

# SHERIFF'S SALE COST SHEET

CitiFinancial vs. Green, Fred  
 NO. 46-10 ED NO. 100-10 JD DATE/TIME OF SALE Stravel

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>390.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>80.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	<del>\$35.00</del>
TRANSFER TAX FORM	<del>\$25.00</del>
DISTRIBUTION FORM	<del>\$25.00</del>
COPIES	\$ <u>13.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>598.00</u>	

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

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

## REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>---</u>
SCHOOL DIST. 20	\$ <u>---</u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

## MUNICIPAL FEES DUE:

SEWER 20	\$ <u>---</u>
WATER 20	\$ <u>---</u>
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>270.00</u>
MISC. _____	\$ <u>---</u>
_____	\$ <u>---</u>
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1023.00

Refund \* 977.00

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

April 7, 2010

Columbia

Timothy T. Chamberlain  
SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
Bloomsburg, PA 17815  
FAX 570-389-5625

**BOOK WRIT**

RE: CITIFINANCIAL SERVICES, INC

vs.

APRIL GREEN, as Co-Executrix of the Estate of Susan Frey, Deceased and FRANK FREY, JR.,  
as Co-Executor of the Estate of Susan Frey, Deceased  
No. 2010 CV 100

Property address:

*713 Zanders Rohrsburg Road  
Orangeville, PA 17859*

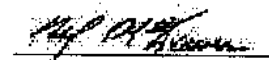
Sheriff's Sale Date: Await Sale Date

Dear Sir/Madam:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. I collected \$0.00 towards my client's debt.

Thank you for your cooperation.

Very truly yours,



MICHAEL T. MCKEEVER

MTM/genn

cc: CITIFINANCIAL MORTGAGE CO. INC.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 3/30/2010

SERVICE# 1 - OF - 27 SERVICES  
DOCKET # 46ED2010

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT APRIL GREEN, AS CO-EXECUTRIX OF THE ESTATE OF  
SUSAN FREY, DECEASED  
FRANK FREY, JR., AS CO-EXECUTOR OF THE ESTATE OF  
SUSAN FREY, DECEASED

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
APRIL GREEN, AS CO-EXECUTRIX
713 ZANERS ROHRSBURG ROAD
ORANGEVILLE

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

APRIL GREEN - 245-1383

SERVED UPON APRIL GREEN

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

DATE 4-7-10 TIME 1545 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) HOUSE IS EMPTY AT 713 ZANERS ROHRSBURG  
ROAD ORANGEVILLE. SERVED AT 300 LEGION  
ROAD MILLVILLE.

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
1	4-5-10	1400	2	E

DEPUTY J. Carter DATE 4-7-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 3/30/2010

SERVICE# 9 - OF - 27 SERVICES  
DOCKET # 46ED2010

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT APRIL GREEN, AS CO-EXECUTRIX OF THE ESTATE OF  
SUSAN FREY, DECEASED  
FRANK FREY, JR., AS CO-EXECUTOR OF THE ESTATE OF  
SUSAN FREY, DECEASED

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
JOHN T. GREEN
322 LEGION ROAD
MILLVILLE

PAPERS TO SERVED

MORTGAGE FORECLOSURE

Call April Green 245-1383

SERVED UPON April Green

RELATIONSHIP Girl Mother IDENTIFICATION \_\_\_\_\_

DATE 4-2-10 TIME 1545 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>4-5-10</u>	<u>1420</u>	<u>Z</u>	<u>C.C.</u>
<u>4-6-10</u>	<u>1020</u>	<u>Z</u>	<u>C.C.</u>
<u>4-7-10</u>	<u>1015</u>	<u>Z</u>	<u>C.C.</u>

DEPUTY J. Carter

DATE 4-7-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 3/30/2010

SERVICE# 10 - OF - 27 SERVICES  
DOCKET # 46ED2010

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT APRIL GREEN, AS CO-EXECUTRIX OF THE ESTATE OF  
SUSAN FREY, DECEASED  
FRANK FREY, JR., AS CO-EXECUTOR OF THE ESTATE OF  
SUSAN FREY, DECEASED

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
TYLER J. GREEN	MORTGAGE FORECLOSURE
322 LEGION ROAD	
MILLVILLE	

SERVED UPON April Green

RELATIONSHIP Son Mother IDENTIFICATION \_\_\_\_\_

DATE 4-7-10 TIME 1545 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>4-5-10</u>	<u>1420</u>	<u>2</u>	<u>C.C.</u>
<u>4-6-10</u>	<u>1020</u>	<u>2</u>	<u>"</u>
<u>4-7-10</u>	<u>1015</u>	<u>2</u>	<u>"</u>

DEPUTY J. Carter DATE 4-7-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 3/30/2010

SERVICE# 11 - OF - 27 SERVICES  
DOCKET # 46ED2010

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT APRIL GREEN, AS CO-EXECUTRIX OF THE ESTATE OF  
SUSAN FREY, DECEASED  
FRANK FREY, JR., AS CO-EXECUTOR OF THE ESTATE OF  
SUSAN FREY, DECEASED

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
RACHEL A. GREEN
322 LEGION ROAD
MILLVILLE

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON APRIL GREEN

RELATIONSHIP DAUGHTER MOTHER IDENTIFICATION \_\_\_\_\_

DATE 4-7-10 TIME 1945 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>4-5-10</u>	<u>1420</u>	<u>2</u>	<u>C.C.</u>
<u>4-6-10</u>	<u>1020</u>	<u>2</u>	<u>..</u>
<u>4-7-10</u>	<u>1015</u>	<u>2</u>	<u>..</u>

DEPUTY J. Arter DATE 4-7-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/30/2010

SERVICE# 16 - OF - 27 SERVICES  
DOCKET # 46ED2010

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT APRIL GREEN, AS CO-EXECUTRIX OF THE ESTATE OF  
SUSAN FREY, DECEASED  
FRANK FREY, JR., AS CO-EXECUTOR OF THE ESTATE OF  
SUSAN FREY, DECEASED

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

<b>PERSON/CORP TO SERVED</b>
CHRISTOPHER M. FORCE 854-2215
2151 OLD BERWICK ROAD #5
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE  
~~24 State Markt St~~ ~~Smithville~~  
~~- apt along side~~

SERVED UPON Brenda Graves

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

DATE 4-7-10 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

DATE

→ Allison 4-7-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/30/2010

SERVICE# 17 - OF - 27 SERVICES  
DOCKET # 46ED2010

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT APRIL GREEN, AS CO-EXECUTRIX OF THE ESTATE OF  
SUSAN FREY, DECEASED  
FRANK FREY, JR., AS CO-EXECUTOR OF THE ESTATE OF  
SUSAN FREY, DECEASED

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
QUENTIN M. FREY	MORTGAGE FORECLOSURE
2151 OLD BERWICK ROAD #5	
BLOOMSBURG	

SERVED UPON Brenda Graves

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

DATE 4-7-10 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

DATE

4-7-10



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/30/2010

SERVICE# 18 - OF - 27 SERVICES  
DOCKET # 46ED2010

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT APRIL GREEN, AS CO-EXECUTRIX OF THE ESTATE OF  
SUSAN FREY, DECEASED  
FRANK FREY, JR., AS CO-EXECUTOR OF THE ESTATE OF  
SUSAN FREY, DECEASED  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
LAURA A.M. GRAVES
2151 OLD BERWICK ROAD #5
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Brenda Graves

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

DATE 4-7-10 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

Thompson DATE 4-7-10

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/30/2010

SERVICE# 7 - OF - 27 SERVICES  
DOCKET # 46ED2010

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT APRIL GREEN, AS CO-EXECUTRIX OF THE ESTATE OF  
SUSAN FREY, DECEASED  
FRANK FREY, JR., AS CO-EXECUTOR OF THE ESTATE OF  
SUSAN FREY, DECEASED

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
BRENDA GRAVES	MORTGAGE FORECLOSURE
2151 OLD BERWICK ROAD #5	
BLOOMSBURG	

SERVED UPON Brenda Graves

RELATIONSHIP Person to be served IDENTIFICATION \_\_\_\_\_

DATE 4-7-10 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
<u>4-7-10</u>	<u>1146</u>	<u>9</u>	<u>LC</u>
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

J. Allison DATE 4-7-10



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/30/2010

SERVICE# 19 - OF - 27 SERVICES  
DOCKET # 46ED2010

PLAINTIFF CITIFINANCIAL SERVICES, INC.

light street

DEFENDANT APRIL GREEN, AS CO-EXECUTRIX OF THE ESTATE OF  
SUSAN FREY, DECEASED  
FRANK FREY, JR., AS CO-EXECUTOR OF THE ESTATE OF  
SUSAN FREY, DECEASED  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

-wrong  
address?

<b>PERSON/CORP TO SERVED</b>
ALVIN LUSCHAS, ESQ.
1120 WEST MAIN STREET
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Linda Fronsman

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

DATE 4-5-10 TIME 1052 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 4-5-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 3/30/2010

SERVICE# 20 - OF - 27 SERVICES  
DOCKET # 46ED2010

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT APRIL GREEN, AS CO-EXECUTRIX OF THE ESTATE OF  
SUSAN FREY, DECEASED  
FRANK FREY, JR., AS CO-EXECUTOR OF THE ESTATE OF  
SUSAN FREY, DECEASED  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
DENNETTE FARR-TAX COLLECTOR
858 CHESTNUT ROAD
MILLVILLE

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON DENNETTE FARR

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

DATE 4-5-10 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) \_\_\_\_\_

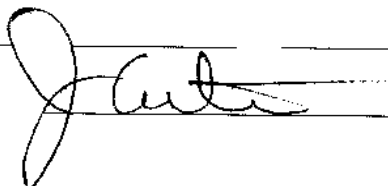
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 4-5-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/30/2010

SERVICE# 21 - OF - 27 SERVICES  
DOCKET # 46ED2010

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT APRIL GREEN, AS CO-EXECUTRIX OF THE ESTATE OF  
SUSAN FREY, DECEASED  
FRANK FREY, JR., AS CO-EXECUTOR OF THE ESTATE OF  
SUSAN FREY, DECEASED

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN COLE

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

DATE 3-31-10 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) \_\_\_\_\_

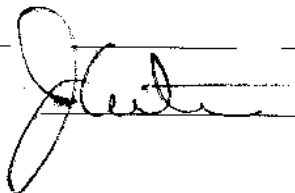
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 3-31-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/30/2010

SERVICE# 24 - OF - 27 SERVICES  
DOCKET # 46ED2010

PLAINTIFF CITIFINANCIAL SERVICES, INC.

DEFENDANT APRIL GREEN, AS CO-EXECUTRIX OF THE ESTATE OF  
SUSAN FREY, DECEASED  
FRANK FREY, JR., AS CO-EXECUTOR OF THE ESTATE OF  
SUSAN FREY, DECEASED  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

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

DATE 3-31-10 TIME 1350 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

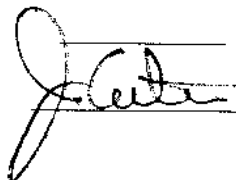
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 3-31-10

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 31-MAR-10

FEE: \$5.00

CERT. NO: 7285

FREY FRANK D & SUSAN M  
322 LEGION ROAD  
MILLVILLE PA 17846 9032

DISTRICT: GREENWOOD TWP  
DEED: 0275-1107  
LOCATION: 713 ZANERS/ROHRSBURG RD  
PARCEL: 17 -14A-029-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2008	PRIM	942.49	6.09		55.00	1,003.58
2009	PRIM	877.28	6.15		0.00	883.43
TOTAL DUE :						\$1,887.01

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: April , 2010

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2009

REQUESTED BY:

Timothy T. Chamberlain, Sheriff



## IN THE COURT OF COMMON PLEAS OF Columbia COUNTY, PENNSYLVANIA

CITIFINANCIAL SERVICES, INC  
Plaintiff

CIVIL DIVISION

vs.

NO. 2010 CV 100

APRIL GREEN, as Co-Executrix of  
the Estate of Susan Frey,  
DeceasedFRANK FREY, JR., as Co-Executor  
of the Estate of Susan Frey,  
Deceased

Defendant(s)

VERIFICATION OF NON-MILITARY SERVICE

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

1. That the above named Defendant, APRIL GREEN, as Co-Executrix of the Estate of Susan Frey, Deceased, is about unknown years of age, that Defendant's last known residence is 713 Zaners Rohrsburg Road, Orangeville, PA 17859, and is engaged in the unknown business located at unknown address.

2. That Defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Action of Congress of 1940 and its Amendments.

Date: 3/31/2010

  
BARB HAND

## IN THE COURT OF COMMON PLEAS OF Columbia COUNTY, PENNSYLVANIA

CITIFINANCIAL SERVICES, INC  
Plaintiff

vs.

CIVIL DIVISION

APRIL GREEN, as Co-Executrix of  
the Estate of Susan Frey,  
DeceasedFRANK FREY, JR., as Co-Executor  
of the Estate of Susan Frey,  
Deceased

NO. 2010 CV 100

Defendant(s)

VERIFICATION OF NON-MILITARY SERVICE

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

1. That the above named Defendant, FRANK FREY, JR., as Co-Executor of the Estate of Susan Frey, Deceased, is about unknown years of age, that Defendant's last known residence is 296 Broadway Street, Turbotville, PA 17772, and is engaged in the unknown business located at unknown address.

2. That to the best of my knowledge, information and belief, Defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Action of Congress of 1940 and its Amendments.

Date: 3/31/2010



BARB HAND

Document Receipt

---

Trans # 18430 Carrier / service: POST 2PM 3/31/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000000518

Doc Ref #: 46ED2010

PHILADELPHIA PA 19106

Document Receipt

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Trans # 18429 Carrier / service: POST 2PM 3/31/2010

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT  
OFFICE

ROBERT N.C. NIX FEDERAL BUILDING  
900 MARKET STREET- 5TH FLOOR

Tracking #: 9171924291001000000501

Doc Ref #: 46ED2010

PHILADELPHIA PA 19107

Document Receipt

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Trans # 18428 Carrier / service: POST 2PM 3/31/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000000495

Doc Ref #: 46ED2010

HARRISBURG PA 17105

Document Receipt

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Trans # 18427 Carrier / service: POST 2PM 3/31/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000000488

Doc Ref #: 46ED2010

HARRISBURG PA 17128

Document Receipt

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Trans # 18426 Carrier / service: POST 2PM 3/31/2010

Ship to: 18426

KENDRA MARIE ROBBINS

RR#2 BOX 18

Tracking #: 9171924291001000000471

Doc Ref #: 46ED2010

TROY PA 16947

Document Receipt

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Trans # 18425 Carrier / service: POST 2PM 3/31/2010

Ship to: 18425

BRIAN LEE ROBBINS, JR.

RR#2 BOX 18

Tracking #: 9171924291001000000464

Doc Ref #: 46ED2010

TROY PA 16947



Document Receipt

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Trans # 18424 Carrier / service: POST 2PM 3/31/2010

Ship to: 18424

CODY M. FREY

299 BROADWAY STREET

Tracking #: 9171924291001000000457

Doc Ref #: 46ED2010

TURBOTVILLE PA 17772

Document Receipt

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Trans # 18423 Carrier / service: POST 2PM 3/31/2010

Ship to: 18423

HUNTER D. FREY

299 BROADWAY STREET

Tracking #: 9171924291001000000440

Doc Ref #: 46ED2010

TURBOTVILLE PA 17772

Document Receipt

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Trans # 18422 Carrier / service: POST 2PM 3/31/2010

Ship to: 18422

CINDY ROBBINS

RR#2 BOX 18

Tracking #: 9171924291001000000433

Doc Ref #: 46ED2010

TROY PA 16947

Document Receipt

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Trans # 18421 Carrier / service: POST 2PM 3/31/2010

Ship to: 18421

DEPT OF PUBLIC WELFARE

ESTATE RECOVERY PROGRAM

PO BOX 8486

Tracking #: 9171924291001000000426

Doc Ref #: 46ED2010

HARRISBURG PA 17105

Document Receipt

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Trans # 18420 Carrier / service: POST 2PM 3/31/2010

Ship to: 18420

INTERNAL REVENUE SERVICE

SPECIAL PROCEDURE BRANCH  
1001 LIBERTY AVE 13TH FLR STE 1300

Tracking #: 9171924291001000000419

Doc Ref #: 46ED2010

PITTSBURGH PA 15222

Document Receipt

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Trans # 18419 Carrier / service: POST 2PM 3/31/2010

Ship to: 18419

COMMONWEALTH OF PA

DEPT OF REV INHERITANCE TAX DIV

1131 STRAWBERRY SQUARE 6TH  
FLOOR

HARRISBURG PA 17128

Tracking #: 9171924291001000000402

Doc Ref #: 46ED2010

Document Receipt

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Trans # 18418 Carrier / service: POST 2PM 3/31/2010

Ship to: 18418

DEPT OF PUBLIC WELFARE

HEALTH AND WELFARE BUILDING  
ROOM 432

Tracking #: 9171924291001000000396

Doc Ref #: 46ED2010

HARRISBURG PA 17105

# SHERIFF'S SALE

WEDNESDAY MAY 26, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 46 OF 2010 ED AND CIVIL WRIT NO. 100 OF 2010 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 PARCEL OF LAND IN TOWNSHIP OF GREENWOOD, COLUMBIA COUNTY, COMMONWEALTH OF PA, AS MORE FULLY DESCRIBED IN BOOK 608 PAGE 607 ID# 17-14A-29, BEING KNOWN AND DESIGNATED AS A METES AND BOUNDS PROPERTY.  
ALSO DESCRIBED AS:

ALL THAT piece, parcel or lot of land situate in the Village of Rohrsburg, in the Township of Greenwood, in the County of Columbia, and Commonwealth of Pennsylvania bounded and described as follows, to-wit:

BEGINNING at the southeast corner of Market and Water Streets in said Village of Rohrsburg; thence North 81 ½ degrees East 61.5 feet to a corner of land of Clarence Crabtree and Harriet Crabtree, his wife, thence by said Crabtree lands South 8 ½ degrees East 66 feet; thence South 81 ½ degrees West, 61.5 feet; thence North 8 ½ degrees West 66 feet to the point or place of beginning.

P.I.N. 17-14A-29

TAX PARCEL #: 17-14A-29

BEING KNOWN AS: 713 Zanders Rohrsburg Road, Orangeville, PA 17859

## 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  
Michael McKeever  
701 Market Street  
Philadelphia, PA 19106

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



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P.L.N. 17-14A-29

TAX PARCEL #: 17-14A-29

BEING KNOWN AS: 713 Zanders Rohrsburg Road, Orangeville, PA 17859

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**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  
Michael McKeever  
701 Market Street  
Philadelphia, PA 19106

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

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P.L.N. 17-14A-29

TAX PARCEL #: 17-14A-29

BEING KNOWN AS: 713 Zaners Rohrsburg Road, Orangeville, PA 17859

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**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  
Michael McKeever  
701 Market Street  
Philadelphia, PA 19106

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

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P.I.N. 17-14A-29

TAX PARCEL #: 17-14A-29

BEING KNOWN AS: 713 Zaners Rohrsburg Road, Orangeville, PA 17859

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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  
Michael McKeever  
701 Market Street  
Philadelphia, PA 19106

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

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WEDNESDAY MAY 26, 2010 AT 9:30 AM

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TAX PARCEL #: 17-14A-29

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BEGINNING at the southeast corner of Market and Water Streets in said Village of Rohrsburg; thence North 81 ½ degrees East 61.5 feet to a corner of land of Clarence Crabtree and Harriet Crabtree, his wife, thence by said Crabtree lands South 8 ½ degrees East 66 feet; thence South 81 ½ degrees West, 61.5 feet; thence North 8 ½ degrees West 66 feet to the point or place of beginning.

P.I.N. 17-14A-29

TAX PARCEL #: 17-14A-29

BEING KNOWN AS: 713 Zaners Rohrsburg Road, Orangeville, PA 17859

## 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  
Michael McKeever  
701 Market Street  
Philadelphia, PA 19106

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

# REAL ESTATE OUTLINE

ED # 46-10

DATE RECEIVED 3-20-10  
DOCKET AND INDEX 3-22-10

## 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 <del>\$1,350.00</del> OR <u>2000.00</u>	<u>✓</u>	CK# <u>523565</u>

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

SALE DATE	<u>May 26, 10</u>	TIME <u>0930</u>
POSTING DATE	<u>Apr 20, 10</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>May 5</u>	
	2 <sup>ND</sup> WEEK <u>12</u>	
	3 <sup>RD</sup> WEEK <u>19, 10</u>	

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

CITIFINANCIAL SERVICES, INC  
1111 Northpoint Drive  
Building 4 Suite 100  
Coppell, TX 75019

vs.

APRIL GREEN, as Co-Executrix of the Estate of  
Susan Frey, Deceased  
FRANK FREY, JR., as Co-Executor of the Estate of  
Susan Frey, Deceased  
713 Zancers Rohrsburg Road  
Orangeville, PA 17859

In the Court of Common Pleas of  
Columbia County

No. 2010 CV 100

2010-ED-46

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

**To the Sheriff of Columbia County, Pennsylvania**

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

PREMISES: 713 Zancers Rohrsburg Road Orangeville, PA 17859

See Exhibit "A" attached

AMOUNT DUE	\$42,048.43
Interest From 3/26/2010 Through Date of Sale	
(Costs to be added)	

Dated: 03-30-10

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

Deputy Barbara N. Sylvestre  
Clerk







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

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

CITIFINANCIAL SERVICES, INC  
1111 Northpoint Drive  
Building 4 Suite 100  
Coppell, TX 75019

Plaintiff

vs.

APRIL GREEN, as Co-Executrix of the Estate of Susan  
Frey, Deceased  
FRANK FREY, JR., as Co-Executor of the Estate of  
Susan Frey, Deceased  
**Mortgagor(s) and Record Owner(s)**  
713 Zanders Rohrsburg Road  
Orangeville, PA 17859

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2010 CV 100

*2010-ED-46*

CLERK OF COURT'S OFFICE  
COLUMBIA COUNTY, PA

2010 MAR 30 A 11:26

**PRAECIPE FOR WRIT OF EXECUTION**

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$42,048.43

Interest from

**3/26/2010** to Date of  
Sale at 7.3596%

(Costs to be added)

By: 

GOLDBECK MCCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386

✓ Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff

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

CITIFINANCIAL SERVICES, INC  
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vs.

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Susan Frey, Deceased  
713 Zanners Rohrsburg Road  
Orangeville, PA 17859

In the Court of Common Pleas of  
Columbia County

No. 2010 CV 100

2010-ED-46

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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See Exhibit "A" attached

AMOUNT DUE \$42,048.43

Interest From 3/26/2010  
Through Date of Sale

(Costs to be added)

Dated: 03.30.10

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

Deputy Barbara N. Siquette  
CJS

ALL THAT CERTAIN PARCEL OF LAND IN TOWNSHIP OF GREENWOOD, COLUMBIA COUNTY, COMMONWEALTH OF PA, AS MORE FULLY DESCRIBED IN BOOK 608 PAGE 607 ID# 17-14A-029, BEING KNOWN AND DESIGNATED AS A METES AND BOUNDS PROPERTY.

**ALSO DESCRIBED AS:**

ALL THAT piece, parcel or lot of land situate in the Village of Rohrsburg, in the Township of Greenwood, in the County of Columbia, and Commonwealth of Pennsylvania bounded and described as follows, to-wit:

BEGINNING at the Southeast corner of Market and Water Streets in said Village of Rohrsburg; thence North  $81\frac{1}{2}$  degrees East 61.5 feet to a corner of land of Clarence Crabtree and Harriet Crabtree, his wife, thence by said Crabtree lands South  $8\frac{1}{2}$  degrees East 66 feet; thence South  $81\frac{1}{2}$  degrees West, 61.5 feet; thence North  $8\frac{1}{2}$  degrees West 66 feet to the point or place of beginning.

F.I.N. 17-14A-29

**TAX PARCEL #: 17-14A-29**

**BEING KNOWN AS: 713 Zanders Rohrsburg Road, Orangeville, PA 17859**

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TAX PARCEL #: 17-14A-29

BEING KNOWN AS: 713 Zanners Rohrsburg Road, Orangeville, PA 17859



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P.I.N. 17-14A-29

**TAX PARCEL #: 17-14A-29**

**BEING KNOWN AS: 713 Zancers Rohrsburg Road, Orangeville, PA 17859**

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

**March 25, 2010**  
**Docket #2010 CV 100**

**ATTENTION: Columbia COUNTY SHERIFF**

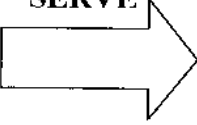
**We would like to bring to your attention that defendant(s):**

**FRANK FREY, JR., as Co-Executor of the Estate of Susan Frey, Deceased will be personally served notice of Sheriff's Sale by an outside process server.**

**Thank you,**

**JUDGMENT DEPARTMENT**  
**GOLDBECK McCAFFERTY & McKEEVER**  
**Main - (215) 627-1322**  
**Fax - (215) 627-7734**

# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>			
PLAINTIFF/S/ CITIFINANCIAL SERVICES, INC		COURT NUMBER 2010 CV 100	
DEFENDANT/S/ APRIL GREEN, as Co-Executrix of the Estate of Susan Frey, Deceased and FRANK FREY JR as Co-Executor of the Estate of Susan Frey		TYPE OF WRIT OR COMPLAINT EXECUTION	
<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE APRIL GREEN, as Co-Executrix of the Estate of Susan Frey, Deceased & FRANK FREY, JR., as Co-Executor of the Estate of Susan Frey, Deceased  ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 713 Zanders Rohrsburg Road, Orangeville, PA 17859		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:  <div style="border: 1px solid black; padding: 10px; min-height: 100px;"> <b>PLEASE POST HANDBILL</b> </div>			
SIGNATURE OF ATTORNEY <b><i>Michael T. McKeever</i></b>		TELEPHONE NUMBER (215) 627-1322	DATE March 25, 2010
ADDRESS OF ATTORNEY  GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ CITIFINANCIAL SERVICES, INC	COURT NUMBER 2010 CV 100	
DEFENDANT/S/ APRIL GREEN, as Co-Executrix of the Estate of Susan Frey, Deceased and FRANK FREY JR as Co-Executor of the Estate of Susan Frey	TYPE OF WRIT OR COMPLAINT EXECUTION	

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
APRIL GREEN, as Co-Executrix of the Estate of Susan Frey, Deceased

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
713 Zaners Rohrsburg Road, Orangeville, PA 17859

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

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

SIGNATURE OF ATTORNEY

***Michael T. McKeever***

TELEPHONE NUMBER

(215) 627-1322

DATE

March 25, 2010

ADDRESS OF ATTORNEY

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

**GOLDBECK McCAFFERTY & McKEEVER**

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

CITIFINANCIAL SERVICES, INC  
1111 Northpoint Drive  
Building 4 Suite 100  
Coppell, TX 75019  
Plaintiff

vs.

APRIL GREEN, as Co-Executrix of the Estate of Susan  
Frey, Deceased  
FRANK FREY, JR., as Co-Executor of the Estate of Susan  
Frey, Deceased  
**Mortgagor(s) and Record Owner(s)**

713 Zaners Rohrsburg Road  
Orangeville, PA 17859

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2010 CV 100

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO  
COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO  
COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE  
USED FOR THAT PURPOSE.**

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

TO: GREEN, APRIL, as Co-Executrix of the Estate of Susan Frey, Deceased  
**APRIL GREEN, as Co-Executrix of the Estate of Susan Frey, Deceased**  
713 Zaners Rohrsburg Road  
Orangeville, PA 17859

Your house at 713 Zaners Rohrsburg Road, Orangeville, PA 17859 is scheduled to be sold at  
Sheriff's Sale on \_\_\_\_\_, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg,  
PA to enforce the court judgment of \$42,048.43 obtained by CITIFINANCIAL SERVICES, INC against  
you.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay to CITIFINANCIAL SERVICES, INC, the back payments,  
late charges, costs and reasonable attorney's fees due. To find out how much you must pay call:  
215-825-6329 or 1-866-413-2311.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

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

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

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

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

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

**PENNSYLVANIA BAR ASSOCIATION**

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

## Resources available for Homeowners in Foreclosure

### **ACT NOW!**

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

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/rcal.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homeretention@goldbecklaw.com](mailto:homeretention@goldbecklaw.com). Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 91899FC.

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

**GOLDBECK McCAFFERTY & McKEEVER**

BY: MICHAEL T. MCKEEVER, ESQ.

ATTORNEY I.D. #56129

SUITE 5000 – MELLON INDEPENDENCE CENTER

701 MARKET STREET

PHILADELPHIA, PA 19106-1532

(215) 627-1322

ATTORNEY FOR PLAINTIFF

**CITIFINANCIAL SERVICES, INC**

1111 Northpoint Drive

Building 4 Suite 100

Coppell, TX 75019

Plaintiff

vs.

**APRIL GREEN, as Co-Executrix of the Estate of  
Susan Frey, Deceased**

**FRANK FREY, JR., as Co-Executor of the Estate of  
Susan Frey, Deceased**

Mortgagor(s) and Record Owner(s)

713 Zanders Rohrsburg Road

Orangeville, PA 17859

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF Columbia COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE  
FORECLOSURE

Term

No. 2010 CV 100

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

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By: 

**GOLDBECK McCAFFERTY & McKEEVER**

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386

✓ Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

*Attorneys for Plaintiff*



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

CITIFINANCIAL SERVICES, INC  
1111 Northpoint Drive  
Building 4 Suite 100  
Coppell, TX 75019

Plaintiff

vs.

APRIL GREEN, as Co-Executrix of the Estate of Susan  
Frey, Deceased  
FRANK FREY, JR., as Co-Executor of the Estate of  
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**Mortgagor(s) and Record Owner(s)**

713 Zaners Rohrsburg Road  
Orangeville, PA 17859

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2010 CV 100

**WAIVER OF WATCHMAN**

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

By: 

GOLDBECK McCAFFERTY & McKEEVER

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff

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

CITIFINANCIAL SERVICES, INC.  
1111 Northpoint Drive  
Building 4 Suite 100  
Coppell, TX 75019

Plaintiff

vs.

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Frey, Deceased  
FRANK FREY, JR., as Co-Executor of the Estate of  
Susan Frey, Deceased  
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713 Zanners Rohrsburg Road  
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Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2010 CV 100

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By: 

GOLDBECK McCAFFERTY & McKEEVER

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386

✓ Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Pulco Pa. ID 27615

Attorneys for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER  
BY: Michael T. McKeever  
Attorney I.D.#56129  
Suite 5000 - Mellon Independence Center  
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Attorney for Plaintiff

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Plaintiff

vs.

APRIL GREEN, as Co-Executrix of the Estate of Susan  
Frey, Deceased  
FRANK FREY, JR., as Co-Executor of the Estate of  
Susan Frey, Deceased  
**Mortgagor(s) and Record Owner(s)**

713 Zanders Rohrsburg Road  
Orangeville, PA 17859

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

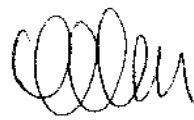
ACTION OF MORTGAGE FORECLOSURE

No. 2010 CV 100

**WAIVER OF WATCHMAN**

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

By:



GOLDBECK McCAFFERTY & McKEEVER

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff

**GOLDBECK McCAFFERTY & McKEEVER**

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

CITIFINANCIAL SERVICES, INC  
1111 Northpoint Drive  
Building 4 Suite 100  
Coppell, TX 75019  
Plaintiff

vs.

APRIL GREEN, as Co-Executrix of the Estate of Susan  
Frey, Deceased  
FRANK FREY, JR., as Co-Executor of the Estate of Susan  
Frey, Deceased  
**Mortgagor(s) and Record Owner(s)**

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IN THE COURT OF COMMON PLEAS

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CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2010 CV 100

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO  
COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO  
COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE  
USED FOR THAT PURPOSE.**

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

TO: FREY, JR., FRANK, as Co-Executor of the Estate of Susan Frey, Deceased  
**FRANK FREY, JR., as Co-Executor of the Estate of Susan Frey,  
Deceased**

296 Broadway Street  
Turbotville, PA 17772

Your house at 713 Zaners Rohrsburg Road, Orangeville, PA 17859 is scheduled to be sold at  
Sheriff's Sale on \_\_\_\_\_, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg,  
PA to enforce the court judgment of \$42,048.43 obtained by CITIFINANCIAL SERVICES, INC against  
you.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay to CITIFINANCIAL SERVICES, INC, the back payments,  
late charges, costs and reasonable attorney's fees due. To find out how much you must pay call:  
215-825-6329 or 1-866-413-2311.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

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

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

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

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

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

PENNSYLVANIA BAR ASSOCIATION

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

## Resources available for Homeowners in Foreclosure

### **ACT NOW!**

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

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homeretention@goldbecklaw.com](mailto:homeretention@goldbecklaw.com). Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 91899FC.

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

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

46

CITIFINANCIAL SERVICES, INC  
1111 Northpoint Drive  
Building 4 Suite 100  
Coppell, TX 75019

Plaintiff

vs.

APRIL GREEN, as Co-Executrix of the Estate of  
Susan Frey, Deceased  
FRANK FREY, JR., as Co-Executor of the Estate of  
Susan Frey, Deceased  
(Mortgagor(s) and Record Owner(s))  
713 Zanners Rohrsburg Road  
Orangeville, PA 17859

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2010 CV 100

**AFFIDAVIT PURSUANT TO RULE 3129**

CITIFINANCIAL SERVICES, INC, Plaintiff in the above action, by and through an authorized employee of its attorneys, Goldbeck McCafferty & McKeever, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

713 Zanners Rohrsburg Road  
Orangeville, PA 17859

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

APRIL GREEN, as Co-Executrix of the Estate of Susan Frey, Deceased  
713 Zanners Rohrsburg Road  
Orangeville, PA 17859

FRANK FREY, JR., as Co-Executor of the Estate of Susan Frey, Deceased  
296 Broadway Street  
Turbotville, PA 17772

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

APRIL GREEN, as Co-Executrix of the Estate of Susan Frey, Deceased  
713 Zanners Rohrsburg Road  
Orangeville, PA 17859

FRANK FREY, JR., as Co-Executor of the Estate of Susan Frey, Deceased  
296 Broadway Street  
Turbotville, PA 17772

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

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

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

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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

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

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

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE  
TAX DIVISION

1131 Strawberry Square  
6th Floor  
Harrisburg, PA 17128

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH  
1001 Liberty Avenue  
Thirteenth Floor, Suite 1300  
Pittsburgh, PA 15222

DEPARTMENT OF PUBLIC WELFARE  
ESTATE RECOVERY PROGRAM  
P.O. Box 8486, Willow Oak Building  
Harrisburg, PA 17105-8486

BRENDA GRAVES  
2151 Old Berwick Road #5  
Bloomsburg, PA 17815

CINDY ROBBINS  
RR #2, BOX 18  
TROY, PA 16947

JOHN T. GREEN  
322 Legion Road  
Millville, PA 17846

TYLER J. GREEN  
322 Legion Road  
Millville, PA 17846

RACHEL A. GREEN  
322 Legion Road  
Millville, PA 17846



HUNTER D. FREY  
299 Broadway Street  
Turbotville, PA 17772

CODY M. FREY  
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TENANTS/OCCUPANTS  
713 Zanders Rohrsburg Road  
Orangeville, PA 17859

ALVIN J. LUSCHAS, ESQUIRE  
120 West Main Street  
Bloomsburg, PA 17815

(attach separate sheet if more space is needed)

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

DATED: March 25, 2010

  
GOLDBECK McCAFFERTY & McKEEVER  
BY: **Barb Hand**

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

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Plaintiff

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IN THE COURT OF COMMON PLEAS

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CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2010 CV 100

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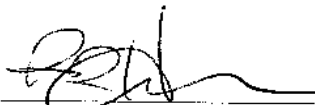
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120 West Main Street  
Bloomsburg, PA 17815

(attach separate sheet if more space is needed)

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

DATED: March 25, 2010

  
\_\_\_\_\_  
GOLDBECK McCafferty & McKEEVER  
BY: **Barb Hand**

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-3673

PHONE  
(570) 389-3622

24 HOUR PHONE  
(570) 784-6300

CITIFANICAL SERVICES INC

Docket # 100CV2010

VS

MORTGAGE FORECLOSURE

APRIL GREEN & FRANK FREY

SHERIFF'S COST PAID

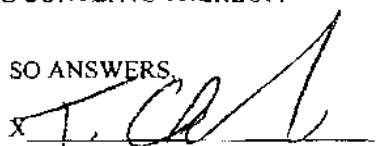
AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, FEBRUARY 08, 2010, AT 9:35 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON **APRIL GREEN** AT COLUMBIA CO SHERIFF OFFICE, BLOOMSBURG BY HANDING TO APRIL GREEN, PERSONALLY, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, FEBRUARY 08, 2010

  
NOTARY PUBLIC

SO ANSWERS

X   
T. CHAMBERLAIN  
SHERIFF

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 180  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 794-6308

CITIFANICAL SERVICES INC

100CV2010

VS

MORTGAGE FORECLOSURE

APRIL GREEN & FRANK FREY

NOW, FRIDAY, JANUARY 22, 2010, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF NORTHUMBERLAND COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, FRANK FREY, AT 296 BROADWAY STREET, TURBOTVILLE, PA

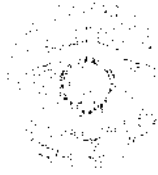
*Timothy T. Chamberlain*

TIMOTHY T. CHAMBERLAIN  
SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

Sheriff's Office of Northumberland County

Chad A Reiner  
Sheriff

Tony Matulewicz, Esq  
Solicitor



Randy Coe  
Chief Deputy

CITIFINANCIAL SERVICES, INC.  
vs.  
APRIL GREEN

Case Number  
10 CV 00100

**SHERIFF'S RETURN OF SERVICE**

02/03/2010 06:15 PM - SERVED: FRANK FREY JR., PERSONALLY  
PLACE SERVED: 296 BROADWAY STREET, TURBOTVILLE, PA 17772  
BY DEPUTY: PIDCOE, DWAYNE

SHERIFF COST: \$128.40

February 09, 2010

SO ANSWERS,

*Chad A. Reiner*

CHAD A REINER, SHERIFF

Sworn to and subscribed before  
me this 9th day of Feb.

A.D. 2010

*M. Kathleen Houser*  
PROTHONOTARY

My Comm. Exp. 1st Mon. Jan. 2014

GOLDBECK McCAFFERTY & McKEEVER  
A PROFESSIONAL CORPORATION

SUITE 5000, MELLON INDEPENDENCE CENTER  
701 MARKET ST. PHILADELPHIA, PA 19106  
(215) 627-1322

**FIRSTTRUST**

800.220.BANK / firsttrust.com

3-7380-2360

03/25/2010

523565

PAY

TO THE  
ORDER OF

**SHERIFF OF COLUMBIA COUNTY**

**TWO THOUSAND AND XX / 100**

**\$\*\* 2,000.00**

DOLLARS

*Sheriff's Office*

*PO Box 380*

*Bloomsburg PA, 17815*

122 MORTGAGE DISBURSEMENT ACCOUNT

MEMO *Frey*

*[Signature]*  
AUTHORIZED SIGNATURE

⑈ 523565 ⑈ ⑆ 236073801⑆ 70 110018 ⑈