

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

Critimortgage Inc. vs Brian Carter

NO. 53-08 ED NO. 332-08 JD

DATE/TIME OF SALE: Oct. 1 1600

BID PRICE (INCLUDES COST) \$ 1250.62

POUNDAGE - 2% OF BID \$ 25.21

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

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

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1285.83

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

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

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

PURCHASER(S) SIGNATURE(S): John S. Beck

TOTAL DUE: \$ 1285.83

LESS DEPOSIT: \$ 2000.00

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

TOTAL DUE IN 8 DAYS \$ 714.17

Refund

# SHERIFF'S SALE COST SHEET

Crtimortgage Inc vs. Brian Carter  
 NO. 53-08 ED NO. 332-08 JD DATE/TIME OF SALE 02/17/1000

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$195.00	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$41.00	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$24.00	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$6.50	
NOTARY	\$10.00	
TOTAL *****		\$449.00

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$211.86	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$436.86

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$41.50	
TOTAL *****		\$51.50

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

MUNICIPAL FEES DUE:		
SEWER 20	\$178.26	
WATER 20	\$	
TOTAL *****		\$178.26

SURCHARGE FEE (DSTE)	\$140.00	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$0-

TOTAL COSTS (OPENING BID) \$1260.62

**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 <b>GOLDBECK, McCAFFERTY &amp; McKEEVER</b>	TELEPHONE NUMBER <b>(215) 627-1322</b>
STREET ADDRESS <b>701 Market Street, Suite 5000 - Mellon Independence Center</b>	CITY STATE ZIP CODE <b>Philadelphia PA 19106-1532</b>

**B. TRANSFER DATA**

GRANTOR(S)/LESSOR(S) <b>SHERIFF OF COLUMBIA COUNTY</b>	DATE OF ACCEPTANCE OF DOCUMENT	GRANTEE(S)/LESSEE(S) <b>CITIMORTGAGE INC.</b>
STREET ADDRESS <b>Sheriff's Office, PO Box 380</b>	STREET ADDRESS <b>5280 Corporate Drive, Mail Code: 3013</b>	
CITY STATE ZIP CODE <b>Bloomsburg PA 17815</b>	CITY STATE ZIP CODE <b>Frederick MD 21703</b>	

**C. PROPERTY LOCATION**

STREET ADDRESS <b>620 Freas Avenue</b>	CITY, TOWNSHIP, BOROUGH <b>Berwick - BOROUGH OF BERWICK</b>	
COUNTY <b>Columbia</b>	SCHOOL DISTRICT <b>Berwick</b>	TAX PARCEL NUMBER <b>04C04-263</b>
1. ACTUAL CASH CONSIDERATION <b>\$1,285.83</b>	2. OTHER CONSIDERATION <b>+ -0-</b>	3. TOTAL CONSIDERATION <b>= \$1,285.83</b>

**D. VALUATION DATA**

4. COUNTY ASSESSED VALUE <b>\$18,724.00</b>	5. COMMON LEVEL RATIO FACTOR <b>X 3.76</b>	6. FAIR MARKET VALUE <b>= \$70,402.24</b>
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**E. EXEMPTION DATA**

1A. Amount of Exemption Claimed <b>100%</b>	1B. Percentage of Grantor's Interest in Real Estate <b>100%</b>	1c. Percentage of Grantor's Interest Conveyed <b>100%</b>
--	--	--

**2. Check Appropriate Box Below for Exemption Claimed**

- ☐ Will or intestate succession \_\_\_\_\_ • (NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement.)
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement.) Tax paid prior deed \$ \_\_\_\_\_
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, 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 deed. (Attach copy of the prior deed).
- ☐ 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 T. McGee*

DATE

October 13, 2008

**GOLDBECK MCCAFFERTY & MCKEEVER**

Suite 5000 Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
[www.goldbecklaw.com](http://www.goldbecklaw.com)

November 14, 2008

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

ATTN: SHERIFF GAMBERLAIN

RE: CITIMORTGAGE INC. vs. BRIAN D. CARTER  
Sale Book/Writ No.: /  
Docket Number: 2008-CV-332  
Sale Date: 10/01/2008  
Property Address: 620 Freas Avenue, 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:

CITIMORTGAGE INC.  
5280 Corporate Drive, Mail Code: 3013  
Frederick, MD 21703

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**

Jeff Nefferdorf  
Post Sale Department (FHA & VA)  
215-825-6343  
215-825-6443 (fax)  
[jnefferdorf@goldbecklaw.com](mailto:jnefferdorf@goldbecklaw.com)  
Antionette Black - Manager  
Sale/Post Sale Department  
215-825-6347  
215-825-6447 (fax)  
[Abblack@goldbecklaw.com](mailto:Abblack@goldbecklaw.com)

## Assignment of Bid

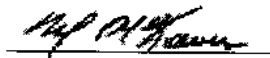
NO. 2008-CV-332 – CARTER  
620 Freas Avenue  
Berwick, PA 18603

I, Michael T. McKeever, Esquire, as attorney for the successful bidder, hereby assign my bid at the Sheriff Sale dated October 01, 2008 to:

CITIMORTGAGE INC.  
5280 Corporate Drive  
Mail Code: 3013  
Frederick, MD 21703

GOLDBECK MCCAFFERTY & MCKEEVER

Date: November 14, 2008

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

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**B. TRANSFER DATA**

GRANTOR(S)/LESSOR(S) <b>SHERIFF OF COLUMBIA COUNTY</b>	DATE OF ACCEPTANCE OF DOCUMENT	GRANTEE(S)/LESSEE(S) <b>CITIMORTGAGE INC.</b>
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STREET ADDRESS <b>Sheriff's Office, PO Box 380</b>	STREET ADDRESS <b>5280 Corporate Drive, Mail Code: 3013</b>
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CITY <b>Bloomsburg</b>	STATE <b>PA</b>	ZIP CODE <b>17815</b>	CITY <b>Frederick</b>	STATE <b>MD</b>	ZIP CODE <b>21703</b>
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STREET ADDRESS <b>620 Freas Avenue</b>	CITY, TOWNSHIP, BOROUGH <b>Berwick - BOROUGH OF BERWICK</b>
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COUNTY <b>Columbia</b>	SCHOOL DISTRICT <b>Berwick</b>	TAX PARCEL NUMBER <b>04C04-263</b>
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4. COUNTY ASSESSED VALUE <b>\$18,724.00</b>	5. COMMON LEVEL RATIO FACTOR <b>X 3.76</b>	6. FAIR MARKET VALUE <b>= \$70,402.24</b>
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**E. EXEMPTION DATA**


1A. AMOUNT OF EXEMPTION <b>100%</b>	1B. PERCENTAGE OF INTEREST CONVEYED <b>100%</b>
--	--

**2. Check Appropriate Box Below for Exemption Claimed**

- ☐ Will or intestate succession \_\_\_\_\_ • (NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement.)
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement.) Tax paid prior deed \$ \_\_\_\_\_.
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. **Mortgage Document #200502887**
- ☐ Corrective deed. (Attach copy of the prior deed).
- ☐ 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



DATE

November 14, 2008

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

See Reverse for Instructions

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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**

STREET ADDRESS  
**Sheriff's Office, PO Box 380**

CITY **Bloomsburg** STATE **PA** ZIP CODE **17815**

DATE OF ACCEPTANCE OF DOCUMENT

GRANTEE(S)/LESSEE(S)  
**CITIMORTGAGE INC.**

STREET ADDRESS  
**5280 Corporate Drive, Mail Code: 3013**

CITY **Frederick** STATE **MD** ZIP CODE **21703**

**C. PROPERTY LOCATION**

STREET ADDRESS  
**620 Freas Avenue**

COUNTY  
**Columbia**

1. ACTUAL CASH CONSIDERATION  
**\$1,285.83**

**D. VALUATION DATA**

4. COUNTY ASSESSED VALUE  
**\$18,724.00**

**E. EXEMPTION DATA**

1A. AMOUNT OF EXEMPTION  
**100%**

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (NAME OF DECEDENT) (ESTATE FILE NUMBER)
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- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Document #200502887
- ☐ Corrective deed. (Attach copy of the prior deed).
- ☐ 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

November 14, 2008

CITIM



**COUNTY OF COLUMBIA  
RECORDER OF DEEDS  
Beverly J. Michael, Recorder  
35 West Main Street  
Bloomsburg, PA 17815**

Instrument Number - 200801808

Recorded On 2/28/2008 At 1:29:09 PM

\* Total Pages - 4

\* Instrument Type - ASSIGNMENT OF MORTGAGE

Invoice Number - 118329

\* Grantor - CARTER, BRIAN D

\* Grantee - CITIMORTGAGE INC

User - TSA

**\* FEES**

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$10.00
RECORDING FEES - RECORDER	\$13.00
RECORDER IMPROVEMENT FUND	\$3.00
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL PAID	\$28.50

This is a certification page

**DO NOT DETACH**

This page is now part  
of this legal document.

**RETURN DOCUMENT TO:**

**MAIL GOLDBECK MCCAFFERTY & MCKEEVER**

I hereby CERTIFY that this document is  
recorded in the Recorder's Office of  
Columbia County, Pennsylvania.



*Beverly J. Michael*

Beverly J. Michael  
Recorder of Deeds

\* - Information denoted by an asterisk may change during  
the verification process and may not be reflected on this page.



Prepared By: Samantha Black

Return to: GOLDBECK McCAFFERTY & McKEEVER  
Mellon Independence Center - Suite 5000  
701 Market Street  
Philadelphia, PA 19106-1532

Parcel ID#: 04C-01-263

### ASSIGNMENT OF MORTGAGE

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, a Delaware corporation (Assignor), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is acknowledged, does grant, bargain, sell, assign and transfer to CitiMortgage Inc. (Assignee), all of its right, title and interest, as holder of, in, and to the following described mortgage, the property described and the indebtedness secured by the mortgage:

Executed BRIAN D. CARTER, Mortgagor(s); to Mortgage Electronic Registration Systems, Inc., as nominee for HOMESTEAD FUNDING CORP.. Bearing date of: MARCH 24, 2005; Amount Secured: 72,923.00; Recorded on 03/24/05; in 200502887; in the Recorder of Deeds Office of COLUMBIACounty, Commonwealth of Pennsylvania ("Mortgage")

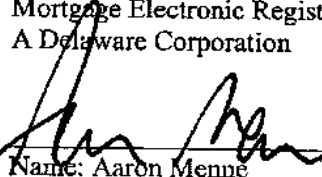
Property: 620 FREAS AVE. BERWICK, PA 18603

AS FURTHER DESCRIBED IN EXHIBIT "A", ATTACHED AND INCORPORATED INTO THIS ASSIGNMENT.

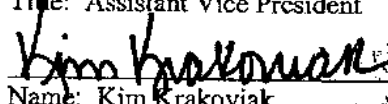
Together with the note or obligation described in the Mortgage endorsed to the Assignee, ("Note") and all moneys due and to become due on the Note and Mortgage, with interest. Assignee its successors, legal representatives and assigns shall hold all rights under the Note and Mortgage forever, subject however, to the right and equity of redemption, if any, of the maker(s) of the Mortgage, their heirs and assigns forever.

Assignor, by its appropriate corporate officers, has executed and sealed with its corporate seal this Assignment of Mortgage on this February 5, 2008.

Mortgage Electronic Registration Systems, Inc.,  
A Delaware Corporation

  
Name: Aaron Menne  
Title: Assistant Vice President

(SEAL)

  
Name: Kim Krakoviak  
Title: Assistant Vice President

(SEAL)

RECORD AND RETURN TO  
HOMESTEAD FUNDING CORP.  
8 AIRLINE DRIVE  
ALBANY, NY 12205

ORIGINAL  
CERTIFIED  
DEPT. OF REVENUE  
LUSCHAS & NORTON

Parcel Number:

[Space Above This Line For Recording Data]

Commonwealth of Pennsylvania

**MORTGAGE**

FHA Case No.

441-7633006-703

Loan ID # 05000012  
MIN 100317200050000126

THIS MORTGAGE ("Security Instrument") is given on **March 24th, 2005**. The Mortgagor is **BRIAN D. CARTER**

("Borrower"). This Security Instrument is given to Mortgage Electronic Registration Systems, Inc. ("MERS") (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns), as beneficiary. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of PO Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS. **HOMESTEAD FUNDING CORP.**

("Lender") is organized and existing under the laws of **THE STATE OF NEW YORK**, and has an address of **8 AIRLINE DRIVE, ALBANY, NY 12205**

Borrower owes Lender the principal sum of **Seventy Two Thousand Nine Hundred Twenty Three and no/100-** Dollars (U.S. \$72,923.00).

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on **April 1st, 2035**. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS the following described property located in **COLUMBIA**

County, Pennsylvania:

**SEE LEGAL DESCRIPTION SCHEDULE "A" ATTACHED**

Initials: BDK

Amended 12/97

**GOLDBECK MCCAFFERTY & MCKEEVER**

Suite 5000 Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
[www.goldbecklaw.com](http://www.goldbecklaw.com)

October 13, 2008

SHERIFF OF COLUMBIA COUNTY

Real Estate Division  
Sheriff's Office  
Bloomsburg, PA 17815

RE: CITIMORTGAGE INC. vs. BRIAN D. CARTER  
Sale Book/Writ No.: /  
Docket Number: 2008-CV-332  
Sale Date: 10/01/2008  
Property Address: 620 Freas Avenue, 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:

CITIMORTGAGE INC.  
5280 Corporate Drive, Mail Code: 3013  
Frederick, MD 21703

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**

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Post Sale Department (FHA & VA)  
215-825-6343  
215-825-6443 (fax)  
[jnefferdorf@goldbecklaw.com](mailto:jnefferdorf@goldbecklaw.com)  
Antionette Black – Manager  
Sale/Post Sale Department  
215-825-6347  
215-825-6447 (fax)  
[Abblack@goldbecklaw.com](mailto:Abblack@goldbecklaw.com)

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October 13, 2008

SHERIFF OF COLUMBIA COUNTY

Real Estate Division

Sheriff's Office

Bloomsburg, PA 17815

RE: CITIMORTGAGE INC. vs. BRIAN D. CARTER

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Jeff Nefferdorf

Post Sale Department (FHA & VA)

215-825-6343

215-825-6443 (fax)

[jnefferdorf@goldbecklaw.com](mailto:jnefferdorf@goldbecklaw.com)

Antoniette Black - Manager

Sale/Post Sale Department

215-825-6347

215-825-6447 (fax)

[Abblack@goldbecklaw.com](mailto:Abblack@goldbecklaw.com)

10-23 called E  
10-23 called E  
10-23 called E

## Assignment of Bid

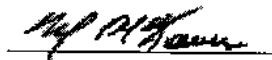
NO. 2008-CV-332 – CARTER  
620 Freas Avenue  
Berwick, PA 18603

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Mail Code: 3013  
Frederick, MD 21703

GOLDBECK MCCAFFERTY & MCKEEVER

Date: October 13, 2008



MICHAEL T. MCKEEVER

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

See Reverse for Instructions

**RECORDER'S USE**

State Tax Paid

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**B. TRANSFER DATA**

GRANTOR(S)/LESSOR(S) <b>SHERIFF OF COLUMBIA COUNTY</b>	DATE OF ACCEPTANCE OF DOCUMENT	GRANTEE(S)/LESSEE(S) <b>CITIMORTGAGE INC.</b>
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CITY <b>Bloomsburg</b>	STATE <b>PA</b>	ZIP CODE <b>17815</b>	CITY <b>Frederick</b>	STATE <b>MD</b>	ZIP CODE <b>21703</b>
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**C. PROPERTY LOCATION**

STREET ADDRESS <b>620 Freas Avenue</b>	CITY, TOWNSHIP, BOROUGH <b>Berwick - BOROUGH OF BERWICK</b>
---	--

COUNTY <b>Columbia</b>	SCHOOL DISTRICT <b>Berwick</b>	TAX PARCEL NUMBER <b>04C04-263</b>
---------------------------	-----------------------------------	---------------------------------------

1. ACTUAL CASH CONSIDERATION <b>\$1,285.83</b>	2. OTHER CONSIDERATION <b>+ -0-</b>	3. TOTAL CONSIDERATION <b>= \$1,285.83</b>
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**D. VALUATION DATA**

4. COUNTY ASSESSED VALUE <b>\$18,724.00</b>	5. COMMON LEVEL RATIO FACTOR <b>X 3.76</b>	6. FAIR MARKET VALUE <b>= \$70,402.24</b>
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**E. EXEMPTION DATA**

1A. AMOUNT OF EXEMPTION <b>100%</b>	1B. PERCENTAGE OF INTEREST CONVEYED <b>100%</b>
--	--

**2. Check Appropriate Box Below for Exemption Claimed**

- ☐ Will or intestate succession \_\_\_\_\_ • (NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement.)
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement.) Tax paid prior deed \$ \_\_\_\_\_
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. **Mortgage Document #200502887**
- ☐ Corrective deed. (Attach copy of the prior deed).
- ☐ 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

DATE

October 13, 2008

**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**

DATE OF ACCEPTANCE OF DOCUMENT

GRANTOR(S)/LESSOR(S)  
**SHERIFF OF COLUMBIA COUNTY**

GRANTEE(S)/LESSEE(S)  
**CITIMORTGAGE INC.**

STREET ADDRESS  
**Sheriff's Office, PO Box 380**

STREET ADDRESS  
**5280 Corporate Drive, Mail Code: 3013**

CITY  
**Bloomsburg**

STATE  
**PA**

ZIP CODE  
**17815**

CITY  
**Frederick**

STATE  
**MD**

ZIP CODE  
**21703**

**C. PROPERTY LOCATION**

STREET ADDRESS  
**620 Freas Avenue**

CITY, TOWNSHIP, BOROUGH  
**Berwick - BOROUGH OF BERWICK**

COUNTY  
**Columbia**

SCHOOL DISTRICT  
**Berwick**

TAX PARCEL NUMBER  
**04C04-263**

1. ACTUAL CASH CONSIDERATION  
**\$1,285.83**

2. OTHER CONSIDERATION  
**+ -0-**

3. TOTAL CONSIDERATION  
**= \$1,285.83**

**D. VALUATION DATA**

4. COUNTY ASSESSED VALUE  
**\$18,724.00**

5. COMMON LEVEL RATIO  
FACTOR  
**X 3.76**

6. FAIR MARKET VALUE  
**= \$70,402.24**

**E. EXEMPTION DATA**

1A. AMOUNT OF EXEMPTION  
**100%**

1B. PERCENTAGE OF INTEREST  
CONVEYED **100%**

**2. Check Appropriate Box Below for Exemption Claimed**

- ☐ Will or intestate succession
- ☐ Transfer to Industrial Development Agency. • (NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement.)
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement.) Tax paid prior deed \$ \_\_\_\_\_
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. **Mortgage Document #200502887**
- ☐ Corrective deed. (Attach copy of the prior deed).
- ☐ 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 T. McKeever*

DATE

October 13, 2008

GOLDBECK McCAFFERTY & McKEEVER  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW

-----  
MELLON INDEPENDENCE CENTER  
701 MARKET STREET – SUITE 5000  
PHILADELPHIA, PA 19106-1532  
PA (215) 627-1322  
FAX (215) 627-7734  
[www.goldbecklaw.com](http://www.goldbecklaw.com)

October 13, 2008

**Addendum to Realty Transfer Tax Statement of Value**

Attn: Pa Department of Revenue – Bureau of Individual Taxes

Re: 620 Freas Avenue, Berwick, PA 18603

Plaintiff: CITIMORTGAGE INC.

Date of Judgment: 3/31/2008

Date of Sale: Wednesday, October 1, 2008

Date of Original Mortgage: 3/24/2005

Original Mortgagor: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY  
AS NOMINEE FOR HOMESTEAD FUNDING CORPORATION

Date Recorded: 3/24/2005

Book, Page, Instrument #: Document #200502887

The Plaintiff and Original Mortgagee are not the same.. An assignment was recorded into  
CITIMORTGAGE INC.

Assignment of Mortgage Recorded: 2/28/2008

Book, Page, Instrument #: instr-200801808



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

July 30, 2008

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

Columbia

**BOOK WRIT**

RE: CITIMORTGAGE INC.  
vs.  
BRIAN D. CARTER  
Term No. 2008-CV-332

**Property address:**

620 Freas Avenue  
Berwick, PA 18603

**Sheriff's Sale Date: July 30, 2008**

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for July 30, 2008 to October 01, 2008.

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

Thank you for your cooperation.

Very truly yours,

  
Michael T. McKeever

MTM/jlb

cc: Sushmitha G  
CITIMORTGAGE INC.  
Acct. #2002463125



June 18, 2008

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

**CITIMORTGAGE, INC.**

**VS.**

**BRIAN CARTER**

**DOCKET # 53ED2008**

**JD # 332JD2008**

Dear Timothy:

The updated amount due on sewer account #128371 for the property located at 620 Freas Avenue in Berwick, Pa through September 30, 2008 is \$170.58.

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

Sincerely,

Kelly Greer  
Authority Clerk

*Hearing Impaired 711*

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

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

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

June 4, 2008

Columbia

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

**BOOK WRIT**

RE: CITIMORTGAGE INC.  
vs.  
BRIAN D. CARTER  
Term No. 2008-CV-332

**Property address:**

**620 Freas Avenue  
Berwick, PA 18603**

**Sheriff's Sale Date: June 04, 2008**

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for June 04, 2008 to July 30, 2008.

Thank you for your cooperation.

Very truly yours,



Michael T. McKeever

MTM/jlb

cc: Sushmitha G  
CITIMORTGAGE INC.  
Acct. #2002463125

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 May 14, 21, 28, 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.

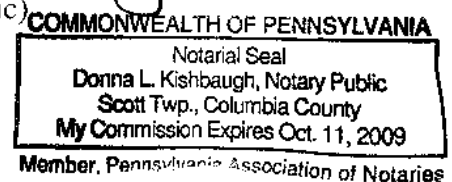
.....  
*[Signature]*

Sworn and subscribed to before me this 29<sup>th</sup> day of May, 2008

.....  
*Donna L. Kishbaugh*

(Notary Public)

My commission expires



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  
WWW.GOLDBECKLAW.COM

May 7, 2008

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

RE: No. 2008-CV-332  
**BRIAN D. CARTER**

Real Estate Division:

The above case may be sold on June 04, 2008. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

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

62327FC  
CF: 02/20/2008  
SD: 06/04/2008  
\$80,837.24

CITIMORTGAGE INC.  
1000 Technology Drive  
MS 730  
O'Fallon, MO 63368-2240

Plaintiff

vs.

BRIAN D. CARTER  
Mortgagor(s) and  
Record Owner(s)

620 Preas Avenue  
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-332

**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)~~ *Per Wendy @ 30 4-4-08.*  
( ) Certified mail by Michael T. McKeever (original green Postal return receipt attached).  
( ) Certified mail by Sheriff's Office.  
( ) Ordinary mail by Michael T. McKeever, Esquire to Attorney for Defendant(s) of record (proof of mailing attached).  
( ) Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).  
( ) Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

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

- ( ) Premises was posted by Sheriff's Office/competent adult (copy of return attached).  
( ) Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).  
( ) Certified Mail & ordinary mail by Michael T. McKeever (original receipt(s) for Certified Mail attached).  
( ) Published in accordance with court order (copy of publication attached).

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

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

Respectfully submitted,

*Michael T. McKeever*

BY: Michael T. McKeever  
Attorney for Plaintiff

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

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

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

Article Number	Addressee (Name, Street, City, State, & Zip Code)	Postage	Har	Ch
1.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815			
2.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 Harrisburg, PA 17105-2675			
3.	BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA 417 Central Road, Suite 2 Bloomsburg, PA 18715			
4.	BENEFICIAL CONSUMER DISCOUNT CO. 916 Weigel Drive Elmhurst, IL 60126			
5.	BENEFICIAL CONSUMER DISCOUNT CO. P.O. Box 9068 Brendon, FL 33509			
6.	TENANTS/OCCUPANTS 620 Freas Avenue Berwick, PA 18603			
7.				
8.				

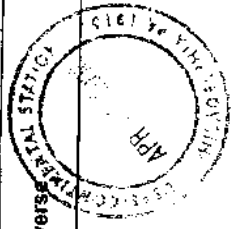


Total Number of Pieces  
Listed by Sender

Total Number of Pieces  
Received at Post Office

Postmaster, Per (Name of receiving employee)

See Privacy Act Statement on Reverse



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

62327FC Columbia County Sale Date:

BRIAN D. CARTER

Complete by Typewriter, Ink, or Ball Point Pen

**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

CITIMORTGAGE INC.

1000 Technology Drive

MS 730

O'Fallon, MO 63368-2240

Plaintiff

vs.

BRIAN D. CARTER

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

620 Freas Avenue

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-332

**AFFIDAVIT PURSUANT TO RULE 3129**

CITIMORTGAGE 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:

620 Freas Avenue

Berwick, PA 18603

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

BRIAN D. CARTER

620 Freas Avenue

Berwick, PA 18603

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

BRIAN D. CARTER

620 Freas Avenue

Berwick, PA 18603

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY

PO Box 380

Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement

Health and Welfare Bldg. - Room 432

Harrisburg, PA 17105-2675



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

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO.  
OF PENNSYLVANIA  
417 Central Road, Suite 2  
Bloomsburg, PA 18715

BENEFICIAL CONSUMER DISCOUNT CO.  
916 Weigel Drive  
Elmhurst, IL 60126

BENEFICIAL CONSUMER DISCOUNT CO.  
P.O. Box 9068  
Brandon, FL 33509

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.

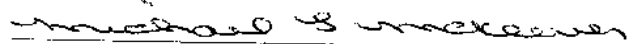
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
620 Freas Avenue  
Berwick, PA 18603

(attach separate sheet if more space is needed)

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

DATED: May 7, 2008

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

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

CITIMORTGAGE INC.

VS.

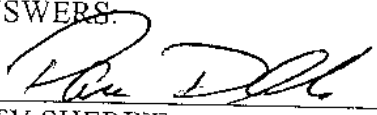
BRIAN CARTER

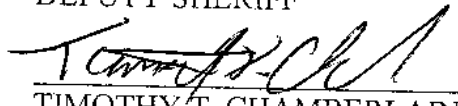
WRIT OF EXECUTION #53 OF 2008 ED

POSTING OF PROPERTY

April 29, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF BRIAN CARTER AT 620 FREAS AVENUE BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS.

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 30<sup>TH</sup> DAY OF APRIL 2008



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

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

CITIMORTGAGE, INC.

Docket # 53ED2008

VS

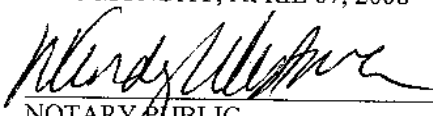
MORTGAGE FORECLOSURE

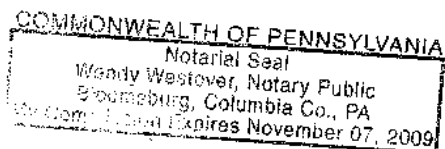
BRIAN D. CARTER

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, APRIL 04, 2008, AT 3:50 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON BRIAN CARTER AT TPC POWER CENTER-RT 11, BLOOMSBURG BY HANDING TO BRIAN CARTER, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, APRIL 07, 2008

  
NOTARY PUBLIC



SO ANSWERS,

  
SHERIFF TIMOTHY T. CHAMBERLAIN

X   
P. D'ANGELO  
DEPUTY SHERIFF

**ENDER: COMPLETE THIS SECTION**

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

Article Addressed to:

OFFICE OF FAIR  
DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature [Signature] ☐ Agent ☒ Addressee  
B. Received by (Printed Name) [Signature] **APR 08 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 0710 0002 4094 7020

Domestic Return Receipt

102595-02-M-1540

**ENDER: COMPLETE THIS SECTION**

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

Article Addressed to:

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature [Signature] ☐ Agent ☒ Addressee  
B. Received by (Printed Name) [Signature] **APR 09 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 0710 0002 4094 7037

Domestic Return Receipt

102595-02-M-1540

**ENDER: COMPLETE THIS SECTION**

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature [Signature] ☐ Agent ☒ Addressee  
B. Received by (Printed Name) [Signature] **APR 07 2008**

D. Is delivery address different from item 1? ☐ Yes

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature [Signature] ☐ Agent ☒ Addressee  
B. Received by (Printed Name) [Signature] **APR 07 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

07 0710 0002 4094 7006

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature [Signature] ☐ Agent ☒ Addressee  
B. Received by (Printed Name) [Signature] **APR 07 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

7 0710 0002 4094 6993

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature [Signature] ☐ Agent ☒ Addressee  
B. Received by (Printed Name) [Signature] **APR 07 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

77 0710 0002 4094 7013

Domestic Return Receipt

102595-02-M-154

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature [Signature] ☐ Agent ☒ Addressee  
B. Received by (Printed Name) [Signature] **APR 07 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

7 0710 0002 4094 6986

Domestic Return Receipt

102595-02-M-

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 04/08/2008

Fee: \$5.00

Cert. NO: 4457

CARTER BRIAN D  
620 FREAS AVE  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20050 -2886  
Location: 620 FREAS AVE LOT 15  
Parcel Id:04C-01 -263-00,000

Assessment: 18,724  
Balances as of 04/08/2008

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

NO TAX CLAIM TAXES DUE

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

**Tax Notice 2008** County & Municipality

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

Connie C Gingham  
 1615 Lincoln Avenue  
 Berwick PA 18603

**HOURS:** MON, TUE, THUR : 9:30 AM - 4 PM  
 CLOSED WEDNESDAY & HOLIDAYS.  
 CLOSED FRIDAYS

**PHONE:** 570-752-7442

**FOR: COLUMBIA COUNTY**

**DATE**  
 03/01/2008

**BILL NO.**  
 2911

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	18,724	6.146	112.78	115.08	126.59
SINKING		1.345	24.68	25.18	27.70
FIRE		1.25	22.94	23.41	24.58
LIGHT		1.75	32.11	32.77	34.41
BORO RE		10.6	194.50	198.47	208.39
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			387.01	394.91	421.67
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

CARTER BRIAN D  
 620 FREAS AVE  
 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

CNTY	TWP	DISCOUNT	PENALTY	PARCEL	LAND	BUILDINGS	TOTAL ASSESSMENT
		2 %	2 %	04C-01 -263-00,000	2,500	16,224	18,724
		10 %	5 %	620 FREAS AVE			
				.0985 Acres			
This tax returned to courthouse on: January 1, 2009							

**FILE COPY**

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/3/2008

SERVICE# 3 - OF - 14 SERVICES  
DOCKET # 53ED2008

PLAINTIFF CITIMORTGAGE, INC.

DEFENDANT BRIAN D. CARTER  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

<b>PERSON/CORP TO SERVED</b>
BENEFICIAL CONSUMER DISCOUNT CO
417 CENTRAL ROAD
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON ROSE Miller

RELATIONSHIP SALES ASSISTANT IDENTIFICATION \_\_\_\_\_

DATE 4-7-8 TIME 1520 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

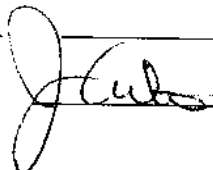
TIME

OFFICER

REMARKS

4-4-8 1530 2 e/csxg

DEPUTY



DATE 4-7-8



April 4, 2008

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

**CITIMORTGAGE, INC.**

**VS.**

**BRIAN D. CARTER**

**DOCKET # 53ED2008**

**JD # 332JD2008**

Dear Timothy:

The amount due on sewer account #128371 for the property located at 620 Freas Avenue Berwick, Pa through June 30, 2008 is \$82.29.

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 4/3/2008

SERVICE# 1 - OF - 14 SERVICES  
DOCKET # 53ED2008

PLAINTIFF CITIMORTGAGE, INC.

DEFENDANT BRIAN D. CARTER  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

<b>PERSON/CORP TO SERVED</b>
BRIAN CARTER
620 FREAS AVE. — RENTAL
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE — 975-4334

SERVED UPON BRIAN CARTER

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

DATE 04.04.08 TIME 1550 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) E/O TPC POWER CENTER  
SCOTT TWP RT 11

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

04.04.08

0930

DANIEL

HOUSE IS RENTED

DEPUTY

P. D. L. DATE 04.04.08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/3/2008

SERVICE# 6 - OF - 14 SERVICES  
DOCKET # 53ED2008

PLAINTIFF CITIMORTGAGE, INC.

DEFENDANT BRIAN D. CARTER  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON POSTED

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

DATE 04.04.08 TIME 0935 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

P. R. D. M.

DATE 04.04.08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/3/2008

SERVICE# 7 - OF - 14 SERVICES  
DOCKET # 53ED2008

PLAINTIFF CITIMORTGAGE, INC.

DEFENDANT BRIAN D. CARTER  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON KEELY GREEN

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

DATE 04.04.08 TIME 0925 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

Ric D. [Signature]  
DATE 04.04.08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 4/3/2008

SERVICE# 8 - OF - 14 SERVICES  
DOCKET # 53ED2008

PLAINTIFF CITIMORTGAGE, INC.

DEFENDANT BRIAN D. CARTER  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN Cole

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION \_\_\_\_\_

DATE 4-4-8 TIME 1030 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 4-4-8

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 4/3/2008

SERVICE# 11 - OF - 14 SERVICES  
DOCKET # 53ED2008

PLAINTIFF CITIMORTGAGE, INC.

DEFENDANT BRIAN D. CARTER  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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 4-4-8 TIME 0935 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 4-4-8

# REAL ESTATE OUTLINE

ED # 53-08

DATE RECEIVED 4-3-08  
DOCKET AND INDEX 4-3-08

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	✓	
COPY OF DESCRIPTION	✓	
WHEREABOUTS OF LKA	✓	
NON-MILITARY AFFIDAVIT	✓	4-3 cellat-will Fax
NOTICES OF SHERIFF SALE	✓	
WATCHMAN RELEASE FORM	✓	
AFFIDAVIT OF LIENS LIST	✓	
CHECK FOR <del>\$1,350.00</del> OR <u>2000.00</u>	✓	CK# <u>331618</u>

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

SALE DATE June 4, 08 TIME 1000  
POSTING DATE Apr 30, 08  
ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>11 May 14</u>
2 <sup>ND</sup> WEEK	<u>21</u>
3 <sup>RD</sup> WEEK	<u>28, 08</u>

# SHERIFF'S SALE

Wednesday, June 4th, 2008 at 10:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 53ED2008 AND CIVIL WRIT NO. 332JD2008 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, formerly West Berwick, Columbia County, Pennsylvania, South of Freas Avenue, being Lot No. 15, Section 27 of the Berwick Land and Improvement Company's addition to Berwick, bounded and described as follows to wit:

On the North Freas Avenue, thirty six feet nine inches, on the East by lot No. 14, Section 27, one hundred and thirteen feet five inches, on the South by an alley thirty six feet six inches, on the West by Lot No. 16, Section 27, one hundred eighteen feet four inches to the place of BEGINNING.

EXCEPTING AND RESERVING, however, out of the same a triangular strip of ground heretofor conveyed by John Yuhasz and Barbara Yuhasz, his wife, to John Takas, the same being three feet six inches fronting on Freas Avenue.

BEING Tax Parcel Number #04C-01-263

## TERMS OF SALE

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

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

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

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

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

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

# SHERIFF'S SALE

Wednesday, June 4th, 2008 at 10:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 53ED2008 AND CIVIL WRIT NO. 332JD2008 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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Mellon Independence Center - Suite 5000 701 Market Street  
Philadelphia, PA 19106-1532

Sheriff of Columbia County  
Timothy T. Chamberlain  
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Wednesday, June 4th, 2008 at 10:00 A.M.

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

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

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

CITIMORTGAGE INC.  
1000 Technology Drive  
MS 730  
O'Fallon, MO 63368-2240

In the Court of Common Pleas of  
Columbia County

vs.

BRIAN D. CARTER  
620 Freas Avenue  
Berwick, PA 18603

No. 2008-CV-332

2008-ED 53

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: 620 Freas Avenue Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE \$80,837.24

Interest From **03/29/2008**  
Through Date of Sale

(Costs to be added)

Dated:

03-31-08

Fanni B. Kline

Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy

Elizabeth A. Brennan





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

**Goldbeck McCafferty  
& McKeever**

# Fax

To: Columbia Co. From: Goldbeck  
Fax: \_\_\_\_\_ Pages: \_\_\_\_\_  
Phone: \_\_\_\_\_ Date: \_\_\_\_\_  
RE: \_\_\_\_\_ Phone: \_\_\_\_\_  
☐ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply ☒ Please Recycle

• Comments:

ATT: Sheriff Chamberlain

Here is the non-mil affidavit you  
requested. Sorry for any inconvenience

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

Thank you!

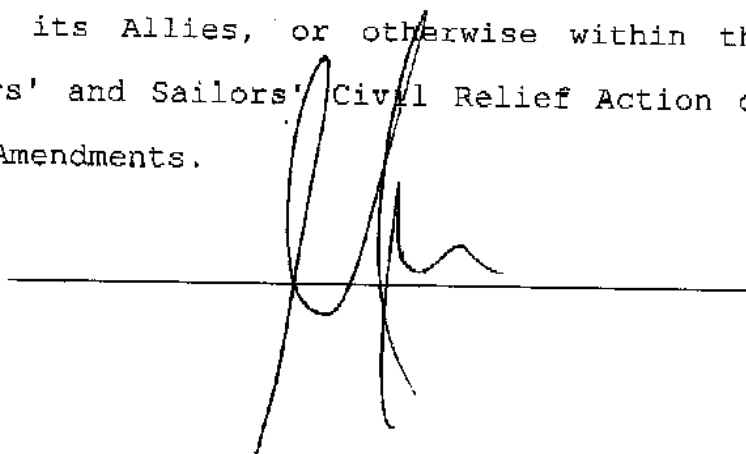
VERIFICATION OF NON-MILITARY SERVICE

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, BRIAN D. CARTER, is about unknown years of age, that Defendant's last known residence is 620 Freas Avenue, 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:



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

CITIMORTGAGE INC.  
1000 Technology Drive  
MS 730  
O'Fallon, MO 63368-2240

Plaintiff

vs.

BRIAN D. CARTER  
**(Mortgagor(s) and Record Owner(s))**  
620 Freas Avenue  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008-CV-332

2008-ED-53

**AFFIDAVIT PURSUANT TO RULE 3129**

CITIMORTGAGE 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:

620 Freas Avenue  
Berwick, PA 18603

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

BRIAN D. CARTER  
620 Freas Avenue  
Berwick, PA 18603

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

BRIAN D. CARTER  
620 Freas Avenue  
Berwick, PA 18603

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

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

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

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

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO.  
OF PENNSYLVANIA

417 Central Road, Suite 2  
Bloomsburg, PA 18715

BENEFICIAL CONSUMER DISCOUNT CO.  
916 Weigel Drive  
Elmhurst, IL 60126

BENEFICIAL CONSUMER DISCOUNT CO.  
P.O. Box 9068  
Brandon, FL 33509

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.

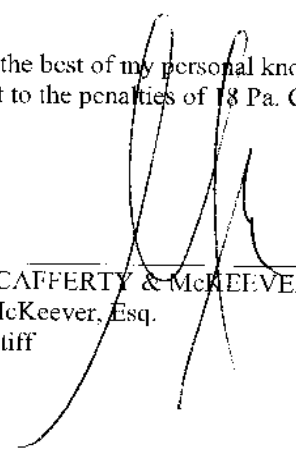
TENANTS/OCCUPANTS  
620 Freas Avenue  
Berwick, PA 18603

(attach separate sheet if more space is needed)

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

DATED: March 27, 2008

\_\_\_\_\_  
GOLDBECK McCafferty & McKEEVER  
BY: Michael T. McKeever, Esq.  
Attorney for Plaintiff





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

CITIMORTGAGE INC.  
1000 Technology Drive  
MS 730  
O'Fallon, MO 63368-2240

Plaintiff

vs.

BRIAN D. CARTER  
(Mortgagor(s) and Record Owner(s))  
620 Freas Avenue  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008-CV-332

2008-ED-53

**AFFIDAVIT PURSUANT TO RULE 3129**

CITIMORTGAGE 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:

620 Freas Avenue  
Berwick, PA 18603

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

BRIAN D. CARTER  
620 Freas Avenue  
Berwick, PA 18603

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

BRIAN D. CARTER  
620 Freas Avenue  
Berwick, PA 18603

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

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

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

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

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO.  
OF PENNSYLVANIA

417 Central Road, Suite 2  
Bloomsburg, PA 18715

BENEFICIAL CONSUMER DISCOUNT CO.  
916 Weigel Drive  
Elmhurst, IL 60126

BENEFICIAL CONSUMER DISCOUNT CO.  
P.O. Box 9068  
Brandon, FL 33509

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.

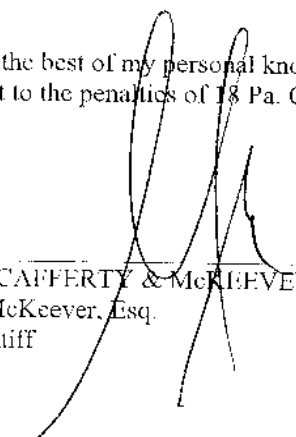
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
620 Freas Avenue  
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.

DATE: March 27, 2008

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

**GOLDBECK McCAFFERTY & McKEEVER**

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

CITIMORTGAGE INC.  
 1000 Technology Drive  
 MS 730  
 O'Fallon, MO 63368-2240

Plaintiff

vs.

BRIAN D. CARTER  
**Mortgagor(s) and Record Owner(s)**

620 Freas Avenue  
 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-332

2008-ED-53

**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: CARTER, BRIAN D.  
**BRIAN D. CARTER**  
 31 Beach Lane  
 Berwick, PA 18603

Your house at 620 Freas Avenue, 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 \$80,837.24 obtained by CITIMORTGAGE 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 CITIMORTGAGE INC., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES

168 E. 5th Street  
Bloomsburg, PA 17815  
717-784-8760

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: 800-692-7375 or 717-784-8760.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homcretention@goldbecklaw.com](mailto:homcretention@goldbecklaw.com). Call Judy at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of 62327FC.

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

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

CITIMORTGAGE INC.  
1000 Technology Drive  
MS 730  
O'Fallon, MO 63368-2240

Plaintiff

vs.

BRIAN D. CARTER  
**Mortgagor(s) and Record Owner(s)**  
620 Freas Avenue  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF  
MORTGAGE FORECLOSURE

NO. 2008-CV-332

2008-ED-53

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

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

Michael T. McKeever  
Attorney for plaintiff

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

CITIMORTGAGE INC.  
1000 Technology Drive  
MS 730  
OFallon, MO 63368-2240

Plaintiff

vs.

BRIAN D. CARTER  
Mortgagor(s) and Record Owner(s)

620 Freas Avenue  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008-CV-332

2008-ED-53

**WAIVER OF WATCHMAN**

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

BY: Michael T. McKeever  
Attorney for Plaintiff

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

CITIMORTGAGE INC.  
1000 Technology Drive  
MS 730  
O'Fallon, MO 63368-2240

Plaintiff

vs.

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Mortgagor(s) and Record Owner(s)

620 Freas Avenue  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008-CV-332

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\_\_\_\_\_  
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  
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CITIMORTGAGE INC.  
1000 Technology Drive  
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Plaintiff

vs.

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620 Freas Avenue  
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IN THE COURT OF COMMON PLEAS

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No. 2008-CV-332

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BY: Michael T. McKeever  
Attorney for Plaintiff

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, formerly West Berwick, Columbia County, Pennsylvania, South of Freas Avenue, being Lot No. 15, Section 27 of the Berwick Land and Improvement Company's addition to Berwick, bounded and described as follows to wit:

On the North Freas Avenue, thirty six feet nine inches, on the East by lot No. 14, Section 27, one hundred and thirteen feet five inches, on the South by an alley thirty six feet six inches, on the West by Lot No. 16, Section 27, one hundred eighteen feet four inches to the place of BEGINNING.

EXCEPTING AND RESERVING, however, out of the same a triangular strip of ground heretofore conveyed by John Yuhasz and Barbara Yuhasz, his wife, to John Takas, the same being three feet six inches fronting on Freas Avenue.

BEING Tax Parcel Number #04C-01-263

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, formerly West Berwick, Columbia County, Pennsylvania, South of Freas Avenue, being Lot No. 15, Section 27 of the Berwick Land and Improvement Company's addition to Berwick, bounded and described as follows to wit:

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BEING Tax Parcel Number #04C-01-263

331618

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

**FIRSTRUST**  
800.220.BANK / firstrust.com

3-7380-2360 03/28/2008

PAY

THE  
ORDER OF

*Sheriff of Columbia County*

TWO THOUSAND AND XX / 100

\$\*\*2,000.00

DOLLARS


12271 MORTGAGE DISBURSEMENT ACCOUNT

MEMO

*Carter*

  
AUTHORIZED SIGNATURE

⑈331618⑈ ⑆23607380⑆ 70 1100018⑈

 Security features. Details on back.