

# SHERIFF'S SALE COST SHEET

Critimortgage Inc. vs. Charles & Adriana Macvey  
 NO. 9-11 ED NO. 1475-09 JD DATE/TIME OF SALE May 25 1981

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>34.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</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>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>437.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1179.86</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1384.86</u>

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$
WATER 20	\$
TOTAL *****	\$ <u>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>12.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ _____

TOTAL COSTS (OPENING BID) \$ 1992.36

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Criminology, Inc. vs Clawdo Smith & Adrian Johnson

NO. 9-11 ED NO. 1425 07 JD

DATE/TIME OF SALE: May 25 1990

BID PRICE (INCLUDES COST) \$ 1992.36

POUNDAGE - 2% OF BID \$ 39.85

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2032.21

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): Agent for Phelan Halligan + Schrieg  
Ferry J. Mull

TOTAL DUE: \$ 2032.21

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 682.21

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

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name	Telephone Number:		
PHELAN HALLINAN & SCHMIEG, LLP	Suite 1400	Area Code (215) 563-7000	
Street Address	City	State	Zip Code
One Penn Center at Suburban Station, 1617 JFK Blvd.	Philadelphia	PA	19103

### B. TRANSFER DATA

C. Date of Acceptance of Document June 16, 2011		
Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)	
Office of the Sheriff	CITIMORTGAGE, INC.	
Street Address	Street Address	
Columbia County Courthouse	5280 CORPORATE DRIVE, MS1011	
City	State	Zip Code
Bloomsburg	PA	17815
City	State	Zip Code
FREDERICK	MD	21703

### C. REAL ESTATE LOCATION

Street Address	City, Township, Borough
515 SCENIC AVENUE, BLOOMSBURG, PA 17815-8234	MAIN TOWNSHIP
County	School District
COLUMBIA	BLOOMSBURG AREA S.D.
Tax Parcel Number	
22-01B-130-00,000	

### E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration \$1,992.36	2. Other Consideration + -0-	3. Total Consideration = \$1,992.36
4. County Assessed Value \$36,368.00	5. Common Level Ratio Factor x 3.69	6. Fair Market Value = \$134,197.92

### F. EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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### 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession \_\_\_\_\_  
(Name of Decedant) (Estate File Number)
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust, Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the U.S. and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation.  
(if condemnation or in lieu of condemnation, attach a copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)  
(If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above \_\_\_\_\_)

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

Signature of Correspondent or Responsible Party

Kinyon Lanier

Date:

June 16, 2011

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

PHILAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Operator Assisted 215-563-7000, Ext 1409

Automated Assisted 320-0007-Ext, 1409

Fax: 215-563-7009

[kinyon.lanier@fedphe-pa.com](mailto:kinyon.lanier@fedphe-pa.com)

Kinyon Lanier  
Legal Assistant, ext.1409

Representing Lenders in  
Pennsylvania and New Jersey

June 16, 2011

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

Re: CLAUDIO I. DUARTE & ADRIANA MACVEY  
515 SCENIC AVENUE  
BLOOMSBURG, PA 17815-8234  
No. 2009-CV-1425

Dear Sir or Madam:


In reference to the above captioned property knocked-down to the law firm of Phelan Hallinan & Schmieg, LLP as "attorney-on-the-writ," please issue the Sheriff Deed into **CITIMORTGAGE, INC., 5280 CORPORATE DRIVE, MS1011, FREDERICK, MD 21703.**

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

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

Thank you in advance for your cooperation in this matter.

Yours truly,



Kinyon Lanier  
On behalf of Phelan Hallinan & Schmieg, LLP  
Enclosure

cc: CITIMORTGAGE, INC.

Account No. 213641

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

TD BANK, N.A.  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO  
1093784

Pay SIX HUNDRED EIGHTY TWO AND 21/100 DOLLARS

DATE		AMOUNT	
06/16/2011		*****682.21	

Void after 180 days

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

*Travis S. Hallinan*

9-11 1093784 036001808136 150866 611

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CITIMORTGAGE, INC.  
Plaintiff

vs.

CLAUDIO I. DUARTE  
ADRIANA MACVEY

Defendants

Court of Common Pleas

Civil Division

COLUMBIA County

No.: 2009-CV-1425

No.: 2011-ED-9

**ORDER**

AND NOW, this 12<sup>th</sup> day of May, 2011 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$108,911.18
Interest Through May 25, 2011	\$15,792.58
Per Diem \$19.40	
Late Charges	\$1,087.12
Legal fees	\$1,725.00
Cost of Suit and Title	\$1,947.50
Sheriff's Sale Costs	\$1,552.56
Property Inspections/ Property Preservation	\$4,127.70
Appraisal/Brokers Price Opinion	\$450.00
Escrow Deficit	\$6,507.56
<b>TOTAL</b>	<b>\$142,101.20</b>

Plus interest from May 25, 2011 through the date of sale at six percent per annum.

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

BY THE COURT

*15 Thomas J. [Signature]*  
J.

ENTITY VENDOR  
FAP Sheriff of Columb County [SCOLU]

CHECK DATE CHECK NO.  
06/16/2011 1093784

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
1093784	000509463	06/16/2011		213641	682.21	0.00	682.21
KXL (213641) 8329063 DUARTE, CLAUDIO							
							682.21

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

PHELAN HALLINAN & SCHMIEG, LLP  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103-1814  
Automated Attendant # 215-320-0007 ext 1478  
Operated assisted # 215-563-7000 ext 1478  
Fax # 215-563-7009  
lisa.steinman@fedphe.com

Office of the Sheriff  
COLUMBIA County Courthouse

RE: CITIMORTGAGE, INC.  
v.  
CLAUDIO I. DUARTE  
ADRIANA MACVEY

No.: 2009-CV-1425

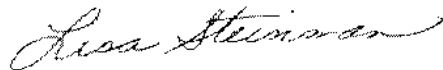
Action in Mortgage Foreclosure  
Premises: 515 SCENIC AVENUE, BLOOMSBURG, PA 17815-8234

Dear Sir/Madam,

Enclosed are the Affidavits of Service for the above captioned matter for filing with your office. We have forwarded the originals of the same to the Prothonotary.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Yours truly,



LISA STEINMAN  
For PHELAN HALLINAN & SCHMIEG, LLP

\*\*\*PROPERTY IS LISTED FOR THE MAY 25, 2011 SHERIFF'S SALE\*\*\*



PLAINTIFF  
CITIMORTGAGE, INC.

AFFIDAVIT OF SERVICE

COLUMBIA COUNTY

PHS # 213641

DEFENDANT  
CLAUDIO L DUARTE  
ADRIANA MACVEY

SERVICE TEAM/ las  
COURT NO.: 2009-CV-1425

SERVE ADRIANA MACVEY AT:  
8670 CEDAR CREEK DRIVE  
PETOSKEY, MI 49770-8871

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: 05/25/2011

SERVED

Served and made known to ADRIANA MACVEY, Defendant on the 11<sup>th</sup> day of April, 2010, at 12:41, o'clock P. M., at 8670 CEDAR CREEK DR, in the manner described below:

- ☒ Defendant personally served.  
☒ Adult family member with whom Defendant(s) reside(s).  
Relationship is JOSHUA MACVEY - Son  
☐ Adult in charge of Defendant's residence who refused to give name or relationship.  
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).  
☐ Agent or person in charge of Defendant's office or usual place of business.  
☐ an officer of said Defendant's company.  
☐ Other: \_\_\_\_\_

Description: Age 20 Height 5'10 Weight 180 Race W Sex M Other \_\_\_\_\_

I, Chris Doherty, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed  
before me this 11<sup>th</sup> day  
of April, 2010

ROBIN D BASHAW  
Notary Public, State of Michigan  
County of Charlevoix

My Commission Expires 09-02-2014

Notary:

NOT SERVED

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., Defendant NOT FOUND because:  
☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)  
☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_ at \_\_\_\_\_  
☐ Service Refused

Other: \_\_\_\_\_

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

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

Notary:

ATTORNEY FOR PLAINTIFF

Lawrence T. Phelan, Esq., Id. No. 32227  
Francis S. Hallinan, Esq., Id. No. 62695  
Daniel G. Schindler, Esq., Id. No. 62205  
Michele M. Bradford, Esq., Id. No. 69849  
Judith T. Romano, Esq., Id. No. 58745  
Sheela R. Shah-Jani, Esq., Id. No. 81760  
Jenine R. Davey, Esq., Id. No. 87077  
Lauren R. Tabas, Esq., Id. No. 93337  
Vivak 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  
Christovalante P. Flakos, Esq., Id. No. 94620  
Joshua I. Goldman, Esq., Id. No. 205847  
Courtney R. Dunn, Esq., Id. No. 246779  
Andrew C. Braumbett, Esq., Id. No. 208375  
Alison F. Wells, Esq., Id. No. 309519  
William E. Miller, Esq., Id. No. 208551  
One Penn Center at Suburban Station  
1617 John F. Kennedy Blvd., Suite 1600  
Philadelphia, PA 19103-1814  
(215) 563-7000

PLAINTIFF  
CITIMORTGAGE, INC.

AFFIDAVIT OF SERVICE

COLUMBIA COUNTY

PHS # 213641

DEFENDANT  
CLAUDIO I. DUARTE  
ADRIANA MACVEY

SERVICE TEAM/las  
COURT NO.: 2009-CV-1425

SERVE CLAUDIO I. DUARTE AT:  
8670 CEDAR CREEK DRIVE  
PETOSKEY, MI 49770-8871

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: 05/25/2011

SERVED

Served and made known to CLAUDIO I. DUARTE, Defendant on the 11<sup>th</sup> day of April, 2010 at 12:41 o'clock P. M., at 8670 CEDAR CREEK DR, in the manner described below:

Defendant personally served.

☒ Adult family member with whom Defendant(s) reside(s).  
Relationship is SON JOSHUA MACVEY

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ an officer of said Defendant's company.

☐ Other: \_\_\_\_\_

Description: Age 20 Height 5<sup>10</sup> Weight 180 Race W Sex M Other \_\_\_\_\_

I, CHRIS DOHM, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed before me this 11<sup>th</sup> day of April, 2010 at Petoskey, Michigan  
Notary Public, State of Michigan  
My Commission Expires 02-02-2014

Notary: Robyn Bashaw

NOT SERVED

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., Defendant NOT FOUND because:

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_

☐ Service Refused

Other: \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. By: \_\_\_\_\_

Notary: \_\_\_\_\_

ATTORNEY FOR PLAINTIFF

Lawrence T. Pheon, Esq., Id. No. 32227  
Francis S. Hoffman, Esq., Id. No. 62695  
Daniel G. Schmitz, Esq., Id. No. 62205  
Michelle M. Bradford, Esq., Id. No. 69849  
Judith T. Rosano, Esq., Id. No. 58745  
Shweta R. Shah-Jain, Esq., Id. No. 81760  
Jenine R. Dwyer, Esq., Id. No. 87077  
Lawson R. Taban, Esq., Id. No. 93337  
Vivek Srivastava, Esq., Id. No. 202331  
Jay B. Jones, Esq., Id. No. 84637  
Peter J. Mulcahy, Esq., Id. No. 61791  
Andrew L. Spivack, Esq., Id. No. 84439  
Christovalante P. Fliskos, Esq., Id. No. 94620  
Joshua I. Goldman, Esq., Id. No. 205047  
Courtney 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  
One Penn Center at Suburban Station  
1617 John F. Kennedy Blvd., Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

11-39538

**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-1425  
No.: 2011-ED-9

**Re: CITIMORTGAGE, INC. VS. CLAUDIO I. DUARTE, and ADRIANA MACVEY**  
No.: 2009-CV-1425, No.: 2011-ED-9

**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.  
Plaintiff,

v.

CLAUDIO I. DUARTE  
ADRIANA MACVEY  
Defendant(s)

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: No.: 2009-CV-1425  
: No.: 2011-ED-9

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. Haffman, 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: 4/4/11

**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/ALE - 05/25/2011 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address
1	****	TENANT/OCCUPANT 515 SCENIC AVENUE BLOOMSBURG, PA 17815-8234
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 1000 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		
7		
8		
9		
10		
11		
12		
13		
14		
15		RE: CLAUDIO I. DUARTE (COLUMBIA) TEAM 3 BHS-215641

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, For (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. for the reconstruction of nonnegotiable documents under Express Mail document request. pieces subject to a limit of \$500,000 per occurrence. The maximum indemnity payable is \$25,000. The maximum indemnity payable is \$25,000 for registered mail, sent with optional coverage. R900 \$913 and \$921 for limitations of coverage.
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**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**

Foreclosure Manager

Representing Lenders in  
Pennsylvania and New Jersey

March 30, 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. v.  
CLAUDIO I. DUARTE and ADRIANA MACVEY  
515 SCENIC AVENUE BLOOMSBURG, PA 17815-8234  
No.: 2009-CV-1425

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for March 30, 2011 due to the following: OTHER.

The Property is to be relisted for the May 25, 2011 Sheriff Sale at 9:00 am.

Thank you for your cooperation in this matter.

Very Truly Yours,  
TOBY BJORKMAN for  
Phelan Hallinan & Schmieg, LLP

**SHERIFF'S SALE**

**WEDNESDAY MARCH 30, 2011 AT 9:00 AM**

BY VIRTUE OF A WRIT OF EXECUTION NO. 9 OF 2011  
ED AND CIVIL WRIT NO. 1425 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 COURT-  
HOUSE, BLOOMSBURG, PENNA., 17815, ALL THE  
RIGHT AND TITLE AND INTEREST TO THE DEFEN-  
DANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or lot of land designat-  
ed as Lot No. 103 of the Wonderview Subdivision, situate  
in Main Township, Columbia County, Pennsylvania,  
bounded and described as follows, to-wit:

BEGINNING at a point on the northerly line of Scenic  
Avenue, said point being at the southeast corner of Lot  
No. 104B, now or formerly of Brian K. and Cynthia J.  
Willis;

THENCE by line of Lot No. 104B, now or formerly of  
Willis, North 13 degrees 46 minutes 05 seconds West, a  
distance of 124.63 feet to a point at the northeast corner  
of said Lot No. 104B, now or formerly of Willis and on the  
southerly line of Lot No. 140;

THENCE along the southerly line of Lot No. 140 and Lot  
No. 141, North 77 degrees 02 minutes East 100.02 feet  
to a point at the northwest corner of Lot No. 102 and the  
southerly line of Lot No. 141;

THENCE along Lot No. 102 South 13 degrees 46 min-  
utes 05 seconds East, a distance of 122.70 feet to a point  
on the northerly line of Scenic Avenue;

THENCE along the northerly line of Scenic Avenue South  
76 degrees 13 minutes 55 seconds West, a distance of  
100 feet to a point, the place of BEGINNING.

CONTAINING 12,386.5 square feet Being Lot No. 103 of  
the Wonderview Subdivision in Main and Catawissa  
Township, Columbia County, Pennsylvania.

The Grantors do hereby further grant and convey to the  
Grantee(s), his/her/their heirs and assigns, a utility ease-  
ment and right of way twenty-five (25) feet in width run-  
ning along the rear or northerly boundary line of Lots 101  
and 102, extending the entire width of lots, together with  
the right of privilege of ingress, egress and regress for the  
purpose of installing and maintaining utility lines, etc.

EXCEPTING AND RESERVING from the above described  
Lot 103 in favor of Clyde E. and Joan B. Yohey, their heirs  
and assigns, a utility easement and right of way twenty-  
five (25) feet in width running along the rear or northerly  
boundary line of Lot 103, extending the entire width of  
said lot, together with the right and privilege of ingress,  
egress and regress for the purpose of installing and main-  
taining utility lines, etc.

The above premises are UNDER AND SUBJECT to  
covenants and conditions as more fully set forth in  
Record Book 520 page 755 which are deemed to be  
accepted by the Grantee(s) on delivery of this deed.

TITLE TO SAID PREMISES IS VESTED IN Claudio I. Duarte  
and Adriana MacVey, h/w, by Deed from Matthew J.  
Dutka and Linda A. Dutka, h/w, dated 07/17/2003,  
recorded 10/02/2003 in Instrument Number  
200312795.

Premises being: 515 SCENIC AVENUE, BLOOMSBURG,  
PA 17815-8234

Tax Parcel # 22-01B-130-00.000

**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 ACCOR-  
DANCE WITH THESE TERMS MAY RESULT IN SERI-  
OUS 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 recov-  
erable. 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

} SS

according to law deposes and says that Press Enterprise is  
with its principal office and place of business at 3185

County of Columbia and State of Pennsylvania, and was  
; 1902, and has been published daily, continuously in said  
day and on the attached notice March 9, 16, 23, 2011 as  
nt is one of the officers or publisher or designated agent of  
paper in which legal advertisement was published; that  
ise is interested in the subject matter of said notice and  
gations in the foregoing statement as to time, place, and

me this 23<sup>rd</sup> day of MARCH 2011

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2011

Member, Pennsylvania Association of Notaries

....., 20....., I hereby certify that the advertising and  
.....for publishing the foregoing notice, and the  
in full.



Date Produced: 02/07/2011

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ Item number 7192 4291 0010 0000 7159. Our records indicate that this item was delivered on 01/31/2011 at 01:13 p.m. in PETOSKEY, MI, 49770. The scanned image of the recipient information is provided below.

Signature of Recipient:

Signature	
Name	ADAM MACOVEI

Address of Recipient:

Address	8670 Cedar Creek
---------	------------------

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 9ED2011





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.

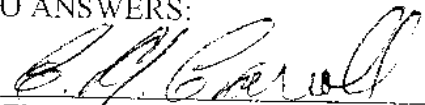
CLAUDIO DUARTE & ADRIANA MACVEY


WRIT OF EXECUTION #9 OF 2011 ED

POSTING OF PROPERTY

FEBRUARY 24, 2011 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF CLAUDIO DUARTE & ADRIANA MACVEY AT 204 WEST MAIN STREET  
BLOOMSBURG COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF CHARLES CARROLL.

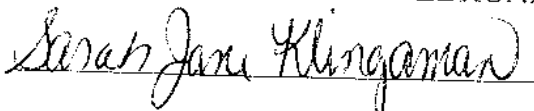
SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 25<sup>TH</sup> DAY OF FEBRUARY 2011



Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public

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

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

REAL ESTATE TAX CERTIFICATION

Date: 02/01/2011

Fee: \$5.00

Cert. NO: 9282

DUARTE CLAUDIO I  
ADRIANA MACVEY  
8670 CEDAR CREEK DRIVE  
PETOSKEY MI 49770

District: MAIN TWP  
Deed: 20031 -2795  
Location: LOT 103 WONDERVIEW  
Parcel Id:22 -01B-130-00,000

Assessment: 36,386  
Balances as of 02/01/2011

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

By: Timothy J. Chamberlain Per: \_\_\_\_\_  
Sheriff dm.

# COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

## TAX CERTIFICATION

2011 - REAL ESTATE

As of Date: 02/01/2011 08:24:51 AM

Owner: DUARTE CLAUDIO I

Municipality: MAIN TWP

Parcel #: 22 -01B-130-00,000

8670 CEDAR CREEK DRIVE  
PETOSKEY MI 49770

Property Desc:

<u>Bill #</u>		<u>Discount:</u>		<u>Face:</u>		<u>Penalty:</u>	
		<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>
022779	G	\$219.16	04/30/2011	\$223.63	06/30/2011	\$245.99	08/31/2011
Payment							
022779	S	\$47.96	04/30/2011	\$48.94	06/30/2011	\$53.83	08/31/2011
Payment							
022779	R	\$35.66	04/30/2011	\$36.39	06/30/2011	\$40.03	08/31/2011
Payment							

Total Paid To Date:

\$0.00

Signature

dm

Date

2-1-11

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.  
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.  
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/25/2011

SERVICE# - OF - 13 SERVICES  
DOCKET # 9ED2011

PLAINTIFF CITIMORTGAGE, INC.

DEFENDANT CLAUDIO I. DUARTE  
ADRIANA MACVEY

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN COLE

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION \_\_\_\_\_

DATE 1-28-11 TIME 0920 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS

DATE

TIME

OFFICER

REMARKS


DEPUTY

[Signature]

DATE 1-28-11

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/25/2011

SERVICE# - OF - 13 SERVICES  
DOCKET # 9ED2011

PLAINTIFF CITIMORTGAGE, INC.

DEFENDANT CLAUDIO L. DUARTE  
ADRIANA MACVEY

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON DEB Miller

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

DATE 1-28-11 TIME 0930 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Carter

DATE 1-28-11

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: */s/ J. PRICE*  
DATE RECEIVED 1/25/2011

SERVICE# 3 - OF - 13 SERVICES  
DOCKET # 9ED2011

PLAINTIFF CITIMORTGAGE, INC.

DEFENDANT CLAUDIO I. DUARTE  
ADRIANA MACVEY

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

TENANT(S)

515 SCENIC AVE

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

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

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

DATE \_\_\_\_\_ TIME \_\_\_\_\_ MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

*1-27-11 2033 14 Note*

DEPUTY \_\_\_\_\_ DATE \_\_\_\_\_

*House 1254 Lived in April 2011. Posted with  
Some Paper was 18*

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

Wednesday, January 26, 2011

**TENANT(S)**  
**515 SCENIC AVE**  
**BLOOMSBURG, PA 17815-**

**CITIMORTGAGE, INC.**  
**VS**  
**CLAUDIO I. DUARTE**  
**ADRIANA MACVEY**

**DOCKET # 9ED2011**

**JD # 1425JD2009**

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.

: COURT OF COMMON PLEAS  
:  
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2009-CV-1425

CLAUDIO I. DUARTE  
ADRIANA MACVEY

: 9ED2011

: COLUMBIA COUNTY

Defendant(s) :

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

TO: **CLAUDIO I. DUARTE**  
**8670 CEDAR CREEK DRIVE**  
**PETOSKEY, MI 49770-8871**

**ADRIANA MACVEY**  
**8670 CEDAR CREEK DRIVE**  
**PETOSKEY, MI 49770-8871**

**\*\*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 **515 SCENIC AVENUE, BLOOMSBURG, PA 17815-8234** is scheduled to be sold at the Sheriff's Sale on March 30, 2011 at 9:00 am in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$124,057.89** obtained by **CITIMORTGAGE, INC.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be 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**

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2009-CV-1425**

**CITIMORTGAGE, INC.**

**vs.**

**CLAUDIO I. DUARTE**

**ADRIANA MACVEY**

**owner(s) of property situate in MAIN TOWNSHIP, Columbia County, Pennsylvania,  
being**

**(Municipality)**

**515 SCENIC AVENUE, BLOOMSBURG, PA 17815-8234**

**Parcel No. 22-01B-130-00,000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$124,057.89**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

## **LEGAL DESCRIPTION**

ALL THAT CERTAIN piece, parcel or lot of land designated as Lot No. 103 of the Wonderview Subdivision, situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the northerly line of Scenic Avenue, said point being at the southeast corner of Lot No. 104B, now or formerly of Brian K. and Cynthia J. Willis;

THENCE by line of Lot No. 104B, now or formerly of Willis, North 13 degrees 46 minutes 05 seconds West, a distance of 124.63 feet to a point at the northeast corner of said Lot No. 104B, now or formerly of Willis and on the southerly line of Lot No. 140;

THENCE along the southerly line of Lot No. 140 and Lot No. 141, North 77 degrees 02 minutes East 100.02 feet to a point at the northwest corner of Lot No. 102 and the southerly line of Lot No. 141;

THENCE along Lot No. 102 South 13 degrees 46 minutes 05 seconds East, a distance of 122.70 feet to a point on the northerly line of Scenic Avenue;

THENCE along the northerly line of Scenic Avenue South 76 degrees 13 minutes 55 seconds West, a distance of 100 feet to a point, the place of BEGINNING.

CONTAINING 12,366.5 square feet. Being Lot No. 103 of the Wonderview Subdivision in Main and Catawissa Township, Columbia County, Pennsylvania.

The Grantors do hereby further grant and convey to the Grantee(s), his/her/their heirs and assigns, a utility easement and right of way twenty-five (25) feet in width running along the rear or northerly boundary line of Lots 101 and 102, extending the entire width of lots, together with the right of privilege of ingress, egress and regress for the purpose of installing and maintaining utility lines, etc.

EXCEPTING AND RESERVING from the above described Lot 103 in favor of Clyde E. and Joan B. Yohey, their heirs and assigns, a utility easement and right of way twenty-five (25) feet in width running along the rear or northerly boundary line of Lot 103, extending the entire width of said lot, together with the right and privilege of ingress, egress and regress for the purpose of installing and maintaining utility lines, etc.

The above premises are UNDER AND SUBJECT to covenants and conditions as more fully set forth in Record Book 520 page 755 which are deemed to be accepted by the Grantee(s) on delivery of this deed.

TITLE TO SAID PREMISES IS VESTED IN Claudio I. Duarte and Adriana MacVey, h/w, by Deed from Matthew J. Dutka and Linda A. Dutka, h/w, dated 07/17/2003, recorded 10/02/2003 in Instrument Number 200312795.

Premises being: 515 SCENIC AVENUE, BLOOMSBURG, PA 17815-8234

Tax Parcel # 22-01B-130-00,000

# SHERIFF'S SALE

---

WEDNESDAY MARCH 30, 2011 AT 9:00 AM

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 9 OF 2011 ED AND CIVIL WRIT NO. 1425 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, parcel or lot of land designated as Lot No. 103 of the Wonderview Subdivision, situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the northerly line of Scenic Avenue, said point being at the southeast corner of Lot No. 104B, now or formerly of Brian K. and Cynthia J. Willis; THENCE by line of Lot No. 104B, now or formerly of Willis, North 13 degrees 46 minutes 05 seconds West, a distance of 124.63 feet to a point at the northeast corner of said Lot No. 104B, now or formerly of Willis and on the southerly line of Lot No. 140;

THENCE along the southerly line of Lot No. 140 and Lot No. 141, North 77 degrees 02 minutes East 100.02 feet to a point at the northwest corner of Lot No. 102 and the southerly line of Lot No. 141;

THENCE along Lot No. 102 South 13 degrees 46 minutes 05 seconds East, a distance of 122.70 feet to a point on the northerly line of Scenic Avenue;

THENCE along the northerly line of Scenic Avenue South 76 degrees 13 minutes 55 seconds West, a distance of 100 feet to a point, the place of BEGINNING.

CONTAINING 12,366.5 square feet. Being Lot No. 103 of the Wonderview Subdivision in Main and Catawissa Township, Columbia County, Pennsylvania.

The Grantors do hereby further grant and convey to the Grantee(s), his/her/their heirs and assigns, a utility easement and right of way twenty-five (25) feet in width running along the rear or northerly boundary line of Lots 101 and 102, extending the entire width of lots, together with the right of privilege of ingress, egress and regress for the purpose of installing and maintaining utility lines, etc.

EXCEPTING AND RESERVING from the above described Lot 103 in favor of Clyde E. and Joan B. Yohey, their heirs and assigns, a utility easement and right of way twenty-five (25) feet in width running along the rear or northerly boundary line of Lot 103, extending the entire width of said lot, together with the right and privilege of ingress, egress and regress for the purpose of installing and maintaining utility lines, etc.

The above premises are UNDER AND SUBJECT to covenants and conditions as more fully set forth in Record Book 520 page 755 which are deemed to be accepted by the Grantee(s) on delivery of this deed.

TITLE TO SAID PREMISES IS VESTED IN Claudio I. Duarte and Adriana MacVey, h/w, by Deed from Matthew J. Dutka and Linda A. Dutka, h/w, dated 07/17/2003, recorded 10/02/2003 in Instrument Number 200312795.

Premises being: 515 SCENIC AVENUE, BLOOMSBURG, PA 17815-8234

Tax Parcel # 22-01B-130-00,000

## **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  
Allison Wells  
1617 JFK Blvd  
Philadelphia, PA 19103

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

Document Receipt

---

Trans # 12803 Carrier / service: POST 2PM 1/26/2011

Ship to: 12803

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000007173

Doc Ref #: 9ED2011

HARRISBURG PA 17105

Document Receipt

---

Trans # 12802 Carrier / service: POST 2PM 1/26/2011

Ship to: 12802

CLAUDIO DUARTE

8670 CEDAR CREEK DRIVE

Tracking #: 9171924291001000007166

Doc Ref #: 9ED2011

PETOSKY MI 449770

Document Receipt

---

Trans # 12801 Carrier / service: POST 2PM 1/26/2011

Ship to: 12801

ADRIANA MACVEY

8670 CEDAR CREEK DRIVE

Tracking #: 9171924291001000007159

Doc Ref #: 9ED2011

PETOSKY MI 49770



Document Receipt

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Trans # 12804 Carrier / service: POST 2PM 1/26/2011

Ship to: 12804

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE

Tracking #: 9171924291001000007180

Doc Ref #: 9ED2011

PITTSBURGH PA 15222

Document Receipt

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Trans # 12805 Carrier / service: POST 2PM 1/26/2011

Ship to: 12805

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT  
PO BOX 11754

Tracking #: 9171924291001000007197

Doc Ref #: 9ED2011

HARRISBURG PA 17108

Document Receipt

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Trans # 12806 Carrier / service: POST 2PM 1/26/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000007203

Doc Ref #: 9ED2011

HARRISBURG PA 17128

Document Receipt

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Trans # 12807 Carrier / service: POST 2PM 1/26/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000007210

Doc Ref #: 9ED2011

HARRISBURG PA 17105

Document Receipt

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Trans # 12808 Carrier / service: POST 2PM 1/26/2011

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000007227

Doc Ref #: 9ED2011

KING OR PA 19406  
PRUSSIA

Document Receipt

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Trans # 12809 Carrier / service: POST 2PM 1/26/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000007234

Doc Ref #: 9ED2011

PHILADELPHIA PA 19106

# REAL ESTATE OUTLINE

ED # 9-11

DATE RECEIVED 1-25-11  
DOCKET AND INDEX 1-26-11

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>1049085</u>

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

SALE DATE	<u>Mar 30, 11</u>	TIME <u>7:00</u>
POSTING DATE	<u>Mar 23, 11</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Mar 23</u>	
	2 <sup>ND</sup> WEEK <u>Mar 30</u>	
	3 <sup>RD</sup> WEEK <u>Apr 6</u>	

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

CITIMORTGAGE, INC.

vs.

CLAUDIO I. DUARTE  
ADRIANA MACVEY

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2009-CV-1425

*2011-ED-9*  
COLUMBIA COUNTY

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: 515 SCENIC AVENUE, BLOOMSBURG, PA 17815-8234  
(See Legal Description attached)

Amount Due	\$124,957.89
Additional Fees and Costs	\$0.00
Interest from 02/25/2010 to Date of Sale	\$_____ and costs.
@ \$20.39 per diem	

Dated

Jan. 25, 2011  
(SEAL)

PHS # 213641

Jami B. Kline  
(Clerk) Office of the Prothonotary Support, Common Pleas Court  
of Columbia County, Penna.



## LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot of land designated as Lot No. 103 of the Wonderview Subdivision, situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the northerly line of Scenic Avenue, said point being at the southeast corner of Lot No. 104B, now or formerly of Brian K. and Cynthia J. Willis;

THENCE by line of Lot No. 104B, now or formerly of Willis, North 13 degrees 46 minutes 05 seconds West, a distance of 124.63 feet to a point at the northeast corner of said Lot No. 104B, now or formerly of Willis and on the southerly line of Lot No. 140;

THENCE along the southerly line of Lot No. 140 and Lot No. 141, North 77 degrees 02 minutes East 100.02 feet to a point at the northwest corner of Lot No. 102 and the southerly line of Lot No. 141;

THENCE along Lot No. 102 South 13 degrees 46 minutes 05 seconds East, a distance of 122.70 feet to a point on the northerly line of Scenic Avenue;

THENCE along the northerly line of Scenic Avenue South 76 degrees 13 minutes 55 seconds West, a distance of 100 feet to a point, the place of BEGINNING.

CONTAINING 12,366.5 square feet. Being Lot No. 103 of the Wonderview Subdivision in Main and Catawissa Township, Columbia County, Pennsylvania.

The Grantors do hereby further grant and convey to the Grantee(s), his/her/their heirs and assigns, a utility easement and right of way twenty-five (25) feet in width running along the rear or northerly boundary line of Lots 101 and 102, extending the entire width of lots, together with the right of privilege of ingress, egress and regress for the purpose of installing and maintaining utility lines, etc.

EXCEPTING AND RESERVING from the above described Lot 103 in favor of Clyde E. and Joan B. Yohey, their heirs and assigns, a utility easement and right of way twenty-five (25) feet in width running along the rear or northerly boundary line of Lot 103, extending the entire width of said lot, together with the right and privilege of ingress, egress and regress for the purpose of installing and maintaining utility lines, etc.

The above premises are UNDER AND SUBJECT to covenants and conditions as more fully set forth in Record Book 520 page 755 which are deemed to be accepted by the Grantee(s) on delivery of this deed.

TITLE TO SAID PREMISES IS VESTED IN Claudio I. Duarte and Adriana MacVey, h/w, by Deed from Matthew J. Dutka and Linda A. Dutka, h/w, dated 07/17/2003, recorded 10/02/2003 in Instrument Number 200312795.

Premises being: 515 SCENIC AVENUE, BLOOMSBURG, PA 17815-8234

Tax Parcel # 22-01B-130-00,000

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

Attorneys for Plaintiff

**CITIMORTGAGE, INC.**  
Plaintiff

v.

**CLAUDIO I. DUARTE**  
**ADRIANA MACVEY**  
Defendant(s)

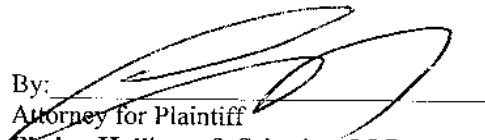
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2009-CV-1425**  
:  
: **COLUMBIA COUNTY**  
:

**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:

- (X) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) the premises is vacant
- ( ) 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
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375
- ☒ Allison F. Wells, Esq., Id. No. 309519

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

Attorney for Plaintiff

**CITIMORTGAGE, INC.**

: **COLUMBIA COUNTY**  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2009-CV-1425**  
:

**vs.**

**CLAUDIO I. DUARTE**  
**ADRIANA MACVEY**

**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 its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant CLAUDIO I. DUARTE is over 18 years of age and resides at 8670 CEDAR CREEK DRIVE, PETOSKEY, MI 49770-8871.

(c) that defendant ADRIANA MACVEY is over 18 years of age and resides at 8670 CEDAR CREEK DRIVE, PETOSKEY, MI 49770-8871.

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

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
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- ☐ 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

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

Attorney for Plaintiff

**CITIMORTGAGE, INC.**

: **COLUMBIA COUNTY**  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2009-CV-1425**  
:

vs.

**CLAUDIO I. DUARTE**  
**ADRIANA MACVEY**

**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 its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant CLAUDIO I. DUARTE is over 18 years of age and resides at 8670 CEDAR CREEK DRIVE, PETOSKEY, MI 49770-8871.

(c) that defendant ADRIANA MACVEY is over 18 years of age and resides at 8670 CEDAR CREEK DRIVE, PETOSKEY, MI 49770-8871.

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

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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- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375
- ☒ Allison F. Wells, Esq., Id. No. 309519

**CITIMORTGAGE, INC.**  
Plaintiff

v.

**CLAUDIO I. DUARTE**  
**ADRIANA MACVEY**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2009-CV-1425**  
:  
: **COLUMBIA COUNTY**

**PHS # 213641**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**CITIMORTGAGE, 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 **515 SCENIC AVENUE, BLOOMSBURG, PA 17815-8234**.

1. Name and address of Owner(s) or reputed Owner(s):  
Name Address (if address cannot be reasonably ascertained, please so indicate)  
  
**CLAUDIO I. DUARTE** **8670 CEDAR CREEK DRIVE**  
**PETOSKEY, MI 49770-8871**  
  
**ADRIANA MACVEY** **8670 CEDAR CREEK DRIVE**  
**PETOSKEY, MI 49770-8871**
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)  
  
**None.**
4. Name and address of last recorded holder of every mortgage of record:  
Name Address (if address cannot be reasonably ascertained, please indicate)  
  
**None.**
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)  
  
**None.**
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.  
Name Address (if address cannot be reasonably ascertained, please 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**

**515 SCENIC AVENUE  
BLOOMSBURG, PA 17815-8234**

**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**

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.

January 20, 2011

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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- ☐ Jenine R. Davey, Esq., Id. No. 87077
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- ☐ 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

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2009-CV-1425**

**CITIMORTGAGE, INC.**

**vs.**

**CLAUDIO I. DUARTE**

**ADRIANA MACVEY**

**owner(s) of property situate in MAIN TOWNSHIP, Columbia County, Pennsylvania,  
being**

**(Municipality)**

**515 SCENIC AVENUE, BLOOMSBURG, PA 17815-8234**

**Parcel No. 22-01B-130-00,000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$124,057.89**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

## LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot of land designated as Lot No. 103 of the Wonderview Subdivision, situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the northerly line of Scenic Avenue, said point being at the southeast corner of Lot No. 104B, now or formerly of Brian K. and Cynthia J. Willis;

THENCE by line of Lot No. 104B, now or formerly of Willis, North 13 degrees 46 minutes 05 seconds West, a distance of 124.63 feet to a point at the northeast corner of said Lot No. 104B, now or formerly of Willis and on the southerly line of Lot No. 140;

THENCE along the southerly line of Lot No. 140 and Lot No. 141, North 77 degrees 02 minutes East 100.02 feet to a point at the northwest corner of Lot No. 102 and the southerly line of Lot No. 141;

THENCE along Lot No. 102 South 13 degrees 46 minutes 05 seconds East, a distance of 122.70 feet to a point on the northerly line of Scenic Avenue;

THENCE along the northerly line of Scenic Avenue South 76 degrees 13 minutes 55 seconds West, a distance of 100 feet to a point, the place of BEGINNING.

CONTAINING 12,366.5 square feet. Being Lot No. 103 of the Wonderview Subdivision in Main and Catawissa Township, Columbia County, Pennsylvania.

The Grantors do hereby further grant and convey to the Grantee(s), his/her/their heirs and assigns, a utility easement and right of way twenty-five (25) feet in width running along the rear or northerly boundary line of Lots 101 and 102, extending the entire width of lots, together with the right of privilege of ingress, egress and regress for the purpose of installing and maintaining utility lines, etc.

EXCEPTING AND RESERVING from the above described Lot 103 in favor of Clyde E. and Joan B. Yohey, their heirs and assigns, a utility easement and right of way twenty-five (25) feet in width running along the rear or northerly boundary line of Lot 103, extending the entire width of said lot, together with the right and privilege of ingress, egress and regress for the purpose of installing and maintaining utility lines, etc.

The above premises are UNDER AND SUBJECT to covenants and conditions as more fully set forth in Record Book 520 page 755 which are deemed to be accepted by the Grantee(s) on delivery of this deed.

TITLE TO SAID PREMISES IS VESTED IN Claudio I. Duarte and Adriana MacVey, h/w, by Deed from Matthew J. Dutka and Linda A. Dutka, h/w, dated 07/17/2003, recorded 10/02/2003 in Instrument Number 200312795.

Premises being: 515 SCENIC AVENUE, BLOOMSBURG, PA 17815-8234

Tax Parcel # 22-01B-130-00,000



# SHERIFF'S RETURN

CITIMORTGAGE, INC.

Plaintiff

vs.

CLAUDIO I. DUARTE

ADRIANA MACVEY

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2009-CV-1425

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\_\_, Sec 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 <b>CITIMORTGAGE, INC.</b>	No.: <u>2009-CV-1425</u>
Defendant <b>CLAUDIO I. DUARTE</b> <b>ADRIANA MACVEY</b>	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>

<b>SERVE</b>    <b>AT</b>	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) <u>515 SCENIC AVENUE</u>  <u>BLOOMSBURG, PA 17815-8234</u>
---------------------------------------	---

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 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 <div style="text-align: center;">Defendant</div>	Telephone Number (215)563-7000	Date <u>1/24/17</u>
ADDRESS: <u>One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400</u> <u>Philadelphia, PA 19103-1814</u>		

**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__	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%; padding: 5px;">           SO ANSWERS            Signature of Dep. Sheriff         </td> <td style="width: 20%; padding: 5px;">           Date         </td> </tr> <tr> <td style="padding: 5px;">           Signature of Sheriff         </td> <td style="padding: 5px;">           Date         </td> </tr> <tr> <td colspan="2" style="padding: 5px;">           Sheriff of _____         </td> </tr> </table>	SO ANSWERS Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of _____	
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.

No.: 2009-CV-1425

Defendant  
CLAUDIO I. DUARTE  
ADRIANA MACVEY

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.

CLAUDIO I. DUARTE

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

515 SCENIC AVENUE

BLOOMSBURG, PA 17815-8234

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

Telephone Number

(215)563-7000

Date

1/21/11

**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.

No.: 2009-CV-1425

Defendant  
CLAUDIO I. DUARTE  
ADRIANA MACVEY

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.

CLAUDIO I. DUARTE

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

515 SCENIC AVENUE

BLOOMSBURG, PA 17815-8234

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

Telephone Number

(215)563-7000

Date

1/24/11

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

PLAINTIFF

Court Number

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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.

No.: 2009-CV-1425

Defendant  
CLAUDIO I. DUARTE  
ADRIANA MACVEY

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.

ADRIANA MACVEY

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

515 SCENIC AVENUE

BLOOMSBURG, PA 17815-8234

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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  
1/21/11

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PLAINTIFF

Court Number

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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.

No.: 2009-CV-1425

Defendant  
CLAUDIO I. DUARTE  
ADRIANA MACVEY

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.

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

Telephone Number

(215)563-7000

Date

1/21/11

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PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day  
of \_\_\_\_\_ 20\_\_

SO ANSWERS  
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

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

TD BANK N.A.  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO  
1049393

JUR 01/20/2011

DATE	AMOUNT
01/20/2011	*****1,350.00

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

*Thomas S. Hallinan*

⑈ 1049393 ⑈ ⑆ 036001808136 150866 6 ⑈