

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



CITIMORTGAGE, INC.  
vs.  
FRANK W GORGONE, II

Case Number  
2011CV244

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
04/26/2011	Advance Fee	Advance Fee	562009	0.00	2,000.00
04/26/2011	Advertising Sale (Newspaper)			15.00	0.00
04/26/2011	Advertising Sale Bills & Copies			17.50	0.00
04/26/2011	Crying Sale			10.00	0.00
04/26/2011	Docketing			15.00	0.00
04/26/2011	Levy			15.00	0.00
04/26/2011	Mailing Costs			30.00	0.00
04/26/2011	Posting Handbill			15.00	0.00
04/26/2011	Press Enterprise Inc.			1,863.78	0.00
04/26/2011	Sheriff Automation Fund			50.00	0.00
04/26/2011	Web Posting			100.00	0.00
05/12/2011	Deputize Advance Fee		5352	200.00	0.00
05/23/2011	Advance Fee		4570	0.00	144.00
08/19/2011	Service			165.00	0.00
08/19/2011	Service Mileage			40.00	0.00
08/19/2011	Copies			5.50	0.00
08/19/2011	Notary Fee			10.00	0.00
08/19/2011	Delinquent Taxes			5.00	0.00
08/19/2011	Surcharge			110.00	0.00
08/19/2011	Continued or Cancelled Sale	Cancelled on: 08/19/2011		10.00	0.00
				2,676.78	2,144.00
<b>TOTAL BALANCE:</b>				<b>-532.78</b>	

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

**Plaintiff**  
CITIMORTGAGE, INC.

vs.

**Defendant**  
FRANK W GORGONE, II

**Attorney for the Plaintiff:**

GOLDBECK, MCCAFFERTY & MCKEEVER  
701 MARKET STREET  
PHILADELPHIA, PA 19106

**Sheriff's Sale Date:** Wednesday, September 14, 20

**Writ of Execution No. :** 2011CV244

**Advance Sheriff Costs:** 1,350.00

**Location of the real estate:** 609 GREEN ACRES ROAD, BENTON, PA 17814

## Sheriff Costs

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	40.00
Crying Sale	10.00
Service	165.00
Service	56.00
Advertising Sale Bills & Copies	17.50
Surcharge	120.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	1,863.78
Web Posting	100.00
Notary Fee	10.00
Mailing Costs	30.00
Copies	5.50
Sheriff Automation Fund	50.00

**Total Sheriff Costs** 2,527.78

## Municipal Costs

Delinquent Taxes	5.00
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**Total Municipal Costs** 5.00

**Grand Total:** 2,532.78

Deposit \$ 2,000.00  
Due \$ 532.78

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

(c) County/Sheriff's Office, Pennsylvania, Inc.

**GOLDBECK MCCAFFERTY & MCKEEVER**  
**A PROFESSIONAL CORPORATION**

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

**FIRSTTRUST**

800.220.BANK / firsttrust.com

3-7380-2360

08/22/2011

PAY  
TO THE  
ORDER OF

**SHERIFF OF COLUMBIA COUNTY**

**FIVE HUNDRED THIRTY-TWO AND 78 / 100**

\$ \*\*532.78

DOLLARS

*Sheriff's Office*  
*PO Box 380*

*Bloomsburg PA, 17815*

12271-  
MORTGAGE DISBURSEMENT ACCOUNT

MEMO

*gorgone 103341fc*

*[Signature]*  
AUTHORIZED SIGNATURE

567312

⑈567312⑈ ⑆23607380⑆ 70 1100018⑈

# TX RESULT REPORT

NAME :  
TEL :  
DATE :AUG.19.2011 12:08

SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
6512	TX	001	912156277734	AUG.19	09:52	002	00h00min40s	ECM	OK

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:** Michael McKeever, Esq.

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 2

**Phone:**

**Date:** August 19, 2011

**Re:** Gorgone

**CC:**

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

● **Comments:**

**KML LAW GROUP, P.C.**  
**SUITE 5008 - MELLON INDEPENDENCE CENTER**  
**701 MARKET STREET**  
**PHILADELPHIA, PA 19106-1532**  
**(215) 627-1322**  
**FAX (215) 627-7734**

August 19, 2011

Columbia

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

**BOOK WRIT**

RE: CITIMORTGAGE, INC. S/B/M ABN AMRO MORTGAGE GROUP INC.  
vs.  
FRANK W GORGONE II  
No. 244-2011

**Property address:**

**609 Green Acres Road  
Benton, PA 17814**

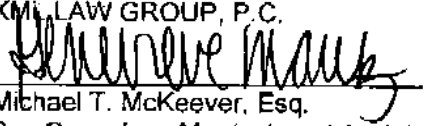
Sheriff's Sale Date: September 14, 2011

Dear Sir/Madam:

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

Thank you for your cooperation.

Very Truly Yours,  
KML LAW GROUP, P.C.

  
Michael T. McKeever, Esq.  
By: Genevieve Mautz, Legal Assistant  
Jen Caulkins, Legal Assistant

cc:

FRANK W GORGONE II  
2235 Saylor School Road  
Hollsopple, PA 15935

**GOLDBECK McCAFFERTY & McKEEVER**

A PROFESSIONAL CORPORATION  
SUITE 5000 MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
WWW.GOLDBECKLAW.COM

July 27, 2011

SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
Bloomsburg, PA 17815

**RE: No. 244-2011**  
**FRANK W GORGONE II**

Real Estate Division:

The above case may be sold on September 14, 2011. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

GOLDBECK McCafferty & McKEEVER  
Suite 5000  
Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

103341FC  
CF: 02/09/2011  
SD: 09/14/2011  
\$108,256.75

CITIMORTGAGE, INC. S/B/M ABN AMRO  
MORTGAGE GROUP INC.  
1000 Technology Drive  
O'Fallon, MO 63368

Plaintiff

vs.

FRANK W GORGONE II  
Mortgagor(s) and  
Record Owner(s)

609 Green Acres Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 244-2011

**CERTIFICATE OF SERVICE**  
**PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)**

Keith C. Halili, an employee of Goldbeck McCafferty & McKeever, counsel of Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ Personal Service by the Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified mail by Michael T. McKeever (original green Postal return receipt attached).
- ☐ Certified mail by Sheriff's Office.
- ☐ Ordinary mail by Michael T. McKeever, Esquire to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

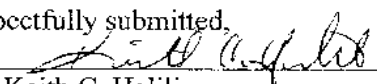
**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

- ☐ Premises was posted by Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
- ☐ Certified Mail & ordinary mail by Michael T. McKeever (original receipt(s) for Certified Mail attached).
- ☐ Published in accordance with court order (copy of publication attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Michael T. McKeever, Esquire (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,

  
BY: Keith C. Halili  
Legal Assistant

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

Check type of mail or service:

- ☐ Certified  
☐ COO  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured
- ☐ Recorded Delivery (International)  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

Affix Stamp Here  
(If issued as a  
certificate of mailing,  
or for additional copies  
of this bill)  
Postmark and  
Date of Receipt

Postage

Fee

Handling  
Charge

Article Number

Address (Name, Street, City, State, & ZIP Code)

1.	BENTON MUNICIPAL WATER & SEWER AUTHORITY 3rd Street Benton, PA 17814				TENANTS/OCCUPANTS 609 Green Acres Road Benton, PA 17814	
2.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 Harrisburg, PA 17105-2675					
3.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomersburg, PA 17815					
4.						
5.						
6.						
7.						
8.						



Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

See Privacy Act Statement on Reverse

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

Complete by Typewriter, Ink, or Ball Point Pen

103341FC Columbia County Sale Date: 08/03/2011

FRANK W GORGONE II

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

Check type of mail or service:

- ☐ Certified  
☐ COD  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured

- ☐ Recorded Delivery (International)  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

Affix Stamp Here  
(If issued as a  
certificate of mailing,  
or for additional copies  
of this bill)

Postmark and  
Date of Receipt

Article Number

Addressee (Name, Street, City, State, & ZIP Code)

Postage

Fee

Handling  
Charge

Actual  
If Regt.

1.

ABN AMRO MORTGAGE CORP., INC.  
7159 Corklan Drive  
Jacksonville, FL 32258

2.

3.

4.

5.

6.

7.

8.

Total Number of Pieces  
Listed by Sender

Total Number of Pieces  
Received at Post Office

Postmaster, Per (Name of receiving employee)

*TP*

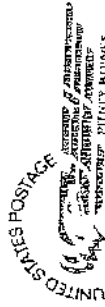
See Privacy Act Statement on Reverse

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

103341FC Columbia County Sale Date: 08/03/2011

FRANK W GORGONE II

Complete by Typewriter, Ink, or Ball Point Pen



02 1M  
G004285957 JUL 01 2011  
MAILED FROM ZIP CODE 19106

\$01.150

UNITED STATES POSTAGE



Docket Number

**SHERIFF'S RETURN**

Personally appeared before me Joseph Potochar a deputy for **JOHN A. MANKEY**, Sheriff of Somerset County, Pennsylvania, who being duly sworn according to law, deposes and says that on the 18th day of May 20 11 at 1120 AM PM he served the above named person as follows:

- ☐ Personal Service on person
- ☐ Mailing to person at above address; evidence of mailing attached
- ☒ Adult member of the person's household  
Name Melissa Gorgone Relationship Wife
- ☐ Adult in charge of person's residence  
Name \_\_\_\_\_ Relationship \_\_\_\_\_
- ☐ Agent or person at the time and place in charge of the person's office or usual place of business  
Name \_\_\_\_\_ Relationship \_\_\_\_\_
- ☐ Manager/Clerk at the place of lodging in which person resides - Name \_\_\_\_\_
- ☐ Other Name \_\_\_\_\_ Title \_\_\_\_\_ of corporation
- ☐ Posted most public part of premise situate \_\_\_\_\_

At ☒ Residence, ☐ Business, ☐ Employment, ☐ Other,  
of person to be served, at 2235 Saylor School Road  
Hallsville PA 15935

**PERSON NOT FOUND BECAUSE:**

- ☐ Whereabouts Unknown, ☐ No Answer, ☐ Vacant, ☐ Moved left no forwarding address, ☐ Moved - New address
- \_\_\_\_\_
- ☐ Other \_\_\_\_\_

Sworn and subscribed before me this

19 day of May 20 11 Joseph Potochar  
DEPUTY SHERIFF SOMERSET COUNTY, PA

Melissa A Truscott

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
MELISSA A. TRUSCOTT, Notary Public  
Somerset Boro, Somerset County  
My Commission Expires Mar. 17, 2015

Costs

**GOLDBECK McCafferty & McKEEVER**

Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

CITIMORTGAGE, INC. S/B/M ABN AMRO  
MORTGAGE GROUP INC.

1000 Technology Drive  
O'Fallon, MO 63368

Plaintiff

vs.

FRANK W GORGONE II

**Mortgagor(s) and Record Owner(s)**

609 Green Acres Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 244-2011

**SUPPLEMENTAL AFFIDAVIT PURSUANT TO RULE 3129**

CITIMORTGAGE, INC. S/B/M ABN AMRO MORTGAGE GROUP INC., Keith C. Halili, an employee of Goldbeck McCafferty & McKeeever, counsel of Plaintiff, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

609 Green Acres Road  
Benton, PA 17814

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

FRANK W GORGONE II  
2235 Saylor School Road  
Hollsopple, PA 15935

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

FRANK W GORGONE II  
2235 Saylor School Road  
Hollsopple, PA 15935

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

BENTON MUNICIPAL WATER & SEWER AUTHORITY  
3rd Street  
Benton, PA 17814

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

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

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

ABN AMRO MORTGAGE CORP., INC.  
7159 Corklan Drive  
Jacksonville, FL 32258

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

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

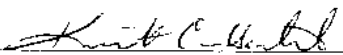
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
609 Green Acres Road  
Benton, PA 17814

(attach separate sheet if more space is needed)

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

DATED: July 27, 2011

  
\_\_\_\_\_  
GOLDBECK McCafferty & McKeever  
BY: Keith C. Halili  
Legal Assistant

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

July 27, 2011

Columbia

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

**BOOK WRIT**

RE: CITIMORTGAGE, INC. S/B/M ABN AMRO MORTGAGE GROUP INC.  
vs.  
FRANK W GORGONE II  
Term No. 244-2011

**Property address:**

*609 Green Acres Road  
Renton, PA 17814*

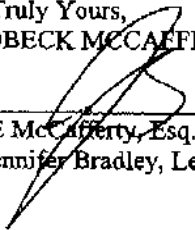
**Sheriff's Sale Date: August 03, 2011**

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for August 03, 2011 to September 14, 2011.

Thank you for your cooperation.

Very Truly Yours,  
GOLDBECK McCAFFERTY & MCKEEVER

  
\_\_\_\_\_  
Gary E. McCafferty, Esq.  
By: Jennifer Bradley, Legal Assistant

cc:

FRANK W GORGONE II  
2235 Saylor School Road  
Hollsopple, PA 15935

BENTON MUNICIPAL WATER  
AND SEWER AUTHORITY  
P.O. BOX 516  
BENTON, PA 17814

(570) 925-6101

TO: Columbia County Sheriff

FAX #: 570-389-5625

FROM: Kay Yankovich  
Benton Municipal Water & Sewer Authority

DATE: July 25, 2011

Re: Court of Common Pleas  
Columbia County  
CIVIL ACTION - LAW  
Docket No. 244-2011

Owners: Frank W. Gorgone II.  
Mortgagor and Record Owner

Property: 609 Green Acres Road, Benton, PA 17814  
Residential Dwelling

**Amount due Benton Municipal Water & Sewer Authority \$675.20**

GOLDBECK McCAFFERTY & McKEEVER  
A PROFESSIONAL CORPORATION  
FAX (215) 825-6447  
[lienholder@goldbecklaw.com](mailto:lienholder@goldbecklaw.com)

May 19, 2011

BENTON MUNICIPAL WATER & SEWER AUTHORITY  
3rd Street  
Benton, PA 17814

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

Owner/Defendant(s): FRANK W GORGONE II  
Property to be sold: 609 Green Acres Road, Benton, PA 17814  
Date of Sale: Wednesday, August 03, 2011  
Place of Sale: Sheriff's Office, Courthouse, Bloomsburg, PA  
Time of Sale: 9:00 AM  
Judgment Amount: \$108,256.75  
Foreclosure Docket: 244-2011  
Executing Creditor: CITIMORTGAGE, INC. S/B/M ABN AMRO MORTGAGE GROUP INC.

Dear Lienholder,

Please be advised that this office represents the first mortgage\* holder in an Action of Mortgage Foreclosure. The above property will be sold at Sheriff's Sale on the above date, time and location.

Research of the public records indicates that you are, or may be, a lien creditor on the property owned by the Defendants. Please be advised that the Sheriff's Sale may extinguish your lien against the property. You may wish to attend the sale to protect your interest if any.

A schedule of distribution will be filed by the Sheriff 30 days after the sale. Distribution of sale proceeds, if any, will be made by the Sheriff in accordance with the schedule, unless exceptions are filed to the schedule within 10 days of 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.

\* - ABN AMRO MORTGAGE GROUP INC., 08/02/2007, Instrument # 2007-07968



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.

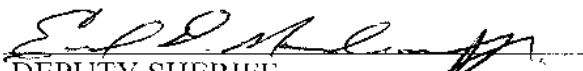
FRANK GORGONE

WRIT OF EXECUTION #64 OF 2011 ED

POSTING OF PROPERTY

JUNE 28, 2011 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF FRANK GORGONE AT 609 GREEN ACRES ROAD BENTON  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA  
COUNTY DEPUTY SHERIFF EARL MORDAN.

SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 28<sup>TH</sup> DAY OF JUNE 2011



Prothon & Clerk of Sev Court  
v/v Com Ex 1<sup>st</sup> Monday in 2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



CITIMORTGAGE, INC.  
vs.  
FRANK W GORGONE, II

Case Number  
2011CV244

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Expires: 07/01/2011

Zone:

Warrant:

### Serve To:

Name: (POSTING)

Primary Address: 609 GREEN ACRES ROAD  
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · ~~Posted~~ · Other

Adult In Charge: posted on door of residence

Relation:

Date:

06/28/11

Time:

10:50

Deputy:

7

Mileage:

### Attorney / Originator:

Name: GOLDBECK, MCCAFFERTY & MCKEEVER

Phone: 215-627-1322

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

EXP: 07/01/2011

609 GREEN ACRES ROAD, BENTON, PA 17814

2011CV244

(POSTING)

Docket Number

**SHERIFF'S RETURN**

Personally appeared before me Joseph Potosch a deputy for **JOHN A. MANKEY**, Sheriff of Somerset County, Pennsylvania, who being duly sworn according to law, deposes and says that on the 18<sup>th</sup> day of May 20 11 at 1120 AM PM he served the above named person as follows:

- ☐ Personal Service on person
- ☐ Mailing to person at above address; evidence of mailing attached
- ☒ Adult member of the person's household  
Name Melissa Gergene Relationship wife
- ☐ Adult in charge of person's residence  
Name \_\_\_\_\_ Relationship \_\_\_\_\_
- ☐ Agent or person at the time and place in charge of the person's office or usual place of business  
Name \_\_\_\_\_ Relationship \_\_\_\_\_
- ☐ Manager/Clerk at the place of lodging in which person resides - Name \_\_\_\_\_
- ☐ Other Name \_\_\_\_\_ Title \_\_\_\_\_ of corporation
- ☐ Posted most public part of premise situate
- At ☒ Residence, ☐ Business, ☐ Employment, ☐ Other,  
of person to be served, at 2235 Saylor School Road  
Hillsdale PA 15735

**PERSON NOT FOUND BECAUSE:**

- ☐ Whereabouts Unknown, ☐ No Answer, ☐ Vacant, ☐ Moved left no forwarding address, ☐ Moved - New address
- \_\_\_\_\_
- ☐ Other \_\_\_\_\_

Sworn and subscribed before me this

19 day of May 20 11

Joseph Potosch  
DEPUTY SHERIFF SOMERSET COUNTY, PA

Melissa A Truscott

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
MELISSA A. TRUSCOTT, Notary Public  
Somerset Boro. Somerset County  
My Commission Expires Mar. 17, 2015

Costs



**SHERIFF OF SOMERSET COUNTY**

PH. 814-445-1502  
111 E. UNION STREET, SUITE 100  
SOMERSET, PA 15501



60-869/433

CHECK DATE

CHECK NUMBER

PAY THIS AMOUNT

05/19/2011

4570

\$144.00

\*\*\*\*\*One Hundred Forty Four And 00/100 Dollars

TO THE ORDER OF:

COLUMBIA COUNTY SHERIFF  
35 W. MAIN ST  
PO BOX 380  
BLOOMSBURG, PA 17815

VOID AFTER 60 DAYS

⑈004570⑈ ⑆04330869⑆ 200444E259⑈

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



CITIMORTGAGE, INC.  
vs.  
FRANK W GORGONE, II

Case Number  
2011CV244

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	Deputize	Expires:	07/01/2011	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

Name:	FRANK W GORGONE, II	
Primary Address:	2235 SAYLOR SCHOOL ROAD HOLLSOPPLE, PA 15935	
Phone:		DOB:
Alternate Address:		
Phone:		

### Final Service:

Served:	Personally (Adult In Charge) · Posted · Other	
Adult In Charge:	Melissa Gorgone	
Relation:	wife	
Date:	5-18-11	Time:
Deputy:		Mileage:

### Attorney / Originator:

Name:	GOLDBECK, MCCAFFERTY & MCKEEVER	Phone:	215-627-1322
-------	---------------------------------	--------	--------------

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Notes / Special Instructions:

Costs \$ 56.00

Now, April 26, 2011 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Somerset County to execute service of the documents herewith and make return thereof according to law.

### Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

*Timothy T. Chamberlain*

TIMOTHY T. CHAMBERLAIN, SHERIFF

2011CV244

GORGONE II, FRANK W

2235 SAYLOR SCHOOL ROAD, HOLLSOPPLE, PA 15935 EXP: 07/01/2011

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



CITIMORTGAGE, INC.  
vs.  
FRANK W GORGONE, II

Case Number  
2011CV244

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 07/01/2011

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BENTON MUNICIPAL WATER & SEWER

Primary Address: 3RD STREET

BENTON, PA 17814

Phone: DOB:

Alternate Address: 150 Colley ST BENTON

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Kay YANKOVICH

Relation: BORO SECT-

Date: 4-29-11

Time: 1035

Deputy: ARTER

Mileage:

### Attorney / Originator:

Name: GOLDBECK, MCCAFFERTY & MCKEEVER

Phone: 215-627-1322

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. SERVED AT 150 Colley ST BENTON

- 2.
- 3.
- 4.
- 5.
- 6.

EXP: 07/01/2011

3RD STREET, BENTON, PA 17814

2011CV244

BENTON MUNICIPAL

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



CITIMORTGAGE, INC.  
vs.  
FRANK W GORGONE, II

Case Number  
2011CV244

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 07/01/2011

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 609 GREEN ACRES ROAD  
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: GOLDBECK, MCCAFFERTY & MCKEEVER

Phone: 215-627-1322

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1. HOUSE IS EMPTY

2.

3.

4.

5.

6.

EXP: 07/01/2011

609 GREEN ACRES ROAD, BENTON, PA 17814

2011CV244

OCCUPANT

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



CITIMORTGAGE, INC.  
vs.  
FRANK W GORGONE, II

Case Number  
2011CV244

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	07/01/2011	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

Name:	CATHY GORDON-TAX COLLECTOR	
Primary Address:	85 GORDON ROAD BENTON, PA 17814	
Phone:		DOB:
Alternate Address:		
Phone:		

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	CATHY GORDON	
Relation:	Tax Collector	
Date:	4-29-11	Time:
Deputy:	ARTER	Mileage:

### Attorney / Originator:

Name:	GOLDBECK, MCCAFFERTY & MCKEEVER	Phone:	215-627-1322
-------	---------------------------------	--------	--------------

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

EXP: 07/01/2011

85 GORDON ROAD, BENTON, PA 17814

2011CV244

CATHY GORDON-TAX

## REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

By: Columbia County Per: \_\_\_\_\_  
Sheriff

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 29-APR-11

FEE: \$5.00

CERT. NO 10162

GORGONE FRANK W II  
537 HYASOTA HILL ROAD  
HOLLSOPPLE PA 15935

DISTRICT: BENTON TWP  
DEED 20060-6210  
LOCATION: LOT 13  
PARCEL: 03 -02A-010-01,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT
					DUE
2010	PRIM	97.50	1.54	0.00	99.04
TOTAL DUE :					\$99.04

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: August , 2011

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2010

REQUESTED BY:

*Columbia County Sheriff*

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



CITIMORTGAGE, INC.  
vs.  
FRANK W GORGONE, II

Case Number  
2011CV244

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	07/01/2011
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Columbia County Tax Office		
<b>Primary Address:</b>	PO Box 380 Bloomsburg, PA 17815		
<b>Phone:</b>	570-389-5649	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · <u>Other</u>		
<b>Adult In Charge:</b>	Debbre Miller		
<b>Relation:</b>	Chief		
<b>Date:</b>	04/27/11	<b>Time:</b>	1600
<b>Deputy:</b>	6	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> GOLDBECK, MCCAFFERTY & MCKEEVER	<b>Phone:</b> 215-627-1322
--	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

EXP: 07/01/2011

PO BOX 380, BLOOMSBURG, PA 17815

2011CV244

COLUMBIA COUNTY TAX

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



CITIMORTGAGE, INC.  
vs.  
FRANK W GORGONE, II

Case Number  
2011CV244

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 07/01/2011

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia

Primary Address: 15 Perry Avenue  
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted Other

Adult In Charge: Maureen Cole

Relation: CSIR

Date: 04/27/11 Time: 0905

Deputy: 6 Mileage:

### Attorney / Originator:

Name: GOLDBECK, MCCAFFERTY & MCKEEVER

Phone: 215-627-1322

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

EXP: 07/01/2011

15 PERRY AVENUE, BLOOMSBURG, PA 17815

2011CV244

DOMESTIC RELATIONS

**IN THE COURT OF COMMON PLEAS OF Columbia COUNTY, PENNSYLVANIA****CITIMORTGAGE, INC. S/B/M ABN AMRO  
MORTGAGE GROUP INC.****Plaintiff****vs.****FRANK W GORGONE II****Defendant(s)****NO. 244-2011****VERIFICATION OF NON-MILITARY SERVICE UNDER THE SOLDIERS' AND  
SAILORS' CIVIL RELIEF ACT OF 1940 AS AMENDED**

1. The undersigned attorney with Goldbeck McCafferty & McKeever, as the representative for the Plaintiff in the above entitled matter, does hereby state to the best of his/her information and belief, as follows:

2. That the above named Defendant, FRANK W GORGONE II, has a last known residence of 2235 Saylor School Road, Hollsopple, PA 15935.

3. That inquiry has been made with the Department of Defense as to the military status of each of the Defendants in this action. A copy of the Military Status Report is attached.

4. The Defendant is not in the military service of the United States of America as defined by the Soldiers' and Sailors' Civil Relief Action of Congress of 1940 as amended.

The undersigned understands that the statements herein are made subject to penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.

Date: 4/26/2011

By: **GOLDBECK MCCAFFERTY & MCKEEVER**

\_\_\_\_ Michael McKeever Pa. ID 56129

\_\_\_\_ Gary McCafferty Pa. ID 42386

\_\_\_\_ Lisa Lee Pa. ID 78020

\_\_\_\_ Kristina Murtha Pa. ID 61858

\_\_\_\_ David Fein Pa. ID 82628

\_\_\_\_ Thomas Puleo Pa. ID 27615

\_\_\_\_ Jay Kivitz Pa. ID 26769

**Attorneys for Plaintiff**

## Request for Military Status

Page 1 of 2

Department of Defense Manpower Data Center

Apr-18-2011 12:26:04

Military Status Report  
Pursuant to the Service Members Civil Relief Act

Last Name	First/Middle	Begin Date	Active Duty Status	Active Duty End Date	Service Agency
GORGONE II	FRANK W.	Based on the information you have furnished, the DMDC does not possess any information indicating the individual status.			

Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the current status of the individual as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard).

Mary M. Snavely-Dixon, Director  
Department of Defense - Manpower Data Center  
1600 Wilson Blvd., Suite 400  
Arlington, VA 22209-2593

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Service Members Civil Relief Act (50 USC App. §§ 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual is on active duty, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenseink.mil" URL <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person is on active duty and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. §521(c).

If you obtain additional information about the person (e.g., an SSN, improved accuracy of DOB, a middle name), you can submit your request again at this Web site and we will provide a new certificate for that query.

This response reflects **active duty status** including date the individual was last on active duty, if it was within the preceding 367 days. For historical information, please contact the Service SCRA points-of-contact.

## Request for Military Status

Page 2 of 2

***More information on "Active Duty Status"***

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d)(1) for a period of more than 30 consecutive days. In the case of a member of the National Guard, includes service under a call to active service authorized by the President or the Secretary of Defense for a period of more than 30 consecutive days under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy TARs, Marine Corps ARs and Coast Guard RPAs. Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps) for a period of more than 30 consecutive days.

***Coverage Under the SCRA is Broader in Some Cases***

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate.

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of SCRA extend beyond the last dates of active duty.

Those who would rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a name and SSN provided by the requester. Providing an erroneous name or SSN will cause an erroneous certificate to be provided.  
Report ID:2VFQ7MMUDT

Document Receipt

---

Trans # 22270 Carrier / service: POST 2PM 4/26/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000008705

Doc Ref #: 64ED2011

PHILADELPHIA PA 19106

Document Receipt

---

Trans # 22269 Carrier / service: POST 2PM 4/26/2011

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000008699

Doc Ref #: 64ED2011

KING OR PA 19406  
PRUSSIA

Document Receipt

---

Trans # 22268 Carrier / service: POST 2PM 4/26/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000008682

Doc Ref #: 64ED2011

HARRISBURG PA 17105

Document Receipt

---

Trans # 22267 Carrier / service: POST 2PM 4/26/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000008675

DEPARTMENT 281230

Doc Ref #: 64ED2011

HARRISBURG PA 17128

Document Receipt

---

Trans # 22266 Carrier / service: POST 2PM 4/26/2011

Ship to: 22266

PA DEPT OF PUBLIC WELFARE

HEALTH & WELFARE BUILDING  
ROOM 432

Tracking #: 9171924291001000008668

Doc Ref #: 64ED2011

HARRISBURG PA 17105

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

CITIMORTGAGE, INC.  
vs.  
FRANK W GORGONE, II

Case Number  
2011CV244

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Posting - Sale Bill		Zone:	
Manner:	< Not Specified >	Expires:	07/01/2011	Warrant:
Notes:	SHERIFF'S SALE BILL			

### Serve To:

Name:	(POSTING)	
Primary Address:	609 GREEN ACRES ROAD BENTON, PA 17814	
Phone:		DOB:
Alternate Address:		
Phone:		

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:		
Relation:		
Date:		Time:
Deputy:		Mileage:

### Attorney / Originator:

Name:	GOLDBECK, MCCAFFERTY & MCKEEVER	Phone:	215-627-1322
-------	---------------------------------	--------	--------------

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

EXP: 07/01/2011

609 GREEN ACRES ROAD, BENTON, PA 17814

2011CV244

(POSTING)

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2011CV244

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, AUGUST 03, 2011**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL those two (2) pieces, parcels or tracts of land situate in the Township of Benton, County of Columbia and State of Pennsylvania, more particularly bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at a point in the westerly side line of 50 foot wide Green Acre Drive and in the line between Lot Nos. 12 and 13 of plot of lots hereinafter mentioned, said beginning point being distant 410 feet measured on a course of South 21 degrees 58 minutes west, from the center line of Mountain View Drive and along the westerly side line of Green Acre Drive, thence from said beginning point and along the said westerly side line of Green Acre Drive, South 21 degrees 58 minutes West, 40 feet to a point of curve; thence from said point and continuing along the westerly side line of Green Acre Drive by a curve to the left in a southwesterly direction for an arc distance of 43.09 feet to a point in the line between Lots Nos. 11 and 12, said curve having a radius of 109.81 feet and a chord with a course of South 10 degrees 43 minutes 30 seconds West for a distance of 42.81 feet, thence from said point and along the line between said Lot Nos. 11 and 12, South 89 degrees 219 minutes West, 107.22 feet to an angle point in said dividing line; thence from said point and continuing along the line between said lots, North 68 degrees 2 minutes West, 54.27 feet to a point in the line of other land now or formerly of David Richard Pankoski and Nancy Marie Pankoski, husband and wife; thence from said point and along the line of said lands, North 21 degrees 58 minutes East 123 feet to a point in the aforesaid line between Lot Nos. 12 and 13; thence from said point and along the line between said Lots, South 68 degrees 2 minutes East, 145 feet to a point in the aforesaid westerly side line of Green Acre Drive, the place of BEGINNING. CONTAINING 16,290 square feet of land be the same more or less. BEING all of Lot No. 12 of the plot of lots known as "Green Acres" as developed for Otto G. Little & Son by the Sturdevant-Dille Engineering Co., Ltd. of Wilkes-Barre, Pennsylvania.

EXCEPTING AND RESERVING unto the Grantor herein, their predecessors in interest, heirs and assigns, the right to construct, reconstruct, operate and maintain water lines, including water mains, shut-off valves, and other necessary appliances on, along or under or near the front, rear and side line of the above-described parcel of land.

SUBJECT, HOWEVER, to a drainage easement through, over and upon a strip of land 6 feet in width lying along and adjacent to the southwest side line of the hereinbefore described premises extending westerly from the westerly side line of Green Acre Drive to the westerly or rear line of said Lot No. 12 at the same width of 6 feet, to be used in common with a similar 6 foot wide strip of land lying along the northeasterly side line of Lot No. 11, thereby forming a 12 foot wide strip of land about 161 feet in length for the purpose of a drainage easement to carry surface water from Green Acre Drive towards Pennsylvania State Highway Legislative Route 504, said easement shall at all times be kept clean and free from any refuse which would block the flow of water.

TRACT NO. 2: BEGINNING at a point in the westerly side line of 50 foot wide Green Acre Drive and in line between Lot Nos. 13 and 14 of plot of lots hereinafter mentioned, said beginning point being distant 320 feet measured in a course of South 21 degrees 58 minutes West from the centerline of Mountain View Drive and along the westerly side

TRACT NO. 2: BEGINNING at a point in the westerly side line of 50 foot wide Green Acre Drive and in line between Lot Nos. 13 and 14 of plot of lots hereinafter mentioned, said beginning point being distant 320 feet measured in a course of South 21 degrees 58 minutes West from the center line of Mountain View Drive and along the westerly side line of Green Acre Drive, thence from said beginning point and along the said westerly side line of Green Acre Drive, South 21 degrees 58 minutes West, 90 feet to a point in the line between Lot Nos. 12 and 13 of said plot of lots; thence from said point and along the line between said lots, North 68 degrees 2 minutes West, 145 feet to a point in the line of other lands now or formerly of David Richard Pankoski and Nancy Marie Pankoski, husband and wife; thence from said point and along the line of said lands, North 21 degrees 58 minutes East, 90 feet to a point in the aforesaid line between Lot Nos. 13 and 14; thence from said point and along the line between said lots South 68 degrees 2 minutes East, 145 feet to a point in the aforesaid westerly side line of Green Acre Drive, the place of BEGINNING. CONTAINING 13,050 square feet of land, be the same more or less. BEING all of Lot No. 13 of plot of lots known as "Green Acres", as developed for Otto G. Little & Son by the Sturdevant-Dille Engineering Co., Ltd. of Wilkes-Barre, Pennsylvania, EXCEPTING AND RESERVING unto the Grantors herein, their predecessors in interest, heirs and assigns, the right to construct, reconstruct, operate and maintain water lines, including water mains, shut-off valves, and all other necessary appliances on, along or under or near the front, rear and side lines of the above described parcel of land.

THE FOLLOWING shall be deemed restrictions and covenants running with the above two (2) tracts of land.

Tax Parcel # 03-Q2A-01-005

03-02A-01-001

Property Address: 609 Green Acres Road, Benton, PA 17814

PROPERTY ADDRESS: 609 GREEN ACRES ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 03-02A-01-001 03-02A-01-005

Seized and taken into execution to be sold as the property of FRANK W GORGONE, II in suit of CITIMORTGAGE, INC..

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within 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 to either 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 the 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.

Attorney for the Plaintiff:  
GOLDBECK, MCCAFFERTY & MCKEEVER  
PHILADELPHIA, PA 215-627-1322

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

# REAL ESTATE OUTLINE

ED # \_\_\_\_\_

DATE RECEIVED \_\_\_\_\_  
DOCKET AND INDEX \_\_\_\_\_

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LKA

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF SALE

WAIVER OF WATCHMAN

AFFIDAVIT OF LIENS LIST

CHECK FOR \$1,350.00 OR \_\_\_\_\_

CK# 56207

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

SALE DATE

POSTING DATE

ADV. DATES FOR NEWSPAPER

Feb. 9, 11 TIME 10:00

Feb. 10

1<sup>ST</sup> WEEK Feb. 13

2<sup>ND</sup> WEEK Feb. 20

3<sup>RD</sup> WEEK Feb. 27

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

Goldbeck McCafferty & McKeever  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

CITIMORTGAGE, INC. S/B/M ABN AMRO  
MORTGAGE GROUP INC.  
1000 Technology Drive  
O'Fallon, MO 63368

Plaintiff

vs.

FRANK W GORGONE II  
Mortgagor(s) and Record Owner(s)  
609 Green Acres Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 244-2011

2011-ED-64

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$108,256.75

Interest from April  
20, 2011 to Date of  
Sale at 6.5000%

(Costs to be added)

By:

GOLDBECK MCCAFFERTY & MCKEEVER  
Michael McKeever Pa. ID 56129  
Gary McCafferty Pa. ID 42386  
Lisa Lee Pa. ID 78020  
Kristina Murtha Pa. ID 61858  
David Fein Pa. ID 82628  
Thomas Puleo Pa. ID 27615  
Attorneys for Plaintiff

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

CITIMORTGAGE, INC. S/B/M ABN AMRO  
MORTGAGE GROUP INC.  
1000 Technology Drive  
O'Fallon, MO 63368

vs.

FRANK W GORGONE II  
609 Green Acres Road  
Benton, PA 17814

In the Court of Common Pleas of  
Columbia County

No. 244-2011

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 609 Green Acres Road Benton, PA 17814

See Exhibit "A" attached

AMOUNT DUE

\$108,256.75

Interest From **April 20, 2011**  
Through Date of Sale

(Costs to be added)

Dated:

April 26, 2011

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

17011

Deputy

APR 26 2011

Goldbeck McCafferty & McKeever  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

CITIMORTGAGE, INC. S/B/M ABN AMRO  
MORTGAGE GROUP INC.

1000 Technology Drive  
O'Fallon, MO 63368

Plaintiff

vs.

FRANK W GORGONE II

(Mortgagor(s) and Record Owner(s))

609 Green Acres Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 244-2011

**AFFIDAVIT PURSUANT TO RULE 3129**

CITIMORTGAGE, INC. S/B/M ABN AMRO MORTGAGE GROUP INC., Plaintiff in the above action, by counsel, Goldbeck McCafferty & McKeever, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

609 Green Acres Road  
Benton, PA 17814

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

FRANK W GORGONE II  
2235 Saylor School Road  
Hollsopple, PA 15935

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

FRANK W GORGONE II  
2235 Saylor School Road  
Hollsopple, PA 15935

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

BENTON MUNICIPAL WATER & SEWER AUTHORITY  
3rd Street  
Benton, PA 17814

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

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

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

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

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

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

TENANTS/OCCUPANTS  
609 Green Acres Road  
Benton, PA 17814

(attach separate sheet if more space is needed)

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

DATED: April 19, 2011

By: \_\_\_\_\_

**GOLDBECK MCCAFFERTY & MCKEEVER**

**Michael McKeever Pa. ID 56129**

**Gary McCafferty Pa. ID 42386**

**Lisa Lee Pa. ID 78020**

**Kristina Murtha Pa. ID 61858**

**David Fein Pa. ID 82628**

**Thomas Puleo Pa. ID 27615**

**Attorneys for Plaintiff**

**GOLDBECK McCAFFERTY & McKEEVER**

Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-825-6318  
Attorney for Plaintiff

CITIMORTGAGE, INC. S/B/M ABN AMRO  
MORTGAGE GROUP INC.  
1000 Technology Drive  
O'Fallon, MO 63368  
Plaintiff

vs.

FRANK W GORGONE II  
Mortgagor(s) and Record Owner(s)

609 Green Acres Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 244-2011

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

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

TO: GORGONE II, FRANK W.  
**FRANK W GORGONE II**  
2235 Saylor School Road  
Hollsopple, PA 15935

Your house at 609 Green Acres Road, Benton, PA 17814 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$108,256.75 obtained by CITIMORTGAGE, INC. S/B/M ABN AMRO MORTGAGE GROUP INC. against you.

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

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

1. The sale will be cancelled if you pay to CITIMORTGAGE, INC. S/B/M ABN AMRO MORTGAGE GROUP INC., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5622.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

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

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

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

Resources available for Homeowners in Foreclosure

**ACT NOW!**

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

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homeretention@goldbecklaw.com](mailto:homeretention@goldbecklaw.com). Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 103341FC.

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

Goldbeck McCafferty & McKeever  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

CITIMORTGAGE, INC. S/B/M ABN AMRO  
MORTGAGE GROUP INC.  
1000 Technology Drive  
O'Fallon, MO 63368

Plaintiff

vs.

FRANK W GORGONE II  
**Mortgagor(s) and Record Owner(s)**  
609 Green Acres Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF  
MORTGAGE FORECLOSURE

NO. 244-2011

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

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

By: 

GOLDBECK MCCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 36129

Gary McCafferty Pa. ID 42386 ✓

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff

GOLDBECK McCAFFERTY & MCKEEVER  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

CITIMORTGAGE, INC. S/B/M ABN AMRO  
MORTGAGE GROUP INC.  
1000 Technology Drive  
O'Fallon, MO 63368

Plaintiff

vs.

FRANK W GORGONE II  
Mortgagor(s) and Record Owner(s)

609 Green Acres Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 244-2011

**WAIVER OF WATCHMAN**

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

By:

  
GOLDBECK McCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386 ✓

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff

GOLDBECK McCAFFERTY & MCKEEVER  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

CITIMORTGAGE, INC. S/B/M ABN AMRO  
MORTGAGE GROUP INC.  
1000 Technology Drive  
O'Fallon, MO 63368

Plaintiff

vs.

FRANK W GORGONE II  
Mortgagor(s) and Record Owner(s)

609 Green Acres Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 244-2011

**WAIVER OF WATCHMAN**

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

By:

  
GOLDBECK McCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386 ✓

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff

GOLDBECK McCAFFERTY & MCKEEVER  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

CITIMORTGAGE, INC. S/B/M ABN AMRO  
MORTGAGE GROUP INC.  
1000 Technology Drive  
O'Fallon, MO 63368

Plaintiff

vs.

FRANK W GORGONE II  
Mortgagor(s) and Record Owner(s)

609 Green Acres Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 244-2011

**WAIVER OF WATCHMAN**

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

By:

  
GOLDBECK McCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386 ✓

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

CITIMORTGAGE, INC. S/B/M ABN AMRO  
MORTGAGE GROUP INC.  
1000 Technology Drive  
O'Fallon, MO 63368

Plaintiff

vs.

FRANK W GORGONE II  
Mortgagor(s) and Record Owner(s)

609 Green Acres Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 244-2011

**WAIVER OF WATCHMAN**

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

By:

  
GOLDBECK McCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386 ✓

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

CITIMORTGAGE, INC. S/B/M ABN AMRO  
MORTGAGE GROUP INC.  
1000 Technology Drive  
O'Fallon, MO 63368

Plaintiff

vs.

FRANK W GORGONE II  
Mortgagor(s) and Record Owner(s)

609 Green Acres Road  
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW


ACTION OF MORTGAGE FORECLOSURE

No. 244-2011

**WAIVER OF WATCHMAN**

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

By:

  
GOLDBECK McCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386 ✓

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff

ALL those two (2) pieces, parcels or tracts of land situate in the Township of Benton, County of Columbia and State of Pennsylvania, more particularly bounded and described as follows, to-wit:

**TRACT NO. 1:** BEGINNING at a point in the westerly side line of 50 foot wide Green Acre Drive and in the line between Lot Nos. 12 and 13 of plot of lots hereinafter mentioned, said beginning point being distant 410 feet measured on a course of South 21 degrees 58 minutes west, from the center line of Mountain View Drive and along the westerly side line of Green Acre Drive, thence from said beginning point and along the said westerly side line of Green Acre Drive, South 21 degrees 58 minutes West, 40 feet to a point of curve; thence from said point and continuing along the westerly side line of Green Acre Drive by a curve to the left in a southwestly direction for an arc distance of 43.09 feet to a point in the line between Lots Nos. 11 and 12, said curve having a radius of 109.81 feet and a chord with a course of South 10 degrees 43 minutes 30 seconds West for a distance of 42.81 feet; thence from said point and along the line between said Lot Nos. 11 and 12, South 89 degrees 219 minutes West, 107.22 feet to an angle point in said dividing line; thence from said point and continuing along the line between said lots, North 68 degrees 2 minutes West, 54.27 feet to a point in the line of other land now or formerly of David Richard Pankoski and Nancy Marie Pankoski, husband and wife; thence from said point and along the line of said lands, North 21 degrees 58 minutes East 123 feet to a point in the aforesaid line between Lot Nos. 12 and 13; thence from said point and along the line between said Lots, South 68 degrees 2 minutes East, 145 feet to a point in the aforesaid westerly side line of Green Acre Drive, the place of BEGINNING. CONTAINING 16,290 square feet of land be the same more or less. BEING all of Lot No. 12 of the plot of lots known as "Green Acres" as developed for Otto G. Little & Son by the Sturdevant-Dilley Engineering Co., Ltd. of Wilkes-Barre, Pennsylvania.

EXCEPTING AND RESERVING unto the Grantor herein, their predecessors in interest, heirs and assigns, the right to construct, reconstruct, operate and maintain water lines, including water mains, shut-off valves, and other necessary appliances on, along or under or near the front, rear and side line of the above-described parcel of land.

SUBJECT, HOWEVER, to a drainage easement through, over and upon a strip of land 6 feet in width lying along and adjacent to the southwestly side line of the hereinbefore described premises extending westerly from the westerly side line of Green Acre Drive to the westerly or rear line of said Lot No. 12 at the same width of 6 feet, to be used in common with a similar 6 foot wide strip of land lying along the northeasterly side line of Lot No. 11, thereby forming a 12 foot wide strip of land about 161 feet in length for the purpose of a drainage easement to carry surface water from Green Acre Drive towards Pennsylvania State Highway Legislative Route 504, said easement shall at all times be kept clean and free from any refuse which would block the flow of water.

**TRACT NO. 2:** BEGINNING at a point in the westerly side line of 50 foot wide Green Acre Drive and in line between Lot Nos. 13 and 14 of plot of lots hereinafter mentioned, said beginning point being distant 320 feet measured in a course of South 21 degrees 58 minutes West from the center line of Mountain View Drive and along the westerly side

**TRACT NO. 2: BEGINNING** at a point in the westerly side line of 50 foot wide Green Acre Drive and in line between Lot Nos. 13 and 14 of plot of lots hereinafter mentioned, said beginning point being distant 320 feet measured in a course of South 21 degrees 58 minutes West from the center line of Mountain View Drive and along the westerly side

line of Green Acre Drive, thence from said beginning point and along the said westerly side line of Green Acre Drive, South 21 degrees 58 minutes West, 90 feet to a point in the line between Lot Nos. 12 and 13 of said plot of lots; thence from said point and along the line between said lots, North 68 degrees 2 minutes West, 145 feet to a point in the line of other lands now or formerly of David Richard Pankoski and Nancy Marie Pankoski, husband and wife; thence from said point and along the line of said lands, North 21 degrees 58 minutes East, 90 feet to a point in the aforesaid line between Lot Nos. 13 and 14; thence from said point and along the line between said lots South 68 degrees 2 minutes East, 145 feet to a point in the aforesaid westerly side line of Green Acre Drive, the place of BEGINNING. CONTAINING 13,050 square feet of land, be the same more or less. BEING all of Lot No. 13 of plot of lots known as "Green Acres", as developed for Otto G. Little & Son by the Sturdevant-Dilley Engineering Co., Ltd. of Wilkes-Barre, Pennsylvania,

EXCEPTING AND RESERVING unto the Grantors herein, their predecessors in interest, heirs and assigns, the right to construct, reconstruct, operate and maintain water lines, including water mains, shut-off valves, and all other necessary appliances on, along or under or near the front, rear and side lines of the above described parcel of land.

THE FOLLOWING shall be deemed restrictions and covenants running with the above two (2) tracts of land.

Tax Parcel # 03-02A-01-005

03-02A-01-001

Property Address: 609 Green Acres Road, Benton, PA 17814

# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ CITIMORTGAGE, INC. S/B/M ABN AMRO MORTGAGE GROUP INC.	COURT NUMBER 244-2011	
DEFENDANT/S/ FRANK W GORGONE II	TYPE OF WRIT OR COMPLAINT EXECUTION	

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
FRANK W GORGONE II

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
2235 Saylor School Road, Hollsopple, PA 15935

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

**Defendant will be served using an outside process server.**

SIGNATURE OF ATTORNEY

***Goldbeck McCafferty & McKeever***

TELEPHONE NUMBER

(215) 627-1322


DATE

April 19, 2011

ADDRESS OF ATTORNEY

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

# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ CITIMORTGAGE, INC. S/B/M ABN AMRO MORTGAGE GROUP INC.		COURT NUMBER 244-2011
DEFENDANT/S/ FRANK W GORGONE II		TYPE OF WRIT OR COMPLAINT EXECUTION
<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE FRANK W GORGONE II	
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 609 Green Acres Road, Benton, PA 17814	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:  <b>PLEASE POST HANDBILL</b>		
SIGNATURE OF ATTORNEY <i>Goldbeck McCafferty &amp; McKeever</i>		TELEPHONE NUMBER (215) 627-1322
		DATE April 19, 2011
ADDRESS OF ATTORNEY  GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106		

562009

**GOLDBECK McCAFFERTY & McKEEVER**  
**A PROFESSIONAL CORPORATION**

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

**FIRSTRUST**

800.220.BANK / firstrust.com

3-7380-2360

04/19/2011

PAY  
TO THE  
OF

**SHERIFF OF COLUMBIA COUNTY**

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

**TWO THOUSAND AND XX / 100**

DOLLARS

*Sheriff's Office*  
*PO Box 380*  
*Bloomsburg PA, 17815*

MORTGAGE DISBURSEMENT ACCOUNT

AEMO

**103341FC Gorone**

*[Signature]*  
AUTHORIZED SIGNATURE

⑈562009⑈ ⑆23507380⑆ 70 1100018⑈



Security features. Details on back.