

## COLUMBIA COUNTY TAX CLAIM BUREAU

COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815  
(570) 389-5648

August 29, 2008

Karen:

On August 28, 2008, Tax Claim Bureau received a check from the Sheriff's office.

#1) This check # 3996 was written in the amount of \$ 2175.41 to payoff parcel the 2006 & 2007 delinquent taxes on parcel 02,04-039-00,000, assessed in the name of Bryan & Lavina Wildoner. The sheriff check includes a \$5.00 Lien Certificate fee. The Tax Claim office only has a delinquent amount of \$ 2039.15.

**Please provide an exchange check for the Sheriff office for the total difference of \$ 131.26.**

If you have any further questions, please call me. Thank You.

Parcel # 02,04-039-00,000

Delinquent taxes -	\$ 2039.15
Lien Certificate Fee -	\$ + 5.00
Total Due	\$ 2044.15

Sheriff check ( # 3996)	\$ <u>2175.41</u>
Difference Due on	
Exchange check :	\$ 131.26

Sincerely,

*Renae Newhart*

Renae Newhart  
Tax Claim Office Manager

86-08

Field work

9/5/08  
# 21139

# SHERIFF'S SALE COST SHEET

Coburnstone Inc. vs. Byron & Lina 01/10/08  
 NO. 86-08 ED NO. 1353-06 JD DATE/TIME OF SALE 1-30-08 09:30

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>50.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>40.00</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>5.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>428.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>926.70</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1151.70</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>42.50</u>
TOTAL *****	\$ <u>52.50</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20		\$ <u>445.35</u>
SCHOOL DIST. 20		\$
DELINQUENT 20		\$ <u>2175.41</u>
TOTAL *****		\$ <u>2620.76</u>

MUNICIPAL FEES DUE:		
SEWER 20		\$ <u>799.78</u>
WATER 20		\$
TOTAL *****		\$ <u>799.78</u>

SURCHARGE FEE (DSTE)		\$ <u>170.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 5173.74

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Crittenton Inc. VS Beyan + Leving and/or

NO. 86-08 ED NO. 1353-06 JD

DATE/TIME OF SALE: 7-30-08 09:00

BID PRICE (INCLUDES COST) \$ 5173,74

POUNDAGE - 2% OF BID \$ 103,47

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

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

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5277,21

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

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

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

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

TOTAL DUE: \$ 5277,21

LESS DEPOSIT: \$ 2000,00

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

TOTAL DUE IN 8 DAYS \$ 3277,21

**GOLDBECK MCCAFFERTY & MCKEEVER**

Suite 5000 Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

[www.goldbecklaw.com](http://www.goldbecklaw.com)

July 31, 2008

SHERIFF OF COLUMBIA COUNTY

Real Estate Division

Sheriff's Office

Bloomsburg, PA 17815

RE: CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE CO., INC. vs.  
BRYAN K. WILDONER and LAVINA M. WILDONER

**Sale Book/Writ No.:** /

Docket Number: 2006-CV-1353

Sale Date: 07/30/2008

Property Address: 260 Market Street Benton, PA 17814

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. S/B/M CITIFINANCIAL MORTGAGE CO., INC.

1111 Northpoint Drive

Building 4 Suite 100

Coppell, TX 75019

**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

215-825-6323

215-825-6423 (fax)

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

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

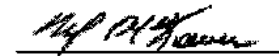
NO. 2006-CV-1353 – WILDONER  
260 Market Street  
Benton, PA 17814

I, Michael T. McKeever, Esquire, as attorney for the successful bidder, hereby assign my bid at the Sheriff Sale dated July 30, 2008 to:

CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE CO., INC.  
1111 Northpoint Drive  
Building 4 Suite 100  
Coppell, TX 75019

GOLDBECK MCCAFFERTY & MCKEEVER

Date: July 31, 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

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	TELEPHONE NUMBER
<b>GOLDBECK, McCAFFERTY &amp; McKEEVER</b>	<b>(215) 627-1322</b>

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

**B. TRANSFER DATA**

GRANTOR(S)/LESSOR(S) <b>SHERIFF OF COLUMBIA COUNTY</b>	DATE OF ACCEPTANCE OF DOCUMENT
STREET ADDRESS Sheriff's Office,	GRANTEE(S)/LESSEE(S) CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE CO., INC.
STREET ADDRESS 1111 Northpoint Drive, Building 4 Suite 100	
CITY STATE ZIP CODE Bloomsburg PA 17815	CITY STATE ZIP CODE Coppell TX 75019

**C. PROPERTY LOCATION**

STREET ADDRESS 260 Market Street	CITY, TOWNSHIP, BOROUGH Benton - BENTON BOROUGH
COUNTY Columbia	SCHOOL DISTRICT
	TAX PARCEL NUMBER 02-04-039
1. ACTUAL CASH CONSIDERATION <b>\$5,173.74</b>	2. OTHER CONSIDERATION <b>+ -0-</b>
	3. TOTAL CONSIDERATION <b>= \$5,173.74</b>

**D. VALUATION DATA**

4. COUNTY ASSESSED VALUE <b>\$16,960.00</b>	5. COMMON LEVEL RATIO FACTOR X 3.76	6. FAIR MARKET VALUE <b>= \$ 63,769.60</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 Instrument #200404392

☐ 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

July 31, 2008

**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](http://www.goldbecklaw.com)**

**July 31, 2008**

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

Attn: Pa Department of Revenue – Bureau of Individual Taxes

Re: 260 Market Street Benton, PA 17814

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

Date of Judgment: 5/21/2008

Date of Sale: Wednesday, July 30, 2008

Date of Original Mortgage: 4/23/2004

Original Mortgagor: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS A  
NOMINEE FOR CONCORDE ACCEPTANCE CORPORATION

Date Recorded: 4/26/2004

Book, Page, Instrument #: Instrument #200404392

The Plaintiff and original mortgagee are the same.. An assignment was recorded into CITIMORTGAGE, INC.  
S/B/M CITIFINANCIAL MORTGAGE CO., INC.

Assignment of Mortgage Recorded: 1/18/2007

Book, Page, Instrument #: 200700666

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 July 9, 16, 23, 2008 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 25th day of July, 2008.

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

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

*Law Offices of*  
**KREISHER AND GREGOROWICZ**

401 SOUTH MARKET STREET  
BLOOMSBURG, PENNSYLVANIA 17815  
(570) 784-5211

[www.columbiacountylaw.com](http://www.columbiacountylaw.com)

WILLIAM S. KREISHER  
MICHAEL P. GREGOROWICZ

DANIEL P. LYNN  
MARIANNE KREISHER FOGELSANGER

HON. C. E. KREISHER (1874-1941)  
HON. C. W. KREISHER (1908-1984)

TELECOPIER - FAX (570) 387-1477

July 28, 2008

SHERIFF TIM CHAMBERLAIN  
COLUMBIA COUNTY COURTHOUSE  
PO BOX 380  
BLOOMSBURG PA 17815

RE: Sheriff Sales July 30, 2008  
Joseph & Dawn Peters, Bryan & Lavina Wildoner,  
Brittain/Gross, & Chris & Carey McElwee

Dear Tim:

Please be advised as of this date the following amounts are due the  
Benton Water and Sewer for unpaid utility bills:

Joseph & Dawn Peters - \$4,024.60  
Bryan & Lavina Wildoner - \$799.78  
Lawrence Brittain/Deana Gross - \$2,817.35  
Chris & Carey McElwee - \$769.54

Very truly yours,

KREISHER & GREGOROWICZ



Michael P. Gregorowicz  
Attorney at Law

MPG:epg  
815.72808  
enc.

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature ☒ Agent ☐ Address

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

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number 7007 0710 0002 4094 5675  
(Transfer from service label)

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

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature ☒ Agent ☐ Address

B. Received by (Printed Name) C. Date of Delivery MAY 29 2008

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number 7007 0710 0002 4094 5651  
(Transfer from service label)

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

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature ☒ Agent ☐ Address

B. Received by (Printed Name) C. Date of Delivery MAY 28 2008

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number 7007 0710 0002 4094 5705  
(Transfer from service label)

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

**SENDER: COMPLETE THIS SECTION**

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

Article Addressed to:

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature ☒ Agent ☐ Address

B. Received by (Printed Name) C. Date of Delivery MAY 28 2008

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

**SENDER: COMPLETE THIS SECTION**

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

Article Addressed to:

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature ☒ Agent ☐ Address

B. Received by (Printed Name) C. Date of Delivery MAY 28 2008

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

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

July 1, 2008

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

RE: No. 2006-CV-1353  
**BRYAN K. WILDONER and LAVINA M. WILDONER**

Real Estate Division:

The above case may be sold on July 30, 2008. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

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

GOLDBECK McCAFFERTY & McKEEVER  
BY: Michael T. McKeever  
Attorney I.D.#56129  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

CITX-1603  
CF: 09/26/2006  
SD: 07/30/2008  
\$88,366.80

Attorney for Plaintiff

CITIMORTGAGE, INC. S/B/M CITIFINANCIAL  
MORTGAGE CO., INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

Plaintiff

vs.

BRYAN K. WILDONER  
LAVINA M. WILDONER  
**Mortgagor(s) and  
Record Owner(s)**

260 Market Street  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2006-CV-1353

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

Michael T. McKeever, Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ Personal Service by the Sheriff's Office/~~competent adult~~ (copy of return attached).
- ☐ Certified mail by Michael T. McKeever (original green Postal return receipt attached).
- ☐ Certified mail by Sheriff's Office.
- ☐ Ordinary mail by Michael T. McKeever, Esquire to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

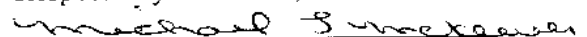
**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

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

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

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

Respectfully submitted,

  
BY: Michael T. McKeever, Esquire  
Attorney for Plaintiff

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

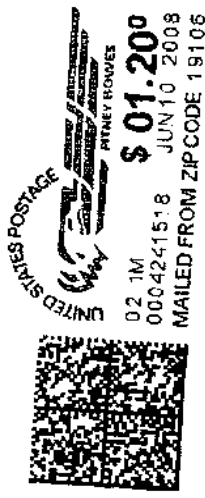
Check type of mail or service:

- ☐ Certified  
☐ COD  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured
- ☐ Registered Delivery (International)  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

Attach 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	Handling Charge	Actual Value If Registered	Insured Value	Due Sender If COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
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.	TENANTS/OCCUPANTS 260 Market Street Benton, PA 17814										
4.											
5.											
6.											
7.											
8.											
Total Number of Pieces Listed by Sender		Postmaster, Per (Name of receiving employee)									



See Privacy Act Statement on Reverse

Complete by Typewriter, Ink, or Ball Point Pen

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

CITY-1603 Columbia County Sale Date:

BRYAN K. WILDONER & LAVINA M. WILDONER

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) 764-6300

(CITX-1603)

CITIMORTGAGE, INC. S/B/M  
CITIFINANCIAL MORTGAGE CO., INC.  
VS

Docket # 86ED2008

MORTGAGE FORECLOSURE

BRYAN K. WILDONER  
LAVINA M. WILDONER

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JUNE 03, 2008, AT 11:55 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON LAVINA WILDONER AT 260 MARKET STREET, BENTON BY HANDING TO BRYAN WILDONER, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, JUNE 04, 2008

Lami B. Kline

NOTARY PUBLIC

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

Timothy T. Chamberlain

X

TIMOTHY T. CHAMBERLAIN  
SHERIFF

X C. Carroll

C. CARROLL  
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 349-5622

24 HOUR PHONE  
(570) 784-6390

CITIMORTGAGE, INC. S/B/M  
CITIFINANCIAL MORTGAGE CO., INC.  
VS

Docket # 86ED2008

MORTGAGE FORECLOSURE

BRYAN K. WILDONER  
LAVINA M. WILDONER

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JUNE 03, 2008, AT 11:55 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON BRYAN WILDONER AT 260 MARKET STREET, BENTON BY HANDING TO BRYAN WILDONER, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, JUNE 04, 2008

Lami B. Kline  
NOTARY PUBLIC

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

Timothy T. Chamberlain

X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X C. Carroll  
C. CARROLL  
DEPUTY SHERIFF

**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. S/B/M CITIFINANCIAL  
MORTGAGE CO., INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

Plaintiff

vs.

BRYAN K. WILDONER  
LAVINA M. WILDONER  
**Mortgagor(s) and Record Owner(s)**

260 Market Street  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2006-CV-1353

**AFFIDAVIT PURSUANT TO RULE 3129**

CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE CO., 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:

260 Market Street  
Benton, PA 17814

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

BRYAN K. WILDONER  
260 Market Street  
Benton, PA 17814

LAVINA M. WILDONER  
260 Market Street  
Benton, PA 17814

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

BRYAN K. WILDONER  
260 Market Street  
Benton, PA 17814

LAVINA M. WILDONER  
260 Market Street  
Benton, PA 17814

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

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

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

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

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.

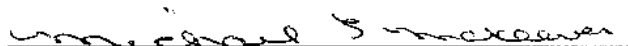
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
260 Market Street  
Benton, PA 17814

(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: July 1, 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.

BRYAN & LAVINA WILDONER


WRIT OF EXECUTION #86 OF 2008 ED

POSTING OF PROPERTY

June 25, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF BRYAN & LAVINA WILDONER AT 260 MARKET STREET BENTON  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 25<sup>TH</sup> DAY OF JUNE 2008



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

*Law Offices of*  
**KREISHER AND GREGOROWICZ**

401 SOUTH MARKET STREET  
BLOOMSBURG, PENNSYLVANIA 17815  
(570) 784-5211  
www.columbiacountylaw.com

WILLIAM S. KREISHER  
MICHAEL P. GREGOROWICZ

DANIEL P. LYNN  
MARIANNE KREISHER FOGEL SANGER

HON. C.F. KREISHER (1874-1941)  
HON. C.W. KREISHER (1908-1984)

TEL/COPIER - FAX (570) 387-1477

June 4, 2004

TIMOTHY T. CHAMBERLAIN  
SHERIFF OF COLUMBIA COUNTY  
PO BOX 380  
BLOOMSBURG PA 17815


RE: Sheriff Sale Docket # 86ED2008  
BRYAN K. & LAVINA M. WILDONER

Dear Tim:

Please be advised that as of May 21, 2008, the Wildoners owe the Benton Municipal Water and Sewer Authority the amount of \$648.58. The meters will be read again two more times before the sale occurs on July 30, 2008. I will notify you of the new amount prior to the sale.

Very truly yours,

KREISHER & GREGOROWICZ

  
Michael P. Gregorowicz  
Attorney at Law

MPG:epg  
815ss1  
Enc.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/22/2008

SERVICE# 1 - OF - 12 SERVICES  
DOCKET # 86ED2008

PLAINTIFF CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE CO., INC.

DEFENDANT BRYAN K. WILDONER  
LAVINA M. WILDONER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
BRYAN WILDONER	MORTGAGE FORECLOSURE
260 MARKET STREET	
BENTON	

SERVED UPON BRYAN WILDONER

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

DATE 6/3/08 TIME 11:55 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
<u>5-09-8</u>	<u>1420</u>	<u>2</u>	<u>LC.</u>

DEPUTY

T. Chamberlain

DATE 6/3/08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/22/2008

SERVICE# 2 - OF - 12 SERVICES  
DOCKET # 86ED2008

PLAINTIFF CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE CO., INC.

DEFENDANT BRYAN K. WILDONER  
LAVINA M. WILDONER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
LAVINA WILDONER	MORTGAGE FORECLOSURE
260 MARKET STREET	
BENTON	

SERVED UPON Bryan Wildoner C

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

DATE 6/3/08 TIME 1105 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

TYPE OF SERVICE: ☒ A. PERSONAL SERVICE AT POA y 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

5-27-8 1420 2 LC

DEPUTY

K. Perry

DATE

6/3/08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/22/2008

SERVICE# 4 - OF - 12 SERVICES  
DOCKET # 86ED2008

PLAINTIFF CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE CO., INC.

DEFENDANT BRYAN K. WILDONER  
LAVINA M. WILDONER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

PAPERS TO SERVED

BENTON SLURER

MORTGAGE FORECLOSURE

BENTON

SERVED UPON KAY Yankovich

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

DATE 5-29-08 TIME 1400 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

F. OTHER (SPECIFY) 150 Colleg ST BENTON

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. C. [Signature]

DATE 5-29-08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/22/2008

SERVICE# 5 - OF - 12 SERVICES  
DOCKET # 86ED2008

PLAINTIFF CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE CO., INC.

DEFENDANT BRYAN K. WILDONER  
LAVINA M. WILDONER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

<b>PERSON/CORP TO SERVED</b>
CAROLYN REMLEY-TAX COLLECTOR
PO BOX 270
BENTON

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON CAROLYN

RELATIONSHIP Tax Collector IDENTIFICATION \_\_\_\_\_

DATE 5-29-08 TIME 1450 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

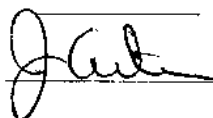
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 5-29-08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 5/22/2008

SERVICE# 6 - OF - 12 SERVICES  
DOCKET # 86ED2008

PLAINTIFF CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE  
CO., INC.

DEFENDANT BRYAN K. WILDONER  
LAVINA M. WILDONER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

SERVED UPON MAUREN N. COLE

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

DATE 5-27-08 TIME 1610 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB ☒ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 181 YEARS OF AGE AT POA \_\_\_\_\_  
C. CORPORATION MANAGING AGENT \_\_\_\_\_  
D. REGISTERED AGENT \_\_\_\_\_  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE \_\_\_\_\_

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

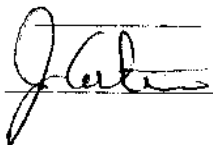
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 5-27-08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 5/22/2008

SERVICE# 9 - OF - 12 SERVICES  
DOCKET # 86ED2008

PLAINTIFF CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE  
CO., INC.

DEFENDANT BRYAN K. WILDONER  
LAVINA M. WILDONER

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 5-22-8 TIME 1500 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

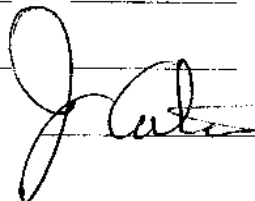
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 5-27-8

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 27-MAY-08

FEE: \$5.00

CERT. NO: 4663

WILDONER BRYAN K & LAVINA M  
PO BOX 613  
BENTON PA 17814

DISTRICT: BENTON BORO  
DEED 20040-4391  
LOCATION: W MARKET ST BENTON  
PARCEL: 02 -04 -039-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT
2007	PRIM	1,234.57	0.00		1,234.57
2006	PRIM	830.84	0.00		935.84
TOTAL DUE :					\$2,170.41

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

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

REQUESTED BY: Timothy T. Chamberlain, Sheriff dm.

# REAL ESTATE OUTLINE

ED # 86-08

DATE RECEIVED 5-22-08

DOCKET AND INDEX 5-27-08

## 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# 338513

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

SALE DATE

July 30, 08

TIME 0930

POSTING DATE

June 24

ADV. DATES FOR NEWSPAPER

1<sup>ST</sup> WEEK

July 4

2<sup>ND</sup> WEEK

July 11

3<sup>RD</sup> WEEK

July 18, 08

# SHERIFF'S SALE

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WEDNESDAY JULY 30, 2008 AT 9:30 AM

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 86 OF 2008 ED AND CIVIL WRIT NO. 1353 OF 2006 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 those certain pieces, parcels of land situate in the Borough of Benton, County of Columbia and State of Pennsylvania, bounded and described as follows. to wit:

Tract 1:

Beginning at a corner on line of the grantees 100 feet in a southerly direction from the inside of the Sidewalk on Market Street; thence in a westerly direction along line of land of the grantees 10 feet to a corner on line of land of the grantors; thence in a southerly direction along line of land of the grantors 60 odd feet more or less to a corner of land of Pierson J. Holcombe and Ada C. Holcombe; thence in an easterly direction along line of land of the Holcombes 10 feet to line of land of the grantees; thence in a northerly direction along line of land of the grantees 60 odd feet more or less to the place of beginning.

Tract 2:

Beginning at a point on the southern edge of the sidewalk on the southerly side of Market Street in the Borough of Benton and in line of land of Ivin S. Chapin, et ux.; thence by the latter in a southerly direction 100 feet to a point in other lands of the Grantors; thence by the same in a westerly direction and on a line parallel with Market Street 10 feet to appoint in other lands of the Grantors; thence by the same in a northerly direction and on a line parallel with the first mentioned line 100 feet to the southern edge of the sidewalk on the southerly side of Market Street aforesaid; thence by the southern edge of said sidewalk in an easterly direction 10 feet to a point in the place of beginning.

Tract 3:

Beginning at the corner of lot of John A. Chapin in Market Street; thence by said Chapin lot in southerly direction 170 feet more or less to line of land late of E.P. Chapin, now Ross Chapin, thence by the same in an easterly direction 50 feet to line of land late of Mira Everett; thence by the same in a northerly direction 65 feet more or less to line of Benton Grange No. 88; thence by the same in a westerly direction 21½ feet more or less; thence by the same in a northerly direction 120 feet more or less to a point in Market Street; thence by the same in a westerly direction 31 ½ feet more or less to line of land of John A. Chapin, the place of beginning.

Being known as 260 Market Street, Benton Pa, 17814

Tax Parcel No: 02-04-039

#### 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 McKeever  
701 Market Street  
Philadelphia, PA 19106

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

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WEDNESDAY JULY 30, 2008 AT 9:30 AM

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Tract 3:

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Being known as 260 Market Street, Benton Pa, 17814

Tax Parcel No: 02-04-039

#### **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.

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Plaintiff's Attorney  
Michael McKeever  
701 Market Street  
Philadelphia, PA 19106

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

---

WEDNESDAY JULY 30, 2008 AT 9:30 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 86 OF 2008 ED AND CIVIL WRIT NO. 1353 OF 2006 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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All those certain pieces, parcels of land situate in the Borough of Benton, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Tract 1:

Beginning at a corner on line of the grantees 100 feet in a southerly direction from the inside of the Sidewalk on Market Street; thence in a westerly direction along line of land of the grantees 10 feet to a corner on line of land of the grantors; thence in a southerly direction along line of land of the grantors 60 odd feet more or less to a corner of land of Pierson J. Holcombe and Ada C. Holcombe; thence in an easterly direction along line of land of the Holcombes 10 feet to line of land of the grantees; thence in a northerly direction along line of land of the grantees 60 odd feet more or less to the place of beginning.

Tract 2:

Beginning at a point on the southern edge of the sidewalk on the southerly side of Market Street in the Borough of Benton and in line of land of Ivin S. Chapin, et ux.; thence by the latter in a southerly direction 100 feet to a point in other lands of the Grantors; thence by the same in a westerly direction and on a line parallel with Market Street 10 feet to appoint in other lands of the Grantors; thence by the same in a northerly direction and on a line parallel with the first mentioned line 100 feet to the southern edge of the sidewalk on the southerly side of Market Street aforesaid; thence by the southern edge of said sidewalk in an easterly direction 10 feet to a point in the place of beginning.

Tract 3:

Beginning at the corner of lot of John A. Chapin in Market Street; thence by said Chapin lot in southerly direction 170 feet more or less to line of land late of E.P. Chapin, now Ross Chapin. thence by the same in an easterly direction 50 feet to line of land late of Mira Everett; thence by the same in a northerly direction 65 feet more or less to line of Benton Grange No. 88; thence by the same in a westerly direction 21½ feet more or less; thence by the same in a northerly direction 120 feet more or less to a point in Market Street; thence by the same in a westerly direction 31 ½ feet more or less to line of land of John A. Chapin, the place of beginning.

Being known as 260 Market Street, Benton Pa, 17814

Tax Parcel No: 02-04-039

#### **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 McKeever  
701 Market Street  
Philadelphia, PA 19106

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

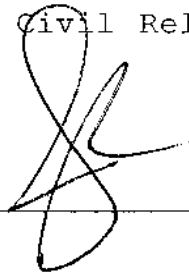
VERIFICATION OF NON-MILITARY SERVICE

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

1. That the above named Defendant, BRYAN K. WILDONER, is about unknown years of age, that Defendant's last known residence is 260 Market Street, Benton, PA 17814, 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:

  
\_\_\_\_\_

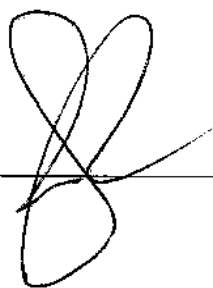
VERIFICATION OF NON-MILITARY SERVICE

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, LAVINA M. WILDONER, is about unknown years of age, that Defendant's last known residence is 260 Market Street, Benton, PA 17814, 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:



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

CITIMORTGAGE, INC. S/B/M CITIFINANCIAL  
MORTGAGE CO., INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

vs.

BRYAN K. WILDONER  
LAVINA M. WILDONER  
260 Market Street  
Benton, PA 17814

In the Court of Common Pleas of  
Columbia County

No. 2006-CV-1353

*2008-ED-86*  
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: 260 Market Street Benton, PA 17814

See Exhibit "A" attached

AMOUNT DUE	\$88,366.80
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Interest From 11/15/2006 Through Date of Sale	_____
--	-------

(Costs to be added)	_____
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Dated: 05-22-08

*Tamara B. Kline*  
\_\_\_\_\_  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy *Barbara N. Schutte*  
\_\_\_\_\_  
Chf. Dep.

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





## SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE CO., INC.	COURT NUMBER 2006-CV-1353	
DEFENDANT/S/ BRYAN K. WILDONER and LAVINA M. WILDONER	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
LAVINA M. WILDONER

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
260 Market Street, Benton, PA 17814

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

**PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.**

SIGNATURE OF ATTORNEY

*Michael T. McKeever*

TELEPHONE NUMBER

(215) 627-1322

DATE

May 20, 2008

ADDRESS OF ATTORNEY

GOLDBECK McCafferty & McKEEVER  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532

**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. S/B/M CITIFINANCIAL  
MORTGAGE CO., INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019  
Plaintiff

vs.

BRYAN K. WILDONER  
LAVINA M. WILDONER  
Mortgagor(s) and Record Owner(s)

260 Market Street  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2006-CV-1353

2008-ED-86

**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: WILDONER, LAVINA M  
**LAVINA M. WILDONER**  
260 Market Street  
Benton, PA 17814

Your house at 260 Market Street, Benton, PA 17814 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at 10:30 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$88,366.80 obtained by CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE CO., 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. S/B/M CITIFINANCIAL MORTGAGE CO., 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 570-389-5624.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5624.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

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

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

**PENNSYLVANIA BAR ASSOCIATION**

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

Resources available for Homeowners in Foreclosure

**ACT NOW!**

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

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homeretention@goldbecklaw.com](mailto:homeretention@goldbecklaw.com). Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of CITX-1603.

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

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

CITIMORTGAGE, INC. S/B/M CITIFINANCIAL  
MORTGAGE CO., INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

Plaintiff

vs.

BRYAN K. WILDONER  
LAVINA M. WILDONER  
(Mortgagor(s) and Record Owner(s))  
260 Market Street  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006-CV-1353

**AFFIDAVIT PURSUANT TO RULE 3129**

CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE CO., 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:

260 Market Street  
Benton, PA 17814

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

BRYAN K. WILDONER  
260 Market Street  
Benton, PA 17814

LAVINA M. WILDONER  
260 Market Street  
Benton, PA 17814

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

BRYAN K. WILDONER  
260 Market Street  
Benton, PA 17814

LAVINA M. WILDONER  
260 Market Street  
Benton, PA 17814

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:

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  
260 Market Street  
Benton, PA 17814

(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 20, 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  
215-627-1322  
Attorney for Plaintiff

CITIMORTGAGE, INC. S/B/M CITIFINANCIAL  
MORTGAGE CO., INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

Plaintiff

vs.

BRYAN K. WILDONER  
LAVINA M. WILDONER  
(Mortgagor(s) and Record Owner(s))  
260 Market Street  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

2008-ED-86

No. 2006-CV-1353

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260 Market Street  
Benton, PA 17814

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

BRYAN K. WILDONER  
260 Market Street  
Benton, PA 17814

LAVINA M. WILDONER  
260 Market Street  
Benton, PA 17814

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

BRYAN K. WILDONER  
260 Market Street  
Benton, PA 17814

LAVINA M. WILDONER  
260 Market Street  
Benton, PA 17814

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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  
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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  
260 Market Street  
Benton, PA 17814

(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 20, 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

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MORTGAGE CO., INC.

1111 Northpoint Drive  
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vs.

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

260 Market Street  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2006-CV-1353

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**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: WILDONER, BRYAN K  
**BRYAN K. WILDONER**  
260 Market Street  
Benton, PA 17814

Your house at 260 Market Street, Benton, PA 17814 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at 10:30 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$88,366.80 obtained by CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE CO., 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:

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NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815  
717-784-8760  
PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

Resources available for Homeowners in Foreclosure

**ACT NOW!**


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

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homeretention@goldbecklaw.com](mailto:homeretention@goldbecklaw.com). Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of CITX-1603.

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

## SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE CO., INC.	COURT NUMBER 2006-CV-1353	
DEFENDANT/S/ BRYAN K. WILDONER and LAVINA M. WILDONER	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	

<b>SERVE</b>  <b>AT</b>	<div style="border: 1px solid black; padding: 2px;">NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE BRYAN K. WILDONER</div> <div style="border: 1px solid black; padding: 2px;">ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 260 Market Street, Benton, PA 17814</div>
---	--

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

**PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.**

SIGNATURE OF ATTORNEY <div style="text-align: center;"><i>Michael T. McKeever</i></div>	TELEPHONE NUMBER (215) 627-1322	DATE May 20, 2008
ADDRESS OF ATTORNEY  GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

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

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

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

Plaintiff

vs.

BRYAN K. WILDONER  
LAVINA M. WILDONER  
**Mortgagor(s) and Record Owner(s)**  
260 Market Street  
Benton, PA 17814

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

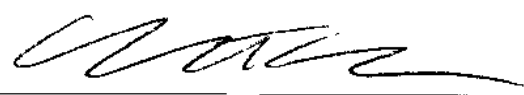
CIVIL ACTION - LAW

ACTION OF  
MORTGAGE FORECLOSURE

NO. 2006-CV-1353

**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 19106-1532  
215-627-1322  
Attorney for Plaintiff

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MORTGAGE CO., INC.  
1111 Northpoint Drive  
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Plaintiff

vs.

BRYAN K. WILDONER  
LAVINA M. WILDONER  
Mortgagor(s) and Record Owner(s)

260 Market Street  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

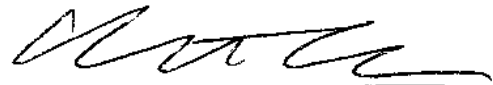
CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006-CV-1353

**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 19106-1532  
215-627-1322  
Attorney for Plaintiff

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MORTGAGE CO., INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

Plaintiff

vs.

BRYAN K. WILDONER  
LAVINA M. WILDONER  
Mortgagor(s) and Record Owner(s)

260 Market Street  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

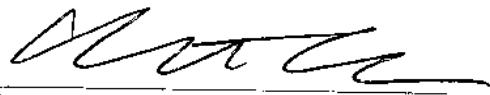
CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006-CV-1353

**WAIVER OF WATCHMAN**

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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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215-627-1322  
Attorney for Plaintiff

CITIMORTGAGE, INC. S/B/M CITIFINANCIAL  
MORTGAGE CO., INC.  
1111 Northpoint Drive  
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Plaintiff

vs.

BRYAN K. WILDONER  
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260 Market Street  
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Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

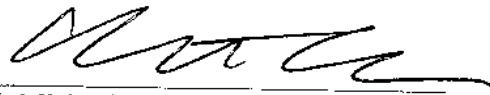
CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006-CV-1353

**WAIVER OF WATCHMAN**

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BY: Michael T. McKeever  
Attorney for Plaintiff

All those certain pieces, parcels of land situate in the Borough of Benton, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Tract 1:

Beginning at a corner on line of the grantees 100 feet in a southerly direction from the inside of the Sidewalk on Market Street; thence in a westerly direction along line of land of the grantees 10 feet to a corner on line of land of the grantors; thence in a southerly direction along line of land of the grantors 60 odd feet more or less to a corner of land of Pierson J. Holcombe and Ada C. Holcombe; thence in an easterly direction along line of land of the Holcombes 10 feet to line of land of the grantees; thence in a northerly direction along line of land of the grantees 60 odd feet more or less to the place of beginning.

Tract 2:

Beginning at a point on the southern edge of the sidewalk on the southerly side of Market Street in the Borough of Benton and in line of land of Ivin S. Chapin, et ux.; thence by the latter in a southerly direction 100 feet to a point in other lands of the Grantors; thence by the same in a westerly direction and on a line parallel with Market Street 10 feet to appoint in other lands of the Grantors; thence by the same in a northerly direction and on a line parallel with the first mentioned line 100 feet to the southern edge of the sidewalk on the southerly side of Market Street aforesaid; thence by the southern edge of said sidewalk in an easterly direction 10 feet to a point in the place of beginning.

Tract 3:

Beginning at the corner of lot of John A. Chapin in Market Street; thence by said Chapin lot in southerly direction 170 feet more or less to line of land late of E.P. Chapin, now Ross Chapin, thence by the same in an easterly direction 50 feet to line of land late of Mira Everett; thence by the same in a northerly direction 65 feet more or less to line of Benton Grange No. 88; thence by the same in a westerly direction 21 ½ feet more or less; thence by the same in a northerly direction 120 feet more or less to a point in Market Street; thence by the same in a westerly direction 31 ½ feet more or less to line of land of John A. Chapin, the place of beginning.

Being known as 260 Market Street, Benton Pa, 17814

Tax Parcel No: 02-04-039

All those certain pieces, parcels of land situate in the Borough of Benton, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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Being known as 260 Market Street, Benton Pa, 17814

Tax Parcel No: 02-04-039

## SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>			
PLAINTIFF/S/ CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE CO., INC.		COURT NUMBER 2006-CV-1353	
DEFENDANT/S/ BRYAN K. WILDONER and LAVINA M. WILDONER		TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	
<b>SERVE</b> 	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE BRYAN K. WILDONER and LAVINA M. WILDONER		
	ADDRESS (Street or Road, Apartment No., City, Boro. Twp., State and ZIP Code) 260 Market Street, Benton, PA 17814		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:  <b>PLEASE POST HANDBILL</b>			
SIGNATURE OF ATTORNEY  <i>Michael T. McKeever</i>		TELEPHONE NUMBER (215) 627-1322	DATE May 20, 2008
ADDRESS OF ATTORNEY  GOLDBECK McCafferty & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532			

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

05/20/2008

PAY  
TO THE  
ORDER OF

SHERIFF OF COLUMBIA COUNTY

TWO THOUSAND AND XX / 100

\$ \*\* 2,000.00

DOLLARS

Sheriff's Office

P.O. Box 380

Bloomensburg PA, 17815

MORTGAGE DISBURSEMENT ACCOUNT

MEMO

Wildoner, Bryan K.

  
AUTHORIZED SIGNATURE

338513

Security Features: Details on back

⑈ 338513⑈ ⑆ 236073801⑆ 70 1100018⑈

MEMO

WILDONER

Bloombsurg PA, 17815

PO Box 380

Sheriff's Office

⑈347524⑈ ⑆23607380⑆ 70 1100018⑈

AUTHORIZED SIGNATURE



MORTGAGE DISBURSEMENT ACCOUNT

THREE THOUSAND TWO HUNDRED SEVENTY-SEVEN AND 21 / 100

\$3,277.21

DOLLARS

SHERIFF OF COLUMBIA COUNTY

PAY  
TO THE  
ORDER OF

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

**FIRST TRUST**  
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3-7380-2360  
07/31/2008

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