

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

CITIFINANCIAL SERVICES INC.
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019 3913
Plaintiff
vs.

HELEN SHEATLER
Mortgagor(s) and Record Owner(s)

301 East Second 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-0001166MF

2008-00-194

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

CITIFINANCIAL SERVICES INC.
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3913

Plaintiff

vs.

HELEN SHEATLER
Mortgagor(s) and Record Owner(s)

301 East Second 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-0001166MF

2008-ED-194

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

CITIFINANCIAL SERVICES INC.
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3913

Plaintiff

vs.

HELEN SHEATLER
Mortgagor(s) and Record Owner(s)

301 East Second 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-0001166MF

2008-ED 194

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

CITIFINANCIAL SERVICES INC.
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3913
Plaintiff

vs.

HELEN SHEATLER
Mortgagor(s) and Record Owner(s)

301 East Second 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-0001166MP

2625-ED-194

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

CITIFINANCIAL SERVICES INC.
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3913

Plaintiff

vs.

HELEN SHEATHER
Mortgagor(s) and Record Owner(s)

301 East Second 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-0001166MF

2008 ED-194

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

CITIFINANCIAL SERVICES INC.
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3913

Plaintiff

vs.

HELEN SHEATLER
Mortgagor(s) and Record Owner(s)

301 East Second 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-0001166MF

2008-ED-194

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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

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

—
SUITE 5000
MILLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.GOLDBECKLAW.COM

November 13, 2008

Tami Kline
Prothonotary of Columbia County
Bloomsburg, PA 17815

RE:
CITIFINANCIAL SERVICES INC.
vs.
HELEN SIEATLER
No. 2008-CV-0001166MF

Kindly take Judgment and issue the Writ of Execution and forward the same to the Sheriff's Office.

Please return a copy of the enclosed pleadings to my office with your time stamp affixed thereto in the stamped, self-addressed envelope for this purpose.

Thank you for your cooperation in this matter.

Package prepared by tinamarie.

Judgment / Writ Department
Laura Bryans - Manager
Direct: (215) 825-6315
Fax: (215) 825-6415
LBryans@goldbecklaw.com

*****If you have received an incorrect filing fee. Please contact Laura Bryans at the phone number listed above, and we will immediately overnight a check to you for the correct amount.**

CITIFINANCIAL SERVICES INC.
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3913

IN THE COURT OF COMMON PLEAS

OF Columbia COUNTY

(2008-CV-0001166MF)

vs.

HELEN SHEATLER
301 East Second Street
Berwick, PA 18603

ORDER

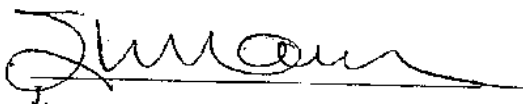
AND NOW, this 10 day of Sept 2008, upon consideration of the Plaintiff's

Motion for Substituted Service under Pa.R.C.P. 430(a) and it appearing to the Court that Plaintiff's good faith efforts to ascertain the present whereabouts of Defendant, Helen Sheatler, has been unsuccessful, it is,

ORDERED and DECREED:

that Plaintiff's Motion is granted and the Sheriff and/or Plaintiff is directed to Serve the Complaint in Mortgage Foreclosure upon Defendant, Helen Sheatler, by posting a copy of the Complaint upon the premises 301 East Second Street, Berwick, PA, 18603, and Plaintiff is directed to serve the Complaint by certified and regular mail to the Defendant's last known address at 301 East Second Street, Berwick, PA, 18603, and that all further service of legal papers, including but not limited to motions, petitions and rules be made by certified and regular mail to Defendant's last known address and that Notice of Sheriff Sale pursuant to Pennsylvania Rule of Civil Procedure 3129 may be made upon Defendant, Helen Sheatler, by sending copies of same to Defendant's last known address by certified and regular mail and by posting the premises.

BY THE COURT:



Distribution list:

Michael T. McKeever, Esquire, Suite 5000 – Mellon Independence Center, 701 Market Street,
Philadelphia, PA 19106-1532

HELEN SHEATLER, 301 East Second Street Berwick, PA 18603

CITIFINANCIAL SERVICES INC.
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3913

IN THE COURT OF COMMON PLEAS

OF Columbia COUNTY

(2008-CV-0001166MF)

vs.

HELEN SHEATLER
301 East Second Street
Berwick, PA 18603

ORDER

AND NOW, this 10 day of Sept 2008, upon consideration of the Plaintiff's

Motion for Substituted Service under Pa.R.C.P. 430(a) and it appearing to the Court that Plaintiff's good faith efforts to ascertain the present whereabouts of Defendant, Helen Sheatler, has been unsuccessful, it is,

ORDERED and DECREED:

that Plaintiff's Motion is granted and the Sheriff and/or Plaintiff is directed to Serve the Complaint in Mortgage Foreclosure upon Defendant, Helen Sheatler, by posting a copy of the Complaint upon the premises 301 East Second Street, Berwick, PA, 18603, and Plaintiff is directed to serve the Complaint by certified and regular mail to the Defendant's last known address at 301 East Second Street, Berwick, PA, 18603, and that all further service of legal papers, including but not limited to motions, petitions and rules be made by certified and regular mail to Defendant's last known address and that Notice of Sheriff Sale pursuant to Pennsylvania Rule of Civil Procedure 3129 may be made upon Defendant, Helen Sheatler, by sending copies of same to Defendant's last known address by certified and regular mail and by posting the premises.

BY THE COURT:



Distribution list:

Michael T. McKeever, Esquire, Suite 5000 – Mellon Independence Center, 701 Market Street,
Philadelphia, PA 19106-1532
HELEN SHEATLER, 301 East Second Street Berwick, PA 18603

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

CITIFINANCIAL SERVICES INC.
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3913

Plaintiff

No. 2008-CV-0001166MI

vs.

HELEN SHEATLER
(Mortgagors and Record Owner(s))
301 East Second Street
Berwick, PA 18603

Defendant(s)

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT
OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE
PURPOSE OF COLLECTING THE DEBT.**

NOTICE

Notice is given that a judgment in the above-captioned matter has been entered against you.

Tami Kline
Prothonotary

By: Tami B. Kline

Deputy

If you have any questions concerning the above, please contact:

Michael T. McKeever
Goldbeck McCafferty & McKeever
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322

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, HELEN SHEATLER, is about unknown years of age, that Defendant's last known residence is 301 East Second Street Berwick, PA 18603, 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:

A large, stylized handwritten signature in black ink, written over a horizontal line. The signature is cursive and appears to be the name of the representative.

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, HELEN SHEATLER, is about unknown years of age, that Defendant's last known residence is 301 East Second Street Berwick, PA 18603, 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:

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

DATE OF THIS NOTICE: **October 17, 2008**

TO:

HELEN SHEATLER
301 East Second Street
Berwick, PA 18603

CITIFINANCIAL SERVICES INC.
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3913

Plaintiff

vs.

HELEN SHEATLER
(Mortgagor(s) and Record Owner(s))
301 East Second 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-0001166MF

TO: **HELEN SHEATLER**
301 East Second Street
Berwick, PA 18603

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

Michael T. McKeever

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever, Esq.

Attorney for Plaintiff

Suite 5000 – 701 Market Street.

Philadelphia, PA 19106 215-825-6318

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

CITIFINANCIAL SERVICES INC.
1111 Northpoint Drive
Building 4, Suite 100
Coppell, TX 75019-3913

Plaintiff

vs.

HELEN SHEATLER
(Mortgagor(s) and Record owner(s))
301 East Second 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-0001166MF

ORDER FOR JUDGMENT

Please enter Judgment in favor of CITIFINANCIAL SERVICES INC., and against HELEN SHEATLER for failure to file an Answer in the above action within (20) days (or sixty (60) days if defendant is the United States of America) from the date of service of the Complaint, in the sum of \$80,533.50.

Michael T. McKeever
Attorney for Plaintiff

I hereby certify that the above names are correct and that the precise residence address of the judgment creditor is CITIFINANCIAL SERVICES INC. 1111 Northpoint Drive Building 4, Suite 100 Coppell, TX 75019-3913 and that the name(s) and last known address(es) of the Defendant(s) is/are HELEN SHEATLER, 301 East Second Street Berwick, PA 18603;

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

ASSESSMENT OF DAMAGES

TO THE PROTHONOTARY:

Kindly assess the damages in this case to be as follows:

Principal Balance	\$67,928.78
Interest from 10/15/2007 through 11/13/2008	\$6,700.32
Reasonable Attorney's Fee	\$3,396.44
Late Charges	\$723.05
Costs of Suit and Title Search	\$900.00
Escrow Payments Due 4 X \$0.00	\$0.00
Appraisal Fee	\$225.00
Deferred Interest	\$659.91
	\$80,533.50

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

AND NOW, this 17 day of Nov., 2008, damages are assessed as above.

Jana B. Cline
Pro Prothy

GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION

SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322

FIRSTTRUST

800.220.BANK / firsttrust.com

3-7380-2360

11/13/2008

359647

PAY

TO THE

ORDER OF

SHERIFF OF COLUMBIA COUNTY

TWO THOUSAND AND XX / 100

\$ 2,000.00

DOLLARS

Sheriff's Office

PO Box 380

Bloomsburg PA, 17815

1227 MORTGAGE DISBURSEMENT ACCOUNT

MEMO Sheatler

MEMO

[Signature]
AUTHORIZED SIGNATURE

Security features. Details on back.

⑈ 359647⑈ ⑆ 23607380⑆ 70 1100018⑈