

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIFINANCIAL SERVICES, INC.
vs.
RONALD FRANCES BICKERT

Case Number
2012CV1199

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
12/10/2012	Advance Fee	Advance Fee	1249158	\$0.00	\$1,350.00
12/10/2012	Advertising Sale (Newspaper)			\$15.00	\$0.00
12/10/2012	Advertising Sale Bills & Copies			\$17.50	\$0.00
12/10/2012	Crying Sale			\$10.00	\$0.00
12/10/2012	Docketing			\$15.00	\$0.00
12/10/2012	Levy			\$15.00	\$0.00
12/10/2012	Mailing Costs			\$72.00	\$0.00
12/10/2012	Posting Handbill			\$15.00	\$0.00
12/10/2012	Sheriff Automation Fund			\$50.00	\$0.00
12/10/2012	Web Posting			\$100.00	\$0.00
01/30/2013	Service			\$270.00	\$0.00
01/30/2013	Service Mileage			\$10.00	\$0.00
01/30/2013	Copies			\$9.00	\$0.00
01/30/2013	Notary Fee			\$10.00	\$0.00
01/30/2013	Surcharge			\$190.00	\$0.00
01/30/2013	Tax Claim Search			\$5.00	\$0.00
01/30/2013	Refund		5980	\$546.50	\$0.00
				\$1,350.00	\$1,350.00
TOTAL BALANCE:				\$0.00	

SHERIFF'S SALE COST SHEET

VS.
NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>270.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>72.00</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>9.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>488.50</u>

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

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u> </u>	
TOTAL *****		\$ <u>-0-</u>

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>190.00</u>
MISC. _____	\$ <u> </u>
_____	\$ <u> </u>
TOTAL *****	

TOTAL COSTS (OPENING BID) \$ 863.50

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

Representing Lenders in
Pennsylvania and New Jersey

Foreclosure Manager

January 30, 2013

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: **CITIFINANCIAL SERVICES, INC. v.
RONALD FRANCIS BICKERT
318 MAIN STREET CATAWISSA, PA 17820-1316
No.: 2012-CV-1199**

Dear Sir/Madam:

Please **STAY** the Sheriff's Sale of the above referenced property, which is scheduled for March 6, 2013 due to the following: The Plaintiff does not wish to proceed with the foreclosure at this time.

\$0.00 was received in consideration of the stay. Please be advised that no funds were reported to be received.

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

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

Thank you for your cooperation in this matter.

Very Truly Yours,
ERIN MOORE for
Phelan Hallinan, LLP

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

DATE: 30-JAN-13

FEE: \$5.00

CERT. NO13545

BICKERT SUSAN A
318 MAIN STREET
CATAWISSA PA 17820

DISTRICT: CATAWISSA BORO
DEED 20090-8785
LOCATION: 318 MAIN ST CATAWISSA
PARCEL: 08 -01 -037-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2010	PRIM	2,896.57	50.46	0.00	2,947.03
2011	PRIM	2,716.58	54.53	0.00	2,771.11
2012	PRIM	2,754.74	61.65	30.00	2,846.39
TOTAL DUE :					\$8,564.53

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: April , 2013

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2012

REQUESTED BY:

Columbia County Sheriff - Tim Chamberlain

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIFINANCIAL SERVICES, INC.
vs.
RONALD FRANCES BICKERT

Case Number
2012CV1199

SHERIFF'S RETURN OF SERVICE

12/12/2012 01:40 PM - DEPUTY CHARLES CARROLL, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE TRACY BICKERT, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR RONALD FRANCES BICKERT AT 318 MAIN STREET, CATAWISSA, PA 17820.


CHARLES CARROLL, DEPUTY

SO ANSWERS,

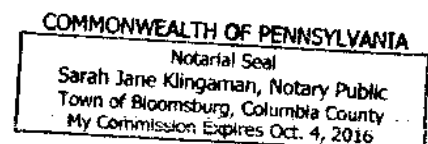

TIMOTHY T. CHAMBERLAIN, SHERIFF

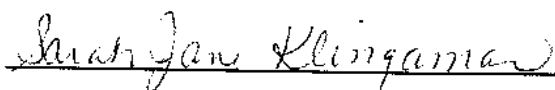
December 12, 2012

NOTARY

Affirmed and subscribed to before me this

12TH day of DECEMBER, 2012





LAN HALLINAN & SCHIMIEG LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADEL

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIFINANCIAL SERVICES, INC.
vs.
RONALD FRANCES BICKERT

Case Number
2012CV1199

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	01/07/2013
Notes:	SHERIFF'S SALE BILL		
Warrant:			

Serve To:

Name:	(POSTING)
Primary Address:	318 MAIN STREET CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	1-29-13	Time:	13:51
Deputy:	4	Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP	Phone: 215-563-7000
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

POSTING

2012CV1199

318 MAIN STREET, CATAWISSA, PA 17820

EXP: 01/07/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIFINANCIAL SERVICES, INC.
vs.
RONALD FRANCES BICKERT

Case Number
2012CV1199

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice Zone:
Manner: < Not Specified > Expires: 01/07/2013 Warrant:
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Paula Clark
Primary Address: 138 South Street
Catawissa, PA 17820
Phone: 570-356-2189 DOB:
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted Other
Adult In Charge: PUT IN MAIL BOX
Relation:
Date: 12/12/12 Time: 1350
Deputy: S9-5-11 Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

CLARK, PAULA

2012CV1199

138 SOUTH STREET, CATAWISSA, PA 17820

EXP: 01/07/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIFINANCIAL SERVICES, INC.
vs.
RONALD FRANCES BICKERT

Case Number
2012CV1199

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	01/07/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	CATAWISSA BOROUGH
Primary Address:	307 MAIN STREET CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	KIM ONLY RHOADES		
Relation:	SECRETARY IN CHARGE		
Date:	12/12/12	Time:	1440
Deputy:	84-5-11	Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP	Phone: 215-563-7000
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

CATAWISSA BOROUGH

2012CV1199

307 MAIN STREET, CATAWISSA, PA 17820

EXP: 01/07/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIFINANCIAL SERVICES, INC.
vs.
RONALD FRANCES BICKERT

Case Number
2012CV1199

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	01/07/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	RONALD FRANCES BICKERT
Primary Address:	318 MAIN STREET CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	TRACY BICKERT		
Relation:	WIFE		
Date:	12/12/12	Time:	1348
Deputy:	59011	Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP	Phone: 215-563-7000
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

BICKERT, RONALD FRANC

2012CV1199

318 MAIN STREET, CATAWISSA, PA 17820

EXP: 01/07/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIFINANCIAL SERVICES, INC.
vs.
RONALD FRANCES BICKERT

Case Number
2012CV1199

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	01/07/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	CATAWISSA WATER AUTHORITY
Primary Address:	19 SCHOOLHOUSE ROAD CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	(Personally) Adult In Charge · Posted · Other		
Adult In Charge:	ALICE SUDON		
Relation:	SECRETARY		
Date:	12/12/12	Time:	1335
Deputy:	59-5-11	Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP	Phone: 215-563-7000
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

CATAWISSA WATER AUTH

2012CV1199

19 SCHOOLHOUSE ROAD, CATAWISSA, PA 17820

EXP: 01/07/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIFINANCIAL SERVICES, INC.
vs.
RONALD FRANCES BICKERT

Case Number
2012CV1199

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	01/07/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally - Adult In Charge - Posted <u>Other</u>
Adult In Charge:	SHERRY EVANS
Relation:	CLERK AT TAX OFF.
Date:	12/11/12
Time:	10 30
Deputy:	59
Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP	Phone: 215-563-7000
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX C

2012CV1199

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 01/07/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIFINANCIAL SERVICES, INC.
vs.
RONALD FRANCES BICKERT

Case Number
2012CV1199

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	01/07/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Col.
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted <u>Other</u>
Adult In Charge:	Hanen Richendrfer
Relation:	Cherk II (DOM, REL, OFF)
Date:	12-11-12
Time:	10:20
Deputy:	59
Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP	Phone: 215-563-7000
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

DOMESTIC RELATIONS OF 2012CV1199 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 01/07/2013

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV1199

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, MARCH 06, 2013
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 OF THEIR RIGHT, TITLE AND INTEREST IN AND TO ALL THOSE CERTAIN parcels or lots of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, known as 316-318-320 Main Street, bounded and described under one description as follows:

Beginning at a point on the South side of Main Street in the Borough of Catawissa at a corner of lands formerly of Mary R. Beard and lands formerly of John C. Fox;

Thence South along lands formerly of John C. Fox, 210 feet, more or less, to an alley;

Thence West along said alley, 60 feet, more or less, to lands formerly of C. C. Cleaver, now or formerly Donald H. Keyser;

Thence North along the Cleaver, now Keyser land, 210 feet, more or less, to the South side of Main Street;

Thence East 60 feet, more or less, along Main Street to a point, the place of Beginning.

Being the eastern one-half of Lot Number 53 and 25 feet of the western portion of Lot Number 52 in the general plan of the Borough of Catawissa.

TITLE TO SAID PREMISES VESTED IN Susan A. Bickert, by Deed from John W. Pierson, widower and Tracy B. Pierson, single and Christopher J. Pierson and Amy R. Pierson, h/w, dated 08/28/2009, recorded 09/16/2009 in Instrument Number 200908785.

By virtue of the death of Susan A. Bickert A/K/A Susan Anne Bickert on 08/28/2010, letters testamentary were granted to Ronald Francis Bickert on 09/28/2010. Decedent's surviving heir at law and next-of-kin is Ronald Francis Bickert.

Premises being: 318 MAIN STREET, CATAWISSA, PA 17820-1316

Tax Parcel # 08-01-03700

PROPERTY ADDRESS: 318 MAIN STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-01-037

Seized and taken into execution to be sold as the property of RONALD FRANCES BICKERT in suit of CITIFINANCIAL SERVICES, 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:
PHELAN HALLINAN & SCHIMIEG LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

(c) CountySura Sheriff, Teleosoft, Inc.

Document Receipt

Trans # 44988 Carrier / service: POST 2PM 12/10/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000019008

Doc Ref #: 172ED2012

PHILADELPHIA PA 19106

Document Receipt

Trans # 44987 Carrier / service: POST 2PM 12/10/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000018995

DEPARTMENT 281230

Doc Ref #: 172ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 44986 Carrier / service: POST 2PM 12/10/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000018988

Doc Ref #: 172ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 44985 Carrier / service: POST 2PM 12/10/2012

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000018971

Doc Ref #: 172ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 44984 Carrier / service: POST 2PM 12/10/2012

Ship to: 44984

ESTATE OF SUSAN BICKERT

C/O ATTY RICHARD ROBERTS
PO BOX 518

Tracking #: 9171924291001000018964

Doc Ref #: 172ED2012

SHAMOKIN PA 17872

Document Receipt

Trans # 44983 Carrier / service: POST 2PM 12/10/2012

Ship to: 44983

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 9171924291001000018957

Doc Ref #: 172ED2012

HARRISBURG PA 17108

Document Receipt

Trans # 44982 Carrier / service: POST 2PM 12/10/2012

Ship to: 44982

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE RM 704

Tracking #: 9171924291001000018940

Doc Ref #: 172ED2012

PITTSBURGH PA 15222

Document Receipt

Trans # 44979 Carrier / service: POST 2PM 12/10/2012

Ship to: 44979

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000018926

Doc Ref #: 172ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 44978 Carrier / service: POST 2PM 12/10/2012

Ship to: 44978

DEPT OF PUBLIC WELFARE

Po BOX 8486

Tracking #: 9171924291001000018919

Doc Ref #: 172ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 44977 Carrier / service: POST 2PM 12/10/2012

Ship to: 44977

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000018902

Doc Ref #: 172ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 44976 Carrier / service: POST 2PM 12/10/2012

Ship to: 44976

CAPITAL ONE BANK (USA) NA

C/O MATTHEW URBAN, ESQ.,
436 SEVENTH AVENUE

Tracking #: 9171924291001000018896

Doc Ref #: 172ED2012

PITTSBURGH PA 15219

Document Receipt

Trans # 44975 Carrier / service: POST 2PM 12/10/2012

Ship to: 44975

CAPITAL ONE BANK (USA) NA

15000 CAPITAL ONE DRIVE

Tracking #: 9171924291001000018889

Doc Ref #: 172ED2012

RICHMOND VA 23238

REAL ESTATE OUTLINE

ED # 172-12

DATE RECEIVED 12-7-12
DOCKET AND INDEX 12-10-12

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>1249158</u>

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

SALE DATE	<u>Mar 6, 13</u>	TIME <u>0900</u>
POSTING DATE	<u>Jan 30, 13</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Feb 13</u>	
	2 ND WEEK <u>20</u>	
	3 RD WEEK <u>27, 13</u>	

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 325,

CITIFINANCIAL SERVICES, INC.

vs.

RONALD FRANCIS BICKERT, IN HIS CAPACITY AS
EXECUTOR AND DEVISEE OF THE ESTATE OF SUSAN A.
BICKERT A/K/A SUSAN ANNE BICKERT

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2012-CV-1199

2012-ED-172

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: 318 MAIN STREET, CATAWISSA, PA 17820-1316
(See Legal Description attached)

Amount Due
Interest from 11/14/2012 to Date of Sale
@ \$17.79 per diem

\$108,229.51
\$_____ and costs.

Dated 12.7.12
(SEAL)

PHS # 249532

Tamara B. Kline
Barbara D. Schutte
(Clerk) Office of the Prothonotary, Common Pleas Court
of Columbia County, Penna. Chp 22

Proth & Clerk of Sev. Courts
My Comm. Expires 12/31/2014

CITIFINANCIAL SERVICES, INC.
Plaintiff

v.

**RONALD FRANCIS BICKERT, IN HIS CAPACITY AS
EXECUTOR AND DEVISEE OF THE ESTATE OF
SUSAN A. BICKERT A/K/A SUSAN ANNE BICKERT**
Defendant(s)

: **COURT OF COMMON PLEAS**
:
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-1199**
: **2012-ED-172**
: **COLUMBIA COUNTY**
:
: **PHS # 249532**
:

AFFIDAVIT PURSUANT TO RULE 3129.1

CITIFINANCIAL SERVICES, 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 **318 MAIN STREET, CATAWISSA, PA 17820-1316**.

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

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

**RONALD FRANCIS BICKERT, IN HIS
CAPACITY AS EXECUTOR AND DEVISEE
OF THE ESTATE OF SUSAN A. BICKERT
A/K/A SUSAN ANNE BICKERT**

**318 MAIN STREET
CATAWISSA, PA 17820-1316**

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)

CAPITAL ONE BANK (USA), N.A

**15000 CAPITAL ONE DRIVE
RICHMOND, VA 23238**

**CAPITAL ONE BANK (USA), N.A
C/O MATTHEW D. URBAN, ESQUIRE**

**WELTMAN, WEINBERG & REIS CO., L.P.A.
1400 KOPPERS BUILDING,
436 SEVENTH AVENUE
PITTSBURGH, PA 15219**

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

**318 MAIN STREET
CATAWISSA, PA 17820-1316**

**COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAXES
INHERITANCE TAX DIVISION**

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

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

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

**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**

**228 WALNUT STREET, SUITE 220
PO BOX 11754
HARRISBURG, PA 17108-1754**

**ESTATE OF SUSAN A. BICKERT A/K/A
SUSAN ANNE BICKERT
C/O RICHARD J. ROBERTS, JR., ESQUIRE**

**P.O. BOX 518
SHAMOKIN, PA 17872**

**ESTATE OF SUSAN A. BICKERT A/K/A
SUSAN ANNE BICKERT
C/O RICHARD J. ROBERTS, JR., ESQUIRE**

**29 E. INDEPENDENCE STREET
P.O. BOX 518
SHAMOKIN, PA 17872-0518**

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

Date:

12/6/12

By:

Meredith Wooters

**Phelan Hallinan & Schmieg, LLP
Meredith Wooters, Esq., Id. No. 307207
Attorney for Plaintiff**

PHELAN HALLINAN & SCHMIEG, LLP
Meredith Wooters, Esq., Id. No.307207
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

CITIFINANCIAL SERVICES, INC.
Plaintiff

v.

**RONALD FRANCIS BICKERT, IN HIS CAPACITY AS
EXECUTOR AND DEVISEE OF THE ESTATE OF SUSAN A.
BICKERT A/K/A SUSAN ANNE BICKERT**
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-1199**
: **2012-ED-172**
: **COLUMBIA COUNTY**
:

CERTIFICATION

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

- ☐ the mortgage is an FHA Mortgage
- ☐ the premises is non-owner occupied
- ☐ the premises is vacant
- ☒ Act 91 procedures have been fulfilled
- ☐ Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By: 
Phelan Hallinan & Schmieg, LLP
Meredith Wooters, Esq., Id. No.307207
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP
Meredith Wooters, Esq., Id. No.307207
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

CITIFINANCIAL SERVICES, INC.

vs.

RONALD FRANCIS BICKERT, IN HIS CAPACITY AS
EXECUTOR AND DEVISEE OF THE ESTATE OF SUSAN A.
BICKERT A/K/A SUSAN ANNE BICKERT

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2012-CV-1199
: 2012-ED-172

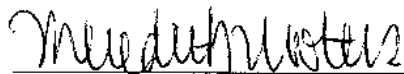
VERIFICATION OF NON-MILITARY SERVICE

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 Plaintiff is without information sufficient to determine whether the defendant RONALD FRANCIS BICKERT, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF SUSAN A. BICKERT A/K/A SUSAN ANNE BICKERT is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant RONALD FRANCIS BICKERT, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF SUSAN A. BICKERT A/K/A SUSAN ANNE BICKERT is over 18 years of age and that the defendant's last known address is 318 MAIN STREET, CATAWISSA, PA 17820-1316.

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



Phelan Hallinan & Schmieg, LLP
Meredith Wooters, Esq., Id. No.307207
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP
Meredith Wooters, Esq., Id. No.307207
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

CITIFINANCIAL SERVICES, INC.
Plaintiff

v.

**RONALD FRANCIS BICKERT, IN HIS CAPACITY AS
EXECUTOR AND DEVISEE OF THE ESTATE OF SUSAN A.
BICKERT A/K/A SUSAN ANNE BICKERT**
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-1199**
: **2012-ED-172**
: **COLUMBIA COUNTY**
:

CERTIFICATION

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

- () the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- () the premises is vacant
- (X) Act 91 procedures have been fulfilled
- () Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By: 
Phelan Hallinan & Schmieg, LLP
Meredith Wooters, Esq., Id. No.307207
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP
Meredith Wooters, Esq., Id. No.307207
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

CITIFINANCIAL SERVICES, INC.

vs.

**RONALD FRANCIS BICKERT, IN HIS CAPACITY AS
EXECUTOR AND DEVISEE OF THE ESTATE OF SUSAN A.
BICKERT A/K/A SUSAN ANNE BICKERT**

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
: **NO.: 2012-CV-1199**
: **2012-ED-172**

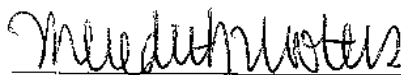
VERIFICATION OF NON-MILITARY SERVICE

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 Plaintiff is without information sufficient to determine whether the defendant RONALD FRANCIS BICKERT, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF SUSAN A. BICKERT A/K/A SUSAN ANNE BICKERT is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant RONALD FRANCIS BICKERT, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF SUSAN A. BICKERT A/K/A SUSAN ANNE BICKERT is over 18 years of age and that the defendant's last known address is 318 MAIN STREET, CATAWISSA, PA 17820-1316.

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



Phelan Hallinan & Schmieg, LLP
Meredith Wooters, Esq., Id. No.307207
Attorney for Plaintiff

LEGAL DESCRIPTION

ALL OF THEIR RIGHT, TITLE AND INTEREST IN AND TO ALL THOSE CERTAIN parcels or lots of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, known as 316-318-320 Main Street, bounded and described under one description as follows:

Beginning at a point on the South side of Main Street in the Borough of Catawissa at a corner of lands formerly of Mary R. Beard and lands formerly of John C. Fox;

Thence South along lands formerly of John C. Fox, 210 feet, more or less, to an alley;

Thence West along said alley, 60 feet, more or less, to lands formerly of C. C. Cleaver, now or formerly Donald H. Keyser;

Thence North along the Cleaver, now Keyser land, 210 feet, more or less, to the South side of Main Street;

Thence East 60 feet, more or less, along Main Street to a point, the place of Beginning.

Being the eastern one-half of Lot Number 53 and 25 feet of the western portion of Lot Number 52 in the general plan of the Borough of Catawissa.

TITLE TO SAID PREMISES VESTED IN Susan A. Bickert, by Deed from John W. Pierson, widower and Tracy B. Pierson, single and Christopher J. Pierson and Amy R. Pierson, h/w, dated 08/28/2009, recorded 09/16/2009 in Instrument Number 200908785.

By virtue of the death of Susan A. Bickert A/K/A Susan Anne Bickert on 08/28/2010, letters testamentary were granted to Ronald Francis Bickert on 09/28/2010. Decedent's surviving heir at law and next-of-kin is Ronald Francis Bickert.

Premises being: 318 MAIN STREET, CATAWISSA, PA 17820-1316

Tax Parcel # 08-01-03700

**RONALD FRANCIS BICKERT, IN HIS CAPACITY AS
EXECUTOR AND DEVISEE OF THE ESTATE OF
SUSAN A. BICKERT A/K/A SUSAN ANNE BICKERT**
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
NO.: 2012-CV-1199
COLUMBIA COUNTY
PHS # 249532

AFFIDAVIT PURSUANT TO RULE 3129.1

CITIFINANCIAL SERVICES, 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 **318 MAIN STREET, CATAWISSA, PA 17820-1316**.

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

**RONALD FRANCIS BICKERT, IN HIS
CAPACITY AS EXECUTOR AND DEVISEE
OF THE ESTATE OF SUSAN A. BICKERT
A/K/A SUSAN ANNE BICKERT**

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

**318 MAIN STREET
CATAWISSA, PA 17820-1316**
2. Name and address of Defendant(s) in the judgment:
Name

SAME AS ABOVE.

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

CAPITAL ONE BANK (USA), N.A

**15000 CAPITAL ONE DRIVE
RICHMOND, VA 23238**

CAPITAL ONE BANK (USA), N.A
C/O MATTHEW D. URBAN, ESQUIRE

**WELTMAN, WEINBERG & REIS CO., L.P.A.
1400 KOPPERS BUILDING,
436 SEVENTH AVENUE
PITTSBURGH, PA 15219**
4. Name and address of last recorded holder of every mortgage of record:
Name

None.

Address (if address cannot be
reasonably ascertained, please indicate)
5. Name and address of every other person who has any record lien on the property:
Name

None.

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

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 | 318 MAIN STREET
CATAWISSA, PA 17820-1316 |
| COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAXES
INHERITANCE TAX DIVISION | 6TH FLOOR, STRAWBERRY SQ.
DEPT 280601
HARRISBURG, PA 17128 |
| DEPARTMENT OF PUBLIC WELFARE, TPL
CASUALTY UNIT, ESTATE RECOVERY
PROGRAM | P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105 |
| 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 | 228 WALNUT STREET, SUITE 220
PO BOX 11754
HARRISBURG, PA 17108-1754 |
| ESTATE OF SUSAN A. BICKERT A/K/A
SUSAN ANNE BICKERT
C/O RICHARD J. ROBERTS, JR., ESQUIRE | P.O. BOX 518
SHAMOKIN, PA 17872 |
| ESTATE OF SUSAN A. BICKERT A/K/A
SUSAN ANNE BICKERT
C/O RICHARD J. ROBERTS, JR., ESQUIRE | 29 E. INDEPENDENCE STREET
P.O. BOX 518
SHAMOKIN, PA 17872-0518 |

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

Date: 12/6/12

By: Meredith Wooters
Phelan Hallinan & Schmieg, LLP
 Meredith Wooters, Esq., Id. No. 307207
 Attorney for Plaintiff

CITIFINANCIAL SERVICES, INC.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2012-CV-1199
: 2012-ED-172

RONALD FRANCIS BICKERT, IN HIS CAPACITY AS
EXECUTOR AND DEVISEE OF THE ESTATE OF SUSAN A.
BICKERT A/K/A SUSAN ANNE BICKERT

: COLUMBIA COUNTY
:

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: RONALD FRANCIS BICKERT, IN HIS
CAPACITY AS EXECUTOR AND DEVISEE
OF THE ESTATE OF SUSAN A. BICKERT
A/K/A SUSAN ANNE BICKERT
318 MAIN STREET
CATAWISSA, PA 17820-1316

****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 318 MAIN STREET, CATAWISSA, PA 17820-1316 is scheduled to be sold at the Sheriff's Sale on _____ at _____ in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$108,229.51** obtained by CITIFINANCIAL SERVICES, INC. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

LEGAL DESCRIPTION

ALL OF THEIR RIGHT, TITLE AND INTEREST IN AND TO ALL THOSE CERTAIN parcels or lots of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, known as 316-318-320 Main Street, bounded and described under one description as follows:

Beginning at a point on the South side of Main Street in the Borough of Catawissa at a corner of lands formerly of Mary R. Beard and lands formerly of John C. Fox;

Thence South along lands formerly of John C. Fox, 210 feet, more or less, to an alley;

Thence West along said alley, 60 feet, more or less, to lands formerly of C. C. Cleaver, now or formerly Donald H. Keyser;

Thence North along the Cleaver, now Keyser land, 210 feet, more or less, to the South side of Main Street;

Thence East 60 feet, more or less, along Main Street to a point, the place of Beginning.

Being the eastern one-half of Lot Number 53 and 25 feet of the western portion of Lot Number 52 in the general plan of the Borough of Catawissa.

TITLE TO SAID PREMISES VESTED IN Susan A. Bickert, by Deed from John W. Pierson, widower and Tracy B. Pierson, single and Christopher J. Pierson and Amy R. Pierson, h/w, dated 08/28/2009, recorded 09/16/2009 in Instrument Number 200908785.

By virtue of the death of Susan A. Bickert A/K/A Susan Anne Bickert on 08/28/2010, letters testamentary were granted to Ronald Francis Bickert on 09/28/2010. Decedent's surviving heir at law and next-of-kin is Ronald Francis Bickert.

Premises being: 318 MAIN STREET, CATAWISSA, PA 17820-1316

Tax Parcel # 08-01-03700

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2012-CV-1199

CITIFINANCIAL SERVICES, INC.

vs.

**RONALD FRANCIS BICKERT, IN HIS CAPACITY AS EXECUTOR
AND DEVISEE OF THE ESTATE OF SUSAN A. BICKERT
A/K/A SUSAN ANNE BICKERT**

**owner(s) of property situate in the BOROUGH OF CATAWISSA, Columbia County,
Pennsylvania, being
(Municipality)**

318 MAIN STREET, CATAWISSA, PA 17820-1316

Parcel No. 08-01-03700

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$108,229.51

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2012-CV-1199

CITIFINANCIAL SERVICES, INC.

vs.

**RONALD FRANCIS BICKERT, IN HIS CAPACITY AS EXECUTOR
AND DEVISEE OF THE ESTATE OF SUSAN A. BICKERT
A/K/A SUSAN ANNE BICKERT**

**owner(s) of property situate in the BOROUGH OF CATAWISSA, Columbia County,
Pennsylvania, being
(Municipality)**

**318 MAIN STREET, CATAWISSA, PA 17820-1316
Parcel No. 08-01-03700
(Acreage or street address)**

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$108,229.51

**Attorneys for Plaintiff
Phelan Hallinan & Schmieg, LLP**

LEGAL DESCRIPTION

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Premises being: 318 MAIN STREET, CATAWISSA, PA 17820-1316

Tax Parcel # 08-01-03700

SHERIFF'S RETURN

CITIFINANCIAL SERVICES, INC.

Plaintiff

vs.

RONALD FRANCIS BICKERT, IN HIS CAPACITY AS EXECUTOR
AND DEVISEE OF THE ESTATE OF SUSAN A. BICKERT
A/K/A SUSAN ANNE BICKERT

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2012-CV-1199

ISSUED

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

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

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

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

20__, See return endorsed hereon by Sheriff of

County, Pennsylvania, and made a part of this
return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
CITIFINANCIAL SERVICES, INC.

No.: 2012-CV-1199

Defendant
RONALD FRANCIS BICKERT, IN HIS CAPACITY AS EXECUTOR AND
DEVISEE OF THE ESTATE OF SUSAN A. BICKERT
A/K/A SUSAN ANNE BICKERT

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

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

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
318 MAIN STREET, CATAWISSA, PA 17820-1316

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 XX Plaintiff
Meredith Wothers 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

12/6/12

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

CITIFINANCIAL SERVICES, INC.

No.: 2012-CV-1199

Defendant

RONALD FRANCIS BICKERT, IN HIS CAPACITY AS EXECUTOR AND
DEVISEE OF THE ESTATE OF SUSAN A. BICKERT
A/K/A SUSAN ANNE BICKERT

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE



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

RONALD FRANCIS BICKERT, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF
SUSAN A. BICKERT A/K/A SUSAN ANNE BICKERT

AT

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

318 MAIN STREET, CATAWISSA, PA 17820-1316

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

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

Telephone Number

(215)563-7000

Date

12/6/12

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

Phelan Hallinan, & Schminig LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001249158

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

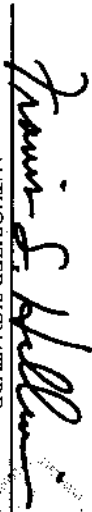
DATE
11/20/2012

AMOUNT
*****\$1,350.00

TO THE ORDER OF Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

DDA [249532] 318 MAIN STREET (2012-CV-1199)

AUTHORIZED SIGNATURE



⑈001249158⑈ ⑆036001808⑆ 361508666⑈