

SHERIFF'S SALE COST SHEET

Continuity vs. Gary Jones
 NO. 153 FILED NO. 2216-02 JD DATE/TIME OF SALE Dec 15 2010

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>46.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>20.00</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>1.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>485.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>865.56</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1090.56</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>55.00</u>
TOTAL ***** \$ <u>65.00</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	\$	<u>82.29</u>
WATER	20	\$	
TOTAL ***** \$ <u>82.29</u>			

SURCHARGE FEE (DSTE)	\$	<u>1.00</u>
MISC.	\$	
TOTAL ***** \$ <u>1.00</u>		

TOTAL COSTS (OPENING BID) \$ 1888.35

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

Crittentop VS Gary Jones

NO. 153 09 ED NO. 2276-03 JD

DATE/TIME OF SALE: Dec 11 2008

BID PRICE (INCLUDES COST) \$ 188,35

POUNDAGE - 2% OF BID \$ 37,77

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1926,12

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): [Signature] on behalf of TT

TOTAL DUE: \$ 1926,12

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 576,12

PHELA . HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Operator Assisted 215-563-7000, Ext 1477

Automated Assisted 320-0007-Ext, 1477

Fax: 215-563-7009

nora.ferrer@fedphe-pa.com

Nora Ferrer
Legal Assistant, ext.1477

Representing Lenders in
Pennsylvania and New Jersey

November 20, 2009

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

Re: Gary R. Jones
1637 Spring Garden Avenue
Berwick, PA 18603
No. 2008-CV-2276

Dear Sir or Madam:

In reference to the above captioned property knocked-down to me Daniel G. Schmieg, as "attorney-on-the-writ," please issue the Sheriff Decd into, Citimortgage, Inc. ,5280 Corporate Drive, MS 1011, Frederick, MD 21703.

Please send a copy of the Deed via facsimile, and record the original as soon as possible.

In addition, please find enclosed two transfer tax affidavits and two stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,



Nora Ferrer

Enclosure

cc: Citimortgage, Inc.

Account No. 194165

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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name

Telephone Number:

PHELAN HALLINAN & SCHMIEG, LLP

Suite 1400

Area Code (215) 563-7000

Street Address

City

State

Zip Code

One Penn Center at Suburban Station,
1617 JFK Blvd.

Philadelphia

PA

19103

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Grantee(s)/Lessee(s)

Office of the Sheriff

CITIMORTGAGE, INC.

Street Address

Street Address

Columbia County Courthouse

5280 corporate Drive, MS 1011

City State Zip Code

City

State

Zip Code

5 West Main Street

Frederick

MD

21703

C PROPERTY LOCATION

Street Address

City, Township, Borough

1637 Spring Garden Avenue, Berwick, PA 18603

Berwick Borough

County

School District

Tax Parcel Number

COLUMBIA

Berwick Borough

04D-05-064-00.000

D VALUATION DATA

1. Actual Cash Consideration

2. Other Consideration

3. Total Consideration

\$1,888.35

+ -0-

= \$1,888.35

4. County Assessed Value

5. Common Level Ratio Factor

6. Fair Market Value

\$16,638.00

x 3.76

= \$61,394.22

E EXEMPTION DATA

1a. Amount of Exemption Claimed

1b. Percentage of Interest Conveyed

1c. Percentage of Grantor's Interest Conveyed

100%

100%

100 %

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 a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)

☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (if condemnation or in lieu of condemnation, attach a copy of resolution.)

☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.) (If condemnation or in lieu of condemnation, attach copy of resolution.)

☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)

☐ Other (Please explain exemption claimed, if other than listed above.)

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

Signature of Correspondent or Responsible Party

Nora M. Ferrer

Date:

11/20/09

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

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

Friday, August 28, 2009

**EASTERN MORTGAGE SERVICES
2655 INTERPLEX DRIVE
TREVOSSE, PA 19053-**

**CITIMORTGAGE, INC.
VS
GARY R. JONES**

DOCKET # 153ED2009

JD # 2276JD2008

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

Phelan Hallinan & Schmieg, LLP

By: Daniel G. Schmieg, Esquire

Identification No. 62205

JAY B. JONES, ESQUIRE

Identification No. 86657

ANDREW L. SPIVACK, ESQUIRE

Identification No. 84439

JENINE R. DAVEY, ESQUIRE

Identification No. 87077

Attorney for Plaintiff

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

CITIMORTGAGE, INC.

Plaintiff,

v.

GARY R. JONES

Defendant(s).

: COLUMBIA COUNTY

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: NO. 2008-CV-2276

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

GARY R. JONES

232 EAST 9TH STREET

BERWICK, PA 18603

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

Your house (real estate) at **1637 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502** is scheduled to be sold at Sheriff's Sale on November 18, 2009, at 9:00 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$65,817.18** obtained by CITIMORTGAGE, INC., (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

The Sale will be cancelled if you pay to the Mortgagee, CITIMORTGAGE, INC., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.

You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.

You may also be able to stop the Sale through other legal proceedings.

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

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

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

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

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *[Signature]* ☒ Date of Delivery *9/9/05*
 C. Is delivery address different from item 1? ☐ Yes ☒ No
 D. If YES, enter delivery address below:

ACTION

1G

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

7007 0220 0000 1020 4898

Domestic Return Receipt

102595-02-M-1540 Return Receipt

102595-02-M-1540 Receipt

102595-02-M-1540 urn Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *[Signature]* ☒ Date of Delivery *SEP 01 2005*
 C. Is delivery address different from item 1? ☐ Yes ☒ No
 D. 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 ☒ No

7007 2560 0002 1259 6202

Domestic Return Receipt

102595-02-M-1540

102595-02-M-1540

102595-02-M-1540

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *[Signature]* ☒ Date of Delivery *SEP 03 2005*
 C. Is delivery address different from item 1? ☐ Yes ☒ No
 D. 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 ☒ No

07 2560 0002 1259 6219

Return Receipt

102595-02-M-1540 Receipt

102595-02-M-1540 urn Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *[Signature]* ☒ Date of Delivery *SEP 02 2005*
 C. Is delivery address different from item 1? ☐ Yes ☒ No
 D. 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 ☒ No

7 0220 0000 1020 4904

urn Receipt

102595-02-M-1540

102595-02-M-1540

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *[Signature]* ☒ Date of Delivery *SEP 03 2005*
 C. Is delivery address different from item 1? ☐ Yes ☒ No
 D. 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 ☒ No

7 2560 0002 1259 6172

Receipt

102595-02-M-1540 urn Receipt

102595-02-M-1540

COMPLETE THIS SECTION

1, 2, a. Also complete
 b. Delivery is desired.
 c. and address on the reverse
 d. return the card to you.
 e. to the back of the mailpiece,
 f. space permits.

TO: JEFFREY J. HARRIS
 1000 PENNSYLVANIA
 AVENUE
 PHILADELPHIA, PA 19102-1198

FROM: JEFFREY J. HARRIS
 1000 PENNSYLVANIA
 AVENUE
 PHILADELPHIA, PA 19102-1198

7007 0220 0000 1020 4911

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *[Signature]* ☒ Date of Delivery *SEP 03 2005*
 C. Is delivery address different from item 1? ☐ Yes ☒ No
 D. 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 ☒ No

2560 0002 1259 6118

Return Receipt

102595-02-M-1540 urn Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *[Signature]* ☒ Date of Delivery *SEP 01 2005*
 C. Is delivery address different from item 1? ☐ Yes ☒ No
 D. 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 ☒ No

7007 0220 0000 1020 4911

Domestic Return Receipt

102595-02-M-1540

DESCRIPTION

ALL THAT CERTAIN lot piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on Spring Garden Avenue at the southeasterly corner of Lot Number 56; Thence in a northerly direction along the easterly line of said lot a distance of 170 feet to a 15-foot alley; thence in an easterly direction along said alley a distance of 45 feet to the northwesterly corner of Lot Number 58; thence in a southerly direction along the westerly line of Lot Number 58 a distance of 170 feet to Spring Garden Avenue; thence in a westerly direction along said Avenue a distance of 45 feet to the southeasterly corner of Lot Number 56, the place of BEGINNING.

THIS description is intended to cover and this deed to convey Lot Number 57 in the Addition of Berwick Land and Improvement Company.

HAVING THEREON ERECTED a dwelling house known as 1637 Spring Garden Avenue, Berwick, Pennsylvania

TITLE TO SAID PREMISES IS VESTED IN Gary R. Jones, by Deed from Alphonso Jackson, The Secretary of Housing and Urban Development of Washington D.C., by their Attorney in Fact/Agent Carole Armstrong, dated 04/15/2005, recorded 04/25/2005 in Instrument Number 200504110.

Premises being: 1637 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502
Tax Parcel #04D-05-064-00.000

SHORT DESCRIPTION

By virtue of Writ of Execution No. 2008-cv-2276

CITIMORTGAGE, INC.

VS

GARY R. JONES

**Owner of property situate in the BOROUGH OF BERWICK, COLUMBIA
COUNTY, PENNSYLVANIA (MUNICIPALITY)**

Being

1637 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING

DANIEL G. SCHMIEG, ESQUIRE

ENTITY VENDOR
FAP Sheriff of Columbia Col / [SCOLU]

CHECK DATE CHECK NO.
11/24/2009 881247

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
091247	000076579	11/24/2009		194165	576.12	0.00	576.12
NMF (194165) 0002615283 JONES, GARY							
2005-2274							576.12

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

576.12

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

TO BANK, N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
881247

JJR 11/24/2009

DATE	AMOUNT
11/24/2009	*****576.12

Void after 180 days

Pay FIVE HUNDRED SEVENTY SIX AND 12/100 DOLLARS

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

Francis S. Hallinan

881247 036001808136 150866 611

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

FACSIMILE TRANSMITTAL SHEET

TO: <u>Nora Ferrer</u>	FROM: <u>Tim Chamberlain</u>
COMPANY:	DATE: <u>11-23-09</u>
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: <u>2</u>
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <u>Jones</u>	YOUR REFERENCE NUMBER:

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

NOTES/COMMENTS:

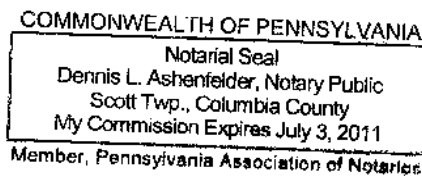
ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

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 October 28 and November 4, 11, 2009 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 11th day of November, 2009

(Notary Public)



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.

sheriff

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CITIMORTGAGE, INC.
Plaintiff

vs.

GARY R. JONES

Defendant

Court of Common Pleas

Civil Division

COLUMBIA County

No. 2008-CV-2276

ORDER

AND NOW, this 2 day of November, 2009 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$59,731.65
Interest Through November 18, 2009	\$5,362.16
Per Diem \$10.63	
Late Charges	\$415.88
Legal fees	\$1,850.00
Cost of Suit and Title	\$1,397.50
Sheriff's Sale Costs	\$0.00
Property Inspections/ Property Preservation	\$1,754.61
Appraisal/Brokers Price Opinion	\$0.00
Mortgage Insurance Premium/	\$96.88
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$0.00)
Escrow Deficit	\$1,624.44
TOTAL	\$72,233.12

Plus interest from November 18, 2009 through the date of sale at six percent per annum.

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

BY THE COURT

Jami B. Kline
J.

Phelan Hallinan & Schmieg, LLP
 By: Lawrence T. Phelan, Esq., Id. No. 32227
 Francis S. Hallinan, Esq., Id. No. 62695
 Daniel G. Schmieg, Esq., Id. No. 62205
 Michele M. Bradford, Esq., Id. No. 69849
 Judith T. Romano, Esq., Id. No. 58745
 Sheetal R. Shah-Jani, Esq., Id. No. 81760
 Jenine R. Davey, Esq., Id. No. 87077
 Lauren R. Tabas, Esq., Id. No. 93337
 Vivek Srivastava, Esq., Id. No. 202331
 Jay B. Jones, Esq., Id. No. 86657
 Peter J. Mulcahy, Esq., Id. No. 61791
 Andrew L. Spivack, Esq., Id. No. 84439
 Jaime McGuinness, Esq., Id. No. 90134
 Chrisovalante P. Fliakos, Esq., Id. No. 94620
 Joshua I. Goldman, Esq., Id. No. 205047
 Courtenay R. Dunn, Esq., Id. No. 206779
 Andrew C. Bramblett, Esq., Id. No. 208375
 1617 JFK Boulevard, Suite 1400
 One Penn Center Plaza
 Philadelphia, PA 19103
 215-563-7000

ATTORNEY FOR PLAINTIFF

CITIMORTGAGE, INC.
 Plaintiff

vs.
 GARY R. JONES

Defendant

: Court of Common Pleas
 :
 : Civil Division
 :
 : COLUMBIA County
 :
 : No. 2008-CV-2276
 :

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of Plaintiff's Motion to Reassess Damages, Notice of Presentation, and Brief in Support thereof will be sent to the following individuals on the date indicated below.

GARY R. JONES
1637 SPRING GARDEN AVENUE
BERWICK, PA 18603

GARY R. JONES
232 EAST 9TH STREET
BERWICK, PA 18603

DATE: 10/29/09 By: Phelan Hallinan & Schmieg, LLP
☐ Lawrence T. Phelan, Esq., Id. No. 32227
☐ Francis S. Hallinan, Esq., Id. No. 62695
☐ Daniel G. Schmieg, Esq., Id. No. 62205
☒ Michele M. Bradford, Esq., Id. No. 69849
☐ Judith T. Romano, Esq., Id. No. 58745
☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
☐ Jenine R. Davey, Esq., Id. No. 87077
☐ Lauren R. Tabas, Esq., Id. No. 93337
☐ Vivek Srivastava, Esq., Id. No. 202331
☐ Jay B. Jones, Esq., Id. No. 86657
☐ Peter J. Mulcahy, Esq., Id. No. 61791
☐ Andrew L. Spivack, Esq., Id. No. 84439
☐ Jaime McGuinness, Esq., Id. No. 90134
☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
☐ Joshua I. Goldman, Esq., Id. No. 205047
☐ Courtenay R. Dunn, Esq., Id. No. 206779
☐ Andrew C. Bramblett, Esq., Id. No. 208375
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax 215-568-7616

CHRISTINE SCHOFFLER
Legal Assistant, 1286

10-22-09

Representing Lenders in
Pennsylvania and New Jersey

Office of the Prothonotary
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

No. 2008-CV-2276

Re: **CITIMORTGAGE, INC. VS. GARY R. JONES**
No. 2008-CV-2276

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.1 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.

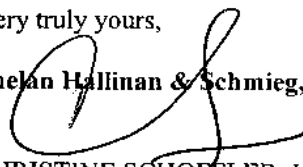
Property is listed for the 11/18/2009 Sheriff Sale.

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

Very truly yours,

Phelan Hallinan & Schmieg, LLP

By:


CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

CITIMORTGAGE, INC.
Plaintiff,

v.

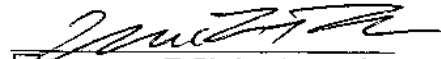
GARY R. JONES
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No. 2008-CV-2276
:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)
COLUMBIA COUNTY) SS:

As required by Pa. R.C.P. 3129.1(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".


☒ Lawrence T. Phelan, Esq., Id. No. 32227
☐ Francis S. Hallinan, Esq., Id. No. 62695
☐ Daniel G. Schmieg, Esq., Id. No. 62205
☐ Michele M. Bradford, Esq., Id. No. 69849
☐ Judith T. Romano, Esq., Id. No. 58745
☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
☐ Jenine R. Davey, Esq., Id. No. 87077
☐ Lauren R. Tabas, Esq., Id. No. 93337
☐ Vivek Srivastava, Esq., Id. No. 202331
☐ Jay B. Jones, Esq., Id. No. 86657
☐ Peter J. Mulcahy, Esq., Id. No. 61791
☐ Andrew L. Spivack, Esq., Id. No. 84439
☐ Jaime McGuinness, Esq., Id. No. 90134
☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
☐ Joshua I. Goldman, Esq., Id. No. 205047
☒ Courtenay R. Dunn, Esq., Id. No. 206779
☐ Andrew C. Bramblett, Esq., Id. No. 208375
Attorney for Plaintiff

Date: 10/22/09

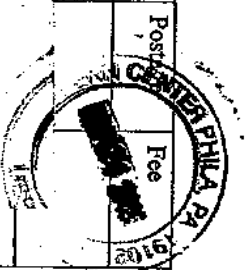
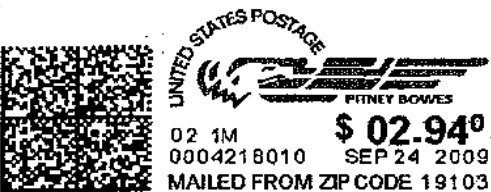
IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Name and Address of Sender

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

SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postmaster, Per (Name of Receiving Employee)
1	*****	TENANT/OCCUPANT 1637 SPRING GARDEN AVENUE BERWICK, PA 18603-2502	
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	
4		WACHOVIA BANK, NATIONAL ASSOCIATION FKA FIRST UNION BANK, AS TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY 2101 NORTH FRONT STREET HARRISBURG, PA 17105	
5		CITIZENS BANK, NATIONAL ASSOCIATION 1735 MARKET STREET PHILADELPHIA, PA 19103	
6		EASTERN MORTGAGE SERVICES, INC. 2655 INTERPLEX DRIVE TREVINOSE, PA 19053	
7		AMERICAN GENERAL FINANCIAL SERVICING, INC. 132 WEST FRONT STREET BERWICK, PA 18603-4702	
8	JVS	RE:GARY R. JONES PHS #194165 TEAM 3/JVS	
9			
10			
11			
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)

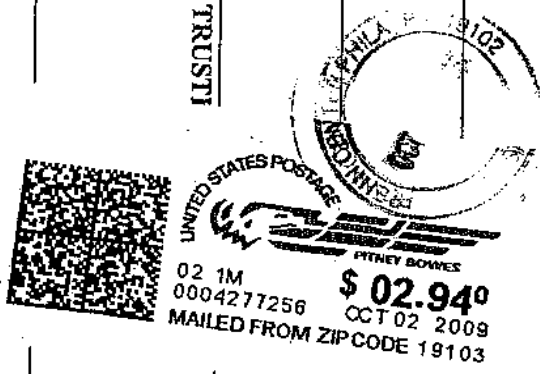


Name and Address of Sender

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

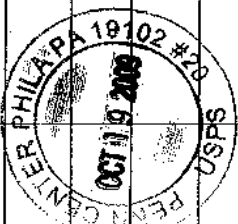
SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 1637 SPRING GARDEN AVENUE BERWICK, PA 18603-2502		
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4		WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A FIRST UNION BANK, AS TRUSTEE PENNSYLVANIA HOUSING FINANCE AGENCY 2101 NORTH FRONT STREET HARRISBURG, PA 17105		
5		CITIZENS BANK, NATIONAL ASSOCIATION 1735 MARKET STREET PHILADELPHIA, PA 19103		
6		EASTERN MORTGAGE SERVICES, INC. 2655 INTERPLEX DRIVE TREVOSE, PA 19053		
7		AMERICAN GENERAL FINANCIAL SERVICING, INC. 132 WEST FRONT STREET BERWICK, PA 18603-4702		
8				
9				
	JVS	RE: GARY R. JONES PHS #194165 TEAM 3/JVS		



Name and Address of Sender
PHILAN HALLINAN & SCHMIEG LLC
 ONE PENN CENTER, PLAZA, SUITE 1400
 PHILADELPHIA, PA 19103-1814

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A FIRST UNION BANK, AS TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY C/O PURCELL, KRUG & HALLER LEON P. HALLER, ESQUIRE 1719 N. FRONT STREET HARRISBURG, PA 17102		
2	****	WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A FIRST UNION BANK, AS TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY C/O PHEA - ACCOUNTING AND LOAN SERVICING 2101 NORTH FRONT STREET HARRISBURG, PA 17105		
3		MELLON BANKM, NATIONAL ASSOCIATION 8 WEST MARKET STREET WILKES BARRE, PA 18711		
4		BERWICK AREA JOINT SEWER AUTHORITY 1108 FREAF AVENUE BERWICK, PA 18603		
5				
6				
7				
8				
9				
10				
11		RE: GARY R. JONES PHS #194165 CQS - TEAM 5		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



UNITED STATES POSTAGE
 MTNEY BOWES
 02 1M
 0004277256
\$ 01.68⁰
 OCT 19 2009
 MAILED FROM ZIP CODE 19103

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
JAY B. JONES, ESQUIRE
Identification No.86657
ANDREW L. SPIVACK, ESQUIRE
Identification No.84439
JENINE R. DAVEY, ESQUIRE
Identification No.87077
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

CITIMORTGAGE, INC.

Plaintiff,

v.

GARY R. JONES

Defendant(s).

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-2276
:
:
:
:
:

AMENDED AFFIDAVIT PURSUANT TO RULE 3129

CITIMORTGAGE, INC., Plaintiff in the above action, by its attorney, the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 1637 **SPRING GARDEN AVENUE, BERWICK, PA 18603-2502.**

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

NAME

GARY R. JONES

ADDRESS (If address cannot be
reasonably ascertained, please so indicate.)
232 EAST 9TH STREET
BERWICK, PA 18603

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

NAME

SAME AS ABOVE

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

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

WACHOVIA BANK, NATIONAL ASSOCIATION
F/K/A FIRST UNION BANK, AS TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY

ADDRESS (If address cannot be reasonably
ascertained, please so indicate.)
2101 NORTH FRONT STREET
HARRISBURG, PA 17105

**WACHOVIA BANK, NATIONAL ASSOCIATION
F/K/A FIRST UNION BANK, AS TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY
C/O PURCELL, KRUG & HALLER
LEON P. HALLER, ESQUIRE**

**1719 N. FRONT STREET
HARRISBURG, PA 17102**

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

NAME	ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
CITIZENS BANK, NATIONAL ASSOCIATION	1735 MARKET STREET PHILADELPHIA, PA 19103
EASTERN MORTGAGE SERVICES, INC.	2655 INTERPLEX DRIVE TREVSE, PA 19053
AMERICAN GENERAL FINANCIAL SERVICING, INC.	132 WEST FRONT STREET BERWICK, PA 18603-4702
WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A FIRST UNION BANK, AS TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY C/O PHFA – ACCOUNTING AND LOAN SERVICING	2101 NORTH FRONT STREET HARRISBURG, PA 17105
MELLON BANK, NATIONAL ASSOCIATION	8 WEST MARKET STREET WILKES BARRE, PA 18711

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

NAME	ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
BERWICK AREA JOINT SEWER AUTHORITY	1108 FREAF AVENUE BERWICK, PA 18603

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

NAME	ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
NONE	

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

NAME

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

TENANT/OCCUPANT

1637 SPRING GARDEN AVENUE
BERWICK, PA 18603-2502

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

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

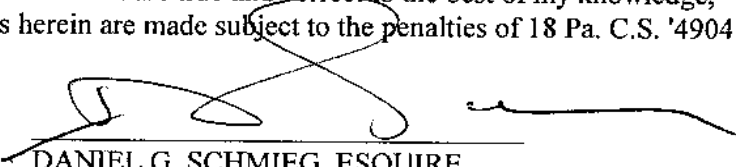
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

P.O. BOX 2675
HARRISBURG, PA 17105

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

October 19, 2009

Date



DANIEL G. SCHMIEG, ESQUIRE
JAY B. JONES, ESQUIRE
ANDREW L. SPIVACK, ESQUIRE
JENINE R. DAVEY, ESQUIRE
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.

GARY JONES

WRIT OF EXECUTION #153 OF 2009 ED

POSTING OF PROPERTY

OCTOBER 15, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF GARY JONES AT 1637 SPRING GARDEN AVENUE 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 16TH DAY OF OCTOBER 2009

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public

Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

CITIMORTGAGE, INC.

Docket # 153ED2009

VS

MORTGAGE FORECLOSURE

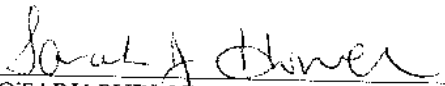
GARY R. JONES

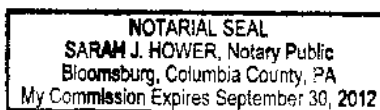
AFFIDAVIT OF SERVICE


NOW, THIS TUESDAY, SEPTEMBER 01, 2009, AT 10:25 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON GARY JONES AT 232 E 9TH STREET, BERWICK BY HANDING TO KATHY MCHENRY, MOTHER IN LAW, 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, SEPTEMBER 02, 2009


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
P. D'ANGELO
DEPUTY SHERIFF

PHILAN HALLINAN AND SCHMIEG
1617 JOHN F KENNEDY BLVD ONN PENN CENTER
Suite 140
PHILADELPHIA, PA 19103



September 3, 2009

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

CITIMORTGAGE, INC.

VS.

GARY R. JONES

DOCKET # 153ED2009

JD # 2276JD2008

Dear Timothy:

The amount due on the sewer account #116764 for the property located at 1637 Spring Garden Avenue Berwick, Pa through December 31, 2009 is \$82.29.

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

Sincerely,

Kelly Greer
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/26/2009

SERVICE# 6 - OF - 16 SERVICES
DOCKET # 153ED2009

PLAINTIFF CITIMORTGAGE, INC.

DEFENDANT GARY R. JONES
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	MORTGAGE FORECLOSURE
1637 SPRING GARDEN AVE.	
BERWICK	

SERVED UPON VACANT / POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 09.01.09 TIME 1405 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

Fla Del

DATE 09.01.09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/26/2009

SERVICE# 1 - OF - 16 SERVICES
DOCKET # 153ED2009

PLAINTIFF CITIMORTGAGE, INC.

DEFENDANT GARY R. JONES
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
GARY JONES
232 E 9TH STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON KATHY McHENRY

RELATIONSHIP MOTHER IN LAW IDENTIFICATION _____

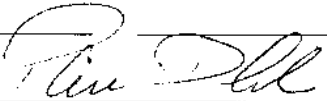
DATE 09.01.09 TIME 1025 MILEAGE _____ OTHER _____

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 09.01.09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/26/2009

SERVICE# 5 - OF - 16 SERVICES
DOCKET # 153ED2009

PLAINTIFF CITIMORTGAGE, INC.

DEFENDANT GARY R. JONES
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
AMERICAN GENERAL FINANCIAL SERVICING INC
132 WEST FRONT STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Kim Koch

RELATIONSHIP SENIOR CSR SERV. REP IDENTIFICATION _____

DATE 08.31.09 TIME 1505 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

[Signature]

DATE 08.31.09

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 09/01/2009

Fee: \$5.00

Cert. NO: 6550

JONES GARY R
1637 SPRING GARDEN AVE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20050 -4110
Location: 1637 SPR GDN AVE LOT
Parcel Id: 04D-05 -064-00,000

Assessment: 16,638
Balances as of 09/01/2009

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

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain Per: dm.

Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/26/2009

SERVICE# 8 - OF - 16 SERVICES
DOCKET # 153ED2009

PLAINTIFF CITIMORTGAGE, INC.

DEFENDANT GARY R. JONES
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON KELLY GREEN

RELATIONSHIP ACQUAINTANCE IDENTIFICATION _____

DATE 08-31-09 TIME 1445 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

[Signature]

DATE

08-31-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/26/2009

SERVICE# 9 - OF - 16 SERVICES
DOCKET # 153ED2009

PLAINTIFF CITIMORTGAGE, INC.

DEFENDANT GARY R. JONES
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MOLLIE FRITZ

RELATIONSHIP Client IDENTIFICATION _____

DATE 08-31-09 TIME 1515 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

[Signature]

DATE

08-31-09

BERWICK AREA SCHOOL DISTRICT

2009 SCHOOL REAL ESTATE DATE 07/01

79 BILL# 006831

TAXPAYER COP

BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:
CONNIE C. GINGHER
1615 LINCOLN AVENUE
BERWICK, PA 18603

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

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	16638	48.1000	604.97	617.32	679.1
ASSESSED VALUE	16638	800.29	604.97	617.32	679.1
GAMING REVENUE	-3804	-182.97	IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER
TAXABLE ASSESSMENT	12834	617.32	Aug. 31	Oct. 31	Nov. 1

NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION	ACCT.
PARCEL 04D05 06400000	9277
1637 SPRING GARDEN AVE	SCHOOL PENALTY 10%
20050-4110	DELINQUENT TAX TO
0.18 ACRES	COURTHOUSE DEC. 15

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

Tax Notice 2009 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

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

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2009

BILL NO.
4305

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	16,638	6.146	100.21	102.26	112.49
SINKING		1.345	21.93	22.38	24.62
FIRE		1.25	20.38	20.80	21.84
LIGHT		1.75	28.54	29.12	30.58
BORO RE		10.6	172.83	176.36	185.18
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	343.89	374.71
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

JONES GARY R
1637 SPRING GARDEN AVE
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-05 -064-00,000
1637 SPRING GARDEN AVE
.1756 Acres Land 3,060
Buildings 13,578
Total Assessment 16,638

This tax returned to
courthouse on:
January 1, 2010

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

WFE J311
4.36

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/26/2009

SERVICE# 10 - OF - 16 SERVICES
DOCKET # 153ED2009

PLAINTIFF CITIMORTGAGE, INC.

DEFENDANT GARY R. JONES
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN GILL

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 8-31-9 TIME 1:40 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) _____

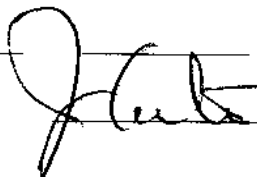
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 8-31-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/26/2009

SERVICE# 13 - OF - 16 SERVICES
DOCKET # 153ED2009

PLAINTIFF CITIMORTGAGE, INC.

DEFENDANT GARY R. JONES
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Debra Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 8-31-9 TIME 1000 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

[Signature]

DATE 8-31-9

REAL ESTATE OUTLINE

ED # 156-09

DATE RECEIVED 6-25-09

DOCKET AND INDEX 6-25-09

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 ✓

CK# 841669

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

SALE DATE Nov. 17, 09

TIME 0900

POSTING DATE Oct. 14, 09

ADV. DATES FOR NEWSPAPER

1ST WEEK Oct. 17

2ND WEEK Nov. 4

3RD WEEK Nov. 11

SHERIFF'S SALE

WEDNESDAY OCTOBER 14, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 153 OF 2009 ED AND CIVIL WRIT NO. 2276 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN lot piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on Spring Garden Avenue at the southeasterly corner of Lot Number 56; Thence in a northerly direction along the easterly line of said lot a distance of 170 feet to a 15-foot alley; thence in an easterly direction along said alley a distance of 45 feet to the northwesterly corner of Lot Number 58; thence in a southerly direction along the westerly line of Lot Number 58 a distance of 170 feet to Spring Garden Avenue; thence in a westerly direction along said Avenue a distance of 45 feet to the southeasterly corner of Lot Number 56, the place of BEGINNING.

THIS description is intended to cover and this deed to convey Lot Number 57 in the Addition of Berwick Land and Improvement Company.

HAVING THEREON ERECTED a dwelling house known as 1637 Spring Garden Avenue, Berwick, Pennsylvania TITLE TO SAID PREMISES IS VESTED IN Gary R. Jones, by Deed from Alphonso Jackson, The Secretary of Housing and Urban Development of Washington D.C., by their Attorney in Fact/Agent Carole Armstrong, dated 04/15/2005, recorded 04/25/2005 in Instrument Number 200504110.

Premises being: 1637 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502 Tax Parcel #04D-05-064-00.000

TERMS OF SALE

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

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (3) days after the sale in cash, certified check or cashier's check.

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

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney
Daniel Schmieg
1617 JFK Blvd
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY OCTOBER 14, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 153 OF 2009 ED AND CIVIL WRIT NO. 2276 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN lot piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on Spring Garden Avenue at the southeasterly corner of Lot Number 56; Thence in a northerly direction along the easterly line of said lot a distance of 170 feet to a 15-foot alley; thence in an easterly direction along said alley a distance of 45 feet to the northwesterly corner of Lot Number 58; thence in a southerly direction along the westerly line of Lot Number 58 a distance of 170 feet to Spring Garden Avenue; thence in a westerly direction along said Avenue a distance of 45 feet to the southeasterly corner of Lot Number 56, the place of BEGINNING.

THIS description is intended to cover and this deed to convey Lot Number 57 in the Addition of Berwick Land and Improvement Company.

HAVING THEREON ERECTED a dwelling house known as 1637 Spring Garden Avenue, Berwick, Pennsylvania TITLE TO SAID PREMISES IS VESTED IN Gary R. Jones, by Deed from Alphonse Jackson, The Secretary of Housing and Urban Development of Washington D.C., by their Attorney in Fact/Agent Carole Armstrong, dated 04/15/2005, recorded 04/25/2005 in Instrument Number 200504110.

Premises being: 1637 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502 Tax Parcel #04D-05-064-00.000

TERMS OF SALE

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

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

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

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney
Daniel Schmieg
1617 JFK Blvd
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY OCTOBER 14, 2009 AT 9:00 AM

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Plaintiff's Attorney
Daniel Schmieg
1617 JFK Blvd
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY OCTOBER 14, 2009 AT 9:00 AM

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BEGINNING on Spring Garden Avenue at the southeasterly corner of Lot Number 56; Thence in a northerly direction along the easterly line of said lot a distance of 170 feet to a 15-foot alley; thence in an easterly direction along said alley a distance of 45 feet to the northwesterly corner of Lot Number 58; thence in a southerly direction along the westerly line of Lot Number 58 a distance of 170 feet to Spring Garden Avenue; thence in a westerly direction along said Avenue a distance of 45 feet to the southeasterly corner of Lot Number 56, the place of BEGINNING.

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Plaintiff's Attorney
Daniel Schmieg
1617 JFK Blvd
Philadelphia, PA 19106

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

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

CITIMORTGAGE, INC.

vs.

GARY R. JONES

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-2276

WRIT OF EXECUTION
(Mortgage Foreclosure)

2009-ED-153

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 1637 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502
(See Legal Description attached)

Amount Due	<u>\$66,116.50</u>
Additional Fees and Costs	<u>\$2,740.00</u>
Interest from 6/18/09 to Sale	\$_____ and costs.
at \$11.02 per diem	

Dated

Aug. 26, 2009
(SEAL)

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

May 2010

PHS#194165

No. 2008-CV-2276

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

CITIMORTGAGE, INC.

vs.

GARY R. JONES

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-2276

WRIT OF EXECUTION
(Mortgage Foreclosure)

2009-ED-153

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 1637 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502
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Additional Fees and Costs	<u>\$2,740.00</u>
Interest from 6/18/09 to Sale	\$_____and costs.
at \$11.02 per diem	

Dated

Aug. 26, 2009
(SEAL)

Lami B. Kline

(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

*Prothy Support, Common Pleas Court
Columbia County, Penna.
My Comm. Expires 12/31/2012*

PHS#194165

No. 2008-CV-2276

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

CITIMORTGAGE, INC.

vs.

GARY R. JONES

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-2276

2009-ED-153

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

To the Director of the Office of Judicial Support

Issue writ of execution in the above matter:

Amount Due
Additional Fees and Costs
Interest from 6/18/09 to Sale
At \$11.02 per diem

\$66,116.50
\$2,740.00
\$ _____ and costs.



~~DANIEL G. SCHMIEG, ESQUIRE~~
JAY B. JONES, ESQUIRE
ANDREW L. SPIVACK, ESQUIRE
JENINE R. DAVEY, ESQUIRE
Attorney for the Plaintiff(s)

Note: Please attach description of Property.
PHS#194165

DESCRIPTION

ALL THAT CERTAIN lot piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on Spring Garden Avenue at the southeasterly corner of Lot Number 56; Thence in a northerly direction along the easterly line of said lot a distance of 170 feet to a 15-foot alley; thence in an easterly direction along said alley a distance of 45 feet to the northwesterly corner of Lot Number 58; thence in a southerly direction along the westerly line of Lot Number 58 a distance of 170 feet to Spring Garden Avenue; thence in a westerly direction along said Avenue a distance of 45 feet to the southeasterly corner of Lot Number 56, the place of BEGINNING.

THIS description is intended to cover and this deed to convey Lot Number 57 in the Addition of Berwick Land and Improvement Company.

HAVING THEREON ERECTED a dwelling house known as 1637 Spring Garden Avenue, Berwick, Pennsylvania

TITLE TO SAID PREMISES IS VESTED IN Gary R. Jones, by Deed from Alphonso Jackson, The Secretary of Housing and Urban Development of Washington D.C., by their Attorney in Fact/Agent Carole Armstrong, dated 04/15/2005, recorded 04/25/2005 in Instrument Number 200504110.

Premises being: 1637 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502
Tax Parcel #04D-05-064-00.000

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
JAY B. JONES, ESQUIRE
Identification No.86657
ANDREW L. SPIVACK, ESQUIRE
Identification No.84439
JENINE R. DAVEY, ESQUIRE
Identification No.87077
One Penn Center Plaza
1617 JFK Boulevard, Ste.1400
Philadelphia, PA 19103
(215) 320-0007

Attorney for Plaintiff

CITIMORTGAGE, INC.

vs.

GARY R. JONES

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-2276
:
:

VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant GARY R. JONES is over 18 years of age and resides at **232 EAST 9TH STREET, BERWICK, PA 18603.**

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



DANIEL G. SCHMIEG, ESQUIRE
JAY B. JONES, ESQUIRE
ANDREW L. SPIVACK, ESQUIRE
JENINE R. DAVEY, ESQUIRE
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
JAY B. JONES, ESQUIRE
Identification No. 86657
ANDREW L. SPIVACK, ESQUIRE
Identification No. 84439
JENINE R. DAVEY, ESQUIRE
Identification No. 87077
One Penn Center Plaza
1617 JFK Boulevard, Ste. 1400
Philadelphia, PA 19103
(215) 320-0007

Attorney for Plaintiff

CITIMORTGAGE, INC.

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-2276
:
:

vs.

GARY R. JONES

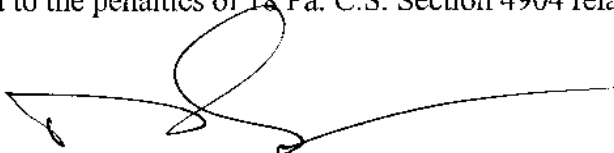
VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant GARY R. JONES is over 18 years of age and resides at **232 EAST 9TH STREET, BERWICK, PA 18603.**

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



DANIEL G. SCHMIEG, ESQUIRE
JAY B. JONES, ESQUIRE
ANDREW L. SPIVACK, ESQUIRE
JENINE R. DAVEY, ESQUIRE
Attorney for Plaintiff

Frielan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
JAY B. JONES, ESQUIRE
Identification No. 86657
ANDREW L. SPIVACK, ESQUIRE
Identification No. 84439
JENINE R. DAVEY, ESQUIRE
Identification No. 87077
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

CITIMORTGAGE, INC.

Plaintiff,

v.

GARY R. JONES

Defendant(s).

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-2276
:
:
:
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129

CITIMORTGAGE, INC., Plaintiff in the above action, by its attorney, the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1637 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502**.

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

NAME

GARY R. JONES

ADDRESS (If address cannot be
reasonably ascertained, please so indicate.)
232 EAST 9TH STREET
BERWICK, PA 18603

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

NAME

SAME AS ABOVE

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

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

NAME

WACHOVIA BANK, NATIONAL ASSOCIATION
F/K/A FIRST UNION BANK, AS TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY

ADDRESS (If address cannot be reasonably
ascertained, please so indicate.)
2101 NORTH FRONT STREET
HARRISBURG, PA 17105

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

NAME

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

**CITIZENS BANK, NATIONAL
ASSOCIATION**

**1735 MARKET STREET
PHILADELPHIA, PA 19103**

**EASTERN MORTGAGE SERVICES,
INC.**

**2655 INTERPLEX DRIVE
TREVSE, PA 19053**

**AMERICAN GENERAL FINANCIAL
SERVICING, INC.**

**132 WEST FRONT STREET
BERWICK, PA 18603-4702**

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

NAME

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

NONE

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

NAME

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

NONE

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

NAME

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

TENANT/OCCUPANT

**1637 SPRING GARDEN AVENUE
BERWICK, PA 18603-2502**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

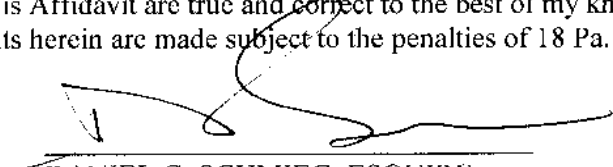
**COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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

August 19, 2009
Date



DANIEL G. SCHMIEG, ESQUIRE
JAY B. JONES, ESQUIRE
ANDREW L. SPIVACK, ESQUIRE
JENINE R. DAVEY, ESQUIRE
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
JAY B. JONES, ESQUIRE
Identification No.86657
ANDREW L. SPIVACK, ESQUIRE
Identification No.84439
JENINE R. DAVEY, ESQUIRE
Identification No.87077
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

CITIMORTGAGE, INC.

Plaintiff,

v.

GARY R. JONES

Defendant(s).

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2008-CV-2276**
:
:
:
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129

CITIMORTGAGE, INC., Plaintiff in the above action, by its attorney, the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **1637 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502**.

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

NAME

GARY R. JONES

ADDRESS (If address cannot be
reasonably ascertained, please so indicate.)
232 EAST 9TH STREET
BERWICK, PA 18603

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

NAME

SAME AS ABOVE

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

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

NAME

WACHOVIA BANK, NATIONAL ASSOCIATION
F/K/A FIRST UNION BANK, AS TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY

ADDRESS (If address cannot be reasonably
ascertained, please so indicate.)
2101 NORTH FRONT STREET
HARRISBURG, PA 17105

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

NAME

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

**CITIZENS BANK, NATIONAL
ASSOCIATION**

**1735 MARKET STREET
PHILADELPHIA, PA 19103**

**EASTERN MORTGAGE SERVICES,
INC.**

**2655 INTERPLEX DRIVE
TREVOSE, PA 19053**

**AMERICAN GENERAL FINANCIAL
SERVICING, INC.**

**132 WEST FRONT STREET
BERWICK, PA 18603-4702**

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

NAME

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

NONE

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

NAME

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

NONE

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

NAME

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

TENANT/OCCUPANT

**1637 SPRING GARDEN AVENUE
BERWICK, PA 18603-2502**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

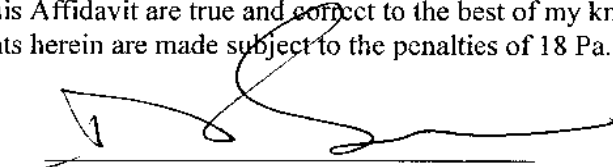
**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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

August 19, 2009

Date



DANIEL G. SCHMIEG, ESQUIRE
JAY B. JONES, ESQUIRE
ANDREW L. SPIVACK, ESQUIRE
JENINE R. DAVEY, ESQUIRE
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

By: Daniel G. Schmieg, Esquire

Identification No. 62205

JAY B. JONES, ESQUIRE

Identification No. 86657

ANDREW L. SPIVACK, ESQUIRE

Identification No. 84439

JENINE R. DAVEY, ESQUIRE

Identification No. 87077

Attorney for Plaintiff

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

CITIMORTGAGE, INC.

Plaintiff,

v.

GARY R. JONES

Defendant(s).

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-2276
:
:
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: **GARY R. JONES**
232 EAST 9TH STREET
BERWICK, PA 18603

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

Your house (real estate) at **1637 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502** is scheduled to be sold at Sheriff's Sale on _____, at _____ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$65,817.18** obtained by CITIMORTGAGE, INC., (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

DESCRIPTION

ALL THAT CERTAIN lot piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on Spring Garden Avenue at the southeasterly corner of Lot Number 56; Thence in a northerly direction along the easterly line of said lot a distance of 170 feet to a 15-foot alley; thence in an easterly direction along said alley a distance of 45 feet to the northwesterly corner of Lot Number 58; thence in a southerly direction along the westerly line of Lot Number 58 a distance of 170 feet to Spring Garden Avenue; thence in a westerly direction along said Avenue a distance of 45 feet to the southeasterly corner of Lot Number 56, the place of BEGINNING.

THIS description is intended to cover and this deed to convey Lot Number 57 in the Addition of Berwick Land and Improvement Company.

HAVING THEREON ERECTED a dwelling house known as 1637 Spring Garden Avenue, Berwick, Pennsylvania

TITLE TO SAID PREMISES IS VESTED IN Gary R. Jones, by Deed from Alphonso Jackson, The Secretary of Housing and Urban Development of Washington D.C., by their Attorney in Fact/Agent Carole Armstrong, dated 04/15/2005, recorded 04/25/2005 in Instrument Number 200504110.

Premises being: 1637 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502
Tax Parcel #04D-05-064-00.000

SHORT DESCRIPTION

By virtue of Writ of Execution No. 2008-cv-2276

CITIMORTGAGE, INC.

VS

GARY R. JONES

**Owner of property situate in the BOROUGH OF BERWICK, COLUMBIA
COUNTY, PENNSYLVANIA (MUNICIPALITY)**

Being

1637 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING

DANIEL G. SCHMIEG, ESQUIRE

DESCRIPTION

ALL THAT CERTAIN lot piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on Spring Garden Avenue at the southeasterly corner of Lot Number 56; Thence in a northerly direction along the easterly line of said lot a distance of 170 feet to a 15-foot alley; thence in an easterly direction along said alley a distance of 45 feet to the northwesterly corner of Lot Number 58; thence in a southerly direction along the westerly line of Lot Number 58 a distance of 170 feet to Spring Garden Avenue; thence in a westerly direction along said Avenue a distance of 45 feet to the southeasterly corner of Lot Number 56, the place of BEGINNING.

THIS description is intended to cover and this deed to convey Lot Number 57 in the Addition of Berwick Land and Improvement Company.

HAVING THEREON ERECTED a dwelling house known as 1637 Spring Garden Avenue, Berwick, Pennsylvania

TITLE TO SAID PREMISES IS VESTED IN Gary R. Jones, by Deed from Alphonso Jackson, The Secretary of Housing and Urban Development of Washington D.C., by their Attorney in Fact/Agent Carole Armstrong, dated 04/15/2005, recorded 04/25/2005 in Instrument Number 200504110.

Premises being: 1637 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502
Tax Parcel #04D-05-064-00.000

DESCRIPTION

ALL THAT CERTAIN lot piece or parcel of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on Spring Garden Avenue at the southeasterly corner of Lot Number 56; Thence in a northerly direction along the easterly line of said lot a distance of 170 feet to a 15-foot alley; thence in an easterly direction along said alley a distance of 45 feet to the northwesterly corner of Lot Number 58; thence in a southerly direction along the westerly line of Lot Number 58 a distance of 170 feet to Spring Garden Avenue; thence in a westerly direction along said Avenue a distance of 45 feet to the southeasterly corner of Lot Number 56, the place of BEGINNING.

THIS description is intended to cover and this deed to convey Lot Number 57 in the Addition of Berwick Land and Improvement Company.

HAVING THEREON ERECTED a dwelling house known as 1637 Spring Garden Avenue, Berwick, Pennsylvania

TITLE TO SAID PREMISES IS VESTED IN Gary R. Jones, by Deed from Alphonso Jackson, The Secretary of Housing and Urban Development of Washington D.C., by their Attorney in Fact/Agent Carole Armstrong, dated 04/15/2005, recorded 04/25/2005 in Instrument Number 200504110.

Premises being: 1637 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502
Tax Parcel #04D-05-064-00.000

DESCRIPTION

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BEGINNING on Spring Garden Avenue at the southeasterly corner of Lot Number 56; Thence in a northerly direction along the easterly line of said lot a distance of 170 feet to a 15-foot alley; thence in an easterly direction along said alley a distance of 45 feet to the northwesterly corner of Lot Number 58; thence in a southerly direction along the westerly line of Lot Number 58 a distance of 170 feet to Spring Garden Avenue; thence in a westerly direction along said Avenue a distance of 45 feet to the southeasterly corner of Lot Number 56, the place of BEGINNING.

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TITLE TO SAID PREMISES IS VESTED IN Gary R. Jones, by Deed from Alphonso Jackson, The Secretary of Housing and Urban Development of Washington D.C., by their Attorney in Fact/Agent Carole Armstrong, dated 04/15/2005, recorded 04/25/2005 in Instrument Number 200504110.

Premises being: 1637 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502
Tax Parcel #04D-05-064-00.000

SHERIFF'S RETURN

CITIMORTGAGE, INC.

Plaintiff

vs.

GARY R. JONES

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2008-CV-2276 CD

WRIT

ISSUED

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

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

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

_____ upon _____

at _____

_____ by handing to _____

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

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

20, _____, See return endorsed hereon by Sheriff of _____ County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
CITIMORTGAGE, INC.

Court Number
2008-CV-2276

Defendant
GARY R. JONES

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of ☒ Plaintiff

Defendant

One Penn Center at Subu

Telephone Number

Date

ADDRESS:

Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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


Expiration date _____

Plaintiff
CITIMORTGAGE, INC.

Court Number
2008-CV-2276

Defendant
GARY R. JONES

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE  **AT** { NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
1637 SPRING GARDEN AVENUE, BERWICK, PA 18603-2502

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

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

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number
(215)563-7000

Date _____

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

PLAINTIFF

Court Number

RETURNED:

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

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

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

TD BANK, N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
841669

JUL 08/18/2009

DATE	AMOUNT
08/18/2009	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Valid after 180 days

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

Thomas S. Hallinan

⑈841669⑈ ⑆036001808⑆36 150866 6⑈