

# SHERIFF'S SALE COST SHEET

Citibank vs. Henry  
 NO. 14-09 ED NO. 211-09 JD DATE/TIME OF SALE Delayed

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>15.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>35.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>15.30</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>308.80</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>706.20</u>	
SOLICITOR'S SERVICES	\$ <u>75.00</u>	
TOTAL *****		\$ <u>856.20</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$	
TOTAL *****		\$ <u>10.00</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	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>50.00</u>	
MISC. <u>Delay</u>	\$ <u>220.00</u>	
TOTAL *****		\$ <u>270.00</u>

TOTAL COSTS (OPENING BID) \$ 1520.00

**DANIEL J. MANCINI & ASSOCIATES****201A Fairview Drive****Monaca, PA 15061****Phone (724) 728-4233****Fax (724) 728-4239****Fax Cover Sheet****DATE:** 6/22/09**TO:** Columbia County Sheriff  
**ATTN:** Real Estate**PHONE:** .....  
**FAX:** 570-389-5625**FROM:** Daniel J. Mancini, Esquire**PHONE:** (724) 728-4233  
**FAX:** (724) 728-4239**RE:** Carolyn & Bobby Yohey Case #2009-CV-277**Number of pages including cover sheet:** 2**COMMENT:** Please stay the sheriff Sale that is scheduled for June 24, 2009.  
Thank you.**STATEMENT OF CONFIDENTIALITY**

The documents included with this facsimile transmittal sheet contain information from the offices of the **Daniel J. Mancini & Associates** which is confidential and/or privileged and/or exempt from disclosure under applicable laws. This information is intended to be for the use of the addressee named on this transmittal sheet. If you are not the addressee, note that any disclosure, copying, distribution or use of the contents of this faxed information is prohibited. If you have received this facsimile in error, please notify us by telephone (collect) immediately so that we can arrange for the retrieval of the original documents at no cost to you.

*PLEASE INITIAL + RETURN VIA FAX TO VERIFY  
THIS SALE WILL BE STAYED.*

*THANK YOU*

## Mancini & Associates

201A Fairview Drive  
Monaca, PA 15061  
Phone (724) 728-4233  
Fax (724) 728-4239

Daniel J. Mancini, Esq.  
\*Licensed in PA and FL

June 22, 2009

Columbia County Sheriff  
P.O. Box 380  
35 West Main Street  
Bloomsburg, PA 17815

ATTN: Real Estate

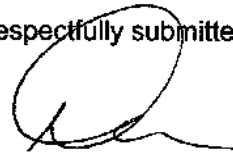
**STAY SHERIFF'S SALE  
CAROLYN YOHEY  
1608 FRANKLIN STREET  
BERWICK, PA 18603  
2009-CV-277  
SALE DATE 6/24/09**

Dear Sheriff,

Kindly stay the Sheriff's Sale scheduled for June 24, 2009. The defendants have reinstated their loan in the amount of \$11,000.00. Please advise our office if there are any additional monies due to your office.

If there is anything else you may need, please do not hesitate to contact me. Thank you in advance for your cooperation.

Respectfully submitted,



Daniel J. Mancini, Esquire

FARE

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 4. 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

FWD TO:

1150 1st Ave  
#1001

-King of Prussia, PA

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature *[Signature]* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *[Signature]* C. Date of Delivery *74*
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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

7007 2560 0002 1259 9104

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature *[Signature]* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *[Signature]* C. Date of Delivery *APR 1 3 2009*
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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

ATTN: SHERIFF SALE

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

Dept of Public Welfare  
PO Box 8486  
Harrisburg, PA 17105

2. Article Number  
(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature *[Signature]* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *[Signature]* C. Date of Delivery *APR 1 3 2009*
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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

7007 2560 0002 1259 9067

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature *[Signature]* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *[Signature]* C. Date of Delivery *APR 1 0 2009*
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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

e Tax Div

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 4. 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

2. Article Number  
(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature *[Signature]* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *[Signature]* C. Date of Delivery *APR 1 3 2009*
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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

7007 2560 0002 1259 9111

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature *[Signature]* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *[Signature]* C. Date of Delivery *APR 1 0 2009*
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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

# SHERIFF'S SALE COST SHEET

Cr. Bank VS. Holt & Co. Inc. Young  
 NO. 74-09 ED NO. 21-09 JD DATE/TIME OF SALE Feb 24 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>55.50</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>15.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>448.50</u>	

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

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>4.00</u>
TOTAL ***** \$ <u>14.00</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>1.00</u>
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>72.59</u>
TOTAL ***** \$ <u>73.59</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>27.43</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>27.43</u>	

SURCHARGE FEE (DSTE)	\$ <u>146.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ _____	

TOTAL COSTS (OPENING BID) \$ \_\_\_\_\_

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Critibank VS Bolton & Graham Kelly

NO. 1/20 ED NO. 277-09 JD

DATE/TIME OF SALE: June 11 2009

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 \$ \_\_\_\_\_

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

} SS

**SHERIFF'S SALE**

WEDNESDAY JUNE 24, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 74 OF 2009 ED AND CIVIL WRIT NO. 277 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO MEDIRECTED, 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., 17816, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE CORNER OF LOT NO. 156 ON FRANKLING STREET; THENCE NORTH 90 FEET TO A CORNER OF LOT NO. 159; THENCE EAST 145 FEET TO A 15 FOOT ALLEY; THENCE SOUTH 90 FEET TO A CORNER OF LOT NO. 156; THENCE WEST 145 FEET TO THE PLACE OF

According to law deposes and says that Press Enterprise is with its principal office and place of business at 3185 County of Columbia and State of Pennsylvania, and was 1902, and has been published daily, continuously in said lay and on the attached notice June 3, 10, 17, 2009 as nt is one of the officers or publisher or designated agent of paper in which legal advertisement was published; that ise is interested in the subject matter of said notice and egations in the foregoing statement as to time, place, and

**SHERIFF'S SALE**  
WEDNESDAY JUNE 24, 2009 AT 9:00 AM  
BY VIRTUE OF A WRIT OF EXECUTION NO. 71 OF 2009 ED AND CIVIL WRIT NO. 1397 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO MEDIRECTED, 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., 17816, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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of our o  
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**Aunt Aggie Phone Line**  
387-1234 ext. 1230  
For items up to \$50  
5 ads per month  
Pay 10% of the selling price  
only when you sell.  
Some restrictions apply.

me this 17th day of June 2009.

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA  
My commission expires

Notarial Seal  
Dennis L. Ashenfelder, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2011

Member, Pennsylvania Association of Notaries

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

**Mancini & Associates**

201A Fairview Drive  
Monaca, PA 15061  
Phone (724) 728-4233  
Fax (724) 728-4239

Daniel J. Mancini, Esq.  
\*Licensed in PA and FL

June 17, 2009

Columbia County Sheriff  
P.O. Box 380  
35 West Main Street  
Bloomsburg, PA 17815

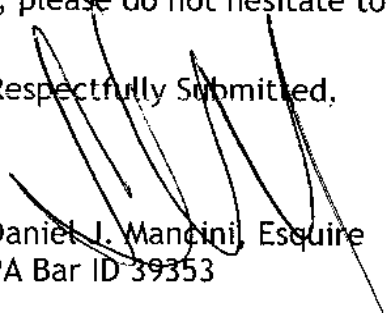
**RE: CITIBANK N.A. AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT  
DATED AS OF MARCH 31, 2005 WACHOVIA LOAN TRUST 2005-SD1 ASSET-  
BACKED CERTIFICATES, SERIES 2005-SD1  
VS  
BOBBY W. YOHEY JR AND CAROLYN L. YOHEY  
Affidavit of Service for Mortgage Foreclosure  
2009-CV-277**

To Whom It May Concern:

Enclosed find a Return of Service along with the Notice Pursuant to Rule 3129 that was sent to notify the Creditors of the scheduled Sheriff sale. Please file these documents with the above mentioned case. We have sent the originals to the Prothonotary for filing.

Thank you in advance for your assistance in this matter. If you have any questions or need additional information, please do not hesitate to telephone our office.

Respectfully Submitted,

  
Daniel J. Mancini, Esquire  
PA Bar ID 39353



Daniel J. Mancini, Esq.,  
Number 39353  
201A Fairview Drive  
Monaca, PA 15061  
(724)728-4233

**IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA**

CITIBANK N.A. AS TRUSTEE UNDER  
POOLING AND SERVICING AGREEMENT  
DATED AS OF MARCH 31, 2005 WACHOVIA  
LOAN TRUST 2005-SD1 ASSET-BACKED  
CERTIFICATES, SERIES 2005-SD1  
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2009-CV-277

VS

MORTGAGE FORECLOSURE

BOBBY W. YOHEY JR and  
CAROLYN L. YOHEY  
DEFENDANTS

---

**RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Aliquippa, Pennsylvania on May 20, 2009, a true and correct copy of Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to all lien holders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), which mailing receipts are attached. Service addresses are as follows:

CITIBANK, NA  
1100 Corporate Center Drive  
Raleigh, NC 27607

TRANSAMERICA FINANCIAL CONSUMER DISCOUNT COMPANY  
A PENNSYLVANIA CORPORATION  
113 E. 7<sup>th</sup> Street  
Bloomsburg, PA 17815

Department of Revenue  
Inheritance Tax Division  
Strawberry Square  
Harrisburg, PA 17105


Department of Public Welfare  
TPL Casualty Unit  
Estate Recovery Program  
PO Box 8486  
Willow Oak Building  
Harrisburg, PA 17105-8486

Department of Revenue  
Bureau of Compliance  
Sheriff Sale Section  
PO Box 281230  
Harrisburg, PA 17128-1230

Columbia County Domestic Relations  
15 Perry Avenue  
Bloomsburg, PA 17815

Connie Gingham  
1615 Lincoln Avenue  
Berwick, PA 18603

Columbia County Tax Claim Bureau  
PO Box 380  
35 West Main Street  
Bloomsburg, PA 17815

By   
Daniel J. Mancini, Esq.  
Attorney for Plaintiff

1105 - Creditor - Yohay

UNITED STATES  
POSTAL SERVICE

Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

From: Mancini & Associates  
201A Fairview Drive  
Monaca, PA 15061

To: Columbia Co. Domestic Relations  
15 Perry Ave.  
Bloomsburg, PA 17815

PS Form 3817, April 2007 PSN 7530-02-000-9065

1105 - Creditor - Yohay

UNITED STATES  
POSTAL SERVICE

Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

From: Mancini & Associates  
201A Fairview Drive  
Monaca, PA 15061

To: Dept. of Revenue  
Bureau of Compliance  
Sheriff Sale Section  
PO Box 281230, Harrisburg PA 17128

PS Form 3817, April 2007 PSN 7530-02-000-9065

1105 - Creditor - Yohay

UNITED STATES  
POSTAL SERVICE

Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

From: Mancini & Associates  
201A Fairview Drive  
Monaca, PA 15061

To: Columbia Co Tax Claim Bureau  
PO Box 380  
35 West Main St.  
Bloomsburg, PA 17815

PS Form 3817, April 2007 PSN 7530-02-000-9065

1105 - Creditor - Yohay

UNITED STATES  
POSTAL SERVICE

Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

From: Mancini & Associates  
201A Fairview Drive  
Monaca, PA 15061

To: TPL Casualty Unit  
ESTATE Recovery Program  
PO Box 8486, Williamsport Bldg.  
Harrisburg, PA 17105-8486

PS Form 3817, April 2007 PSN 7530-02-000-9065



UNITED STATES  
POSTAL SERVICE®

To pay fee, affix stamp of  
proper postage here.

Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.  
This form may be used for domestic and international mail.

From:

Mancini & Associates  
201A Fairview Drive  
Monaca, PA 15061

To:

Dept. of Revenue  
Inheritance Tax Division  
Strawberry Square  
Harrisburg, PA 17105

PS Form 3817, April 2007 PSN 7530-02-000-9065



UNITED STATES  
POSTAL SERVICE®

To pay fee, affix stamp of  
proper postage here.

Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.  
This form may be used for domestic and international mail.

From:

Mancini & Associates  
201A Fairview Drive  
Monaca, PA 15061

To:

Carole Granger  
1615 Lincoln Ave.  
Beverly, PA 18603

PS Form 3817, April 2007 PSN 7530-02-000-9065



UNITED STATES  
POSTAL SERVICE®

Certificate Of Mailing

To pay fee, affix stamp of  
proper postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.  
This form may be used for domestic and international mail.

From:

Mancini & Associates  
201A Fairview Drive  
Monaca, PA 15061

To:

Transamerica Financial Center  
Company & PA Corporation  
113 E 7th St.  
Blommsburg, PA 17815

PS Form 3817, April 2007 PSN 7530-02-000-9065



UNITED STATES  
POSTAL SERVICE®

Certificate Of Mailing

To pay fee, affix stamp of  
proper postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.  
This form may be used for domestic and international mail.

From:

Mancini & Associates  
201A Fairview Drive  
Monaca, PA 15061

To:

Citibank NA  
1100 Corporate Center Dr  
Raleigh, NC 27607

PS Form 3817, April 2007 PSN 7530-02-000-9065

Daniel J. Mancini, Esq.,  
Number 39353  
201A Fairview Drive  
Monaca, PA 15061  
(724)728-4233

**IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA**

CITIBANK N.A. AS TRUSTEE UNDER  
POOLING AND SERVICING AGREEMENT  
DATED AS OF MARCH 31, 2005 WACHOVIA  
LOAN TRUST 2005-SD1 ASSET-BACKED  
CERTIFICATES, SERIES 2005-SD1  
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2009-CV-277

VS

MORTGAGE FORECLOSURE

BOBBY W. YOHEY JR and  
CAROLYN L. YOHEY  
DEFENDANTS

---

**NOTICE PURSUANT TO PA. R.C.P. 3129**

Notice is hereby given to the following parties who hold one or more mortgage, judgment or tax liens or any claim against the real estate of **1608 FRANKLIN STREET, BERWICK, PA 18603.**

CITIBANK, NA  
1100 Corporate Center Drive  
Raleigh, NC 27607  
#2009-CV-0000277-MF RECORDED 2/19/2009 AMOUNT \$48,183.49

TRANSAMERICA FINANCIAL CONSUMER DISCOUNT COMPANY  
A PENNSYLVANIA CORPORATION  
113 E. 7<sup>th</sup> Street  
Bloomsburg, PA 17815  
MBV&PG 620-607 RECORDED 4/3/1996 AMOUNT \$16,778.11

Department of Revenue  
Inheritance Tax Division  
Strawberry Square  
Harrisburg, PA 17105

Department of Public Welfare  
TPL Casualty Unit  
Estate Recovery Program  
PO Box 8486  
Willow Oak Building  
Harrisburg, PA 17105-8486

Department of Revenue  
Bureau of Compliance  
Sheriff Sale Section  
PO Box 281230  
Harrisburg, PA 17128-1230

Columbia County Domestic Relations  
15 Perry Avenue  
Bloomsburg, PA 17815

Connie Gingham  
1615 Lincoln Avenue  
Berwick, PA 18603

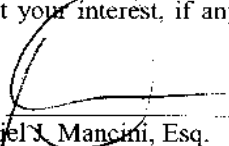
Columbia County Tax Claim Bureau  
PO Box 380  
35 West Main Street  
Bloomsburg, PA 17815

You are hereby notified that on **June 24, 2009 at 9:00 A.M.** prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, on the judgment of, CITIBANK N.A. AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 31, 2005 WACHOVIA LOAN TRUST 2005-SD1 ASSET-BACKED CERTIFICATES, SERIES 2005-SD1, the Sheriff of Columbia County, Pennsylvania will expose at Public Sale at the **Sheriff's Office, Courthouse, Bloomsburg, Columbia County, PA**, the real estate of BOBBY W. YOHEY JR and CAROLYN L. YOHEY, known and numbered as **1608 FRANKLIN STREET, BERWICK, PA 1860, Columbia County**. A description of said real estate is hereto attached.

You are further notified that a Schedule of Distribution of Proposed Distribution will be filed by the Sheriff of Columbia County within thirty (30) days, and distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

You are further notified that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

DATE: May 20, 2009

By:   
Daniel J. Mancini, Esq.  
Attorney for Plaintiff

Daniel J. Mancini, Esq.,  
Number 39353  
201A Fairview Drive  
Monaca, PA 15061  
(724)728-4233

**IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA**

CITIBANK N.A. AS TRUSTEE UNDER  
POOLING AND SERVICING AGREEMENT  
DATED AS OF MARCH 31, 2005 WACHOVIA  
LOAN TRUST 2005-SD1 ASSET-BACKED  
CERTIFICATES, SERIES 2005-SD1  
PLAINTIFF

CIVIL ACTION -- LAW

CASE NO: 2009-CV-277

MORTGAGE FORECLOSURE

VS

BOBBY W. YOHEY JR and  
CAROLYN L. YOHEY  
DEFENDANTS

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129  
(Affidavit No. 1)**

CITIBANK N.A. AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 31, 2005 WACHOVIA LOAN TRUST 2005-SD1 ASSET-BACKED CERTIFICATES, SERIES 2005-SD1 Plaintiff in the above action, by its attorney, Daniel J. Mancini, Esquire, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **1608 FRANKLIN STREET, BERWICK, PA 18603.**

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

BOBBY W. YOHEY JR and  
CAROLYN L. YOHEY  
1608 FRANKLIN STREET  
BERWICK, PA 18603.

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

BOBBY W. YOHEY JR and  
CAROLYN L. YOHEY  
1608 FRANKLIN STREET  
BERWICK, PA 18603

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

*(PLAINTIFF IN THIS CASE)*

CITIBANK N.A. AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED  
AS OF MARCH 31, 2005 WACHOVIA LOAN TRUST 2005-SD1 ASSET-BACKED  
CERTIFICATES, SERIES 2005-SD1  
c/o Daniel J. Mancini, Esq. 201A Fairview Drive, Monaca, Pa 15061  
2009-CV-277 JUDGMENT SENT FOR RECORDING 4/3/2009 AMOUNT \$48,183.49

CITIBANK, NA  
1100 Corporate Center Drive  
Raleigh, NC 27607  
#2009-CV-0000277-MF RECORDED 2/19/2009 AMOUNT \$48,183.49

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

OTHER THAN PLAINTIFF IN THIS CASE

TRANSAMERICA FINANCIAL CONSUMER DISCOUNT COMPANY  
A PENNSYLVANIA CORPORATION  
113 E. 7<sup>th</sup> Street  
Bloomsburg, PA 17815  
MBV&PG 620-607 RECORDED 4/3/1996 AMOUNT \$16,778.11

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

UNKNOWN

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:

Department of Revenue  
Inheritance Tax Division  
Strawberry Square  
Harrisburg, PA 17105

Department of Public Welfare  
TPI. Casualty Unit  
Estate Recovery Program  
PO Box 8486  
Willow Oak Building  
Harrisburg, PA 17105-8486

Department of Revenue  
Bureau of Compliance  
Sheriff Sale Section  
PO Box 281230  
Harrisburg, PA 17128-1230

Columbia County Domestic Relations  
15 Perry Avenue  
Bloomsburg, PA 17815

Connie Gingher  
1615 Lincoln Avenue  
Berwick, PA 18603

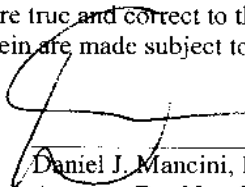
Columbia County Tax Claim Bureau  
PO Box 380  
35 West Main Street  
Bloomsburg, PA 17815

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:

UNKNOWN

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.

Dated this 20<sup>th</sup> Day of May 2009

  
\_\_\_\_\_  
Daniel J. Mancini, Esq.  
Attorney Bar No.: 39353



### **LONG PROPERTY DESCRIPTION**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE CORNER OF LOT NO. 156 ON FRANKLING STREET; THENCE NORTH 90 FEET TO A CORNER OF LOT NO. 159; THENCE EAST 145 FEET TO A 15 FOOT ALLEY; THENCE SOUTH 90 FEET TO A CORNER OF LOT NO. 156; THENCE WEST 145 FEET TO THE PLACE OF BEGINNING.

Being the same premises conveyed to Bobby W. Yohey, Jr. and Carolyn L. Yohey, his wife, by Deed of Judy B. Yohey, widow; Nancy C. Smethers and James C. Smethers, her husband; et al dated 1/15/1991 and recorded 7/18/1991 in Columbia County Deed Book 477, page 1079.

DWELLING KNOWN AS 1608 FRANKLIN STREET, BERWICK, PA 18603.

IDENTIFIED as TAX/PARCEL ID#: 4-A-11-38 in the Deed Registry Office of Columbia County, Pennsylvania.

Daniel J. Mancini, Esq.,  
Number 39353  
201A Fairview Drive  
Monaca, PA 15061  
(724)728-4233

**IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA**

CITIBANK N.A. AS TRUSTEE UNDER  
POOLING AND SERVICING AGREEMENT  
DATED AS OF MARCH 31, 2005 WACHOVIA  
LOAN TRUST 2005-SD1 ASSET-BACKED  
CERTIFICATES, SERIES 2005-SD1  
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2009-CV-277

MORTGAGE FORECLOSURE

VS

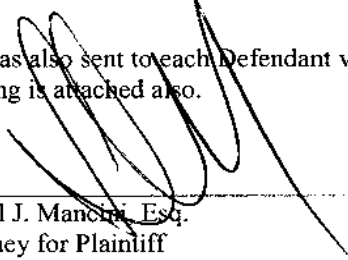
BOBBY W. YOHEY JR and  
CAROLYN L. YOHEY  
DEFENDANTS

---

**RETURN OF SERVICE**

I hereby certify that a true and correct copy of Notice of Sale of Real Estate pursuant to PA R.C.P. 3129 was sent to each Defendant, BOBBY W. YOHEY JR and CAROLYN L. YOHEY, at their respective address which is **1608 FRANKLIN STREET, BERWICK, PA 18603**. The Notice of Sheriff's sale was sent by Certified / Registered Mail, which I deposited in the U.S. Mails at Monaca, Pennsylvania on May 4, 2004. Said Notices were accepted by each Defendant on May 20, 2009, as evidenced by the attached Return Receipt.

In addition to the Notice set forth above, a Notice of Sale was also sent to each Defendant via Regular First Class Mail on May 20, 2009. A copy of Certificate of Mailing is attached also.

By   
Daniel J. Mancini, Esq.  
Attorney for Plaintiff

**U.S. Postal Service<sup>TM</sup>**  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
 (Domestic Mail Only. No Insurance Coverage Provided)  
 For delivery information visit our website at [www.usps.com](http://www.usps.com)

**0 Monaca, PA 15061 SE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

**Postmark Here**  
**MAY 20 2009**  
**MONACA PA 15061**

**Sent to** Carolyn L. Yohay  
 Street, Apt. No.,  
 or PO Box No. 1608 Franklin St.  
 City, State, ZIP+4<sup>®</sup> Berwick, PA 18603

PS Form 3800, August 2006 See Reverse for Instructions

**U.S. Postal Service<sup>TM</sup>**  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
 (Domestic Mail Only. No Insurance Coverage Provided)  
 For delivery information visit our website at [www.usps.com](http://www.usps.com)

**0 Monaca, PA 15061 SE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

**Postmark Here**  
**MAY 20 2009**  
**MONACA PA 15061**

**Sent to** Bobby W. Yohay Jr.  
 Street, Apt. No.,  
 or PO Box No. 1608 Franklin St.  
 City, State, ZIP+4<sup>®</sup> Berwick, PA 18603

PS Form 3800, August 2006 See Reverse for Instructions

**UNITED STATES<sup>®</sup>**  
**POSTAL SERVICE<sup>®</sup>**

**noy-yohay**

**Certificate of Mailing**

This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

**From:**

**Mancini & Associates**  
**201A Fairview Drive**  
**Monaca, PA 15061**

**To:** Bobby W. Yohay Jr.  
1608 Franklin St.  
Berwick, PA 18603

PS Form 3817, April 2007 PSN 7530-02-000-9065

**UNITED STATES<sup>®</sup>**  
**POSTAL SERVICE<sup>®</sup>**

**noy-yohay**

**Certificate of Mailing**

This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

**From:**

**Mancini & Associates**  
**201A Fairview Drive**  
**Monaca, PA 15061**

**To:** Carolyn L. Yohay  
1608 Franklin St.  
Berwick, PA 18603

PS Form 3817, April 2007 PSN 7530-02-000-9065

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.

CITIBANK NA

VS.

BOBBY & CAROLYN YOHEY

WRIT OF EXECUTION #74 OF 2009 ED

POSTING OF PROPERTY

May 22, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF BOBBY & CAROLYN YOHEY AT 1608 FRANKLIN ST. BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

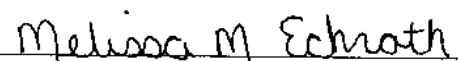
SO ANSWERS:

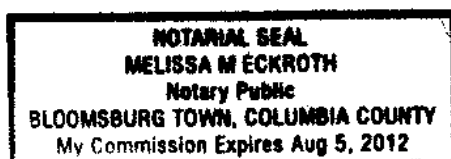
  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 26<sup>TH</sup> DAY OF MAY 2009

  
\_\_\_\_\_



TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

CITIBANK, N.A. AS TRUSTEE UNDER  
POOLING AND SERVICING AGREEMENT  
DATED AS OF MARCH 31, 2005 WACHOVIA  
LOAN TRUST 2005-SD1 ASSET-BACKED  
CERTIFICATES, SERIES 2005-SD1

Docket # 74ED2009

VS

MORTGAGE FORECLOSURE

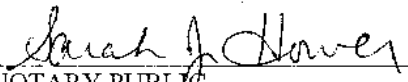
BOBBY W. YOHEY, JR.  
CAROLYN L. YOHEY

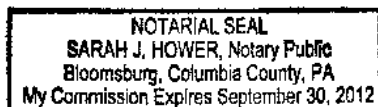
AFFIDAVIT OF SERVICE

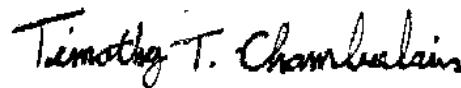
NOW, THIS THURSDAY, APRIL 09, 2009, AT 1:47 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON BOBBY YOHEY, JR. AT 1608 FRANKLIN STREET, BERWICK BY  
HANDING TO BOBBY YOHEY JR., A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT  
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.


SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, APRIL 09, 2009

  
NOTARY PUBLIC



  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
L. SURKIN  
DEPUTY SHERIFF

MANCINI AND ASSOC  
201A FAIRVIEW DRIVE  
Suite  
MONACA, PA 15061

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) 794-6300

CITIBANK, N.A. AS TRUSTEE UNDER  
POOLING AND SERVICING AGREEMENT  
DATED AS OF MARCH 31, 2005 WACHOVIA  
LOAN TRUST 2005-SD1 ASSET-BACKED  
CERTIFICATES, SERIES 2005-SD1

Docket # 74ED2009

VS

MORTGAGE FORECLOSURE

BOBBY W. YOHEY, JR.  
CAROLYN L. YOHEY

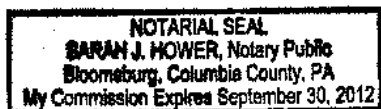
AFFIDAVIT OF SERVICE

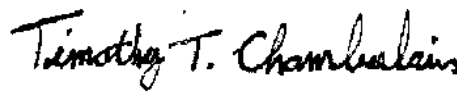
NOW, THIS THURSDAY, APRIL 09, 2009, AT 1:47 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON CAROLYN YOHEY AT 1608 FRANKLIN STREET, BERWICK BY  
HANDING TO BOBBY YOHEY, JR., HUSBAND, A TRUE AND ATTESTED COPY OF THE  
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

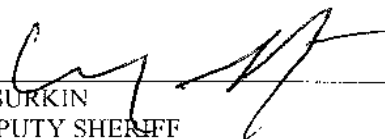
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, APRIL 09, 2009

  
\_\_\_\_\_  
NOTARY PUBLIC



  
X  
\_\_\_\_\_  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X  
  
\_\_\_\_\_  
L. SURKIN  
DEPUTY SHERIFF

MANCINI AND ASSOC  
201A FAIRVIEW DRIVE  
Suite  
MONACA, PA 15061



April 15, 2009

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

**CITIBANK, N.A. AS TRUSTEE UNDER POOLING AND SERVICING  
AGREEMENT DATED AS OF MARCH 31, 2005 WACHOVIA LOAN  
TRUST 2005-SD1 ASSET-BACKED CERTIFICATES, SERIES 2005-SD1**

**VS.**

**BOBBY W. YOHEY, JR.  
CAROLYN L. YOHEY**

**DOCKET # 74ED2009**

**JD # 277JD2009**

Dear Timothy:

The amount due on the sewer account #102072 for the property located at 1608 Franklin Street Berwick, Pa through June 30, 2009 is \$272.28.

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

Sincerely,

Kelly Greer  
Authority Clerk

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/7/2009

SERVICE# 3 - OF - 14 SERVICES  
DOCKET # 74ED2009

PLAINTIFF

CITIBANK, N.A. AS TRUSTEE UNDER POOLING AND  
SERVICING AGREEMENT DATED AS OF MARCH 31, 2005  
WACHOVIA LOAN TRUST 2005-SD1 ASSET-BACKED  
CERTIFICATES, SERIES 2005-SD1

DEFENDANT

BOBBY W. YOHEY, JR.  
CAROLYN L. YOHEY  
MANCINI AND ASSOC

ATTORNEY FIRM

PERSON/CORP TO SERVED
TRANSAMERICA FINANCIAL CONSUMER DISCOUNT COMPANY
113 E. 7TH STREET
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON \_\_\_\_\_

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

DATE \_\_\_\_\_ TIME \_\_\_\_\_ 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) HAVE NOT BEEN AT THIS

Address in years per Bloom PO. No listing in  
Phone Book

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

4-13-09

10:30

Z

E

DEPUTY

J. Auter

DATE 4-14-09



TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 788-6300

Thursday, April 09, 2009

**TRANSAMERICA FINANCIAL CONSUMER DISCOUNT COMPANY  
113 E. 7TH STREET  
BLOOMSBURG, PA 17815-**

**CITIBANK, N.A. AS TRUSTEE UNDER POOLING AND SERVICING  
AGREEMENT DATED AS OF MARCH 31, 2005 WACHOVIA LOAN TRUST  
2005-SD1 ASSET-BACKED CERTIFICATES, SERIES 2005-SD1  
VS  
BOBBY W. YOHEY, JR.  
CAROLYN L. YOHEY**

**DOCKET # 74ED2009**

**JD # 277JD2009**

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

Daniel J. Mancini, Esq.,  
Number 39353  
201A Fairview Drive  
Monaca, PA 15061  
(724)728-4233

**IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA**

CITIBANK N.A. AS TRUSTEE UNDER  
POOLING AND SERVICING AGREEMENT  
DATED AS OF MARCH 31, 2005 WACHOVIA  
LOAN TRUST 2005-SD1 ASSET-BACKED  
CERTIFICATES, SERIES 2005-SD1  
PLAINTIFF

CIVIL ACTION – LAW

2009-ED-74  
CASE NO: 2009-CV-277

MORTGAGE FORECLOSURE

VS

BOBBY W. YOHEY JR and  
CAROLYN L. YOHEY  
DEFENDANTS

---

**NOTICE OF SHERIFF'S SALE OF REAL ESTATE**  
**PURSUANT TO**  
**PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (real estate) will be held:

**DATE:** June 24, 2009

**TIME:** 9:00 am

**LOCATION:** Columbia County Sheriff's Office  
35 West Main Street  
Bloomsburg, PA 17815

**THE PROPERTY TO BE SOLD** is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

**DWELLING KNOWN AS 1608 FRANKLIN STREET, BERWICK, PA 18603.**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE CORNER OF LOT NO. 156 ON FRANKLIN STREET; THENCE NORTH 90 FEET TO A CORNER OF LOT NO. 159; THENCE EAST 145 FEET TO A 15 FOOT ALLEY; THENCE SOUTH 90 FEET TO A CORNER OF LOT NO. 156; THENCE WEST 145 FEET TO THE PLACE OF BEGINNING.

Being the same premises conveyed to Bobby W. Yohey, Jr. and Carolyn L. Yohey, his wife, by Deed of Judy B. Yohey, widow; Nancy C. Smethers and James C. Smethers, her husband; et al dated 1/15/1991 and recorded 7/18/1991 in Columbia County Deed Book 477, page 1079.

**THE LOCATION** of your property to be sold is:

**1608 FRANKLIN STREET  
BERWICK, PA 18603**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

**NO: 2009-CV-277**

**THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS** of this property

**BOBBY W. YOHEY JR and CAROLYN L. YOHEY**

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, Pennsylvania, Columbia County Courthouse.

**THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.**

**IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.**

**IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.**

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:**

**NORTH PENN LEGAL SERVICES  
W. 5TH STREET,  
BLOOMSBURG, PA 17815  
(570) 784.8760**

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the within County Court House before presentation to the Court.

  
**Daniel Mancini, Esq.**

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:09-APR-09

FEE:\$5.00

CERT. NO:5993

YOHEY BOBBY W & CAROLYN L JR  
1608 FRANKLIN STREET  
BERWICK PA 18603

DISTRICT: BERWICK BORO  
DEED 0454-0486  
LOCATION: 1608 FRANKLIN ST BERWICK  
PARCEL: 04A-11 -038-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT
2008	PRIM	693.32	14.27	0.00	707.59
TOTAL DUE :					\$707.59

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

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2008

REQUESTED BY:

Timothy T. Chamberlain, Sheriff  
dm.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 4/7/2009

SERVICE# 8 - OF - 14 SERVICES  
DOCKET # 74ED2009

PLAINTIFF

CITIBANK, N.A. AS TRUSTEE UNDER POOLING AND  
SERVICING AGREEMENT DATED AS OF MARCH 31, 2005  
WACHOVIA LOAN TRUST 2005-SD1 ASSET-BACKED  
CERTIFICATES, SERIES 2005-SD1

DEFENDANT

BOBBY W. YOHEY, JR.  
CAROLYN L. YOHEY  
MANCINI AND ASSOC

ATTORNEY FIRM

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN Cole

RELATIONSHIP Customer Service IDENTIFICATION \_\_\_\_\_

DATE 4-9-9 TIME 1600 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. G. [Signature]

DATE 4-9-9

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/7/2009

SERVICE# 1 - OF - 14 SERVICES  
DOCKET # 74ED2009

PLAINTIFF CITIBANK, N.A. AS TRUSTEE UNDER POOLING AND  
SERVICING AGREEMENT DATED AS OF MARCH 31, 2005  
WACHOVIA LOAN TRUST 2005-SD1 ASSET-BACKED  
CERTIFICATES, SERIES 2005-SD1

DEFENDANT BOBBY W. YOHEY, JR.  
CAROLYN L. YOHEY  
ATTORNEY FIRM MANCINI AND ASSOC

<b>PERSON/CORP TO SERVED</b>	<b>PAPERS TO SERVED</b>
BOBBY YOHEY, JR	MORTGAGE FORECLOSURE
1608 FRANKLIN STREET	
BERWICK	

SERVED UPON Bobby Yohey Jr

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

DATE 4/9/09 TIME 13:47 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] 4/9/09 DATE 4/9/09

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/7/2009

SERVICE# 2 - OF - 14 SERVICES  
DOCKET # 74ED2009

PLAINTIFF CITIBANK, N.A. AS TRUSTEE UNDER POOLING AND  
SERVICING AGREEMENT DATED AS OF MARCH 31, 2005  
WACHOVIA LOAN TRUST 2005-SD1 ASSET-BACKED  
CERTIFICATES, SERIES 2005-SD1

DEFENDANT BOBBY W. YOHEY, JR.  
CAROLYN L. YOHEY  
ATTORNEY FIRM MANCINI AND ASSOC

<b>PERSON/CORP TO SERVED</b>
CAROLYN YOHEY
1608 FRANKLIN STREET
BERWICK

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Bobby Yohey Jr

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

DATE 4/9/09 TIME 13:47 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 W J 4-56 DATE 4/9/09

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/7/2009

SERVICE# 6 - OF - 14 SERVICES  
DOCKET # 74ED2009

PLAINTIFF

CITIBANK, N.A. AS TRUSTEE UNDER POOLING AND  
SERVICING AGREEMENT DATED AS OF MARCH 31, 2005  
WACHOVIA LOAN TRUST 2005-SD1 ASSET-BACKED  
CERTIFICATES, SERIES 2005-SD1

DEFENDANT

BOBBY W. YOHEY, JR.  
CAROLYN L. YOHEY

ATTORNEY FIRM

MANCINI AND ASSOC

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

**PAPERS TO SERVED**

MORTGAGE FORECLOSURE

SERVED UPON Maggie Fritz

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

DATE 4/9/09 TIME 13:25 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

4/9/09

*Paid*



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/7/2009

SERVICE# 7 - OF - 14 SERVICES  
DOCKET # 74ED2009

PLAINTIFF CITIBANK, N.A. AS TRUSTEE UNDER POOLING AND  
SERVICING AGREEMENT DATED AS OF MARCH 31, 2005  
WACHOVIA LOAN TRUST 2005-SD1 ASSET-BACKED  
CERTIFICATES, SERIES 2005-SD1

DEFENDANT BOBBY W. YOHEY, JR.  
CAROLYN L. YOHEY  
ATTORNEY FIRM MANCINI AND ASSOC

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Kathy Green

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

DATE 4/9/09 TIME 13:35 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 By J. S. G. DATE 4/9/09

**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 &amp; HOLIDAYS.

CLOSED FRIDAYS

**PHONE:** 570-752-7442

FOR: COLUMBIA County

DATE  
03/01/2009BILL NO.  
6705

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	28,155	6.146	169.58	173.04	190.34
SINKING		1.345	37.11	37.87	41.66
FIRE		1.25	34.49	35.19	36.95
LIGHT		1.75	48.28	49.27	51.73
BORO RE		10.6	292.47	298.44	313.36
The discount & penalty have been calculated for your convenience			581.93 April 30 If paid on or before	593.81 June 30 If paid on or before	634.04 June 30 If paid after
PAY THIS AMOUNT					

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**YOHEY BOBBY W & CAROLYN L JR  
1608 FRANKLIN STREET  
BERWICK PA 18603

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04A-11 -038-00,000		
1608 FRANKLIN ST		
.2996 Acres	Land	5,220
	Buildings	22,935
Total Assessment		28,155

*Home Eq*

This tax returned to  
courthouse on:  
January 1, 2010

CK 58193

FILE COPY

CK # 000542043

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

*Tim*  
*was paid by Home Eq*

*74*

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 4/7/2009

SERVICE# 11 - OF - 14 SERVICES  
DOCKET # 74ED2009

PLAINTIFF

CITIBANK, N.A. AS TRUSTEE UNDER POOLING AND  
SERVICING AGREEMENT DATED AS OF MARCH 31, 2005  
WACHOVIA LOAN TRUST 2005-SD1 ASSET-BACKED  
CERTIFICATES, SERIES 2005-SD1

DEFENDANT

BOBBY W. YOHEY, JR.  
CAROLYN L. YOHEY

ATTORNEY FIRM

MANCINI AND ASSOC

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Renee Newhart

RELATIONSHIP office manager IDENTIFICATION \_\_\_\_\_

DATE 4-9-09 TIME 1135 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

Jallison

DATE

4-9-09

# REAL ESTATE OUTLINE

ED # 74-09

DATE RECEIVED 4-7-09  
DOCKET AND INDEX 4-9-09

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR <u>1500.00</u>	<u>✓</u>	CK# <u>4044</u>

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

SALE DATE	<u>June 30, 09</u>	TIME <u>5:00</u>
POSTING DATE	<u>May 22, 09</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>June 3</u>	
	2 <sup>ND</sup> WEEK <u>10</u>	
	3 <sup>RD</sup> WEEK <u>17, 09</u>	

# SHERIFF'S SALE

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WEDNESDAY JUNE 24, 2009 AT 9:00 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 74 OF 2009 ED AND CIVIL WRIT NO. 277 OF 2009 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 PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE CORNER OF LOT NO. 156 ON FRANKLING STREET; THENCE NORTH 90 FEET TO A CORNER OF LOT NO. 159; THENCE EAST 145 FEET TO A 15 FOOT ALLEY; THENCE SOUTH 90 FEET TO A CORNER OF LOT NO. 156; THENCE WEST 145 FEET TO THE PLACE OF BEGINNING.

Being the same premises conveyed to Bobby W. Yohey, Jr. and Carolyn L. Yohey, his wife, by Deed of Judy B. Yohey, widow; Nancy C. Smethers and James C. Smethers, her husband; et al dated 1/15/1991 and recorded 7/18/1991 in Columbia County Deed Book 477, page 1079.

DWELLING KNOWN AS 1608 FRANKLIN STREET, BERWICK, PA 18603.

IDENTIFIED as TAX/PARCEL ID#: 4-A-11-38 in the Deed Registry Office of Columbia County, Pennsylvania.

## 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  
Daniel J. Mancini  
201A Fairview Drive  
Monaca, PA 15061

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

# SHERIFF'S SALE

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WEDNESDAY JUNE 24, 2009 AT 9:00 AM

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Plaintiff's Attorney  
Daniel J. Mancini  
201A Fairview Drive  
Monaca, PA 15061

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

# SHERIFF'S SALE

WEDNESDAY JUNE 24, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 74 OF 2009 ED AND CIVIL WRIT NO. 277 OF 2009 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 PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE CORNER OF LOT NO. 156 ON FRANKLING STREET; THENCE NORTH 90 FEET TO A CORNER OF LOT NO. 159; THENCE EAST 145 FEET TO A 15 FOOT ALLEY; THENCE SOUTH 90 FEET TO A CORNER OF LOT NO. 156; THENCE WEST 145 FEET TO THE PLACE OF BEGINNING.

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DWELLING KNOWN AS 1608 FRANKLIN STREET, BERWICK, PA 18603.

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Plaintiff's Attorney  
Daniel J. Mancini  
201A Fairview Drive  
Monaca, PA 15061

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

Daniel Mancini & Associates  
Daniel J. Mancini, Esq.,  
PA Bar ID: 39353  
201 A Fairview Drive  
Monaca, PA 15061  
(724) 728-4233  
mancinilawfirm@comcast.net

**IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA**

CITIBANK N.A. AS TRUSTEE UNDER  
POOLING AND SERVICING AGREEMENT  
DATED AS OF MARCH 31, 2005 WACHOVIA  
LOAN TRUST 2005-SD1 ASSET-BACKED  
CERTIFICATES, SERIES 2005-SD1

PLAINTIFF

VS

BOBBY W. YOHEY JR. AND  
CAROLYN L. YOHEY  
DEFENDANTS

CIVIL Division

2009-ED-74  
Case Number: 2009-CV-277

MORTGAGE FORECLOSURE

**Writ of Execution**

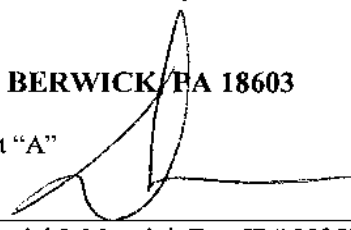
TO THE SHERIFF OF COLUMBIA COUNTY:

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

**1608 FRANKLIN STREET, BERWICK, PA 18603**

Please see attached Property description, Exhibit "A"

I verify that I am the Attorney for the Plaintiff

  
Daniel J. Mancini, Esq. ID# 39353

AMOUNT DUE \$48,183.49

INTEREST  
from 10/06/2008 \$ \_\_\_\_\_  
to 04/02/2009 \$ \_\_\_\_\_  
(Costs to be added) \$ \_\_\_\_\_

By   
Prothonotary

Date: April 7, 2009



Daniel J. Mancini, Esq.,  
Number 39353  
201A Fairview Drive  
Monaca, PA 15061  
(724)728-4233

**IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA**

CITIBANK N.A. AS TRUSTEE UNDER  
POOLING AND SERVICING AGREEMENT  
DATED AS OF MARCH 31, 2005 WACHOVIA  
LOAN TRUST 2005-SD1 ASSET-BACKED  
CERTIFICATES, SERIES 2005-SD1  
PLAINTIFF

CIVIL ACTION - LAW

2009-ED 74  
CASE NO: 2009-CV-277

MORTGAGE FORECLOSURE

VS

BOBBY W. YOHEY JR and  
CAROLYN L. YOHEY  
DEFENDANTS

---

**NOTICE OF SHERIFF'S SALE OF REAL ESTATE**  
**PURSUANT TO**  
**PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (real estate) will be held:

**DATE:**

**TIME:**

**LOCATION:** Columbia County Sheriff's Office  
35 West Main Street  
Bloomsburg, PA 17815

**THE PROPERTY TO BE SOLD** is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

**DWELLING KNOWN AS 1608 FRANKLIN STREET, BERWICK, PA 18603.**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE CORNER OF LOT NO. 156 ON FRANKLING STREET; THENCE NORTH 90 FEET TO A CORNER OF LOT NO. 159; THENCE EAST 145 FEET TO A 15 FOOT ALLEY; THENCE SOUTH 90 FEET TO A CORNER OF LOT NO. 156; THENCE WEST 145 FEET TO THE PLACE OF BEGINNING.

Being the same premises conveyed to Bobby W. Yohey, Jr. and Carolyn L. Yohey, his wife, by Deed of Judy B. Yohey, widow; Nancy C. Smethers and James C. Smethers, her husband; et al dated 1/15/1991 and recorded 7/18/1991 in Columbia County Deed Book 477, page 1079.

**THE LOCATION** of your property to be sold is:

**1608 FRANKLIN STREET  
BERWICK, PA 18603**

**THE JUDGMENT** under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

**NO: 2009-CV-277**

**THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS** of this property

**BOBBY W. YOHEY JR and CAROLYN L. YOHEY**

**A SCHEDULE OF DISTRIBUTION**, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (**for example, to banks that hold mortgages and municipalities that are owed taxes**) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, Pennsylvania, Columbia County Courthouse.

**THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.**

**IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.**

**IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.**

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:**

**NORTH PENN LEGAL SERVICES  
W. 5TH STREET,  
BLOOMSBURG, PA 17815  
(570) 784.8760**

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the within County Court House before presentation to the Court.

  
\_\_\_\_\_  
**Daniel Mancini, Esq.**

Daniel J. Mancini, Esq.,  
Number 39353  
201A Fairview Drive  
Monaca, PA 15061  
(724)728-4233

**IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA**

CITIBANK N.A. AS TRUSTEE UNDER  
POOLING AND SERVICING AGREEMENT  
DATED AS OF MARCH 31, 2005 WACHOVIA  
LOAN TRUST 2005-SD1 ASSET-BACKED  
CERTIFICATES, SERIES 2005-SD1  
PLAINTIFF

CIVIL ACTION – LAW

2009-ED-74  
CASE NO: 2009-CV-277

MORTGAGE FORECLOSURE

VS

BOBBY W. YOHEY JR and  
CAROLYN L. YOHEY  
DEFENDANTS

---

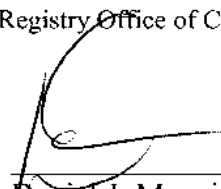
**LONG PROPERTY DESCRIPTION**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE CORNER OF LOT NO. 156 ON FRANKLING STREET; THENCE NORTH 90 FEET TO A CORNER OF LOT NO. 159; THENCE EAST 145 FEET TO A 15 FOOT ALLEY; THENCE SOUTH 90 FEET TO A CORNER OF LOT NO. 156; THENCE WEST 145 FEET TO THE PLACE OF BEGINNING.

Being the same premises conveyed to Bobby W. Yohey, Jr. and Carolyn L. Yohey, his wife, by Deed of Judy B. Yohey, widow; Nancy C. Smethers and James C. Smethers, her husband; et al dated 1/15/1991 and recorded 7/18/1991 in Columbia County Deed Book 477, page 1079.

DWELLING KNOWN AS 1608 FRANKLIN STREET, BERWICK, PA 18603.

IDENTIFIED as TAX/PARCEL ID#: 4-A-11-38 in the Deed Registry Office of Columbia County, Pennsylvania.



---

Daniel J. Mancini, Esquire  
Attorney for Plaintiff

Daniel J. Mancini, Esq.,  
Number 39353  
201A Fairview Drive  
Monaca, PA 15061  
(724)728-4233

**IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA**

CITIBANK N.A. AS TRUSTEE UNDER  
POOLING AND SERVICING AGREEMENT  
DATED AS OF MARCH 31, 2005 WACHOVIA  
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\_\_\_\_\_  
Daniel J. Mancini, Esquire  
Attorney for Plaintiff

Daniel J. Mancini, Esq.,  
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Monaca, PA 15061  
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**IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA**

CITIBANK N.A. AS TRUSTEE UNDER  
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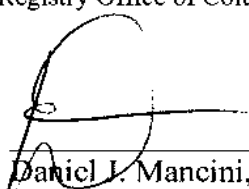
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DWELLING KNOWN AS 1608 FRANKLIN STREET, BERWICK, PA 18603.

IDENTIFIED as TAX/PARCEL ID#: 4-A-11-38 in the Deed Registry Office of Columbia County, Pennsylvania.

  
\_\_\_\_\_  
Daniel J. Mancini, Esquire  
Attorney for Plaintiff

Daniel J. Mancini, Esq.,  
Number 39353  
201A Fairview Drive  
Monaca, PA 15061  
(724)728-4233

**IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA**

CITIBANK N.A. AS TRUSTEE UNDER  
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CIVIL ACTION – LAW

2009-ED-74

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DEFENDANTS

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DWELLING KNOWN AS 1608 FRANKLIN STREET, BERWICK, PA 18603.

IDENTIFIED as TAX/PARCEL ID#: 4-A-11-38 in the Deed Registry Office of Columbia County, Pennsylvania.

  
\_\_\_\_\_  
Daniel J. Mancini, Esquire  
Attorney for Plaintiff

Daniel J. Mancini, Esq.,  
Number 39353  
201A Fairview Drive  
Monaca, PA 15061  
(724)728-4233

**IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA**

CITIBANK N.A. AS TRUSTEE UNDER  
POOLING AND SERVICING AGREEMENT  
DATED AS OF MARCH 31, 2005 WACHOVIA  
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PLAINTIFF

CIVIL ACTION - LAW

2009-ED-74  
CASE NO: 2009-CV-277

MORTGAGE FORECLOSURE

VS

BOBBY W. YOHEY JR and  
CAROLYN L. YOHEY  
DEFENDANTS

**AFFIDAVIT OF NAMES AND ADDRESSES**  
**OF OWNERS AND DEFENDANTS**

**COMMONWEALTH OF PENNSYLVANIA**  
**COUNTY OF COLUMBIA**

DANIEL J. MANCINI, Esq., being duly authorized to make this affidavit on behalf of the Plaintiff in the above action CITIBANK N.A. AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 31, 2005 WACHOVIA LOAN TRUST 2005-SD1 ASSET-BACKED CERTIFICATES, SERIES 2005-SD1, being duly sworn according to law deposes and says that to the best of his knowledge, information and belief the owner of 1608 FRANKLIN STREET, BERWICK, PA 18603, the real property to be sold in the within execution and the defendants in the judgment are BOBBY W. YOHEY JR and CAROLYN L. YOHEY, whose last known address 1608 FRANKLIN STREET, BERWICK, PA 18603.

DATE: April 3, 2009

  
\_\_\_\_\_  
DANIEL J. MANCINI, ESQUIRE

Attorney for Plaintiff

Daniel J. Mancini, Esq.,  
Number 39353  
201A Fairview Drive  
Monaca, PA 15061  
(724)728-4233

**IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA**

CITIBANK N.A. AS TRUSTEE UNDER  
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CIVIL ACTION - LAW

2009-ED-74  
CASE NO: 2009-CV-277

MORTGAGE FORECLOSURE

VS

BOBBY W. YOHEY JR and  
CAROLYN L. YOHEY  
DEFENDANTS

---

**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA     )  
COUNTY OF COLUMBIA                 )     SS:

Daniel J. Mancini, being duly sworn according to law, deposes and says that he is the attorney of record, for the above-named Plaintiff, that he makes this Affidavit on Plaintiff's behalf, and that the statements in this Affidavit are true to the best of his knowledge, information and belief.

Defendants BOBBY W. YOHEY JR and CAROLYN L. YOHEY are over 21 years of age.

Defendants are not in the military service of the United States as contemplated by the Soldier's and Sailor's Civil Relief Act, as amended.

This affidavit is made in connection with the judgment upon a note and mortgage secured upon the premises located at 1608 FRANKLIN STREET, BERWICK, PA 18603.

By: 

Daniel J. Mancini, Esq.



Daniel J. Mancini, Esq.,  
Number 39353  
201A Fairview Drive  
Monaca, PA 15061  
(724)728-4233

**IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA**

CITIBANK N.A. AS TRUSTEE UNDER  
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CIVIL ACTION – LAW

*2009-ED-74*  
CASE NO: 2009-CV-277

MORTGAGE FORECLOSURE

VS

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DEFENDANTS

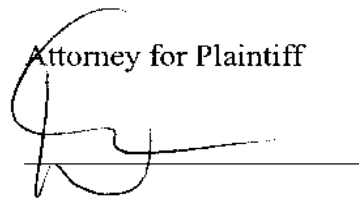
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Waiver of Watchman

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I, Daniel J. Mancini, Esq., do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability of the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's sale thereof.

Attorney for Plaintiff



## Mancini & Associates

201A Fairview Drive  
Monaca, PA 15061  
Phone (724) 728-4233  
Fax (724) 728-4239

Daniel J. Mancini, Esq.  
\*Licensed in PA and FL

April 3, 2009

Columbia County Sheriff  
P.O. Box 380  
35 West Main Street  
Bloomsburg, PA 17815

**RE: CITIBANK N.A. AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT  
DATED AS OF MARCH 31, 2005 WACHOVIA LOAN TRUST 2005-SD1 ASSET-  
BACKED CERTIFICATES, SERIES 2005-SD1**

**VS**

**BOBBY W. YOHEY JR. AND CAROLYN L. YOHEY**  
Sheriff's Package for Mortgage Foreclosure  
2009-CV-277

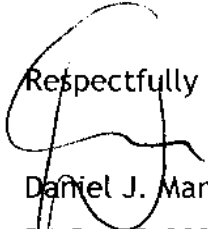
To Whom It May Concern:

I am including the Sheriff's package forms, which need to be submitted to the Sheriff to be placed on the next available Sheriff Sale.

We also are including two (2) copies of the long notice of sale, which needs to be personally served upon both husband and wife co-defendants at their respective address. I have also enclosed a service form for the posting of your handbill on the property of 1608 FRANKLIN STREET, BERWICK, PA 18603.

I have enclosed your deposit of \$1500 for the Service and filing. Thank you in advance for your assistance in this matter. If you have any questions or need additional information, please do not hesitate to telephone our office.

Respectfully Submitted,



Daniel J. Mancini, Esquire  
PA Bar ID 39353

Daniel J. Mancini, Esq.,  
Number 39353  
201A Fairview Drive  
Monaca, PA 15061  
(724)728-4233

**IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA**

CITIBANK N.A. AS TRUSTEE UNDER  
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CIVIL ACTION – LAW

2009-ED-74  
CASE NO: 2009-CV-277

MORTGAGE FORECLOSURE

VS

BOBBY W. YOHEY JR and  
CAROLYN L. YOHEY  
DEFENDANTS

**AFFIDAVIT PURSUANT TO RULE 3129  
(Affidavit No. 1)**

CITIBANK N.A. AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 31, 2005 WACHOVIA LOAN TRUST 2005-SD1 ASSET-BACKED CERTIFICATES, SERIES 2005-SD1 Plaintiff in the above action, by its attorney, Daniel J. Mancini, 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 **1608 FRANKLIN STREET, BERWICK, PA 18603.**

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

BOBBY W. YOHEY JR and  
CAROLYN L. YOHEY  
1608 FRANKLIN STREET  
BERWICK, PA 18603.

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

BOBBY W. YOHEY JR and  
CAROLYN L. YOHEY  
1608 FRANKLIN STREET  
BERWICK, PA 18603

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

*(PLAINTIFF IN THIS CASE)*

CITIBANK N.A. AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED  
AS OF MARCH 31, 2005 WACHOVIA LOAN TRUST 2005-SD1 ASSET-BACKED  
CERTIFICATES, SERIES 2005-SD1  
c/o Daniel J. Mancini, Esq. 201A Fairview Drive, Monaca, Pa 15061  
2009-CV-277 JUDGMENT SENT FOR RECORDING 4/3/2009 AMOUNT \$48,183.49

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

OTHER THAN PLAINTIFF IN THIS CASE

TRANSAMERICA FINANCIAL CONSUMER DISCOUNT COMPANY  
A PENNSYLVANIA CORPORATION  
113 E. 7<sup>th</sup> Street  
Bloomsburg, PA 17815  
MBV&PG 620-607 RECORDED 4/3/1996 AMOUNT \$16,778.11

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

UNKNOWN

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:

Department of Revenue  
Inheritance Tax Division  
Strawberry Square  
Harrisburg, PA 17105

Department of Public Welfare  
TPL Casualty Unit  
Estate Recovery Program  
PO Box 8486  
Willow Oak Building  
Harrisburg, PA 17105-8486

Department of Revenue  
Bureau of Compliance  
Sheriff Sale Section  
PO Box 281230  
Harrisburg, PA 17128-1230

Columbia County Domestic Relations  
15 Perry Avenue  
Bloomsburg, PA 17815


Connie Gingham  
1615 Lincoln Avenue  
Berwick, PA 18603

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:

UNKNOWN

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.

Dated this 3<sup>RD</sup> Day of April 2009



\_\_\_\_\_  
Daniel J. Mancini, Esq.  
Attorney Bar No.: 39353

Daniel J. Mancini, Esq.,  
Number 39353  
201A Fairview Drive  
Monaca, PA 15061  
(724)728-4233

**IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA**

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BOBBY W. YOHEY JR and  
CAROLYN L. YOHEY  
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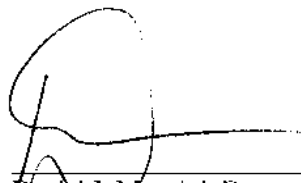
Connie Gingher  
1615 Lincoln Avenue  
Berwick, PA 18603

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:

UNKNOWN

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Dated this 3<sup>RD</sup> Day of April 2009

  
\_\_\_\_\_  
Daniel J. Mancini, Esq.  
Attorney Bar No.: 39353

DANIEL J. MANCINI  
ATTORNEY AT LAW  
201A FAIRVIEW DRIVE 724-728-4233  
MONACA, PA 15061

60-7322/2433  
2792038426

4044

DATE: 4-3-09

PAY TO  
THE ORDER OF

*Columbia County Sheriff*  
*Fifteen hundred & xx/xx* \$ *1500.00*

DOLLARS  Amount Received  
Dated 4/3/09

**FSB Bank**  
A subsidiary of FSB Financial Corp.  
HOBENELL OFFICE  
ALQUIPPA, PA 15001

MEMO *Yohesay-2009-A-277*  
12433731221 2792038426

*Stearns*  
MP