

SHERIFF'S SALE COST SHEET

Crittenton case vs. C. Higer
 NO. 32-11 ED NO. 1077-01 JD DATE/TIME OF SALE stayce

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>310.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>114.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>13.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>643.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>869.38</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1019.38</u>

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

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

TOTAL COSTS (OPENING BID) \$ 1937.88
 1350.00 D-7.

Due → \$587.88

ENTITY VENDOR
FAP Sheriff of Columbia county [SCOLU]

CHECK DATE CHECK NO.
05/12/2011 1085766

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
1085766	000300680	05/12/2011		206821	587.88	0.00	587.88
DVB [206821] 1120355480 UNGER, RICHARD							
							587.88

PHILAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814
SAFEGUARD 11PMG ISA 075L4 09/03/11

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDERS

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

TD BANK, N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
1085766

2009-CV-1077

DATE	AMOUNT
05/12/2011	*****587.88

Pay FIVE HUNDRED EIGHTY SEVEN AND 88/100 DOLLARS

Void after 180 days

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

Francis S. Hallinan

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT

1085766 0036001808036 150866 6

ENTITY VENDOR
FAP Sheriff of Columbia Junty [SCOLU]

CHECK DATE CHECK NO.
05/12/2011 1085766

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
1085766	000300680	05/12/2011		206831	587.88	0.00	587.88
USD [206831] 1120355480 UNGER, RICHARD							
							587.88

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

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**
TIMOHTY T. CHAMBERLAIN, SHERIFF

Fax

To: Elizabeth Hallinan

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: 5/12/11

Re: Unger

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania and New Jersey

Foreclosure Manager

May 11, 2011

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY,
INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT
COMPANY, INC. v.
RICHARD B. UNGER, ELLEN C. UNGER and THE UNITED STATES OF
AMERICA C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE
DISTRICT OF PA
417 SUMMERHILL ROAD BERWICK, PA 18603-5837
No.: 2009-CV-1077

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for May 25, 2011 due to the following: Bankruptcy.

Defendants filed a Chapter 13, Bankruptcy Number 5:11-03381, on May 7, 2011.

You are hereby directed to immediately discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.

Thank you for your cooperation in this matter.

Very Truly Yours,
ELIZABETH HALLINAN for

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA 17815
FAX: (717) 389-3622

PHONE
(717) 389-1622

24 HOUR PHONE
(717) 389-6200

Monday, February 28, 2011

JOAN ROTHERY-TAX COLLECTOR
122 TWIN CHURCH ROAD
BERWICK, PA 18603-

CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY,
INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT
COMPANY, INC.

VS

RICHARD B. UNGER
ELLEN C. UNGER

DOCKET # 32ED2011

JD # 1077JD2009

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.

Tax Notice 2011 County & Municipality

BRIARCREEK TWP

MAKE CHECKS PAYABLE TO:

Joan M. Rothery
122 TWIN CHURCH ROAD
Berwick PA 18603

HOURS: MAR & APR & JULY & AUG

TUES, WED & THURS: 8PM - 8PM

WED: 1-4 PM

PHONE: 570-759-2118

FOR: COLUMBIA County

DATE
03/01/2011BILL NO.
11859

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	25,811	8.148	155.48	158.83	174.49
SINKING		1.345	34.03	34.72	38.19
FIRE		1	25.29	25.81	28.39
TWP RE		5	126.48	129.06	141.97
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	341.28 April 30 If paid on or before	348.22 June 30 If paid on or before
				383.04 June 30 If paid after	

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

UNGER RICHARD B & ELLEN C
417 SUMMERHILL ROAD
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 07 -03C-042-00.000
417 SUMMERHILL RD
.6027 Acres
Total Assessment 25,811

This tax returned to
courthouse on:
January 1, 2012

FILE COPY

You desire a receipt send it self addressed plain old envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

4-30-11

**In the Court of Common Pleas of COLUMBIA County, Pennsylvania
DOMESTIC RELATIONS SECTION**

NOTICE OF LIEN

TO:

TIMOTHY T CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

FROM:

(IV-D Agency or name of obligee and/or his or her private
attorney or entity acting on behalf of the obligee, address)

DOMESTIC RELATIONS SECTION
PO BOX 380
BLOOMSBURG PA 17815

Phone: (570) 387-8870 Fax: (570) 387-8876
Email:

Obligor:

RICHARD B. UNGER II
175 EVERGREEN LANE
CATAWISSA, PA 17820-8240

Obligee:

MELISSA S. KERN

IV-D Case #: 591107580

SSN: 200-70-9791 **Date of Birth:** 09/07/76

This lien results from a support order, entered on JUNE 26, 2009 by Pennsylvania Court of Common Pleas in COLUMBIA County, tribunal number 008571.

As of APRIL 26, 2011, the obligor owes unpaid support in the amount of \$2,825.25. This judgement may be subject to interest.

Prospective amounts of support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or titled personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property:
417 SUMMERHILL ROAD, BERWICK, PA 18603

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released by the obligee or in accordance with the laws of the State where the property is located.

Note to Lien Recorder: Please provide the sender with a copy of the filed lien, containing the recording information, at the address provided above.

Check either "A" or "B" below. The option that does not apply may be omitted from the form. If "B" is checked, the form must be notarized.

A. ☒ Submitted by a IV-D agency/office on behalf of the named obligee

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651, et seq.), I have authority to file this child support lien in any state, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

Paul C Keller

Authorized Agent

4/26/11

Date

Paul C Keller 570-387-8870

Print name, e-mail address, phone and fax number

B. ☐ Submitted by an obligee or a private (non-IV-D) attorney or entity on behalf of an obligee

I am: ☐ the obligee of the above referenced order [or]

☐ an attorney or entity representing the above named obligee

I certify under penalty of perjury that the information contained in this notice is true and accurate and that this lien is submitted in accordance with the laws of the State of _____. For additional information regarding this lien, including the pay-off amount, please contact the obligee listed above.

Signature

Date

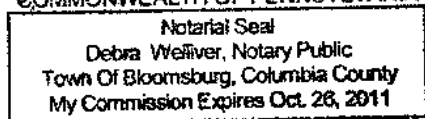
Print name, e-mail address, phone and fax number

I certify that _____ appeared before me and is known to me as the individual who signed the above.

State of _____

County of _____

COMMONWEALTH OF PENNSYLVANIA



)
ss.
)

Notary Public Debra Welliver

Date 4-26-11

My appointment expires 10-26-11

NOTICE : Respondents are not required to respond to this information collection unless it displays a valid OMB control number.

OMB 0970-0153 Expiration Date: 02/28/2011

April 12, 2011

**CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL
MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME
EQUITY CONSUMER DISCOUNT COMPANY, INC.**

Plaintiff

v.

**RICHARD B. UNGER
ELLEN C. UNGER**

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2009-CV-1077

COLUMBIA COUNTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

Owner(s): **RICHARD B. UNGER
ELLEN C. UNGER**

Property: **417 SUMMERHILL ROAD
BERWICK, PA 18603-5837**

Improvements: **Residential dwelling**

Judgment amount: **\$105,966.12**

2011 APR 18 PM 11 11
COLUMBIA COUNTY
SHERIFF'S OFFICE

The above-captioned property is scheduled to be sold at the COLUMBIA County Sheriff's Sale on **MAY 25, 2011** in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** at **10:00 AM**.

Our records indicate that you may hold a mortgage, judgment, or other interest with respect to the property which may be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as we are not permitted to give you legal advice.

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

SUE FRUIT
Legal Assistant, 1276

Representing Lenders in
Pennsylvania and New Jersey

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

No.: 2009-CV-1077
No.: 2011-ED-32

Re: CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A
ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY, INC. VS. RICHARD B.
UNGER, ELLEN C. UNGER
No.: 2009-CV-1077, No.: 2011-ED-32

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

Dear Sir/Madam:

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

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

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

****Property is listed for the 05/25/2011 Sheriff Sale.****

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

Very truly yours,

Phelan Hallinan & Schmieg, LLP

By:
SUE FRUIT, Legal Assistant

cc: Sheriff of COLUMBIA County

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

CITIMORTGAGE, INC. S/B/M TO
CITIFINANCIAL MORTGAGE COMPANY, INC.
F/K/A ASSOCIATES HOME EQUITY CONSUMER
DISCOUNT COMPANY, INC.
Plaintiff,

v.

RICHARD B. UNGER
ELLEN C. UNGER
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
:
: No.: 2009-CV-1077
: No.: 2011-ED-32

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

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

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375
- ☒ Allison F. Wells, Esq., Id. No. 309519
- ☐ William E. Miller, Esq., Id. No. 308951

Attorney for Plaintiff

Date: 4/20/11

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

Name and
Address
Of Sender

Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

JOT/SAS - MAY 25, 2011 SALE

Name of Addressee, Street, and Post Office Address

Line Article Number

1 ****

ADVANTAGE ASSETS, INC., C/O
ANDREW C. SPEARS, ESQ.
4660 TRINDLE ROAD, SUITE 300
CAMP HILL, PA 17011

2 ****

CITIFINANCIAL MORTGAGE CO., INC.
F/K/A ASSOCIATES HOME EQUITY
CONSUMER DISCOUNT COMPANY
1111 NORTHPOINT DRIVE, BUILDING 4, SUITE 100
COPELL, TX 75019

3 ****

CITIFINANCIAL MORTGAGE CO., INC.
F/K/A ASSOCIATES HOME EQUITY
CONSUMER DISCOUNT COMPANY
C/O JOSEPH A. GOLDBECK, ESQ.
701 MARKET STREET SUITE 5000
PHILADELPHIA, PA 19106-2519

4 ****

COMMERCIAL CREDIT CORPORATION
326 EAST STREET
BLOOMSBURG, PA 17815

5 ****

COMMERCIAL CREDIT CORPORATION
PO BOX 17170
BALTIMORE, MD 21203

6 ****

COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAXES
DEPARTMENT 280601
HARRISBURG, PA 17128-0601

7 ****

COMMONWEALTH OF PA
BUREAU OF INDIVIDUAL TAX
INHERITANCE TAX DIVISION
ATTN: JOHN MURPHY
6TH FLOOR, STRAWBERRY SQUARE
DEPT. 280601
HARRISBURG, PA 17128

8 ****

DEPARTMENT OF PUBLIC WELFARE
TPL CASUALTY UNIT
ESTATE RECOVERY PROGRAM
P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105-8486

9 ****

COMMERCIAL CREDIT CORPORATION
326 EAST MAIN STREET
BLOOMSBURG, PA 17815

10 ****

11 ****

15 ****

Total Number of
Pieces Listed by Sender

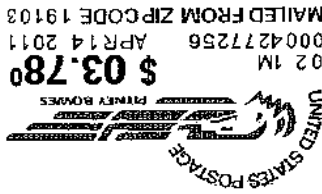
Total Number of Pieces
Received at Post Office

Postmaster, Per (Name of
Receiving Employee)

RE: RICHARD B. UNGER (COLUMBIA) TEAM 3 PHS# 206831 ****2 OF 2****

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.

Postage Fee



02 1M
0004277256
APR 14 2011
\$03.78
MAILED FROM ZIP CODE 19103



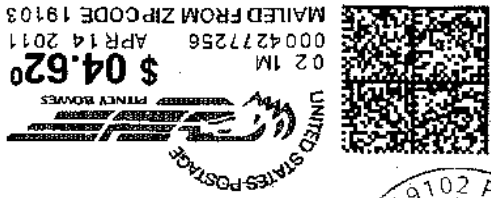
2082

Name and
Address
Of Sender

Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

JOT/SAS - MAY 25, 2011 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 417 SUMMERHILL ROAD BERWICK, PA 18603-5837		
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380, BLOOMSBURG, PA 17815		
3	****	Commonwealth of Pennsylvania, Department of Welfare P.O. Box 2675, Harrisburg, PA 17105		
4	****	Internal Revenue Service Advisory, 1400 Liberty Avenue Room 704, Pittsburgh, PA 15222		
5	****	U.S. Department of Justice U.S. Attorney for the Middle District of PA Federal Building, P.O. Box 11754 228 Walnut Street Harrisburg, PA 17108		
6	.	COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF REVENUE, BUREAU OF COMPLIANCE DEPARTMENT 280948 HARRISBURG, PA 17128		
7	-	COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF LABOR AND INDUSTRY 1171 SOUTH CAMERON STREET, ROOM 324 HARRISBURG, PA 17104		
8	.	ADVANTAGE ASSETS, INC., ASSIGNEE OF MENA AMERICA BANK 7322 SOUTHWEST FREEWAY, #1600 HOUSTON, TX 77074		
9	.	ADVANTAGE ASSETS, INC., C/O DAVID R. GALLOWAY, ESQ. 4660 TRINDLE ROAD, SUITE 300 CAMP HILL, PA 17011		
10	.	DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE 477 MICHIGAN AVE. DETROIT, MI 48226		
11	.	THE UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA 1164 FEDERAL BUILDING 228 WALNUT STREET HARRISBURG, PA 17101		
12				
13				
14				
15				
Total Number of Pieces Listed by Sender		RE: RICHARD B. UNGER (COLUMBIA) TEAM 3 PH5# 206831 ***1 OF 2*** Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.	



PA 19102 PENN

APR 14 2011

10FZ

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 100
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

SHERIFF'S RETURN OF NO SERVICE

CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL 32ED2011
MORTGAGE COMPANY, INC. F/K/A ASSOICATES
HOME EQUITY CONSUMER DISCOUNT COMPANY,
INC.

VS.

RICHARD B. UNGER
ELLEN C. UNGER

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF
THIS 3/21/2011 FOR THE FOLLOWING REASONS:
MOVED LEFT NO FORWARDING

SWORN AND SUBSCRIBED BEFORE ME
THIS Monday, March 21, 2011

Sarah Jane Klingaman
NOTARY PUBLIC

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

SO ANSWERS :

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF

BY:

P. D'Angelo
P. D'ANGELO
DEPUTY SHERIFF

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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, COMMONWEALTH
OF PENNSYLVANIA.

CITIMORTGAGE INC.

VS.

RICHARD & ELLEN UNGER

WRIT OF EXECUTION #32 OF 2011 ED

POSTING OF PROPERTY

APRIL 20, 2011 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF RICHARD & ELLEN UNGER AT 417 SUMMERHILL ROAD BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.

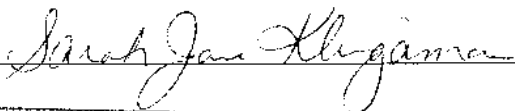
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20TH DAY OF APRIL 2011



Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL
MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME
EQUITY CONSUMER DISCOUNT COMPANY, INC.

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2009-CV-1077

2011-ED-32

COLUMBIA COUNTY

vs.

RICHARD B. UNGER
ELLEN C. UNGER
Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 417 SUMMERHILL ROAD, BERWICK, PA 18603-5837
(See Legal Description attached)

Amount Due

\$105,966.12

Additional Fees and Costs

\$2,510.50

Interest from 01/22/2011 to Date of Sale

\$_____ and costs.

@ \$17.42 per diem

Tami B Kline / KPB/
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated 2-25-11
(SEAL)

PHS # 206831

My Comm. Expires 12/31/12

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME
EQUITY CONSUMER DISCOUNT COMPANY, INC.

vs.

RICHARD B. UNGER
ELLEN C. UNGER

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

Cr.

Sat.

Attorney for Plaintiff


Phelan/Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☒ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375
- ☐ Allison F. Wells, Esq., Id. No. 309519
- ☐ William E. Miller, Esq., Id. No. 308951

Address where papers may be served:

RICHARD B. UNGER
417 SUMMERHILL ROAD
BERWICK, PA 18603-5837

ELLEN C. UNGER
417 SUMMERHILL ROAD
BERWICK, PA 18603-5837

LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of the public road designated as Route No. 19040, leading between Berwick and Jonestown, at the northeast corner of land now or late of Lewis Shingler, et ux, thence along line of land of said Lewis Shingler, et ux, South 73 degrees West 272.3 feet to a point; thence continuing in the same course south 73 degrees west along line of land now or formerly of Fred Hosler, a distance of 47.4 feet to an iron pin corner in line of land of Summerhill Evangelical Church lot; thence along line of land of said Church lot north 8 degrees 06 minutes west, 109.53 feet to an iron pin corner in line of land now or late of Arden Rhinard; thence along line of said Rhinard, north 77 degrees 42 minutes east, a distance of 56.9 feet to a point; thence continuing along line of Rhinard north 2 degrees 47 minutes west, a distance of 4 feet to a point; thence continuing along line of Rhinard, north 78 degrees 56 minutes east, a distance of 222.09 feet to a point in the center of the aforementioned public road; thence along the center of said road, south 33 degrees east a distance of 172 feet to the place of beginning.

BEING part of the parcels of land conveyed to the Grantors herein by three (3) separate deeds as follows:

1. H.W. Farrell, et ux, dated April 29, 1947, and recorded May 17, 1947, in Deed Book 128, at Page 10.
2. Pearl Farrell, widow, dated July 3, 1954, recorded July 9, 1954, in Deed Book 170, at Page 13.
3. Fred S. Hosler, et ux, dated December 8, 1955, and recorded December 17, 1955, in Deed Book 177, at Page 19.

EXCEPTING AND RESERVING from the Deed from H.W. Farrell, et ux, to the Grantors herein an 8 feet wedge shaped parcel of land on the extreme northern boundary conveyed heretofore to Arden Rhinard.

THE GRANTORS further reserve unto themselves, their heirs and assigns the joint use of the existing twelve (12) feet macadam blacktop driveway leading from the public road in a generally westerly direction which is partially on land herein conveyed and other land of the Grantors; The Grantors do further grant to the Grantees the mutual right of way across the same twelve (12) feet driveway referred to above as it exists on other land of the Grantors. It is the intention herein to provide for the mutual use of the existing driveway by both the Grantors and the Grantees, their heirs and assigns. It is further understood and agreed by the Grantors and Grantees by the execution of this deed and the acceptance of same that said driveway will be kept open at all times and shall not be blocked, and usage of same prevented to the respective parties.

THE GRANTEES by acceptance of this deed acknowledge that they will mutually be responsible with the Grantors in the care and maintenance of the right of way herein provided which Grantors use for access to other land. However, in no event are the Grantors to be responsible for maintenance of any portion of the right of way when they are not using for ingress and egress purposes to other land of the Grantors, and Grantees accept full responsibility for maintenance of the portion of the road which they solely use.

THE ENTIRE PREMISES IS VESTED IN Richard B. Unger and Ellen C. Unger, his wife, by Deed from Lewis Shingler and Beatrice Shingler, his wife, dated 07/29/1978, recorded 08/16/1978 in Book 288, Page 511.

Premises being: 417 SUMMERHILL ROAD, BERWICK, PA 18603-5837

Tax Parcel # 07-03C-042-00,000

CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL
MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME
EQUITY CONSUMER DISCOUNT COMPANY, INC.

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
Plaintiff : NO.: 2009-CV-1077
:
: 32ED2011
: COLUMBIA COUNTY
:

vs.

RICHARD B. UNGER
ELLEN C. UNGER

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: RICHARD B. UNGER
ELLEN C. UNGER
417 SUMMERHILL ROAD
BERWICK, PA 18603-5837

THE UNITED STATES OF AMERICA C/O
THE UNITED STATES ATTORNEY FOR THE
MIDDLE DISTRICT OF PA
1164 FEDERAL BUILDING, 228 WALNUT
STREET
HARRISBURG, PA 17101

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY,
THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY
ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at **417 SUMMERHILL ROAD, BERWICK, PA 18603-5837** is scheduled to be sold at the Sheriff's Sale on May 25, 2011 at 10:00 am in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$105,966.12** obtained by **CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY, INC.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the 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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. 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 filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of the public road designated as Route No. 19040, leading between Berwick and Jonestown, at the northeast corner of land now or late of Lewis Shingler, et ux, thence along line of land of said Lewis Shingler, et ux, South 73 degrees West 272.3 feet to a point; thence continuing in the same course south 73 degrees west along line of land now or formerly of Fred Hosler, a distance of 47.4 feet to an iron pin corner in line of land of Summerhill Evangelical Church lot; thence along line of land of said Church lot north 8 degrees 06 minutes west, 109.53 feet to an iron pin corner in line of land now or late of Arden Rhinard; thence along line of said Rhinard, north 77 degrees 42 minutes east, a distance of 56.9 feet to a point; thence continuing along line of Rhinard north 2 degrees 47 minutes west, a distance of 4 feet to a point; thence continuing along line of Rhinard, north 78 degrees 56 minutes east, a distance of 222.09 feet to a point in the center of the aforementioned public road; thence along the center of said road, south 33 degrees east a distance of 58 feet to the place of beginning.

BEING part of the parcels of land conveyed to the Grantors herein by three (3) separate deeds as follows:

1. H.W. Farrell, et ux, dated April 29, 1947, and recorded May 17, 1947, in Deed Book 128, at Page 10.

2. Pearl Farrell, widow, dated July 3, 1954, recorded July 9, 1954, in Deed Book 170, at Page 13.

3. Fred Hosler, et ux, dated December 8, 1955, and recorded December 17, 1955, in Deed Book 177, at Page 119.

EXCEPTING AND RESERVING from the Deed from H.W. Farrell, et ux, to the Grantors herein an 8 feet wedge shaped parcel of land on the extreme northern boundary conveyed heretofore to Arden Rhinard.

THE GRANTORS further reserve unto themselves, their heirs and assigns the joint use of the existing twelve (12) feet macadam blacktop driveway leading from the public road in a generally westerly direction which is partially on land herein conveyed and other land of the Grantors; The Grantors do further grant to the Grantees the mutual right of way across the same twelve (12) feet driveway referred to above as it exists on other land of the Grantors. It is the intention herein to provide for the mutual use of the existing driveway by both the Grantors and the Grantees, their heirs and assigns. It is further understood and agreed by the Grantors and Grantees by the execution of this deed and the acceptance of same that said driveway will be kept open at all times and shall not be blocked, and usage of same prevented to the respective parties.

THE GRANTEES by acceptance of this deed acknowledge that they will mutually be responsible with the Grantors in the care and maintenance of the right of way herein provided which Grantors use for access to other land. However, in no event are the Grantors to be responsible for maintenance of any portion of the right of way which they are not using for ingress and egress purposes to other land of the Grantors, and Grantees accept full responsibility for maintenance of the portion of the road which they solely use.

UNPAID PREMISES IS VESTED IN Richard B. Unger and Ellen C. Unger, his wife, by Deed from Lewis Shingler and Beatrice Shingler, his wife, dated 07/29/1978, recorded 08/16/1978 in Book 288, Page 511.

Premises being: 417 SUMMERHILL ROAD, BERWICK, PA 18603-5837

Tax Parcel # 07-03C-042-00,000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2009-CV-1077

**CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY,
INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY,
INC.**

vs.

RICHARD B. UNGER

ELLEN C. UNGER

**owner(s) of property situate in the TOWNSHIP OF BRIAR CREEK, Columbia
County, Pennsylvania, being
(Municipality)**

417 SUMMERHILL ROAD, BERWICK, PA 18603-5837

Parcel No. 07-03C-042-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$105,966.12

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 2/28/2011

SERVICE# 2 - OF - 27 SERVICES
DOCKET # 32ED2011

PLAINTIFF CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL
MORTGAGE COMPANY, INC. F/K/A ASSOICATES HOME
EQUITY CONSUMER DISCOUNT COMPANY, INC.

DEFENDANT RICHARD B. UNGER
ELLEN C. UNGER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
ELLEN UNGER	MORTGAGE FORECLOSURE
417 SUMMERHILL AVE	
BERWICK	

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) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

03/10/11

0950

D'ANGELO

6/1

DEPUTY _____

DATE _____

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL
MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME
EQUITY CONSUMER DISCOUNT COMPANY, INC.

vs.

RICHARD B. UNGER
ELLEN C. UNGER
Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 417 SUMMERHILL ROAD, BERWICK, PA 18603-5837
(See Legal Description attached)

Amount Due

Additional Fees and Costs

Interest from 01/22/2011 to Date of Sale

@ \$17.42 per diem

\$105,966.12

\$2,510.50

\$_____ and costs.

Dated 2-25-11
(SEAL)

PHS # 206831

Tami B Kline / KPB/
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

My Co. **2012**

LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of the public road designated as Route No. 19040, leading between Berwick and Jonestown, at the northeast corner of land now or late of Lewis Shingler, et ux, thence along line of land of said Lewis Shingler, et ux, South 73 degrees West 272.3 feet to a point; thence continuing in the same course south 73 degrees west along line of land now or formerly of Fred Hosler, a distance of 47.4 feet to an iron pin corner in line of land of Summerhill Evangelical Church lot; thence along line of land of said Church lot north 8 degrees 06 minutes west, 109.53 feet to an iron pin corner in line of land now or late of Arden Rhinard; thence along line of said Rhinard, north 77 degrees 42 minutes east, a distance of 56.9 feet to a point; thence continuing along line of Rhinard north 2 degrees 47 minutes west, a distance of 4 feet to a point; thence continuing along line of Rhinard, north 78 degrees 56 minutes east, a distance of 222.09 feet to a point in the center of the aforementioned public road; thence along the center of said road, south 33 degrees east a distance of 192.4 feet to the place of beginning.

BEING part of the parcels of land conveyed to the Grantors herein by three (3) separate deeds as follows:

1. Lewis Shingler, et ux, dated April 29, 1947, and recorded May 17, 1947, in Deed Book 128, at Page 10.
2. Pearl Farrell, widow, dated July 3, 1954, recorded July 9, 1954, in Deed Book 170, at Page 13.
3. Fred Hosler, et ux, dated December 8, 1955, and recorded December 17, 1955, in Deed Book 177, at Page 102.

EXCEPTING AND RESERVING from the Deed from H.W. Farrell, et ux, to the Grantors herein an 8 feet wedge shaped parcel of land on the extreme northern boundary conveyed heretofore to Arden Rhinard.

THE GRANTORS further reserve unto themselves, their heirs and assigns the joint use of the existing twelve (12) feet macadam blacktop driveway leading from the public road in a generally westerly direction which is partially on land herein conveyed and other land of the Grantors; The Grantors do further grant to the Grantees the mutual right of way across the same twelve (12) feet driveway referred to above as it exists on other land of the Grantors. It is the intention herein to provide for the mutual use of the existing driveway by both the Grantors and the Grantees, their heirs and assigns. It is further understood and agreed by the Grantors and Grantees by the execution of this deed and the acceptance of same that said driveway will be kept open at all times and shall not be blocked, and usage of same prevented to the respective parties.

THE GRANTEEES by acceptance of this deed acknowledge that they will mutually be responsible with the Grantors in the care and maintenance of the right of way herein provided which Grantors use for access to other land. However, in no event are the Grantors to be responsible for maintenance of any portion of the right of way which they are not using for ingress and egress purposes to other land of the Grantors, and Grantees accept full responsibility for maintenance of the portion of the road which they solely use.

THE ENTIRE INTEREST IN THE PREMISES IS VESTED IN Richard B. Unger and Ellen C. Unger, his wife, by Deed from Lewis Shingler and Beatrice Shingler, his wife, dated 07/29/1978, recorded 08/16/1978 in Book 288, Page 511.

Premises being: 417 SUMMERHILL ROAD, BERWICK, PA 18603-5837

Tax Parcel # 07-03C-042-00,000

CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL
MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME
EQUITY CONSUMER DISCOUNT COMPANY, INC.

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
Plaintiff : NO.: 2009-CV-1077
:
: 32ED2011
:
: COLUMBIA COUNTY
:

vs.

RICHARD B. UNGER
ELLEN C. UNGER

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: RICHARD B. UNGER
ELLEN C. UNGER
417 SUMMERHILL ROAD
BERWICK, PA 18603-5837

THE UNITED STATES OF AMERICA C/O
THE UNITED STATES ATTORNEY FOR THE
MIDDLE DISTRICT OF PA
1164 FEDERAL BUILDING, 228 WALNUT
STREET
HARRISBURG, PA 17101

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY,
THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY
ENFORCEMENT OF A LIEN AGAINST PROPERTY.**

Your house (real estate) at **417 SUMMERHILL ROAD, BERWICK, PA 18603-5837** is scheduled to be
sold at the Sheriff's Sale on May 25, 2011 at 10:00 am in the **Office of the Sheriff,**
Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of
\$105,966.12 obtained by **CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY,**
INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY, INC. (the mortgagee)
against you. In the event the sale is continued, an announcement will be made at said sale in compliance with
Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the 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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. 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 filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of the public road designated as Route No. 19040, leading between Berwick and Jonestown, at the northeast corner of land now or late of Lewis Shingler, et ux, thence along line of land of said Lewis Shingler, et ux, South 73 degrees West 272.3 feet to a point; thence continuing in the same course south 73 degrees west along line of land now or formerly of Fred Hosler, a distance of 47.4 feet to an iron pin corner in line of land of Summerhill Evangelical Church lot; thence along line of land of said Church lot north 8 degrees 06 minutes west, 109.53 feet to an iron pin corner in line of land now or late of Arden Rhinard; thence along line of said Rhinard, north 77 degrees 42 minutes east, a distance of 56.9 feet to a point; thence continuing along line of Rhinard north 2 degrees 47 minutes west, a distance of 4 feet to a point; thence continuing along line of Rhinard, north 78 degrees 56 minutes east, a distance of 222.09 feet to a point in the center of the aforementioned public road; thence along the center of said road, south 33 degrees east a distance of 88 feet to the place of beginning.

BEING part of the parcels of land conveyed to the Grantors herein by three (3) separate deeds as follows:

1. H. W. Farrell, et ux, dated April 29, 1947, and recorded May 17, 1947, in Deed Book 128, at Page 10.

2. Pearl Farrell, widow, dated July 3, 1954, recorded July 9, 1954, in Deed Book 170, at Page 13.

3. Fred S. Hosler, et ux, dated December 8, 1955, and recorded December 17, 1955, in Deed Book 177, at Page 119.

EXCEPTING AND RESERVING from the Deed from H.W. Farrell, et ux, to the Grantors herein an 8 feet wedge shaped parcel of land on the extreme northern boundary conveyed heretofore to Arden Rhinard.

THE GRANTORS further reserve unto themselves, their heirs and assigns the joint use of the existing twelve (12) feet macadam blacktop driveway leading from the public road in a generally westerly direction which is partially on land herein conveyed and other land of the Grantors; The Grantors do further grant to the Grantees the mutual right of way across the same twelve (12) feet driveway referred to above as it exists on other land of the Grantors. It is the intention herein to provide for the mutual use of the existing driveway by both the Grantors and the Grantees, their heirs and assigns. It is further understood and agreed by the Grantors and Grantees by the execution of this deed and the acceptance of same that said driveway will be kept open at all times and shall not be blocked, and usage of same prevented to the respective parties.

THE GRANTEES by acceptance of this deed acknowledge that they will mutually be responsible with the Grantors in the care and maintenance of the right of way herein provided which Grantors use for access to other land. However, in no event are the Grantors to be responsible for maintenance of any portion of the right of way which they are not using for ingress and egress purposes to other land of the Grantors, and Grantees accept full responsibility for maintenance of the portion of the road which they solely use.

TITLE TO SAID PREMISES IS VESTED IN Richard B. Unger and Ellen C. Unger, his wife, by Deed from Lewis Shingler and Beatrice Shingler, his wife, dated 07/29/1978, recorded 08/16/1978 in Book 288, Page 511.

Premises being: 417 SUMMERHILL ROAD, BERWICK, PA 18603-5837

Tax Parcel # 07-03C-042-00,000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2009-CV-1077

**CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY,
INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY,
INC.**

vs.

RICHARD B. UNGER

ELLEN C. UNGER

**owner(s) of property situate in the TOWNSHIP OF BRIAR CREEK, Columbia
County, Pennsylvania, being
(Municipality)**

417 SUMMERHILL ROAD, BERWICK, PA 18603-5837

Parcel No. 07-03C-042-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$105,966.12

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 2/28/2011

SERVICE# 10 - OF - 27 SERVICES
DOCKET # 32ED2011

PLAINTIFF

CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL
MORTGAGE COMPANY, INC. F/K/A ASSOICATES HOME
EQUITY CONSUMER DISCOUNT COMPANY, INC.

DEFENDANT

RICHARD B. UNGER
ELLEN C. UNGER

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

PAPERS TO SERVED

COMMERCIAL CREDIT CORP.

MORTGAGE FORECLOSURE

326 EAST STREET

BLOOMSBURG

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)

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

3/10/11

1442

59

326 E. MAIN - HUSKY HOUSING BLDG.
SUITE APPEARS VACATED

DEPUTY

DATE 3-14-11

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

Monday, February 28, 2011

**COMMERCIAL CREDIT CORP.
326 EAST STREET
BLOOMSBURG, PA 17815-**

**CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY,
INC. F/K/A ASSOICATES HOME EQUITY CONSUMER DISCOUNT
COMPANY, INC.**

VS

**RICHARD B. UNGER
ELLEN C. UNGER**

DOCKET # 32ED2011

JD # 1077JD2009

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

CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL
MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME
EQUITY CONSUMER DISCOUNT COMPANY, INC.

Plaintiff : NO.: 2009-CV-1077

vs.

: 32ED2011

RICHARD B. UNGER
ELLEN C. UNGER

: COLUMBIA COUNTY
:

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: RICHARD B. UNGER
ELLEN C. UNGER
417 SUMMERHILL ROAD
BERWICK, PA 18603-5837

THE UNITED STATES OF AMERICA C/O
THE UNITED STATES ATTORNEY FOR THE
MIDDLE DISTRICT OF PA
1164 FEDERAL BUILDING, 228 WALNUT
STREET
HARRISBURG, PA 17101

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at **417 SUMMERHILL ROAD, BERWICK, PA 18603-5837** is scheduled to be sold at the Sheriff's Sale on May 25, 2011 at 10:00 am in the Office of the Sheriff, **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$105,966.12** obtained by **CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY, INC.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the 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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. 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 filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of the public road designated as Route No. 19040, leading between Berwick and Jonestown, at the northeast corner of land now or late of Lewis Shingler, et ux, thence along line of land of said Lewis Shingler, et ux, South 73 degrees West 272.3 feet to a point; thence continuing in the same course south 73 degrees west along line of land now or formerly of Fred Hosler, a distance of 47.4 feet to an iron pin corner in line of land of Summerhill Evangelical Church lot; thence along line of land of said Church lot north 8 degrees 06 minutes west, 109.53 feet to an iron pin corner in line of land now or late of Arden Rhinard; thence along line of said Rhinard, north 77 degrees 42 minutes east, a distance of 56.9 feet to a point; thence continuing along line of Rhinard north 2 degrees 47 minutes west, a distance of 4 feet to a point; thence continuing along line of Rhinard, north 78 degrees 56 minutes east, a distance of 222.09 feet to a point in the center of the aforementioned public road; thence along the center of said road, south 33 degrees east a distance of 100 feet to the place of beginning.

BEING part of the parcels of land conveyed to the Grantors herein by three (3) separate deeds as follows:

1. Deed from Lewis Shingler, et ux, dated April 29, 1947, and recorded May 17, 1947, in Deed Book 128, at Page 10.
2. Pearl Farrell, widow, dated July 3, 1954, recorded July 9, 1954, in Deed Book 170, at Page 13.
3. Deed from Lewis Shingler, et ux, dated December 8, 1955, and recorded December 17, 1955, in Deed Book 177, at Page 119.

EXCEPTING AND RESERVING from the Deed from H.W. Farrell, et ux, to the Grantors herein an 8 feet wedge shaped parcel of land on the extreme northern boundary conveyed heretofore to Arden Rhinard.

THE GRANTORS further reserve unto themselves, their heirs and assigns the joint use of the existing twelve (12) feet macadam driveway leading from the public road in a generally westerly direction which is partially on land herein conveyed and other land of the Grantors; The Grantors do further grant to the Grantees the mutual right of way across the same twelve (12) feet driveway referred to above as it exists on other land of the Grantors. It is the intention herein to provide for the mutual use of the existing driveway by both the Grantors and the Grantees, their heirs and assigns. It is further understood and agreed by the Grantors and Grantees by the execution of this deed and the acceptance of same that said driveway will be kept open at all times and shall not be blocked, and usage of same prevented to the respective parties.

THE GRANTEEES by acceptance of this deed acknowledge that they will mutually be responsible with the Grantors in the care and maintenance of the right of way herein provided which Grantors use for access to other land. However, in no event are the Grantors to be responsible for maintenance of any portion of the right of way which they are not using for ingress and egress purposes to other land of the Grantors, and Grantees accept full responsibility for maintenance of the portion of the road which they solely use.

THE SAID PREMISES IS VESTED IN Richard B. Unger and Ellen C. Unger, his wife, by Deed from Lewis Shingler and Beatrice Shingler, his wife, dated 07/29/1978, recorded 08/16/1978 in Book 288, Page 511.

Premises being: 417 SUMMERHILL ROAD, BERWICK, PA 18603-5837

Tax Parcel # 07-03C-042-00,000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2009-CV-1077

**CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY,
INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY,
INC.**

vs.

RICHARD B. UNGER

ELLEN C. UNGER

**owner(s) of property situate in the TOWNSHIP OF BRIAR CREEK, Columbia
County, Pennsylvania, being
(Municipality)**

417 SUMMERHILL ROAD, BERWICK, PA 18603-5837

Acres: 1 No. 07-03C-042-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$105,966.12

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 2/28/2011

SERVICE# 12 - OF - 27 SERVICES
DOCKET # 32ED2011

PLAINTIFF CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL,
MORTGAGE COMPANY, INC. F/K/A ASSOICATES HOME
EQUITY CONSUMER DISCOUNT COMPANY, INC.

DEFENDANT RICHARD B. UNGER
ELLEN C. UNGER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
COMMERCIAL CREDIT CORP.	MORTGAGE FORECLOSURE
326 EAST MAIN STREET	
BLOOMSBURG	

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
MOVED OUT 10 YEARS AGO
F. OTHER (SPECIFY) PER BEVERLY RUTKO Building MANAGER

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

3/11/11	1442	59	326 E. MAIN - INSIDE MUSKY HOUSING BLDG SUITE APPEARS VACATED
3-14-11	1530	2	E

DEPUTY

DATE 3-14-11

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

Monday, February 28, 2011

**COMMERCIAL CREDIT CORP.
326 EAST MAIN STREET
BLOOMSBURG, PA 17815-**

**CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY,
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COMPANY, INC.**

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ELLEN C. UNGER**

DOCKET # 32ED2011

JD # 1077JD2009

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Respectfully,

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CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL
MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME
EQUITY CONSUMER DISCOUNT COMPANY, INC.

Plaintiff

vs.

RICHARD B. UNGER
ELLEN C. UNGER

Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2009-CV-1077
: 32ED2011
: COLUMBIA COUNTY
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: RICHARD B. UNGER
ELLEN C. UNGER
417 SUMMERHILL ROAD
BERWICK, PA 18603-5837

THE UNITED STATES OF AMERICA C/O
THE UNITED STATES ATTORNEY FOR THE
MIDDLE DISTRICT OF PA
1164 FEDERAL BUILDING, 228 WALNUT
STREET
HARRISBURG, PA 17101

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TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**North Penn Legal Services
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Bloomsburg, PA 17815
(570) 784-8760**

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BEGINNING at a point in the center of the public road designated as Route No. 19040, leading between Berwick and Jonestown, at the northeast corner of land now or late of Lewis Shingler, et ux, thence along line of land of said Lewis Shingler, et ux, South 73 degrees West 272.3 feet to a point; thence continuing in the same course south 73 degrees west along line of land now or formerly of Fred Hosler, a distance of 47.4 feet to an iron pin corner in line of land of Summerhill Evangelical Church lot; thence along line of land of said Church lot north 8 degrees 06 minutes west, 109.53 feet to an iron pin corner in line of land now or late of Arden Rhinard; thence along line of said Rhinard, north 77 degrees 42 minutes east, a distance of 56.9 feet to a point; thence continuing along line of Rhinard north 2 degrees 47 minutes west, a distance of 4 feet to a point; thence continuing along line of Rhinard, north 78 degrees 56 minutes east, a distance of 222.09 feet to a point in the center of the aforementioned public road; thence along the center of said road, south 33 degrees east a distance of 100 feet to the place of beginning.

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EXCEPTING AND RESERVING from the Deed from H.W. Farrell, et ux, to the Grantors herein an 8 feet wedge shaped parcel of land on the extreme northern boundary conveyed heretofore to Arden Rhinard.

THE GRANTORS further reserve unto themselves, their heirs and assigns the joint use of the existing twelve (12) feet macadam blacktop driveway leading from the public road in a generally westerly direction which is partially on land herein conveyed and other land of the Grantors; The Grantors do further grant to the Grantees the mutual right of way across the same twelve (12) feet driveway referred to above as it exists on other land of the Grantors. It is the intention herein to provide for the mutual use of the existing driveway by both the Grantors and the Grantees, their heirs and assigns. It is further understood and agreed by the Grantors and Grantees by the execution of this deed and the acceptance of same that said driveway will be kept open at all times and shall not be blocked, and usage of same prevented to the respective parties.

THE GRANTEES by acceptance of this deed acknowledge that they will mutually be responsible with the Grantors in the care and maintenance of the right of way herein provided which Grantors use for access to other land. However, in no event are the Grantors to be responsible for maintenance of any portion of the right of way which they are not using for ingress and egress purposes to other land of the Grantors, and Grantees accept full responsibility for maintenance of the portion of the road which they solely use.

THE ENTIRETY OF SAID PREMISES IS VESTED IN Richard B. Unger and Ellen C. Unger, his wife, by Deed from Lewis Shingler and Beatrice Shingler, his wife, dated 07/29/1978, recorded 08/16/1978 in Book 288, Page 511.

Premises being: 417 SUMMERHILL ROAD, BERWICK, PA 18603-5837

Tax Parcel # 07-03C-042-00,000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2009-CV-1077

**CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY,
INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY,
INC.**

vs.

RICHARD B. UNGER

ELLEN C. UNGER

**owner(s) of property situate in the TOWNSHIP OF BRIAR CREEK, Columbia
County, Pennsylvania, being
(Municipality)**

417 SUMMERHILL ROAD, BERWICK, PA 18603-5837

Acres: 0.07-03C-042-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$105,966.12

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
HLOOMSBURG, PA 17015
FAX: (870) 349-5625

PHONE
(870) 349-5622

24 HOUR PHONE
(870) 784-6396

Monday, February 28, 2011

JOAN ROTHERY-TAX COLLECTOR
122 TWIN CHURCH ROAD
BERWICK, PA 18603-

CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY,
INC. F/K/A ASSOICATES HOME EQUITY CONSUMER DISCOUNT
COMPANY, INC.

VS

RICHARD B. UNGER
ELLEN C. UNGER

DOCKET # 32ED2011

JD # 1077JD2009

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.

Tax Notice 2011 County & Municipality

BRIARCREEK TWP

MAKE CHECKS PAYABLE TO:

Joan M. Rothery
122 TWIN CHURCH ROAD
Berwick PA 18603

HOURS: MAR & APR & JULY & AUG
TUES, WED & THURS: 8PM - 8PM
WED.: 1-4 PM

PHONE: 570-759-2118

FOR: COLUMBIA County			DATE 03/01/2011	BILL NO. 11859	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	25,811	6.146	155.46	158.83	174.48
SINKING		1.345	34.03	34.72	38.19
FIRE		1	25.29	25.81	28.39
TWP RE		5	126.48	129.08	141.97
The discount & penalty have been calculated for your convenience			341.28 April 30 If paid on or before	348.22 June 30 If paid on or before	383.04 June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

UNGER RICHARD B & ELLEN C
417 SUMMERHILL ROAD
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 07 -03C-042-00,000
417 SUMMERHILL RD
.6027 Acres Land 3,282
Buildings 22,529
Total Assessment 25,811

This tax returned to
courthouse on:
January 1, 2012

FILE COPY

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 2/28/2011

SERVICE# 20 - OF - 27 SERVICES
DOCKET # 32ED2011

PLAINTIFF CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL
MORTGAGE COMPANY, INC. F/K/A ASSOICATES HOME
EQUITY CONSUMER DISCOUNT COMPANY, INC.

DEFENDANT RICHARD B. UNGER
ELLEN C. UNGER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	MORTGAGE FORECLOSURE
1108 FREAS AVE	
BERWICK	

SERVED UPON KELLI GREER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 03-04-11 TIME 1340 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 03-04-11

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 2/28/2011

SERVICE# 19 - OF - 27 SERVICES
DOCKET # 32ED2011

PLAINTIFF CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL
MORTGAGE COMPANY, INC. F/K/A ASSOICATES HOME
EQUITY CONSUMER DISCOUNT COMPANY, INC.

DEFENDANT RICHARD B. UNGER
ELLEN C. UNGER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
JOAN ROTHERY-TAX COLLECTOR	MORTGAGE FORECLOSURE
122 TWIN CHURCH ROAD	
BERWICK	

SERVED UPON POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 03-04-11 TIME 1255 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 03-04-11

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/28/2011

SERVICE# 24 - OF - 27 SERVICES
DOCKET # 32ED2011

PLAINTIFF CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL
MORTGAGE COMPANY, INC. F/K/A ASSOICATES HOME
EQUITY CONSUMER DISCOUNT COMPANY, INC.

DEFENDANT RICHARD B. UNGER
ELLEN C. UNGER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Dale Miller

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 3-2-11 TIME 0800 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB X 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. Guter

DATE 3-2-11

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/28/2011

SERVICE# 21 - OF - 27 SERVICES
DOCKET # 32ED2011

PLAINTIFF CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL
MORTGAGE COMPANY, INC. F/K/A ASSOICATES HOME
EQUITY CONSUMER DISCOUNT COMPANY, INC.

DEFENDANT RICHARD B. UNGER
ELLEN C. UNGER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON MAUREEN COLE

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 3-2-11 TIME 0820 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

3-2-11

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 03/02/2011

Fee: \$5.00

Cert. NO: 9441

UNGER RICHARD B & ELLEN C
417 SUMMERHILL ROAD
BERWICK PA 18603

District: BRIARCREEK TWP
Deed: 0288 -0511
Location: 417 SUMMERHILL RD
Parcel Id:07 -03C-042-00,000

Assessment: 25,811
Balances as of 03/02/2011

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Timothy Chamberlain, Sheriff Per: dm

Document Receipt

Trans # 16333 Carrier / service: POST 2PM 3/1/2011

Ship to: 16333

COMMONWEALTH OF PA

DEPT 280948

Tracking #: 9171924291001000007746

Doc Ref #: 32ED2011

HARRISBURG PA 17128

Document Receipt

Trans # 16334 Carrier / service: POST 2PM 3/1/2011

Ship to: 16334

COMMONWEALTH OF PA

1171 SOUTH CAMERON STREET

Tracking #: 9171924291001000007753

Doc Ref #: 32ED2011

HARRISBURG PA 17104

Document Receipt

Trans # 16336 Carrier / service: POST 2PM 3/1/2011

Ship to: 16336

ADVANTAGE ASSETS, INC.

7322 SOUTHWEST FREEWAY

Tracking #: 9171924291001000007760

Doc Ref #: 32ED2011

HOUSTON TX 77074

Document Receipt

Trans # 16337 Carrier / service: POST 2PM 3/1/2011

Ship to: 16337

ADVANTAGE ASSETS, INC.

C/O ATTY DAVID GALLOWAY

4660 TRINDLE ROAD

CAMP HILL PA 17011

Tracking #: 9171924291001000007777

Doc Ref #: 32ED2011

Document Receipt

Trans # 16338 Carrier / service: POST 2PM 3/1/2011

Ship to: 16338

ADVANTAGE ASSETS, INC.

C/O ATTY ANDREW SPEARS

4660 TRINDLE ROAD

CAMP HILL PA 17011

Tracking #: 9171924291001000007784

Doc Ref #: 32ED2011

Document Receipt

Trans # 16339 Carrier / service: POST 2PM 3/1/2011

Ship to: 16339

CITIFINANCIAL MORTGAGE CO. INC.

1111 NORTHPOINT DRIVE

Tracking #: 9171924291001000007791

Doc Ref #: 32ED2011

COPPELL TX 75019

Document Receipt

Trans # 16340 Carrier / service: POST 2PM 3/1/2011

Ship to: 16340

CITIFINANCIAL MORTGAGE CO.

C/O ATTY GOLDBECK
701 MARKET STREET

Tracking #: 9171924291001000007807

Doc Ref #: 32ED2011

PHILADELPHIA PA 19106

Document Receipt

Trans # 16341 Carrier / service: POST 2PM 3/1/2011

Ship to: 16341

COMMERCIAL CREDIT CORP.

PO BOX 17170

Tracking #: 9171924291001000007814

Doc Ref #: 32ED2011

BALTIMORE MD 21203

Document Receipt

Trans # 16342 Carrier / service: POST 2PM 3/1/2011

Ship to: 16342

USA C/O ATTY FOR MIDDLE DISTRICT

228 WALNUT STREET

Tracking #: 9171924291001000007821

Doc Ref #: 32ED2011

HARRISBURG PA 17101

Document Receipt

Trans # 16343 Carrier / service: POST 2PM 3/1/2011

Ship to: 16343

DEPT OF TREASURY

477 MICHIGAN AVENUE

Tracking #: 9171924291001000007838

Doc Ref #: 32ED2011

DETROIT MI 48226

Document Receipt

Trans # 16345 Carrier / service: POST 2PM 3/1/2011

Ship to: 16345

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000007845

Doc Ref #: 32ED2011

HARRISBURG PA 17128

Document Receipt

Trans # 16346 Carrier / service: POST 2PM 3/1/2011

Ship to: 16346

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000007852

Doc Ref #: 32ED2011

HARRISBURG PA 17105

Document Receipt

Trans # 16347 Carrier / service: POST 2PM 3/1/2011

Ship to: 16347

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE

Tracking #: 9171924291001000007869

Doc Ref #: 32ED2011

PITTSBURGH PA 15222

Document Receipt

Trans # 16348 Carrier / service: POST 2PM 3/1/2011

Ship to: 16348

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000007876

Doc Ref #: 32ED2011

HARRISBURG PA 17105

Document Receipt

Trans # 16349 Carrier / service: POST 2PM 3/1/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000007883

DEPARTMENT 281230

Doc Ref #: 32ED2011

HARRISBURG PA 17128

Document Receipt

Trans # 16350 Carrier / service: POST 2PM 3/1/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000007890

Doc Ref #: 32ED2011

Document Receipt

Trans # 16351 Carrier / service: POST 2PM 3/1/2011

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000007906

Doc Ref #: 32ED2011

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 16352 Carrier / service: POST 2PM 3/1/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000007913

Doc Ref #: 32ED2011

PHILADELPHIA PA 19106

SHERIFF'S SALE

WEDNESDAY MAY 25, 2011 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 32 OF 2011 ED AND CIVIL WRIT NO. 1077 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 Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of the public road designated as Route No. 19040, leading between Berwick and Jonestown, at the northeast corner of land now or late of Lewis Shingler, et ux, thence along line of land of said Lewis Shingler, et ux, South 73 degrees West 272.3 feet to a point; thence continuing in the same course south 73 degrees west along line of land now or formerly of Fred Hosler, a distance of 47.4 feet to an iron pin corner in line of land of Summerhill Evangelical Church lot; thence along line of land of said Church lot north 8 degrees 06 minutes west, 109.53 feet to an iron pin corner in line of land now or late of Arden Rhinard; thence along line of said Rhinard, north 77 degrees 42 minutes east, a distance of 56.9 feet to a point; thence continuing along line of Rhinard north 2 degrees 47 minutes west, a distance of 4 feet to a point; thence continuing along line of Rhinard, north 78 degrees 56 minutes east, a distance of 222.09 feet to a point in the center of the aforementioned public road; thence along the center of said road, south 33 degrees east a distance of 88 feet to the place of beginning.

BEING part of the parcels of land conveyed to the Grantors herein by three (3) separate deeds as follows:

1. H. W. Farrell, et ux, dated April 29, 1947, and recorded May 17, 1947, in Deed Book 128, at Page 10.
2. Pearl Farrell, widow, dated July 3, 1954, recorded July 9, 1954, in Deed Book 170, at Page 13.
3. Fred S. Hosler, et ux, dated December 8, 1955, and recorded December 17, 1955, in Deed Book 177, at Page 119.

EXCEPTING AND RESERVING from the Deed from H.W. Farrell, et ux, to the Grantors herein an 8 feet wedge shaped parcel of land on the extreme northern boundary conveyed heretofore to Arden Rhinard.

THE GRANTORS further reserve unto themselves, their heirs and assigns the joint use of the existing twelve (12) feet macadam blacktop driveway leading from the public road in a generally westerly direction which is partially on land herein conveyed and other land of the Grantors; The Grantors do further grant to the Grantees the mutual right of way across the same twelve (12) feet driveway referred to above as it exists on other land of the Grantors. It is the intention herein to provide for the mutual use of the existing driveway by both the Grantors and the Grantees, their heirs and assigns. It is further understood and agreed by the Grantors and Grantees by the execution of this deed and the acceptance of same that said driveway will be kept open at all times and shall not be blocked, and usage of same prevented to the respective parties.

THE GRANTEES by acceptance of this deed acknowledge that they will mutually be responsible with the Grantors in the care and maintenance of the right of way herein provided which Grantors use for access to other land. However, in no event are the Grantors to be responsible for maintenance of any portion of the right of way which they are not using for ingress and egress purposes to other land of the Grantors, and Grantees accept full responsibility for maintenance of the portion of the road which they solely use.

TITLE TO SAID PREMISES IS VESTED IN Richard B. Unger and Ellen C. Unger, his wife, by Deed from Lewis Shingler and Beatrice Shingler, his wife, dated 07/29/1978, recorded 08/16/1978 in Book 288, Page 511.

Premises being: 417 SUMMERHILL ROAD, BERWICK, PA 18603-5837

Tax Parcel # 07-03C-042-00,000

TERMS OF SALE

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

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid with eight (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 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
Joshua I. Goldman
1617 JFK Blvd
Philadelphia, PA 19103

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

REAL ESTATE OUTLINE

ED # 32-11

DATE RECEIVED 10-22-11
DOCKET AND INDEX 10-22-11

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WAIVER OF WATCHMAN ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR 1480000 CK# 1480000

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

SALE DATE Nov 15 11 TIME 1000
POSTING DATE Nov 15 11
ADV. DATES FOR NEWSPAPER
1ST WEEK Nov 15 11
2ND WEEK Nov 22 11
3RD WEEK Nov 29 11

**CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL
MORTGAGE COMPANY, INC. F/K/A ASSOCIATES
HOME EQUITY CONSUMER DISCOUNT COMPANY,
INC.**

Plaintiff

v.

**RICHARD B. UNGER
ELLEN C. UNGER**

Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2009-CV-1077
:
: **COLUMBIA COUNTY**

PHS # 206831

AFFIDAVIT PURSUANT TO RULE 3129.1

CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY, INC., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **417 SUMMERHILL ROAD, BERWICK, PA 18603-5837**.

1. Name and address of Owner(s) or reputed Owner(s):
Name Address (if address cannot be reasonably ascertained, please so indicate)

**RICHARD B. UNGER 417 SUMMERHILL ROAD
BERWICK, PA 18603-5837**

**ELLEN C. UNGER 417 SUMMERHILL ROAD
BERWICK, PA 18603-5837**
2. Name and address of Defendant(s) in the judgment:
Name Address (if address cannot be reasonably ascertained, please so indicate)

SAME AS ABOVE
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name Address (if address cannot be reasonably ascertained, please indicate)

**COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF REVENUE, BUREAU OF COMPLIANCE DEPARTMENT 280948
HARRISBURG, PA 17128**

**COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF LABOR AND INDUSTRY 1171 SOUTH CAMERON STREET, ROOM 324
HARRISBURG, PA 17104**

**ADVANTAGE ASSETS, INC., ASSIGNEE OF MBNA AMERICA BANK 7322 SOUTHWEST FREEWAY, #1600
HOUSTON, TX 77074**

**ADVANTAGE ASSETS, INC., C/O DAVID R. GALLOWAY, ESQ. 4660 TRINDLE ROAD, SUITE 300
CAMP HILL, PA 17011**

**ADVANTAGE ASSETS, INC., C/O ANDREW C. SPEARS, ESQ. 4660 TRINDLE ROAD, SUITE 300
CAMP HILL, PA 17011**

**CITIFINANCIAL MORTGAGE CO., INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY 1111 NORTHPOINT DRIVE
BUILDING 4, SUITE 100
COPPELL, TX 75019**

**CITIFINANCIAL MORTGAGE CO., INC.
F/K/A ASSOCIATES HOME EQUITY
CONSUMER DISCOUNT COMPANY
C/O JOSEPH A. GOLDBECK, ESQ.**

**701 MARKET STREET SUITE 5000
PHILADELPHIA, PA 19106-2519**

4. Name and address of last recorded holder of every mortgage of record:
- | Name | Address (if address cannot be reasonably ascertained, please indicate) |
|--------------------------------------|--|
| COMMERCIAL CREDIT CORPORATION | 326 EAST STREET
BLOOMSBURG, PA 17815 |
| COMMERCIAL CREDIT CORPORATION | PO BOX 17170
BALTIMORE, MD 21203 |
| COMMERCIAL CREDIT CORPORATION | 326 EAST MAIN STREET
BLOOMSBURG, PA 17815 |
5. Name and address of every other person who has any record lien on the property:
- | Name | Address (if address cannot be reasonably ascertained, please indicate) |
|--|---|
| THE UNITED STATES OF AMERICA C/O THE
UNITED STATES ATTORNEY FOR THE
MIDDLE DISTRICT OF PA | 1164 FEDERAL BUILDING
228 WALNUT STREET
HARRISBURG, PA 17101 |
| DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE | 477 MICHIGAN AVE.
DETROIT, MI 48226 |
| COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAXES | DEPARTMENT 280601
HARRISBURG, PA 17128-0601 |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
- | Name | Address (if address cannot be reasonably ascertained, please indicate) |
|--------------|--|
| None. | |

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:

Name

Address (if address cannot be reasonably ascertained, please indicate)

TENANT/OCCUPANT

**417 SUMMERHILL ROAD
BERWICK, PA 18603-5837**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

**Commonwealth of Pennsylvania
Department of Welfare**

**P.O. Box 2675
Harrisburg, PA 17105**

Internal Revenue Service Advisory

**1000 Liberty Avenue Room 704
Pittsburgh, PA 15222**

**U.S. Department of Justice
U.S. Attorney for the Middle District of PA**

**Federal Building, P.O. Box 11754
228 Walnut Street
Harrisburg, PA 17108**

**COMMONWEALTH OF PA
BUREAU OF INDIVIDUAL TAX
INHERITANCE TAX DIVISION
ATTN: JOHN MURPHY**

**6TH FLOOR, STRAWBERRY SQUARE
DEPT. 280601
HARRISBURG, PA 17128**

**DEPARTMENT OF PUBLIC WELFARE
TPL CASUALTY UNIT
ESTATE RECOVERY PROGRAM**

**P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105-8486**

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.A. § 4904 relating to unsworn falsification to authorities.

Date: 2/15/11

By: 

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☒ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375
- ☐ Allison F. Wells, Esq., Id. No. 309519
- ☐ William E. Miller, Esq., Id. No. 308951

Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

Phone - 215-563-7000

Main Fax - 215-568-7616

Joe Taylor
Legal Assistant, Ext. 1278

Representing Lenders in
Pennsylvania and New Jersey

February 9, 2011

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

**RE: CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY,
INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT
COMPANY, INC.**

v.

RICHARD B. UNGER

ELLEN C. UNGER

No.: 2009-CV-1077

Action in Mortgage Foreclosure

Premises: 417 SUMMERHILL ROAD, BERWICK, PA 18603-5837

Dear Sir/Madam:

I would appreciate you issuing a Writ of Execution on the captioned property, and transmitting the appropriate documents to the Sheriff so that it can be placed on the Sheriff's Sale list for _____.

All of the necessary documents are enclosed, together with my check to your order in the amount of \$25.00, and the check to the order of the Sheriff in the amount of \$1,350.00 in payment of fees and costs.

Kindly, send me your receipt and a stamped copy of the Writ of Execution in the stamped self-addressed envelope, which I have enclosed.

If there are any questions concerning the above matter please contact me immediately.

Yours truly,

JOT/ BTN for
Phelan Hallinan & Schmieg, LLP

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL
MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME
EQUITY CONSUMER DISCOUNT COMPANY, INC.

vs.

RICHARD B. UNGER
ELLEN C. UNGER
Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 417 SUMMERHILL ROAD, BERWICK, PA 18603-5837
(See Legal Description attached)

Amount Due	\$105,966.12
Additional Fees and Costs	\$2,510.50
Interest from 01/22/2011 to Date of Sale	\$_____ and costs.
@ \$17.42 per diem	

Dated 2-25-11
(SEAL)

PHS # 206831

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2009-CV-1077

2011-ED-32

COLUMBIA COUNTY

Tami B Kline / KPB/
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of the public road designated as Route No. 19040, leading between Berwick and Jonestown, at the northeast corner of land now or late of Lewis Shingler, et ux, thence along line of land of said Lewis Shingler, et ux, South 73 degrees West 272.3 feet to a point; thence continuing in the same course south 73 degrees west along line of land now or formerly of Fred Hosler, a distance of 47.4 feet to an iron pin corner in line of land of Summerhill Evangelical Church lot; thence along line of land of said Church lot north 8 degrees 06 minutes west, 109.53 feet to an iron pin corner in line of land now or late of Arden Rhinard; thence along line of said Rhinard, north 77 degrees 42 minutes east, a distance of 56.9 feet to a point; thence continuing along line of Rhinard north 2 degrees 47 minutes west, a distance of 4 feet to a point; thence continuing along line of Rhinard, north 78 degrees 56 minutes east, a distance of 222.09 feet to a point in the center of the aforementioned public road; thence along the center of said road, south 33 degrees east a distance of 88 feet to the place of beginning.

BEING part of the parcels of land conveyed to the Grantors herein by three (3) separate deeds as follows:

1. H. W. Farrell, et ux, dated April 29, 1947, and recorded May 17, 1947, in Deed Book 128, at Page 10.
2. Pearl Farrell, widow, dated July 3, 1954, recorded July 9, 1954, in Deed Book 170, at Page 13.
3. Fred S. Hosler, et ux, dated December 8, 1955, and recorded December 17, 1955, in Deed Book 177, at Page 119.

EXCEPTING AND RESERVING from the Deed from H.W. Farrell, et ux, to the Grantors herein an 8 feet wedge shaped parcel of land on the extreme northern boundary conveyed heretofore to Arden Rhinard.

THE GRANTORS further reserve unto themselves, their heirs and assigns the joint use of the existing twelve (12) feet macadam blacktop driveway leading from the public road in a generally westerly direction which is partially on land herein conveyed and other land of the Grantors; The Grantors do further grant to the Grantees the mutual right of way across the same twelve (12) feet driveway referred to above as it exists on other land of the Grantors. It is the intention herein to provide for the mutual use of the existing driveway by both the Grantors and the Grantees, their heirs and assigns. It is further understood and agreed by the Grantors and Grantees by the execution of this deed and the acceptance of same that said driveway will be kept open at all times and shall not be blocked, and usage of same prevented to the respective parties.

THE GRANTEES by acceptance of this deed acknowledge that they will mutually be responsible with the Grantors in the care and maintenance of the right of way herein provided which Grantors use for access to other land. However, in no event are the Grantors to be responsible for maintenance of any portion of the right of way which they are not using for ingress and egress purposes to other land of the Grantors, and Grantees accept full responsibility for maintenance of the portion of the road which they solely use.

TITLE TO SAID PREMISES IS VESTED IN Richard B. Unger and Ellen C. Unger, his wife, by Deed from Lewis Shingler and Beatrice Shingler, his wife, dated 07/29/1978, recorded 08/16/1978 in Book 288, Page 511.

Premises being: 417 SUMMERHILL ROAD, BERWICK, PA 18603-5837

Tax Parcel # 07-03C-042-00,000

PRAECIPE FOR WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183

**CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL
MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME
EQUITY CONSUMER DISCOUNT COMPANY, INC.**

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2009-CV-1077

2011ED32

COLUMBIA COUNTY

vs.

**RICHARD B. UNGER
ELLEN C. UNGER**

To the PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due	\$105,966.12
Additional Fees and Costs	\$2,510.50
Interest from 01/22/2011 to Date of Sale	\$_____ and costs.
@ \$17.42 Per diem	

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375
- ☐ Allison F. Wells, Esq., Id. No. 309519
- ☐ William E. Miller, Esq., Id. No. 308951

Note: Please attach description of Property.

PHS: [illegible]

LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of the public road designated as Route No. 19040, leading between Berwick and Jonestown, at the northeast corner of land now or late of Lewis Shingler, et ux, thence along line of land of said Lewis Shingler, et ux, South 73 degrees West 272.3 feet to a point; thence continuing in the same course south 73 degrees west along line of land now or formerly of Fred Hosler, a distance of 47.4 feet to an iron pin corner in line of land of Summerhill Evangelical Church lot; thence along line of land of said Church lot north 8 degrees 06 minutes west, 109.53 feet to an iron pin corner in line of land now or late of Arden Rhinard; thence along line of said Rhinard, north 77 degrees 42 minutes east, a distance of 56.9 feet to a point; thence continuing along line of Rhinard north 2 degrees 47 minutes west, a distance of 4 feet to a point; thence continuing along line of Rhinard, north 78 degrees 56 minutes east, a distance of 222.09 feet to a point in the center of the aforementioned public road; thence along the center of said road, south 33 degrees east a distance of 88 feet to the place of beginning.

BEING part of the parcels of land conveyed to the Grantors herein by three (3) separate deeds as follows:

1. H. W. Farrell, et ux, dated April 29, 1947, and recorded May 17, 1947, in Deed Book 128, at Page 10.
2. Pearl Farrell, widow, dated July 3, 1954, recorded July 9, 1954, in Deed Book 170, at Page 13.
3. Fred S. Hosler, et ux, dated December 8, 1955, and recorded December 17, 1955, in Deed Book 177, at Page 119.

EXCEPTING AND RESERVING from the Deed from H.W. Farrell, et ux, to the Grantors herein an 8 feet wedge shaped parcel of land on the extreme northern boundary conveyed heretofore to Arden Rhinard.

THE GRANTORS further reserve unto themselves, their heirs and assigns the joint use of the existing twelve (12) feet macadam blacktop driveway leading from the public road in a generally westerly direction which is partially on land herein conveyed and other land of the Grantors; The Grantors do further grant to the Grantees the mutual right of way across the same twelve (12) feet driveway referred to above as it exists on other land of the Grantors. It is the intention herein to provide for the mutual use of the existing driveway by both the Grantors and the Grantees, their heirs and assigns. It is further understood and agreed by the Grantors and Grantees by the execution of this deed and the acceptance of same that said driveway will be kept open at all times and shall not be blocked, and usage of same prevented to the respective parties.

THE GRANTEES by acceptance of this deed acknowledge that they will mutually be responsible with the Grantors in the care and maintenance of the right of way herein provided which Grantors use for access to other land. However, in no event are the Grantors to be responsible for maintenance of any portion of the right of way which they are not using for ingress and egress purposes to other land of the Grantors, and Grantees accept full responsibility for maintenance of the portion of the road which they solely use.

TITLE TO SAID PREMISES IS VESTED IN Richard B. Unger and Ellen C. Unger, his wife, by Deed from Lewis Shingler and Beatrice Shingler, his wife, dated 07/29/1978, recorded 08/16/1978 in Book 288, Page 511.

Premises being: 417 SUMMERHILL ROAD, BERWICK, PA 18603-5837

Tax Parcel # 07-03C-042-00,000

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

Attorneys for Plaintiff

**CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL
MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME
EQUITY CONSUMER DISCOUNT COMPANY, INC.**
Plaintiff

v.

**RICHARD B. UNGER
ELLEN C. UNGER**
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2009-CV-1077**
:
: **COLUMBIA COUNTY**
:

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- () the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- () the premises is vacant
- (X) Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

By: 

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
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- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
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Attorneys for Plaintiff

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MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME
EQUITY CONSUMER DISCOUNT COMPANY, INC.**

Plaintiff

v.

**RICHARD B. UNGER
ELLEN C. UNGER**

Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2009-CV-1077**
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:
: **COLUMBIA COUNTY**
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By: _____

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

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- ☐ Allison F. Wells, Esq., Id. No. 309519
- ☐ William E. Miller, Esq., Id. No. 308951

**1111 NORTHPOINT DRIVE
BUILDING 4, SUITE 100
COPPELL, TX 75019**

**CITIFINANCIAL MORTGAGE LO., INC.
F/K/A ASSOCIATES HOME EQUITY
CONSUMER DISCOUNT COMPANY
C/O JOSEPH A. GOLDBECK, ESQ.**

**701 MARKET STREET SUITE 5000
PHILADELPHIA, PA 19106-2519**

4. Name and address of last recorded holder of every mortgage of record:
- | Name | Address (if address cannot be reasonably ascertained, please indicate) |
|--------------------------------------|--|
| COMMERCIAL CREDIT CORPORATION | 326 EAST STREET
BLOOMSBURG, PA 17815 |
| COMMERCIAL CREDIT CORPORATION | PO BOX 17170
BALTIMORE, MD 21203 |
| COMMERCIAL CREDIT CORPORATION | 326 EAST MAIN STREET
BLOOMSBURG, PA 17815 |
5. Name and address of every other person who has any record lien on the property:
- | Name | Address (if address cannot be reasonably ascertained, please indicate) |
|--|---|
| THE UNITED STATES OF AMERICA C/O THE
UNITED STATES ATTORNEY FOR THE
MIDDLE DISTRICT OF PA | 1164 FEDERAL BUILDING
228 WALNUT STREET
HARRISBURG, PA 17101 |
| DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE | 477 MICHIGAN AVE.
DETROIT, MI 48226 |
| COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAXES | DEPARTMENT 280601
HARRISBURG, PA 17128-0601 |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
- | Name | Address (if address cannot be reasonably ascertained, please indicate) |
|--------------|--|
| None. | |

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:

Name

Address (if address cannot be reasonably ascertained, please indicate)

TENANT/OCCUPANT

**417 SUMMERHILL ROAD
BERWICK, PA 18603-5837**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

**Commonwealth of Pennsylvania
Department of Welfare**

**P.O. Box 2675
Harrisburg, PA 17105**

Internal Revenue Service Advisory

**1000 Liberty Avenue Room 704
Pittsburgh, PA 15222**

**U.S. Department of Justice
U.S. Attorney for the Middle District of PA**

**Federal Building, P.O. Box 11754
228 Walnut Street
Harrisburg, PA 17108**

**COMMONWEALTH OF PA
BUREAU OF INDIVIDUAL TAX
INHERITANCE TAX DIVISION
ATTN: JOHN MURPHY**

**6TH FLOOR, STRAWBERRY SQUARE
DEPT. 280601
HARRISBURG, PA 17128**

**DEPARTMENT OF PUBLIC WELFARE
TPL CASUALTY UNIT
ESTATE RECOVERY PROGRAM**

**P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105-8486**

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.A. § 4904 relating to unsworn falsification to authorities.

Date: 2/15/11

By: 

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
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- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
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- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375
- ☐ Allison F. Wells, Esq., Id. No. 309519
- ☐ William E. Miller, Esq., Id. No. 308951

Phelan Hallinan & Schmieg, LLP
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

**CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL
MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME
EQUITY CONSUMER DISCOUNT COMPANY, INC.**

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2009-CV-1077**
:

vs.

**RICHARD B. UNGER
ELLEN C. UNGER**

VERIFICATION OF NON-MILITARY SERVICE

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

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

(b) that defendant RICHARD B. UNGER is over 18 years of age and resides at 417 SUMMERHILL ROAD, BERWICK, PA 18603-5837.

(c) that defendant ELLEN C. UNGER is over 18 years of age and resides at 417 SUMMERHILL ROAD, BERWICK, PA 18603-5837.

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

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Phelan Hallinan & Schmieg, LLP
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

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MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME
EQUITY CONSUMER DISCOUNT COMPANY, INC.**

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
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: **CIVIL DIVISION**
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: **NO.: 2009-CV-1077**
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vs.

**RICHARD B. UNGER
ELLEN C. UNGER**

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CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL
MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME
EQUITY CONSUMER DISCOUNT COMPANY, INC.

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
Plaintiff : NO.: 2009-CV-1077
:
:
: COLUMBIA COUNTY
:

vs.

RICHARD B. UNGER
ELLEN C. UNGER

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: RICHARD B. UNGER
ELLEN C. UNGER
417 SUMMERHILL ROAD
BERWICK, PA 18603-5837

THE UNITED STATES OF AMERICA C/O
THE UNITED STATES ATTORNEY FOR THE
MIDDLE DISTRICT OF PA
1164 FEDERAL BUILDING, 228 WALNUT
STREET
HARRISBURG, PA 17101

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at 417 SUMMERHILL ROAD, BERWICK, PA 18603-5837 is scheduled to be sold at the Sheriff's Sale on _____ at _____ in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$105,966.12 obtained by CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY, INC. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the 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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. 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 filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of the public road designated as Route No. 19040, leading between Berwick and Jonestown, at the northeast corner of land now or late of Lewis Shingler, et ux, thence along line of land of said Lewis Shingler, et ux, South 73 degrees West 272.3 feet to a point; thence continuing in the same course south 73 degrees west along line of land now or formerly of Fred Hosler, a distance of 47.4 feet to an iron pin corner in line of land of Summerhill Evangelical Church lot; thence along line of land of said Church lot north 8 degrees 06 minutes west, 109.53 feet to an iron pin corner in line of land now or late of Arden Rhinard; thence along line of said Rhinard, north 77 degrees 42 minutes east, a distance of 56.9 feet to a point; thence continuing along line of Rhinard north 2 degrees 47 minutes west, a distance of 4 feet to a point; thence continuing along line of Rhinard, north 78 degrees 56 minutes east, a distance of 222.09 feet to a point in the center of the aforementioned public road; thence along the center of said road, south 33 degrees east a distance of 88 feet to the place of beginning.

BEING part of the parcels of land conveyed to the Grantors herein by three (3) separate deeds as follows:

1. H. W. Farrell, et ux, dated April 29, 1947, and recorded May 17, 1947, in Deed Book 128, at Page 10.
2. Pearl Farrell, widow, dated July 3, 1954, recorded July 9, 1954, in Deed Book 170, at Page 13.
3. Fred S. Hosler, et ux, dated December 8, 1955, and recorded December 17, 1955, in Deed Book 177, at Page 119.

EXCEPTING AND RESERVING from the Deed from H.W. Farrell, et ux, to the Grantors herein an 8 feet wedge shaped parcel of land on the extreme northern boundary conveyed heretofore to Arden Rhinard.

THE GRANTORS further reserve unto themselves, their heirs and assigns the joint use of the existing twelve (12) feet macadam blacktop driveway leading from the public road in a generally westerly direction which is partially on land herein conveyed and other land of the Grantors; The Grantors do further grant to the Grantees the mutual right of way across the same twelve (12) feet driveway referred to above as it exists on other land of the Grantors. It is the intention herein to provide for the mutual use of the existing driveway by both the Grantors and the Grantees, their heirs and assigns. It is further understood and agreed by the Grantors and Grantees by the execution of this deed and the acceptance of same that said driveway will be kept open at all times and shall not be blocked, and usage of same prevented to the respective parties.

THE GRANTEES by acceptance of this deed acknowledge that they will mutually be responsible with the Grantors in the care and maintenance of the right of way herein provided which Grantors use for access to other land. However, in no event are the Grantors to be responsible for maintenance of any portion of the right of way which they are not using for ingress and egress purposes to other land of the Grantors, and Grantees accept full responsibility for maintenance of the portion of the road which they solely use.

TITLE TO SAID PREMISES IS VESTED IN Richard B. Unger and Ellen C. Unger, his wife, by Deed from Lewis Shingler and Beatrice Shingler, his wife, dated 07/29/1978, recorded 08/16/1978 in Book 288, Page 511.

Premises being: 417 SUMMERHILL ROAD, BERWICK, PA 18603-5837

Tax Parcel # 07-03C-042-00,000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2009-CV-1077

**CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY,
INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY,
INC.**

vs.

RICHARD B. UNGER

ELLEN C. UNGER

**owner(s) of property situate in the TOWNSHIP OF BRIAR CREEK, Columbia
County, Pennsylvania, being
(Municipality)**

417 SUMMERHILL ROAD, BERWICK, PA 18603-5837

No. 07-03C-042-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$105,966.12

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of the public road designated as Route No. 19040, leading between Berwick and Jonestown, at the northeast corner of land now or late of Lewis Shingler, et ux, thence along line of land of said Lewis Shingler, et ux, South 73 degrees West 272.3 feet to a point; thence continuing in the same course south 73 degrees west along line of land now or formerly of Fred Hosler, a distance of 47.4 feet to an iron pin corner in line of land of Summerhill Evangelical Church lot; thence along line of land of said Church lot north 8 degrees 06 minutes west, 109.53 feet to an iron pin corner in line of land now or late of Arden Rhinard; thence along line of said Rhinard, north 77 degrees 42 minutes east, a distance of 56.9 feet to a point; thence continuing along line of Rhinard north 2 degrees 47 minutes west, a distance of 4 feet to a point; thence continuing along line of Rhinard, north 78 degrees 56 minutes east, a distance of 222.09 feet to a point in the center of the aforementioned public road; thence along the center of said road, south 33 degrees east a distance of 88 feet to the place of beginning.

BEING part of the parcels of land conveyed to the Grantors herein by three (3) separate deeds as follows:

1. H. W. Farrell, et ux, dated April 29, 1947, and recorded May 17, 1947, in Deed Book 128, at Page 10.
2. Pearl Farrell, widow, dated July 3, 1954, recorded July 9, 1954, in Deed Book 170, at Page 13.
3. Fred S. Hosler, et ux, dated December 8, 1955, and recorded December 17, 1955, in Deed Book 177, at Page 119.

EXCEPTING AND RESERVING from the Deed from H.W. Farrell, et ux, to the Grantors herein an 8 feet wedge shaped parcel of land on the extreme northern boundary conveyed heretofore to Arden Rhinard.

THE GRANTORS further reserve unto themselves, their heirs and assigns the joint use of the existing twelve (12) feet macadam blacktop driveway leading from the public road in a generally westerly direction which is partially on land herein conveyed and other land of the Grantors; The Grantors do further grant to the Grantees the mutual right of way across the same twelve (12) feet driveway referred to above as it exists on other land of the Grantors. It is the intention herein to provide for the mutual use of the existing driveway by both the Grantors and the Grantees, their heirs and assigns. It is further understood and agreed by the Grantors and Grantees by the execution of this deed and the acceptance of same that said driveway will be kept open at all times and shall not be blocked, and usage of same prevented to the respective parties.

THE GRANTEEES by acceptance of this deed acknowledge that they will mutually be responsible with the Grantors in the care and maintenance of the right of way herein provided which Grantors use for access to other land. However, in no event are the Grantors to be responsible for maintenance of any portion of the right of way which they are not using for ingress and egress purposes to other land of the Grantors, and Grantees accept full responsibility for maintenance of the portion of the road which they solely use.

TITLE TO SAID PREMISES IS VESTED IN Richard B. Unger and Ellen C. Unger, his wife, by Deed from Lewis Shingler and Beatrice Shingler, his wife, dated 07/29/1978, recorded 08/16/1978 in Book 288, Page 511.

Premises being: 417 SUMMERHILL ROAD, BERWICK, PA 18603-5837

Tax Parcel # 07-03C-042-00,000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2009-CV-1077

**CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY,
INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY,
INC.**

vs.

RICHARD B. UNGER

ELLEN C. UNGER

**owner(s) of property situate in the TOWNSHIP OF BRIAR CREEK, Columbia
County, Pennsylvania, being
(Municipality)**

417 SUMMERHILL ROAD, BERWICK, PA 18603-5837

Parcel No. 07-03C-042-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$105,966.12

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

ENTITY VENDOR
FAP Sheriff of Columbia County [SCOL0]

CHECK DATE CHECK NO.
02/09/2011 1055021

DOC NO	APPLY IC	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
1055021	000272491	02/09/2011		206831	1,350.00	0.00	1,350.00
BTW [206831] 1120355480 UNGER, RICHARD							
							1,350.00

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

SHERIFF'S RETURN

CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE
COMPANY, INC. F/K/A ASSOCIATES HOME EQUITY
CONSUMER DISCOUNT COMPANY, INC.

Plaintiff

vs.

RICHARD B. UNGER
ELLEN C. UNGER

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2009-CV-1077

ISSUED

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

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 20__, at _____ O'Clock _____ m., served the within
upon _____ at _____
_____ by handing to
_____ a true and correct copy of the original Notice of
Sale and made known to _____ the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

20__, See return endorsed hereon by Sheriff of

County, Pennsylvania, and made a part of this
return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY,
INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY,
INC.

No.: 2009-CV-1077

Defendant

RICHARD B. UNGER
ELLEN C. UNGER

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

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

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

BERWICK, PA 18603-5837

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

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

NOW, _____, 20__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____
County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number

(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

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

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF SERVICE
PROCESS RECEIPT and AFFIDAVIT OF RETURN

Expiration date	
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CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY,
INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY,
INC.

Defendant

RICHARD B. UNGER
ELLEN C. UNGER

EXECUTION/NOTICE OF SALE

AT

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

RICHARD B. UNGER

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

417 SUMMERHILL ROAD

BERWICK, PA 18603-5837

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
Defendant

Telephone Number

Date _____

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date _____

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY, INC.	No.: <u>2009-CV-1077</u>
Defendant RICHARD B. UNGER ELLEN C. UNGER	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

SERVE **AT** {

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.	<u>ELLEN C. UNGER</u>
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)	<u>417 SUMMERHILL ROAD</u>
	<u>BERWICK, PA 18603-5837</u>

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant	Telephone Number (215)563-7000	Date _____
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-814		

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

PLAINTIFF	Court Number
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RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20__	SO ANSWERS Signature of Dep. Sheriff _____ Signature of Sheriff _____ Sheriff of _____	Date _____ Date _____
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PHILAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

TD BANK, N.A.
PHILADELPHIA, PA 19148

3-180/380

CHECK NO
1055021

DATE	AMOUNT
02/09/2011	*****1,350.00

JUR 02/09/2011

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 180 days

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

Travis S. Hallinan

⑈ 1055021 ⑆ ⑆ 036001808⑆ 36 150866 6 ⑈