

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIFINANCIAL
vs.
DONNA BANKES (et al.)

Case Number
2012CV197

REAL ESTATE SALE REQUEST LEDGER

| <u>DATE</u> | <u>CATEGORY</u> | <u>MEMO</u> | <u>CHK #</u> | <u>DEBIT</u> | <u>CREDIT</u> |
|-------------|---------------------------------|-------------|--------------|---------------------------------------|-------------------|
| 05/30/2012 | Advance Fee | Advance Fee | 1187872 | \$0.00 | \$1,350.00 |
| 05/30/2012 | Advertising Sale (Newspaper) | | | \$15.00 | \$0.00 |
| 05/30/2012 | Advertising Sale Bills & Copies | | | \$17.50 | \$0.00 |
| 05/30/2012 | Crying Sale | | | \$10.00 | \$0.00 |
| 05/30/2012 | Docketing | | | \$15.00 | \$0.00 |
| 05/30/2012 | Levy | | | \$15.00 | \$0.00 |
| 05/30/2012 | Mailing Costs | | | \$42.00 | \$0.00 |
| 05/30/2012 | Posting Handbill | | | \$15.00 | \$0.00 |
| 05/30/2012 | Press Enterprise Inc. | | | \$1,293.54 | \$0.00 |
| 05/30/2012 | Sheriff Automation Fund | | | \$50.00 | \$0.00 |
| 05/30/2012 | Web Posting | | | \$100.00 | \$0.00 |
| 09/26/2012 | Service | | | \$165.00 | \$0.00 |
| 09/26/2012 | Service Mileage | | | \$16.00 | \$0.00 |
| 09/26/2012 | Copies | | | \$5.50 | \$0.00 |
| 09/26/2012 | Notary Fee | | | \$10.00 | \$0.00 |
| 09/26/2012 | Tax Claim Search | | | \$5.00 | \$0.00 |
| 09/26/2012 | Surcharge | | | \$120.00 | \$0.00 |
| | | | | \$1,894.54 | \$1,350.00 |
| | | | | TOTAL BALANCE: \$(544.54) | |

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

TD Bank, NA
3-180/360

001265664

DATE
1/14/2013

AMOUNT
*****\$544.54

PAY FIVE HUNDRED FORTY-FOUR AND 54 / 100 Dollars

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

DXB [229078] 984 SCOTCH VALLEY DRIVE (2012-CV-197)

Travis S. Hallinan
AUTHORIZED SIGNATURE

⑈001265664⑈ ⑆036001808⑆ 361508666⑈

PO Box 380
Bloomsburg, PA 17815

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

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

Fax

To: David Tran

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: October 2, 2012

Re: Bankes

CC:

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

• **Comments:** I received the stay, attached is a cost sheet showing a balance due of \$544.54.

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

Representing Lenders in
Pennsylvania and New Jersey

Foreclosure Manager

October 1, 2012

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, INC. v.
DONNA S. BANKES and DAVID E. BANKES
984 SCOTCH VALLEY DRIVE BLOOMSBURG, PA 17815-7447
No.: 2012-CV-197

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for October 3, 2012 due to the following: The parties entered into a loan modification agreement.

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,
David Tran for
Phelan Hallinan & Schmieg, LLP

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIFINANCIAL
vs.
DONNA BANKES (et al.)

Case Number
2012CV197

REAL ESTATE SALE REQUEST LEDGER

| <u>DATE</u> | <u>CATEGORY</u> | <u>MEMO</u> | <u>CHK #</u> | <u>DEBIT</u> | <u>CREDIT</u> |
|-------------|---------------------------------|-------------|--------------|-------------------|-------------------|
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| 05/30/2012 | Advertising Sale Bills & Copies | | | \$17.50 | \$0.00 |
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| 05/30/2012 | Docketing | | | \$15.00 | \$0.00 |
| 05/30/2012 | Levy | | | \$15.00 | \$0.00 |
| 05/30/2012 | Mailing Costs | | | \$42.00 | \$0.00 |
| 05/30/2012 | Posting Handbill | | | \$15.00 | \$0.00 |
| 05/30/2012 | Press Enterprise Inc. | | | \$1,293.54 | \$0.00 |
| 05/30/2012 | Sheriff Automation Fund | | | \$50.00 | \$0.00 |
| 05/30/2012 | Web Posting | | | \$100.00 | \$0.00 |
| 09/26/2012 | Service | | | \$165.00 | \$0.00 |
| 09/26/2012 | Service Mileage | | | \$16.00 | \$0.00 |
| 09/26/2012 | Copies | | | \$5.50 | \$0.00 |
| 09/26/2012 | Notary Fee | | | \$10.00 | \$0.00 |
| 09/26/2012 | Tax Claim Search | | | \$5.00 | \$0.00 |
| 09/26/2012 | Surcharge | | | \$120.00 | \$0.00 |
| | | | | \$1,894.54 | \$1,350.00 |

| | |
|-----------------------|-------------------|
| TOTAL BALANCE: | \$(544.54) |
|-----------------------|-------------------|

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIFINANCIAL
vs.
DONNA BANKES (et al.)

Case Number
2012CV197

REAL ESTATE SALE REQUEST LEDGER

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|----------------|---------------------------------|-------------|--------------|--------------|---------------|
| 05/30/2012 | Advance Fee | Advance Fee | 1187872 | \$0.00 | \$1,350.00 |
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| 09/26/2012 | Surcharge | | | \$120.00 | \$0.00 |
| | | | | \$1,894.54 | \$1,350.00 |
| TOTAL BALANCE: | | | | \$ (544.54) | |

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
CITIFINANCIAL

vs.

Defendant
DONNA BANKES
DAVID BANKES

Attorney for the Plaintiff:

PHELAN HALLINAN & SCHIMIEG LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, October 3, 2012

Writ of Execution No. : 2012CV197

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 984 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815

Sheriff Costs

| | |
|---|--------------------|
| Advertising Sale (Newspaper) | \$15.00 |
| Advertising Sale Bills & Copies | \$17.50 |
| Crying Sale | \$10.00 |
| Docketing | \$15.00 |
| Levy | \$15.00 |
| Mailing Costs | \$42.00 |
| Posting Handbill | \$15.00 |
| Press Enterprise Inc. | \$1,293.54 |
| Prothonotary, Acknowledge Deed | \$10.00 |
| Sheriff Automation Fund | \$50.00 |
| Sheriff's Deed | \$85.00 |
| Solicitor Services | \$75.00 |
| Transfer Tax Form | \$25.00 |
| Web Posting | \$100.00 |
| Service | \$165.00 |
| Service Mileage | \$16.00 |
| Distribution Form | \$25.00 |
| Copies | \$5.50 |
| Notary Fee | \$10.00 |
| Tax Claim Search | \$5.00 |
| Surcharge | \$120.00 |

Total Sheriff Costs \$2,064.54

Municipal Costs

~~Current Taxes~~ ~~\$257.80~~

Total Municipal Costs ~~\$257.80~~

Distribution Costs

~~Recording Fees~~ ~~\$55.00~~

Total Distribution Costs ~~\$55.00~~

Grand Total: \$2,377.34

1894.54

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

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

© Columbia County Sheriff, Teladeco, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
CITIFINANCIAL

vs.

Defendant
DONNA BANKES
DAVID BANKES

Attorney for the Plaintiff:

PHELAN HALLINAN & SCHIMIEG LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, October 3, 2012

Writ of Execution No. : 2012CV197

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 984 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815

Sheriff Costs

| | |
|---------------------------------|------------|
| Advertising Sale (Newspaper) | \$15.00 |
| Advertising Sale Bills & Copies | \$17.50 |
| Crying Sale | \$10.00 |
| Docketing | \$15.00 |
| Levy | \$15.00 |
| Mailing Costs | \$42.00 |
| Posting Handbill | \$15.00 |
| Press Enterprise Inc. | \$1,293.54 |
| Prothonotary, Acknowledge Deed | \$10.00 |
| Sheriff Automation Fund | \$50.00 |
| Sheriff's Deed | \$35.00 |
| Solicitor Services | \$75.00 |
| Transfer Tax Form | \$25.00 |
| Web Posting | \$100.00 |
| Service | \$165.00 |
| Service Mileage | \$16.00 |
| Distribution Form | \$25.00 |
| Copies | \$5.50 |
| Notary Fee | \$10.00 |
| Tax Claim Search | \$5.00 |
| Surcharge | \$120.00 |

Total Sheriff Costs **\$2,064.54**

Municipal Costs

| | |
|---------------|----------|
| Current Taxes | \$257.80 |
|---------------|----------|

Total Municipal Costs **\$257.80**

Distribution Costs

| | |
|----------------|---------|
| Recording Fees | \$55.00 |
|----------------|---------|

Total Distribution Costs **\$55.00**

Grand Total: **\$2,377.34**

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

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

100 Countywide Sheriff, Telephone 1-800-

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Citifinancial VS Dwight + David Bankes

NO. 78-12 ED NO. 197-12 JD

DATE/TIME OF SALE: Oct. 3 - 0900

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE -- 2% OF BID \$ _____

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

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SHERIFF'S SALE COST SHEET

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

| | |
|-----------------------------------|------------------|
| — DOCKET/RETURN | \$15.00 |
| — SERVICE PER DEF. | \$ <u>165.00</u> |
| — LEVY (PER PARCEL | \$15.00 |
| — MAILING COSTS | \$ <u>42.00</u> |
| — ADVERTISING SALE BILLS & COPIES | \$17.50 |
| — ADVERTISING SALE (NEWSPAPER) | \$15.00 |
| — MILEAGE | \$ <u>12.50</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>5.50</u> |
| — NOTARY | \$ <u>10.00</u> |
| TOTAL ***** \$ <u>411.00</u> | |

| | |
|-------------------------------|-------------------|
| — WEB POSTING | \$150.00 |
| — PRESS ENTERPRISE INC. | \$ <u>1093.54</u> |
| — SOLICITOR'S SERVICES | \$75.00 |
| TOTAL ***** \$ <u>1516.54</u> | |

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

REAL ESTATE TAXES:

| | |
|------------------------------|------------------|
| — BORO, TWP & COUNTY 20 | \$ <u>257.80</u> |
| SCHOOL DIST. 20 | \$ _____ |
| DELINQUENT 20 | \$ <u>5.00</u> |
| TOTAL ***** \$ <u>262.80</u> | |

MUNICIPAL FEES DUE:

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

| | |
|------------------------------|------------------|
| — SURCHARGE FEE (DSTE) | \$ <u>100.00</u> |
| MISC. _____ | \$ _____ |
| _____ | \$ _____ |
| TOTAL ***** \$ <u>100.00</u> | |

TOTAL COSTS (OPENING BID) \$ 7576.54

2012 County + Trip Taxes

Tax Bill Master Transaction Detail

BANKES DAVID E & DONNA S --- 2012-01 -RE -000031

tctax1s

| Taxpayer Name | Bill # | Post Date | Disc Amt | Face Amt | Pent Amt | Tax Code | Category | Parcel |
|--------------------------|--------|------------|----------|----------|----------|----------|----------|--------------------|
| BANKES DAVID E & DONNA S | 000031 | 01/19/2012 | 164.27 | 167.62 | 184.38 | G | 0 | 01 -09 -008-00,000 |
| BANKES DAVID E & DONNA S | 000031 | 01/19/2012 | 34.49 | 35.19 | 38.71 | R | 0 | 01 -09 -008-00,000 |
| BANKES DAVID E & DONNA S | 000031 | 01/19/2012 | 30.92 | 31.55 | 34.71 | S | 0 | 01 -09 -008-00,000 |
| Total Face Amount Due: | | | | 234.36 | | | | |

257.80

+ 5⁰⁰ Tax Cert.

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

**Representing Lenders in
Pennsylvania and New Jersey**

Foreclosure Manager

August 2, 2012

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, INC. v.
DONNA S. BANKES and DAVID E. BANKES
984 SCOTCH VALLEY DRIVE BLOOMSBURG, PA 17815-7447
No.: 2012-CV-197

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for August 8, 2012 due to the following: Loan Modification.

The Property is to be relisted for the October 3, 2012 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
PATRICK RALSTON for
Phelan Hallinan & Schmieg, LLP

1617 John F Kennedy Blvd
Suite 1400
Philadelphia, PA 19103
Phone: (215) 563-7000
Fax: (215) 563-8658

**Phelan Hallinan &
Schmieg, LLP**

Fax

| | | | |
|--------|--------------------------------|--------|-----------------|
| To: | Columbia County Sheriff Office | From: | Patrick Raiston |
| Fax: | 570-389-5825 | Date: | August 2, 2012 |
| Phone: | 570-389-5822 | Pages: | 1 |
| Re: | Postpone Sale Date | CC: | |

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

•Comments:

Hello,

We would like to postpone our scheduled sheriff sale for two months to a date in October 2012. Currently the sale is set for 8/8/12 at 9:00 AM. Please provide a new sale date and time as soon as possible via fax to 215-563-8658.

RE: CITIFINANCIAL, INC. v. DONNA S. BANKS & DAVID E. BANKS
COLUMBIA County, 2012-CV-197

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Thank you,

Patrick Raiston

Fax - 215-563-8658

*Sale date is October 3
9/10 AM*

Phelan Hallinan & Schmieg, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103
215-563-7000
Main Fax 215-568-7616

LISA STEINMAN
Legal Assistant

Representing Lenders in
Pennsylvania and New Jersey

OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURTHOUSE

Re: CITIFINANCIAL, INC.
vs. DONNA S. BANKES and DAVID E. BANKES
No.: 2012-CV-197

Dear Sir/Madame:

Enclosed is an Affidavit of Service for the above captioned matter for filing with your office.

Thank you for your cooperation.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Ls', is written over the printed name Lisa Steinman.

LISA STEINMAN

cc: Prothonotary of COLUMBIA County

AFFIDAVIT OF SERVICE

PLAINTIFF
CITIFINANCIAL, INC.

COLUMBIA COUNTY

PHS # 229078

DEFENDANT
DONNA S. BANKES
DAVID E. BANKES

SERVICE TEAM/las
COURT NO.: 2012-CV-197

SERVE DONNA S. BANKES AT:
984 SCOTCH VALLEY DRIVE
BLOOMSBURG, PA 17815-7447

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: August 8, 2012

SERVED

Served and made known to DONNA S. BANKES, Defendant on the 19th day of JUNE, 2012, at 7:55 o'clock P. M., at 984 SCOTCH VALLEY DRIVE, in the manner described below:

Defendant personally served. BLOOMSBURG, PA,

☒ Adult family member with whom Defendant(s) reside(s).

Relationship is HUSBAND

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 50^s Height 6'0" Weight 185 Race W Sex M Other

I, _____, a competent adult, hereby verify 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. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 6/19/12

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

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:

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: _____

PRINTED NAME: _____

ATTORNEY FOR PLAINTIFF

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
Jennie R. Davey, Esq., Id. No. 87077
Lauren R. Tabas, Esq., Id. No. 93337
Jay B. Jones, Esq., Id. No. 86657
Andrew L. Spivack, Esq., Id. No. 84439
Chrisovolunte P. Fliskos, Esq., Id. No. 94620
Courtney R. Dunn, Esq., Id. No. 206779
Allison F. Wells, Esq., Id. No. 309519
Melissa J. Cantwell, Esq., Id. No. 308912
Mario J. Hanyon, Esq., Id. No. 203993
Andrew J. Marley, Esq., Id. No. 312314
Robert W. Cusick, Esq., Id. No. 80193
John M. Kolesnik, Esq., Id. No. 308877

AFFIDAVIT OF SERVICE

PLAINTIFF
CITIFINANCIAL, INC.

COLUMBIA COUNTY

PHS # 229078

DEFENDANT
DONNA S. BANKES
DAVID E. BANKES

SERVICE TEAM/ las
COURT NO.: 2012-CV-197

SERVE DAVID E. BANKES AT:
984 SCOTCH VALLEY DRIVE
BLOOMSBURG, PA 17815-7447

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: August 8, 2012

SERVED

Served and made known to DAVID E. BANKES, Defendant on the 19th day of JUNE, 2012 at 7:55 o'clock P.M. at 984 SCOTCH VALLEY DRIVE, in the manner described below:

☒ Defendant personally served. Bloomsburg, PA

☐ Adult family member with whom Defendant(s) reside(s).

☐ Relationship is _____.

☐ 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 50^s Height 6'0" Weight 185 Race W Sex M Other _____

I, _____, a competent adult, hereby verify 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. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 6/19/12

NAME: Ronald J. Mullen

PRINTED NAME: Ronald J. Mullen

TITLE: Process Server

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: _____

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY _____

PRINTED NAME: _____

ATTORNEY FOR PLAINTIFF

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

Jenine R. Davey, Esq., Id. No. 37077

Lauren R. Tabas, Esq., Id. No. 93337

Jay B. Jones, Esq., Id. No. 86657

Andrew I. Spivack, Esq., Id. No. 84439

Chrisovalante P. Pliakos, Esq., Id. No. 94620

Courtenay R. Dunn, Esq., Id. No. 206779

Allison E. Wells, Esq., Id. No. 309519

Melissa J. Cantwell, Esq., Id. No. 308912

Mario J. Hanyon, Esq., Id. No. 203993

Andrew J. Morley, Esq., Id. No. 312314

Robert W. Cusick, Esq., Id. No. 80193

John M. Kolesnik, Esq., Id. No. 308877

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

Anastasia Graham
Legal Assistant

Representing Lenders in
Pennsylvania and New Jersey

Office of the Prothonotary
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

No.: 2012-CV-197
No.: 2012-ED-78

Re: CITIFINANCIAL, INC. VS. DONNA S. BANKES, and DAVID E. BANKES
No.: 2012-CV-197, No.: 2012-ED-78

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 08/08/2012 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:

Anastasia Graham, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN & SCHMIEG, LLP
John Michael Kolesnik, Esq., Id. No.308877
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

CITIFINANCIAL, INC.
Plaintiff,

v.

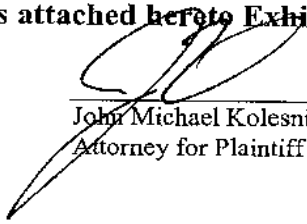
DONNA S. BANKES
DAVID E. BANKES
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No.: 2012-CV-197
: No.: 2012-ED-78

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".


John Michael Kolesnik, Esquire
Attorney for Plaintiff

Date: 7/11/12

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.

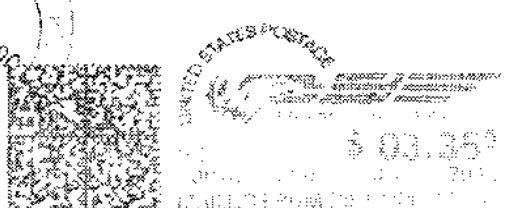
Name and Address
Of Sender



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

AZK/AEG - 8/8/2012 9:00 A.M. SALE

| Line | Article Number | Name of Addressee, Street, and Post Office Address | Postage |
|---|--|--|---|
| 1 | **** | TENANT/OCCUPANT 984 SCOTCH VALLEY DRIVE * BLOOMSBURG, PA 17815-7447 | |
| 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 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754 | |
| RE: DONNA S. BANKS (COLUMBIA) PHS# 229078 | | | |
| Page 1 of 1 Writ Team | | | |
| Total Number of Pieces Listed by Sender | Total Number of Pieces Received at Post Office | Postmaster, Per (Name of Receiving Employee) | The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage. |



**IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA**

| | | |
|---------------------|---|-----------------------|
| CITIFINANCIAL, INC. | : | Court of Common Pleas |
| Plaintiff | : | |
| | : | |
| vs. | : | Civil Division |
| | : | |
| | : | COLUMBIA County |
| DONNA S. BANKES | : | |
| DAVID E. BANKES | : | No.: 2012-CV-197 |
| | : | No.: 2012-ED-78 |
| Defendants | : | |

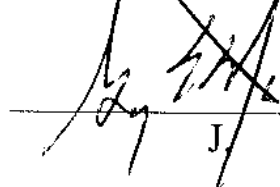
AND NOW, this 19th day of JULY, 2012 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

| | |
|---------------------------------|--------------------|
| Principal Balance | \$54,853.52 |
| Interest Through August 8, 2012 | \$15,070.32 |
| Per Diem \$15.91 | |
| Legal fees | \$1,675.00 |
| Cost of Suit and Title | \$932.00 |
| Property Inspections | \$99.50 |
| Appraisal/Brokers Price Opinion | \$406.00 |
| | <hr/> |
| TOTAL | \$73,036.34 |

Plus interest from August 8, 2012 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



J

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

2012 JUL 19 PM 4:00

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

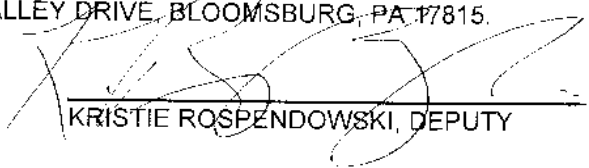


CITIFINANCIAL
vs.
DONNA BANKES (et al.)

Case Number
2012CV197

SHERIFF'S RETURN OF SERVICE

07/06/2012 05:35 PM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 984 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

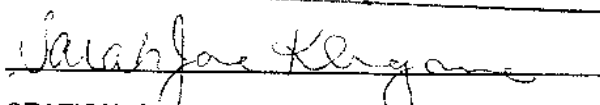
July 10, 2012

NOTARY

Affirmed and subscribed to before me this

10TH day of JULY, 2012

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 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
vs.
DONNA BANKES (et al.)

Case Number
2012CV197

SERVICE COVER SHEET

Service Details:

| | | | |
|------------------|--|-----------------|--|
| Category: | Real Estate Sale - Posting - Sale Bill | Zone: | |
| Manner: | < Not Specified > | Expires: | |
| Notes: | SHERIFF'S SALE BILL | | |
| | | | |

Serve To:

| | |
|---------------------------|---|
| Name: | (POSTING) |
| Primary Address: | 984 SCOTCH VALLEY DRIVE BLOOMSBURG, PA 17815 |
| Phone: | DOB: |
| Alternate Address: | |
| Phone: | |

Final Service:

| | |
|-------------------------|---|
| Served: | Personally · Adult In Charge · Posted · Other |
| Adult In Charge: | |
| Relation: | DOOR / POSTED |
| Date: | 7/9/12 |
| Time: | 1735 |
| Deputy: | 5:0 |
| 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. _____

(POSTING)

2012CV197

984 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy




CITIFINANCIAL
vs.
DONNA BANKES (et al.)

Case Number
2012CV197

SHERIFF'S RETURN OF SERVICE

06/08/2012 03:50 PM - DEPUTY KRISTIE ROSPENDOWSKI, 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 DAVID BANKES, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DONNA BANKES AT 984 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

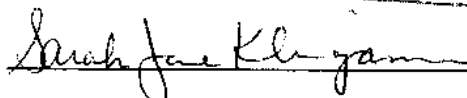
June 11, 2012

NOTARY

Affirmed and subscribed to before me this

11TH day of JUNE 2012

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



Plaintiff Attorney: PHELAN HALLINAN & SCHIMIEG LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

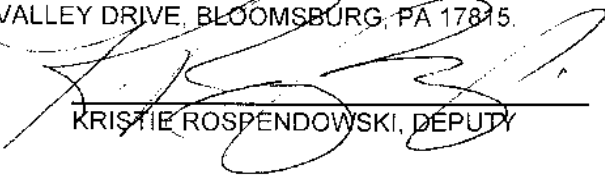


CITIFINANCIAL
vs.
DONNA BANKES (et al.)

Case Number
2012CV197

SHERIFF'S RETURN OF SERVICE

06/08/2012 03:50 PM - DEPUTY KRISTIE ROSPENDOWSKI, 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 THE DEFENDANT, TO WIT: DAVID BANKES AT 984 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

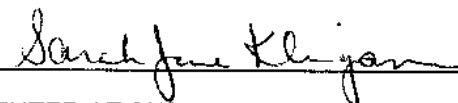
June 11, 2012

NOTARY

Affirmed and subscribed to before me this

11TH day of JUNE, 2012

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



Plaintiff Attorney: PHELAN HALLINAN & SCHIMIEG LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617

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

DATE:18-JUN-12

FEE:\$5.00

CERT. NO12359

BANKES DAVID E & DONNA S
984 SCOTCH VALLEY DR
BLOOMSBURG PA 17815

DISTRICT: BEAVER TWP
DEED 0374-1051
LOCATION: 984 SCOTCH VALLEY DR BLOOMSBURG
PARCEL: 01 -09 -008-00,000

| YEAR | BILL ROLL | AMOUNT | -----PENDING----- INTEREST | COSTS | TOTAL AMOUNT DUE |
|-------------|-----------|----------|-------------------------------|-------|---------------------|
| 2011 | PRIM | 1,142.87 | 23.16 | 0.00 | 1,166.03 |
| TOTAL DUE : | | | | | \$1,166.03 |

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: September,2012

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF
DECEMBER 31, 2011

REQUESTED BY: Columbia County 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

2012 - REAL ESTATE

As of Date: 06/18/2012 08:28:48 AM

Owner: BANKES DAVID E & DONNA S

Municipality: BEAVER TWP

Parcel #: 01 -09 -008-00,000

984 SCOTCH VALLEY DR

Property Desc:

BLOOMSBURG PA 17815

| Bill # | | Discount: | | Face: | | Penalty: | |
|--------|---|-----------|------------|----------|------------|----------|------------|
| | | Amount | Due Date | Amount | Due Date | Amount | Due Date |
| 000031 | C | \$164.27 | 04/30/2012 | \$167.62 | 06/30/2012 | \$184.38 | 08/31/2012 |
| | | Payment | | | | | |
| 000031 | S | \$30.92 | 04/30/2012 | \$31.55 | 06/30/2012 | \$34.71 | 08/31/2012 |
| | | Payment | | | | | |
| 000031 | R | \$34.49 | 04/30/2012 | \$35.19 | 06/30/2012 | \$38.71 | 08/31/2012 |
| | | Payment | | | | | |

Total Paid To Date:

\$0.00

dm

Signature

6-18-12

Date

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.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIFINANCIAL
vs.
DONNA BANKES (et al.)

Case Number
2012CV197

SERVICE COVER SHEET

Service Details:

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

Serve To:

| | |
|---------------------------|---|
| Name: | DONNA BANKES |
| Primary Address: | 984 SCOTCH VALLEY DRIVE BLOOMSBURG, PA 17815 |
| Phone: | DOB: |
| Alternate Address: | |
| Phone: | |

Final Service:

| | | | |
|-------------------------|---|-----------------|------|
| Served: | Personally · Adult In Charge · Posted · Other | | |
| Adult In Charge: | DAVID FINCEP | | |
| Relation: | HUSBAND | | |
| Date: | 4/8/12 | Time: | 1550 |
| Deputy: | ST | 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. _____

BANKES, DONNA

2012CV197

984 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIFINANCIAL
vs.
DONNA BANKES (et al.)

Case Number
2012CV197

SERVICE COVER SHEET

Service Details:

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

Serve To:

Name: DAVID BANKES
Primary Address: 984 SCOTCH VALLEY DRIVE
BLOOMSBURG, PA 17815
Phone: DOB:
Alternate Address:
Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other
Adult In Charge: DAVID BANKES
Relation: SELF
Date: 6/8/12 Time: 1550
Deputy: S Mileage:

Attorney / Originator:

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

Service Attempts:

| | | | | | | |
|----------|---------|--------|--|--|--|--|
| Date: | 6/11/12 | 6/6/12 | | | | |
| Time: | 1310 | 1345 | | | | |
| Mileage: | | | | | | |
| Deputy: | 5 | 5 | | | | |

Service Attempt Notes:

1. No one home L/C
2. No one home L/C
3.
4.
5.
6.

BANKES, DAVID

2012CV197

984 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIFINANCIAL
vs.
DONNA BANKES (et al.)

Case Number
2012CV197

SERVICE COVER SHEET

Service Details:

| | | | | |
|-----------|--|----------|-------|----------|
| Category: | Real Estate Sale - Sale Notice | | Zone: | |
| Manner: | < Not Specified > | Expires: | | Warrant: |
| 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 · Other | |
| Adult In Charge: | <i>Heather Hyatt</i> | |
| Relation: | <i>Check</i> | |
| Date: | <i>6/1/12</i> | Time: |
| Deputy: | <i>5</i> | 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. _____

COLUMBIA COUNTY TAX

2012CV197

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIFINANCIAL
vs.
DONNA BANKES (et al.)

Case Number
2012CV197

SERVICE COVER SHEET

Service Details:

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

Serve To:

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

Final Service:

| | |
|-------------------------|---|
| Served: | Personally · Adult In Charge · Posted · Other |
| Adult In Charge: | KAREN RICHENDRIFER |
| Relation: | CLERK |
| Date: | 4/1/12 |
| Time: | 9:48 |
| Deputy: | 5 |
| 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. _____

DOMESTIC RELATIONS

2012CV197

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, NO EXPIRATION

Document Receipt

Trans # 25397 Carrier / service: POST 2PM 5/30/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000014591

Doc Ref #: 78ED2012

Document Receipt

Trans # 25396 Carrier / service: POST 2PM 5/30/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000014584

DEPARTMENT 281230

Doc Ref #: 78ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 25395 Carrier / service: POST 2PM 5/30/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000014577

Doc Ref #: 78ED2012

Document Receipt

Trans # 25394 Carrier / service: POST 2PM 5/30/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000014560

Doc Ref #: 78ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 25393 Carrier / service: POST 2PM 5/30/2012

Ship to: 25393

US DEPT OR JUSTICE

US ATTY FOR MIDDLE DISTRICT
PO BOX 11754

Tracking #: 9171924291001000014553

Doc Ref #: 78ED2012

HARRISBURG PA 17108

Document Receipt

Trans # 25392 Carrier / service: POST 2PM 5/30/2012

Ship to: 25392

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE ROOM 704

Tracking #: 9171924291001000014546

Doc Ref #: 78ED2012

PITTSBURGH PA 15222

Document Receipt

Trans # 25391 Carrier / service: POST 2PM 5/30/2012

Ship to: 25391

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000014539

Doc Ref #: 78ED2012

HARRISBURG PA 17105

REAL ESTATE OUTLINE

ED # 78-12

DATE RECEIVED 5-30-12

DOCKET AND INDEX 5-30-12

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

☒

COPY OF DESCRIPTION

☒

WHEREABOUTS OF LKA

☒

NON-MILITARY AFFIDAVIT

☒

NOTICES OF SHERIFF SALE

☒

WAIVER OF WATCHMAN

☒

AFFIDAVIT OF LIENS LIST

☒

CHECK FOR \$1,350.00 OR _____

CK# 1187672

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

SALE DATE

July 3, 2012 TIME 9:00

POSTING DATE

July 5, 2012

ADV. DATES FOR NEWSPAPER

1ST WEEK July 18

2ND WEEK July 25

3RD WEEK Aug. 1, 2012

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

CITIFINANCIAL, INC.

vs.

DONNA S. BANKES
DAVID E. BANKES

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2012-CV-197

2012-ED-78

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: 984 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815-7447
(See Legal Description attached)

Amount Due

\$65,427.86

Interest from 04/20/2012 to Date of Sale

\$_____ and costs.

@ \$10.76 per diem

Tam B Kline /KPB/
(Clerk) Office of the Prothonotary, Common Pleas Court
of Columbia County, Penna.

Dated 5-30-12
(SEAL)

PHS # 229078

Prothonotary & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV197

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

WEDNESDAY, AUGUST 08, 2012
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 THAT CERTAIN PIECE, PARCEL OR LOT OF LAND situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:
BEGINNING at a post corner in lands now or formerly of Jerry O. Fry;
AND RUNNING THENCE South through lands now or formerly of said Fry, 79 degrees West, 430 feet to a post corner in line of land now or formerly of said Jerry O. Fry;
THENCE South 5 degrees 50 minutes East 325 feet through lands now or formerly of said Jerry O. Fry to stones a corner in land of said Fry and Beaver Valley Coal Co.;
THENCE North 79 degrees East 430 feet to a post, a corner of lands now or formerly of said Jerry O. Fry and the Beaver Valley Coal Co.;
THENCE North 5 degrees 50 minutes West 325 feet to a post corner, the place of BEGINNING.
CONTAINING 3.20 acres of land. (1.60 acres of the same lying north of the Mainville Road and 1.60 acres of the same lying south of the Mainville Road.) It being the same premises which Boyd Trescott, Registered Engineer, surveyed October 10, 1930, as shown by his plot thereof.
TITLE TO SAID PREMISES VESTED IN David E. Bankes and Donna S. Bankes, his wife, by Deed from Vito M. Grasso and Margaret Ann Grasso, his wife, dated 09/16/1986, recorded 09/17/1986 in Book 374, Page 1051.
Premises being: 984 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815-7447
Tax Parcel # 01-09-008-00,000

PROPERTY ADDRESS: 984 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 01-09-008

Seized and taken into execution to be sold as the property of DONNA BANKES, DAVID BANKES in suit of CITIFINANCIAL.

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

Columbia County Sheriff's Office, Inc.

CITIFINANCIAL, INC.
Plaintiff

v.

DONNA S. BANKES
DAVID E. BANKES
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-197**
: **2012-ED-78**
: **COLUMBIA COUNTY**
:
: **PHS # 229078**
:

AFFIDAVIT PURSUANT TO RULE 3129.1

CITIFINANCIAL, 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 **984 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815-7447**.

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

DONNA S. BANKES **984 SCOTCH VALLEY DRIVE**
BLOOMSBURG, PA 17815-7447

DAVID E. BANKES **984 SCOTCH VALLEY DRIVE**
BLOOMSBURG, PA 17815-7447
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

**984 SCOTCH VALLEY DRIVE
BLOOMSBURG, PA 17815-7447**

**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**

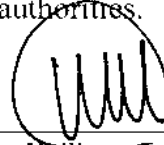
**228 Walnut Street, Suite 220
PO Box 11754
Harrisburg, PA 17108-1754**

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:

5/16/12

By:



Phelan Hattiman & Schmieg, LLP
Robert W. Cusick, Esq., Id. No.80193
Attorney for Plaintiff

PHILAN HALLINAN & SCHMIEG, LLP
Robert W. Cusick, Esq., Id. No.80193
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

CITIFINANCIAL, INC.

vs.

DONNA S. BANKES
DAVID E. BANKES

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-197**
: **2012-ED-78**

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:

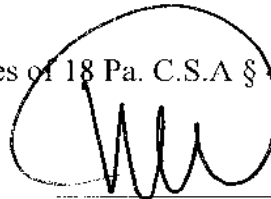
(a) that the defendant(s) DONNA S. BANKES is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act of Congress of 1940, as amended; and

(b) that Plaintiff is without information sufficient to determine whether the defendant(s) DAVID E. BANKES is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act of Congress of 1940, as amended.

(c) that defendant DONNA S. BANKES is over 18 years of age and resides at 984 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815-7447.

(d) that defendant DAVID E. BANKES is over 18 years of age and resides at 984 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815-7447.

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
Robert W. Cusick, Esq., Id. No.80193
Attorney for Plaintiff

PHILAN HALLINAN & SCHMIEG, LLP
Robert W. Cusick, Esq., Id. No.80193
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

CITIFINANCIAL, INC.
Plaintiff

v.

DONNA S. BANKES
DAVID E. BANKES
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-197**
:
: **2012-ED-78**
:
: **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
Robert W. Cusick, Esq., Id. No.80193
Attorney for Plaintiff

CITIFINANCIAL, INC.
Plaintiff

v.

DONNA S. BANKES
DAVID E. BANKES
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-197**
: **2012-ED-78**
: **COLUMBIA COUNTY**
:
: **PHS # 229078**
:

AFFIDAVIT PURSUANT TO RULE 3129.1

CITIFINANCIAL, INC., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **984 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815-7447**.

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

DONNA S. BANKES **984 SCOTCH VALLEY DRIVE**
BLOOMSBURG, PA 17815-7447

DAVID E. BANKES **984 SCOTCH VALLEY DRIVE**
BLOOMSBURG, PA 17815-7447
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

**984 SCOTCH VALLEY DRIVE
BLOOMSBURG, PA 17815-7447**

**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**

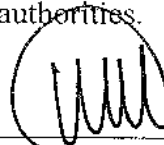
**228 Walnut Street, Suite 220
PO Box 11754
Harrisburg, PA 17108-1754**

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:

5/16/12

By:



**Phelan Hanahan & Schmieg, LLP
Robert W. Cusick, Esq., Id. No. 80193
Attorney for Plaintiff**

CITIFINANCIAL, INC.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2012-CV-197

DONNA S. BANKES

: 2012-ED-78

DAVID E. BANKES

: COLUMBIA COUNTY

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: DONNA S. BANKES
DAVID E. BANKES
984 SCOTCH VALLEY DRIVE
BLOOMSBURG, PA 17815-7447**

****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 **984 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815-7447** 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 **\$65,427.86** obtained by **CITIFINANCIAL, 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. 2012-CV-197

CITIFINANCIAL, INC.

vs.

DONNA S. BANKES

DAVID E. BANKES

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

(Municipality)

984 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815-7447

Parcel No. 01-09-008-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$65,427.86

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a post corner in lands now or formerly of Jerry O. Fry;

AND RUNNING THENCE South through lands now or formerly of said Fry, 79 degrees West, 430 feet to a post corner in line of land now or formerly of said Jerry O. Fry;

THENCE South 5 degrees 50 minutes East 325 feet through lands now or formerly of said Jerry O. Fry to stones a corner in land of said Fry and Beaver Valley Coal Co.;

THENCE North 79 degrees East 430 feet to a post, a corner of lands now or formerly of said Jerry O. Fry and the Beaver Valley Coal Co.;

THENCE North 5 degrees 50 minutes West 325 feet to a post corner, the place of BEGINNING.

CONTAINING 3.20 acres of land. (1.60 acres of the same lying north of the Mainville Road and 1.60 acres of the same lying south of the Mainville Road.) It being the same premises which Boyd Trescott, Registered Engineer, surveyed October 10, 1930, as shown by his plot thereof.

TITLE TO SAID PREMISES VESTED IN David E. Bankes and Donna S. Bankes, his wife, by Deed from Vito M. Grasso and Margaret Ann Grasso, his wife, dated 09/16/1986, recorded 09/17/1986 in Book 374, Page 1051.

Premises being: 984 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815-7447

Tax Parcel # 01-09-008-00,000

Phelan Hallinan & Schmieg, LLr

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

Phone - 215-563-7000

Main Fax - 215-568-7616

Alain Kender
Legal Assistant, Ext. 1216

Representing Lenders in
Pennsylvania and New Jersey

May 1, 2012

Office of the Prothonotary
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

RE: CITIFINANCIAL, INC.

v.

DONNA S. BANKES

DAVID E. BANKES

No.: 2012-CV-197

Action in Mortgage Foreclosure

Premises: 984 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815-7447

Dear Sir/Madam:

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

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

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

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

Yours truly,

AZK/ STS for
Phelan Hallinan & Schmieg, LLP

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2012-CV-197 2012-ED-78

CITIFINANCIAL, INC.

vs.

DONNA S. BANKES

DAVID E. BANKES

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

(Municipality)

984 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815-7447

Parcel No. 01-09-008-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$65,427.86

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

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Premises being: 984 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815-7447

Tax Parcel # 01-09-008-00,000

SHERIFF'S RETURN

CITIFINANCIAL, INC.

Plaintiff

vs.

DONNA S. BANKES

DAVID E. BANKES

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2012-CV-197

2012-ED-78

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, INC.

No.: 2012-CV-197

Defendant
DONNA S. BANKES
DAVID E. BANKES

2012-ED-78
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 SERVED, ATTACHED OR SALE.

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

984 SCOTCH VALLEY DRIVE

BLOOMSBURG, PA 17815-7447

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
Defendant

Telephone Number

Date

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

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff
CITIFINANCIAL, INC.

No.: 2012-CV-197

Defendant
DONNA S. BANKES
DAVID E. BANKES

2012-ED-78
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.
DONNA S. BANKES
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
984 SCOTCH VALLEY DRIVE

BLOOMSBURG, PA 17815-7447

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

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, INC.

No.: 2012-CV-197

Defendant
DONNA S. BANKES
DAVID E. BANKES

2012-ED-78

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

DAVID E. BANKES

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

984 SCOTCH VALLEY DRIVE

BLOOMSBURG, PA 17815-7447

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

____ Defendant

Telephone Number

Date

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

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

Phelan Hallinan, & Schmieg LLP
One Penn Center Svc 1400
Philadelphia, PA 19103

TD Bank, N/A
3-180/360

001187872

DATE
05/09/2012

AMOUNT
****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

CET [229078] 984 SCOTCH VALLEY DRIVE (2012-CV-197)

Travis S. Hallinan
AUTHORIZED SIGNATURE

⑈001187872⑈ ⑆036001808⑆ 361508666⑈