

SHERIFF'S SALE COST SHEET

NO. 88-08 ED NO. 644-08 VS. C. H. H. House Inc. vs. C. H. H. House Inc. - Josie H. H. H.
 JD DATE/TIME OF SALE 5/2/08

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>5.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>2.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>350.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>946.02</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1096.02</u>

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

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

MUNICIPAL FEES DUE:		
SEWER 20	\$	<u>0.00</u>
WATER 20	\$	<u>0.00</u>
TOTAL *****	\$	<u>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC. <u>20.00</u>	\$ <u>60.00</u>
TOTAL *****	\$ <u>60.00</u>

TOTAL COSTS (OPENING BID) \$ 1647.52
25.00 * 358.48

**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 23, 2008

Columbia

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

RE: CITIMORTGAGE INC.
vs.
CHRISTOPHER L. MENSINGER and JOSIE L. MENSINGER
Term No. 2008 CV 644 MF

Property address:

*236 Knob Mountain Road
Berwick, PA 18603*

Sheriff's Sale Date: July 30, 2008

Dear Sir/Madam:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. I collected \$3,000.00 towards my client's debt.

Thank you for your cooperation.

Very truly yours,



MICHAEL T. MCKEEVER

MTM/bethm

cc: Lloyd Quadras
CITIMORTGAGE INC.
Acct. #630021338

SHERIFF'S SALE COST SHEET

Citi Mortgage Inc. VS. Christopher & Josie Armstrong
 NO. 88-08 ED NO. 644-08 JD DATE/TIME OF SALE 7-30-08 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>38.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>435.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>746.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1171.00</u>	

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

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

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

SURCHARGE FEE (DSTE)	\$	<u>130.00</u>
MISC. _____	\$	
_____	\$	
TOTAL ***** \$ <u>-0-</u>		

TOTAL COSTS (OPENING BID) \$ 1793.00

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

CritiMortgage Inc. vs Christina & John Marsinger

NO. 88-08 ED NO. 644-08 JD

DATE/TIME OF SALE: 1-30-08 0930

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

57
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. 2008 CV 644 MF
CHRISTOPHER L. MENSINGER and JOSIE L.
MENSINGER

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

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

64763FC
CF: 04/11/2008
SD: 07/30/2008
\$30,714.24

Attorney for Plaintiff

CITIMORTGAGE INC.
1000 Technology Drive
O'Fallon, MO 63304

Plaintiff

vs.

CHRISTOPHER L. MENSINGER
JOSIE L. MENSINGER
**Mortgagor(s) and
Record Owner(s)**

236 Knob Mountain Road
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 644 MF

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.

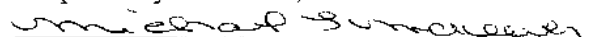
IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☐ 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

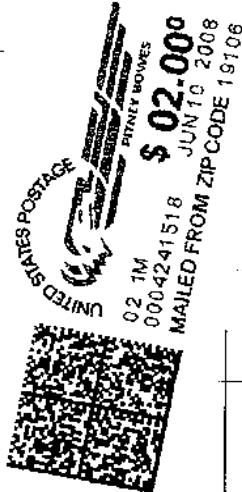
Name and Address of Sender
GOLDBECK
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19106-1532

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Registered
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Recorded Delivery (International)
☐ 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	Fee	Handling Charge	Insured	Due Sender # 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 17105-2875										
3.	DISCOVER BANK C/O Apothaker & Associates, PC 2417 Welsh Road Suite 21 #250 Philadelphia, PA 19114										
4.	CITIMORTGAGE INC. 1000 Technology Drive O'Fallon, MO 63368										
5.	TENANTS/OCCUPANTS 236 Knob Mountain Road Berwick, PA 18603										
6.											
7.											
8.											
Total Number of Pieces Listed by Sender: 8		Total Number of Pieces Received at Post Office									



See Privacy Act Statement on Reverse

Complete by Typewriter, Ink, or Ball Point Pen

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

64763FC Columbia County Sale Date:

CHRISTOPHER L. MENSINGER & JOSIE L. MENSINGER

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) 784-6306

(64763FC)

CITIMORTGAGE INC.

Docket # 88ED2008

VS

MORTGAGE FORECLOSURE

CHRISTOPHER L. MENSINGER
JOSIE L. MENSINGER

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JUNE 03, 2008, AT 10:59 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON CHRISTOPHER MENSINGER AT 15 PERRY AVENUE, BLOOMSBURG BY HANDING TO CHRISTOPHER MENSINGER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

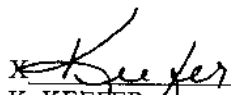
SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, JUNE 04, 2008


NOTARY PUBLIC

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

SO ANSWERS,


SHERIFF TIMOTHY T. CHAMBERLAIN


K. KEEPER
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 300
BLOOMSBURG, PA 17815
FAX: (570) 389-5627

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

CITIMORTGAGE INC.

Docket # 88ED2008

VS

MORTGAGE FORECLOSURE

CHRISTOPHER L. MENSINGER
JOSIE L. MENSINGER


AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, MAY 29, 2008, AT 9:46 A.M. SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JOSIE MENSINGER AT 1145 FOURTH AVENUE, BERWICK BY HANDING TO JOSIE MENSINGER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS.

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, MAY 29, 2008


NOTARY PUBLIC


X
TIMOTHY T. CHAMBERLAIN
SHERIFF

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2011


K. KIEFER
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.
1000 Technology Drive
O'Fallon, MO 63304

Plaintiff

vs.

CHRISTOPHER L. MENSINGER
JOSIE L. MENSINGER
Mortgagor(s) and Record Owner(s)

236 Knob Mountain Road
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 644 MF

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:

236 Knob Mountain Road
Berwick, PA 18603

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

CHRISTOPHER L. MENSINGER
256 Knob Mountain Road
Berwick, PA 18603

JOSIE L. MENSINGER
1145 Fourth Avenue
Berwick, PA 18603

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

CHRISTOPHER L. MENSINGER
256 Knob Mountain Road
Berwick, PA 18603

JOSIE L. MENSINGER
1145 Fourth 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

DISCOVER BANK
C/O Apothaker & Associates, PC 2417 Welsh Road
Suite 21 #250
Philadelphia, PA 19114

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:

CITIMORTGAGE INC.
1000 Technology Drive
O'Fallon, MO 63368

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.

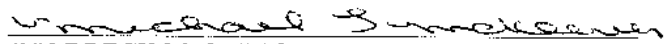
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
236 Knob Mountain Road
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: 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.

CHRITOPHER & JOSIE MENSINGER

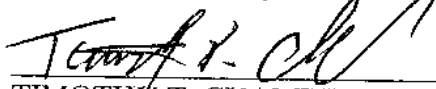
WRIT OF EXECUTION #88 OF 2008 ED

POSTING OF PROPERTY

June 25, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF CHRISTOPHER & JOSIE MENSINGER AT 236 KNOB MT. ROAD BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 25TH DAY OF JUNE 2008

Jamie B. Kleue

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012

BERWICK AREA SCHOOL DISTRICT		2008 SCHOOL REAL ESTATE DATE 07/01/2008 BILL# 005939					
BRIAR CREEK TOWNSHIP MAKE CHECKS PAYABLE TO: JOAN M. ROTHERY 122 TWIN CHURCH ROAD BERWICK, PA 18603		DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
		REAL ESTATE	36902	48.1000	1558.47	1590.28	1749.31
HOURS Tue & Wed 6pm-8pm Wed 1pm-4pm and 6pm-8pm Nov & Dec: Wed hours only PHONE 570-759-2118		ASSESSED VALUE	36902	48.1000	1558.47	1590.28	1749.31
		HOMESTEAD REDUCTION					
		GAMING REVENUE	3840	154.70			
		TAXABLE ASSESSMENT	33062		1590.28		
					Aug 31	Oct 31	Nov 1

NO REFUNDS UNDER \$5.00

M
A MENSINGER CHRISTOPHER J. & JOSI
I 236 KNOB MOUNTAIN RD
L BERWICK PA 18603

PROPERTY DESCRIPTION		ACCT.
PARCEL 07 08 01106000		10287
236 KNOB MOUNTAIN RD	6445.00	SCHOOL PENALTY 10%
20010-7164	30457.00	DELINQUENT TAX TO
2.00 ACRES		COURTHOUSE DEC 15

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

COPY

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/27/2008

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 88ED2008

PLAINTIFF CITIMORTGAGE INC.

DEFENDANT CHRISTOPHER L. MENSINGER
JOSIE L. MENSINGER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

JOAN ROTHERY-TAX COLLECTOR

122 TWIN CHURCH ROAD

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

*Closed
June 2 - 14*

SERVED UPON OFFICE OF JOAN ROTHERY

RELATIONSHIP TAX COLLECTOR IDENTIFICATION _____

DATE 6/12/08 TIME 1450 MILEAGE _____ OTHER _____

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

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

☒ OTHER (SPECIFY) DROPPED THROUGH
MAIL SLOT

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>6-2-08</u>	<u>1022</u>	<u>4</u>	<u>notes</u>

DEPUTY

E. J. Barroll

DATE 6/12/08

Public Welfare
Lafare Building
A 17105

1.3. Also complete
address on the reverse
the card to you.
back of the mailpiece,
permits.

THIS SECTION

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

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

COMPLETE THIS SECTION ON DELIVERY

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

2. Article Number

(Transfer from service label)

7007 0710 0002 4094 5804

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Discover Bank
c/o Apothaker and Assoc,
2417 Welsh Road
Philadelphia, PA 19114

COMPLETE THIS SECTION ON DELIVERY

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

2. Article Number

(Transfer from service label)

7007 0710 0002 4094 5774

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

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

2. Article Number

(Transfer from service label)

7007 0710 0002 4094 5811

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

3. Service Type
☒ Certified Mail
☐ Registered
☐ Insured Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

3. Service Type
☒ Certified Mail
☐ Registered
☐ Insured Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

3. Service Type
☒ Certified Mail
☐ Registered
☐ Insured Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

RE

NIA
SHERIFF SALE

COMPLETE THIS SECTION ON DELIVERY

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

COMPLETE THIS SECTION ON DELIVERY

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/27/2008

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 88ED2008

PLAINTIFF CITIMORTGAGE INC.

DEFENDANT CHRISTOPHER L. MENSINGER
JOSIE L. MENSINGER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
CHRISTOPHER MENSINGER	MORTGAGE FORECLOSURE
256 KNOB MOUNTAIN ROAD	
BERWICK	

SERVED UPON Christopher Mensinger

RELATIONSHIP Deft IDENTIFICATION _____

DATE 6/3/08 TIME 1059 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

(E) OTHER (SPECIFY) 15 Perry Ave Bloomsburg.

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

Kiefer

DATE

6/3/08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/27/2008

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 88ED2008

PLAINTIFF CITIMORTGAGE INC.

DEFENDANT CHRISTOPHER L. MENSINGER
JOSIE L. MENSINGER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	MORTGAGE FORECLOSURE
236 KNOB MOUNTAIN ROAD	
BERWICK	

SERVED UPON Christopher Mensinger

RELATIONSHIP Owner Occupant IDENTIFICATION _____

DATE 6/3/08 TIME 1059 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 _____

(E) OTHER (SPECIFY) 15 Perry Ave. Bloomsburg.

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>6.2.08</u>	<u>1045</u>	<u>Y</u>	<u>L.C.</u>

DEPUTY

Kuyper

DATE 6/3/08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/27/2008

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 88ED2008

PLAINTIFF CITIMORTGAGE INC.

DEFENDANT CHRISTOPHER L. MENSINGER
JOSIE L. MENSINGER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
JOSIE MENSINGER	MORTGAGE FORECLOSURE
1145 FOURTH AVENUE	
BERWICK	

SERVED UPON Josie Mensinger

RELATIONSHIP Deft IDENTIFICATION _____

DATE 5/29/08 TIME 0946 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA K 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 Kryger DATE 5/29/08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/27/2008

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 88ED2008

PLAINTIFF CITIMORTGAGE INC.

DEFENDANT CHRISTOPHER L. MENSINGER
JOSIE L. MENSINGER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

SERVED UPON MAUREEN Cole

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 5-27-8 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: 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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/27/2008

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 88ED2008

PLAINTIFF CITIMORTGAGE INC.

DEFENDANT CHRISTOPHER L. MENSINGER
JOSIE L. MENSINGER

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 5-27-8 TIME 1:50 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

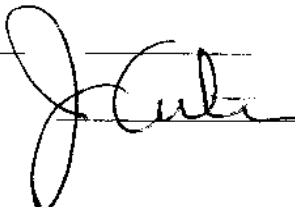
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 5-27-8

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 05/27/2008

Fee: \$5.00

Cert. NO: 4665

MENSINGER CHRISTOPHER L & JOSIE
236 KNOB MOUNTAIN RD
BERWICK PA 18603

District: BRIARCREEK TWP
Deed: 20010 -7164
Location: 236 KNOB MOUNTAIN RD
Parcel Id:07 -08 -011-06,000

Assessment: 36,902

Balances as of 05/27/2008

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

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain Per: dm.
Sheriff

REAL ESTATE OUTLINE

ED # 88-08

DATE RECEIVED 5-27-08

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 2066.00

CK# 338484

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

SALE DATE

July 30, 2008 TIME 09:30

POSTING DATE

June 20, 08

ADV. DATES FOR NEWSPAPER

1ST WEEK

2ND WEEK

3RD WEEK

July 7

July 14

July 21

SHERIFF'S SALE

WEDNESDAY JULY 30, 2008 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 88 OF 2008 ED AND CIVIL WRIT NO. 644 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL the below described tract of land is located in Briar Creek Township, Columbia County, Pennsylvania and is bounded and described as follows:

BEGINNING at a #5 rebar (set) common corner with lands of Larry H. Mensinger, Grantor herein, and on the westerly right-of-way line of a proposed 50 foot private right-of-way said #5 rebar being South 0 degrees 41 minutes 50 seconds West, a distance of 846.74 feet from a railroad spike (found) in the centerline of State Route 1012 (Knob Mountain Road) and being the northeasterly corner of lands of Bonnie J. and Harold L. Kingston; thence along the westerly right-of-way line of the proposed 50 foot private right-of-way South 2 degrees 41 minutes 16 seconds East, a distance of 278.00 feet to a #5 rebar (Set) common corner with lands of the aforesaid Larry H. Mensinger; thence along lands of Mensinger, South 89 degrees 51 minutes 06 West, a distance of 313.69 feet to a #5 rebar (set); thence along the same, North 2 degrees 41 minutes 16 seconds West, a distance of 278.00 feet to a #5 rebar (set); thence along the same North 89 degrees 51 minutes 06 seconds East, a distance of 313.69 feet to the place of beginning.

CONTAINING 2.000 acres of land.

TOGETHER WITH the usage of an existing 50 feet private right-of-way across lands of Bonnie J. and Harold L. Kingston Leading from State Route 1012 to lands of Larry H. Mensinger being more fully shown in Columbia County Map Book 6, Page 296.

TOGETHER WITH the usage of a proposed 50 feet private right-of-way across lands of Larry H. Mensinger leading from the above described existing 50 feet private right-of-way to the above described lot.

UNDER AND SUBJECT TO THE FOLLOWING:

By accepting delivery of this Deed the Grantees agree to assume their rightful prorated share of costs and expenses which may hereafter be incurred in connection with the reasonable and necessary maintenance of the 50 foot right-of-way servicing the lot of land herein conveyed to the Grantees. The obligations is to be shared with all present and future owners of land in the subdivision tract of which the conveyance is a part and shall be binding upon the Grantees, their heirs, successors and assigns.

THE above being more fully shown as Lot #1 on a survey draft prepared by Beishline Surveying dated March 13, 2001 and recorded in Columbia County Map Book 7 Page 2062 on June 12, 2001.

TAX PARCEL NO: 07-08-011-06

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

SHERIFF'S SALE

WEDNESDAY JULY 30, 2008 AT 9:30 AM

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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

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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

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

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

CITIMORTGAGE INC.
1000 Technology Drive
O'Fallon, MO 63304

Plaintiff

vs.

CHRISTOPHER L. MENSINGER
JOSIE L. MENSINGER
Mortgagor(s) and Record Owner(s)
236 Knob Mountain Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008 CV 644 MF

2008-ED-88

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$30,714.24

Interest from

05/20/2008 to Date of
Sale at 7.6500%

(Costs to be added)

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

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

CITIMORTGAGE INC.
1000 Technology Drive
O'Fallon, MO 63304

vs.

CHRISTOPHER L. MENSINGER
JOSIE L. MENSINGER
236 Knob Mountain Road
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2008 CV 644 MF

2008-EP-88

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: 236 Knob Mountain Road Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE

\$30,714.24

Interest From 05/20/2008
Through Date of Sale

(Costs to be added)

Dated: 5-27-08

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

Deputy Kelly P. Brewer

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

CITIMORTGAGE INC.
1000 Technology Drive
O'Fallon, MO 63304

Plaintiff

No. 2008 CV 644 MF

vs.

2008-ED-88

CHRISTOPHER L. MENSINGER
JOSIE L. MENSINGER
(Mortgagors and Record Owner(s))
236 Knob Mountain Road
Berwick, PA 18603

Defendant(s)

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

NOTICE

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

Tami Kline
Prothonotary

By: Tami B. Kline jmm

Deputy

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

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

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

DATE OF THIS NOTICE: **May 5, 2008**

TO:

CHRISTOPHER L. MENSINGER
236 Knob Mountain Road
Berwick, PA 18603

CITIMORTGAGE INC.
1000 Technology Drive
O'Fallon, MO 63304

Plaintiff

vs.

CHRISTOPHER L. MENSINGER
JOSIE L. MENSINGER
(Mortgagor(s) and Record Owner(s))
236 Knob Mountain Road
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 644 MF

2008-ED 88

TO:

CHRISTOPHER L. MENSINGER
236 Knob Mountain Road
Berwick, PA 18603

IMPORTANT NOTICE

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

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

NORTH PENN LEGAL SERVICES I/E/K/A SUSQUEHANNA LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760

Michael T. McKeever

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever, Esq.

Attorney for Plaintiff

Suite 5000 – 701 Market Street.

Philadelphia, PA 19106 215-825-6318

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

DATE OF THIS NOTICE: **May 5, 2008**

TO:

JOSIE L. MENSINGER
236 Knob Mountain Road
Berwick, PA 18603

CITIMORTGAGE INC.
1000 Technology Drive
O'Fallon, MO 63304

Plaintiff

vs.

CHRISTOPHER L. MENSINGER
JOSIE L. MENSINGER
(Mortgagor(s) and Record Owner(s))
236 Knob Mountain Road
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 644 MF

2008-ED-88

TO:

JOSIE L. MENSINGER
236 Knob Mountain Road
Berwick, PA 18603

IMPORTANT NOTICE

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168 E. 5th Street
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717-784-8760

Michael T. McKeever

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever, Esq.

Attorney for Plaintiff

Suite 5000 – 701 Market Street.

Philadelphia, PA 19106 215-825-6318

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A
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FOR THE PURPOSE OF COLLECTING THE DEBT.**

DATE OF THIS NOTICE: **May 5, 2008**

TO:

CHRISTOPHER L. MENSINGER
256 Knob Mountain Road
Berwick, PA 18603

CITIMORTGAGE INC.
1000 Technology Drive
O'Fallon, MO 63304

Plaintiff

vs.

CHRISTOPHER L. MENSINGER
JOSIE L. MENSINGER
(Mortgagor(s) and Record Owner(s))
236 Knob Mountain Road
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 644 MF

2008-ED-88

TO:

CHRISTOPHER L. MENSINGER
256 Knob Mountain Road
Berwick, PA 18603

IMPORTANT NOTICE

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

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

Michael T. McKeever

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever, Esq.

Attorney for Plaintiff

Suite 5000 – 701 Market Street.

Philadelphia, PA 19106 215-825-6318

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

DATE OF THIS NOTICE: **May 5, 2008**

TO:

JOSIE L. MENSINGER
1145 Fourth Avenue
Berwick, PA 18603

CITIMORTGAGE INC.
1000 Technology Drive
O'Fallon, MO 63304

Plaintiff

vs.

CHRISTOPHER L. MENSINGER
JOSIE L. MENSINGER
(Mortgagor(s) and Record Owner(s))
236 Knob Mountain Road
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Defendant(s)

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Michael T. McKeever

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever, Esq.

Attorney for Plaintiff

Suite 5000 – 701 Market Street.

Philadelphia, PA 19106 215-825-6318

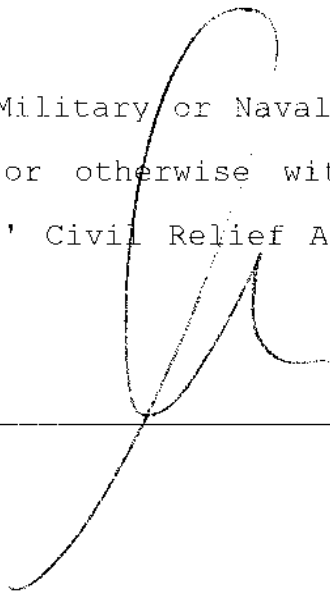
VERIFICATION OF NON-MILITARY SERVICE

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, CHRISTOPHER L. MENSINGER, is about unknown years of age, that Defendant's last known residence is 256 Knob Mountain Road, 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:



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, JOSIE L. MENSINGER, is about unknown years of age, that Defendant's last known residence is 1145 Fourth 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

2008 MAY 29 AM 10:54

CITIMORTGAGE INC.
1000 Technology Drive
O'Fallon, MO 63304

Plaintiff

vs.

CHRISTOPHER L. MENSINGER
JOSIE L. MENSINGER
(Mortgagor(s) and Record owner(s))
236 Knob Mountain Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008 CV 644 MF

ORDER FOR JUDGMENT

Please enter Judgment in favor of CITIMORTGAGE INC., and against CHRISTOPHER L. MENSINGER and JOSIE L. MENSINGER for failure to file an Answer in the above action within (20) days (or sixty (60) days if defendant is the United States of America) from the date of service of the Complaint, in the sum of \$30,714.24.

Michael T. McKeever
Attorney for Plaintiff

I hereby certify that the above names are correct and that the precise residence address of the judgment creditor is CITIMORTGAGE INC. 1000 Technology Drive O'Fallon, MO 63304 and that the name(s) and last known address(es) of the Defendant(s) is/are CHRISTOPHER L. MENSINGER, 236 Knob Mountain Road Berwick, PA 18603 and JOSIE L. MENSINGER, 1145 Fourth Avenue Berwick, PA 18603.

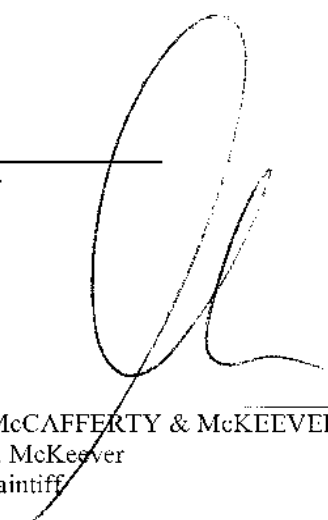
GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever
Attorney for Plaintiff

ASSESSMENT OF DAMAGES

TO THE PROTHONOTARY:

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

Principal Balance	\$26,442.39
Interest from 11/18/2007 through 05/19/2008	\$1,019.36
Reasonable Attorney's Fee	\$2,000.00
Late Charges	\$97.61
Costs of Suit and Title Search	\$900.00
Escrow Payments Due 2 X \$0.00	\$0.00
Unapplied Funds	\$206.07
Unpaid Previous Late Charges	\$48.81
	<hr/>
	\$30,714.24



GOLDBECK McCafferty & McKee
BY: Michael T. McKee
Attorney for Plaintiff

AND NOW, this 27 day of May, 2008 damages are assessed as above.

Tami B. Kline/mm
Pro Prothy

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
O'Fallon, MO 63304

Plaintiff

vs.

CHRISTOPHER L. MENSINGER
JOSIE L. MENSINGER
(Mortgagor(s) and Record Owner(s))
236 Knob Mountain Road
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Defendant(s)

IN THE COURT OF COMMON PLEAS

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CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008 CV 644 MF

2008-EP-88

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:

236 Knob Mountain Road
Berwick, PA 18603

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

CHRISTOPHER L. MENSINGER
256 Knob Mountain Road
Berwick, PA 18603

JOSIE L. MENSINGER
1145 Fourth Avenue
Berwick, PA 18603

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

CHRISTOPHER L. MENSINGER
256 Knob Mountain Road
Berwick, PA 18603

JOSIE L. MENSINGER
1145 Fourth 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

DISCOVER BANK
C/O Apothaker & Associates, PC 2417 Welsh Road
Suite 21 #250
Philadelphia, PA 19114

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

CITIMORTGAGE INC.
1000 Technology Drive
O'Fallon, MO 63368

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.

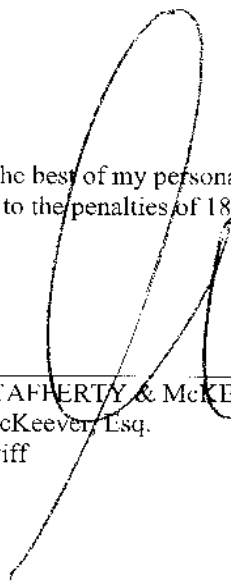
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
236 Knob Mountain Road
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 19, 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
O'Fallon, MO 63304

Plaintiff

vs.

CHRISTOPHER L. MENSINGER
JOSIE L. MENSINGER
(Mortgagor(s) and Record Owner(s))
236 Knob Mountain Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008 CV 644 MF
2008-ED-88

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:

236 Knob Mountain Road
Berwick, PA 18603

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

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256 Knob Mountain Road
Berwick, PA 18603

JOSIE L. MENSINGER
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Berwick, PA 18603

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

CHRISTOPHER L. MENSINGER
256 Knob Mountain Road
Berwick, PA 18603

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

CITIMORTGAGE INC.
1000 Technology Drive
O'Fallon, MO 63368

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.

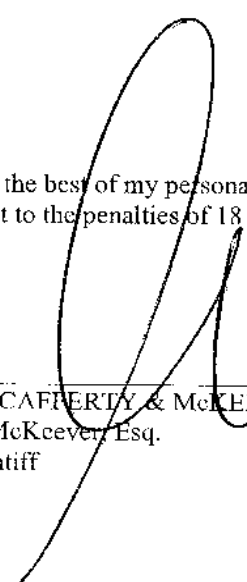
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
236 Knob Mountain Road
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 19, 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
O'Fallon, MO 63304
Plaintiff

vs.

CHRISTOPHER L. MENSINGER
JOSIE L. MENSINGER
Mortgagor(s) and Record Owner(s)

236 Knob Mountain Road
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Defendant(s)

IN THE COURT OF COMMON PLEAS
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CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2008 CV 644 MF

2008-ED-88

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: MENSINGER, CHRISTOPHER L.
CHRISTOPHER L. MENSINGER
256 Knob Mountain Road
Berwick, PA 18603

Your house at 236 Knob Mountain Road, 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 \$30,714.24 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.

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

Resources available for Homeowners in Foreclosure

ACT NOW!

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

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website:
<http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of 64763FC.

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
215-825-6318
Attorney for Plaintiff

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1000 Technology Drive
O'Fallon, MO 63304
Plaintiff

vs.

CHRISTOPHER L. MENSINGER
JOSIE L. MENSINGER
Mortgagor(s) and Record Owner(s)

236 Knob Mountain Road
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Defendant(s)

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- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of 64763FC.

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

GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever
Attorney I.D.#56129
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215-627-1322
Attorney for Plaintiff

CITIMORTGAGE INC.
1000 Technology Drive
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Plaintiff

vs.

CHRISTOPHER L. MENSINGER
JOSIE L. MENSINGER
Mortgagor(s) and Record Owner(s)

236 Knob Mountain Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

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CIVIL ACTION – LAW

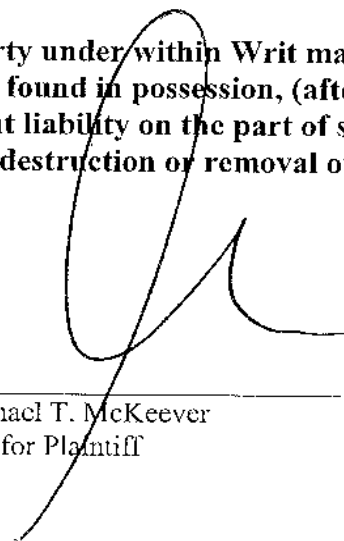
ACTION OF MORTGAGE FORECLOSURE

No. 2008 CV 644 MF

2008 ED 88

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
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Plaintiff

vs.

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Mortgagor(s) and Record Owner(s)

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Defendant(s)

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of Columbia County

CIVIL ACTION - LAW

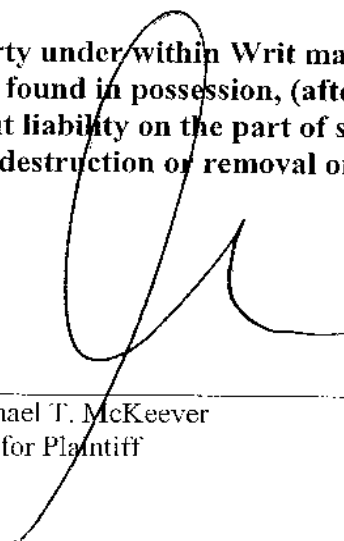
ACTION OF MORTGAGE FORECLOSURE

No. 2008 CV 644 MF

2008-ED-88

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
O'Fallon, MO 63304

Plaintiff

vs.

CHRISTOPHER L. MENSINGER
JOSIE L. MENSINGER
Mortgagor(s) and Record Owner(s)

236 Knob Mountain Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION LAW

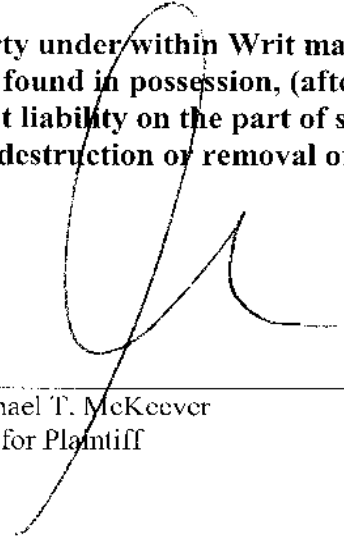
ACTION OF MORTGAGE FORECLOSURE

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Attorney for Plaintiff

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CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2008 CV 644 MF

2008 ED 88

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

ALL the below described tract of land is located in Briar Creek Township, Columbia County, Pennsylvania and is bounded and described as follows:

BEGINNING at a #5 rebar (set) common corner with lands of Larry H. Mensinger, Grantor herein, and on the westerly right-of-way line of a proposed 50 foot private right-of-way said #5 rebar being South 0 degrees 41 minutes 50 seconds West, a distance of 846.74 feet from a railroad spike (found) in the centerline of State Route 1012 (Knob Mountain Road) and being the northeasterly corner of lands of Bonnie J. and Harold L. Kingston; thence along the westerly right-of-way line of the proposed 50 foot private right-of-way South 2 degrees 41 minutes 16 seconds East, a distance of 278.00 feet to a #5 rebar (Set) common corner with lands of the aforesaid Larry H. Mensinger; thence along lands of Mensinger, South 89 degrees 51 minutes 06 West, a distance of 313.69 feet to a #5 rebar (set); thence along the same, North 2 degrees 41 minutes 16 seconds West, a distance of 278.00 feet to a #5 rebar (set); thence along the same North 89 degrees 51 minutes 06 seconds East, a distance of 313.69 feet to the place of beginning.

CONTAINING 2000 acres of land.

TOGETHER WITH the usage of an existing 50 feet private right-of-way across lands of Bonnie J- and Harold L. Kingston Leading from State Route 1012 to lands of Larry H. Mensinger being more fully shown in Columbia County Map Book 6, Page 296.

TOGETHER WITH the usage of a proposed 50 feet private right-of-way across lands of Larry H. Mensinger leading from the above described existing 50 feet private right-of-way to the above described lot.

UNDER AND SUBJECT TO THE FOLLOWING:

By accepting delivery of this Deed the Grantees agree to assume their rightful prorated share of costs and expenses which may hereafter be incurred in connection with the reasonable and necessary maintenance of the 50 foot right-of-way servicing the lot of land herein conveyed to the Grantees. The obligations is to be shared with all present and future owners of land in the subdivision tract of which the conveyance is a part and shall be binding upon the Grantees, their heirs, successors and assigns.

THE above being more fully shown as Lot #1 on a survey draft prepared by Beishline Surveying dated March 13, 2001 and recorded in Columbia County Map Book 7 Page 2062 on June 12, 2001.

TAX PARCEL NO: 07-08-011-06

ALL the below described tract of land is located in Briar Creek Township, Columbia County, Pennsylvania and is bounded and described as follows:

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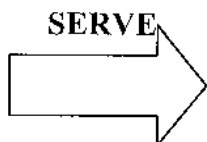
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TAX PARCEL NO: 07-08-011-06

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ CITIMORTGAGE INC.	COURT NUMBER 2008 CV 644 MF <i>2008 ED 58</i>	
DEFENDANT/S/ CHRISTOPHER L. MENSINGER and JOSIE L. MENSINGER	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
CHRISTOPHER L. MENSINGER


ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
256 Knob Mountain Road, Berwick, PA 18603

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

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.

SIGNATURE OF ATTORNEY <i>Michael T. McKeever</i>	TELEPHONE NUMBER (215) 627-1322	DATE May 19, 2008
ADDRESS OF ATTORNEY GOLDBECK McCafferty & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ CITIMORTGAGE INC.		COURT NUMBER 2008 CV 644 MF <i>2008 ED 88</i>	
DEFENDANT/S/ CHRISTOPHER L. MENSINGER and JOSIE L. MENSINGER		TYPE OF WRIT OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	
SERVE 	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE CHRISTOPHER L. MENSINGER and JOSIE L. MENSINGER		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 236 Knob Mountain Road, Berwick, PA 18603		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY <i>Michael T. McKeever</i>		TELEPHONE NUMBER (215) 627-1322	DATE May 19, 2008
ADDRESS OF ATTORNEY GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532			

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ CITIMORTGAGE INC.		COURT NUMBER 2008 CV 644 MF <i>2008 ED-88</i>
DEFENDANT/S/ CHRISTOPHER L. MENSINGER and JOSIE L. MENSINGER		TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
JOSIE L. MENSINGER

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
1145 Fourth Avenue, Berwick, PA 18603

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

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.

SIGNATURE OF ATTORNEY <i>Michael T. McKeever</i>	TELEPHONE NUMBER (215) 627-1322	DATE May 19, 2008
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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 05/19/2008

PAY
TO THE
ORDER OF

Sheriff of Columbia County

\$ **2,000.00

TWO THOUSAND AND XX / 100

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

Mensing

MEMO

AUTHORIZED SIGNATURE



⑈338484⑈ ⑆23607360⑆ ⑆0 1100018⑈

338484

Security Features. Details on back