

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Citibank, Inc. VS Tina Cardell

NO. 137-13 ED NO. 680-13 JD

DATE/TIME OF SALE: Dec, 18 5:00

BID PRICE (INCLUDES COST) \$ 2207.04

POUNDAGE - 2% OF BID \$ 44.14

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2251.18

PURCHASER(S): [Signature]

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

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

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

TOTAL DUE: \$ 2251.18

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 901.18

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
CITIMORTGAGE, INC.

vs.

**Defendant**  
TRINA J CARDELL

**Attorney for the Plaintiff:**

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

**Sheriff's Sale Date:** Wednesday, December 18, 2014

**Writ of Execution No. :** 2013CV680

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 144 EAST MAIN STREET, MILLVILLE, PA 17846

## 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	\$54.00
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	\$210.00
Service Mileage	\$14.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$150.00

**Total Sheriff Costs** **\$2,151.04**

## Distribution Costs

Recording Fees \$56.00

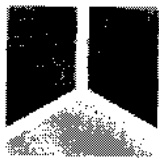
**Total Distribution Costs** **\$56.00**

**Grand Total:** **\$2,207.04**

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)

Printed Courtesy of Sheriff, Teleprint, Inc.



PHELAN  
HALLINAN

Representing Leaders in Pennsylvania

1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000  
Fax #: 215-568-7616  
Kinyon.Lanier@phelanhallinan.com

KINYON LANIER  
Legal Assistant,

February 26, 2014

Office of the Sheriff  
COLUMBIA County Courthouse  
PO Box 380  
W. Main Street  
Bloomsburg, PA 17815

Re: TRINA J. CARDELL  
144 MAIN STREET AKA, 144 EAST MAIN STREET, MILLVILLE, PA 17846-5012  
2013 CV 680

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan, LLP as "attorney-on-the-writ," to **FEDERAL HOME LOAN MORTGAGE CORPORATION**, 8200 Jones Branch Drive, Mailstop 202, McLean, VA 22102.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience.

Thank you in advance for your cooperation in this matter.

Very truly yours,

KINYON LANIER  
On behalf of Phelan Hallinan, LLP

cc: CITIMORTGAGE, INC., S/B/M TO PRINCIPAL RESIDENTIAL MORTGAGE, INC.

PH # 815592

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

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name	Telephone Number
Phelan Hallinan, LLP	Area Code 215-563-7000
Street Address	City State Zip Code
1617 JFK Boulevard, Suite 1400	Philadelphia PA 19103
One Penn Center Plaza	

## B. TRANSFER DATA

Grantor(s)/Lessor(s)  
Timothy Chamberlain

Street Address  
PO Box 380, W. Main Street

City State Zip Code  
Bloomsburg PA 17815

## C. Date of Acceptance of Document

Grantee(s)/Lessee(s)  
FEDERAL HOME LOAN MORTGAGE CORPORATION

Street Address  
8200 Jones Branch Drive, Mailstop 202

City State Zip Code  
McLean VA 22102

## D. REAL ESTATE LOCATION

Street Address  
144 MAIN STREET AKA, 144 EAST MAIN STREET,  
MILLVILLE, PA 17846-5012

City, Township, Borough  
MILLVILLE BOROUGH

County	School District	Tax Parcel Number
COLUMBIA	MILLVILLE	24-01C-106-00,000

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

1. Actual Cash Consideration \$2,207.04 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$2,207.04
4. County Assessed Value \$25,489.00	5. Common Level Ratio Factor x 3.55	6. Fair Market Value = \$90,485.95

## F. EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1b. Percentage of Grantor's Interest in Real Estate 100%
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## Check Appropriate Box Below for Exemption Claimed.

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

This transfer is an exempt transaction based on P.S. Sect. 91(b)(1)(v) and 12 U.S.C. Sect. 1452(e). This is a Government Instrumentality.

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

Signature of Correspondent or Responsible Party

KINYON LANIER

Date

2/26/14

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

CITIMORTGAGE, INC., S/B/M TO  
PRINCIPAL RESIDENTIAL MORTGAGE,  
INC.

Plaintiff

Vs.

TRINA J. CARDELL

Defendants

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY  
:  
: CIVIL ACTION AT LAW  
:  
: 2013 CV 680  
:

**ASSIGNMENT OF SHERIFF'S SALE BID**

1. The Law Firm of Phelan Hallinan, LLP, Attorney of record for CITIMORTGAGE, INC., S/B/M TO PRINCIPAL RESIDENTIAL MORTGAGE, INC., Plaintiff/Bank, on the Writ of Execution, in connection with a Mortgage Foreclosure action as captioned above.
2. At the Sheriff's Execution sale, Phelan Hallinan, LLP was the successful bidder on behalf of CITIMORTGAGE, INC., S/B/M TO PRINCIPAL RESIDENTIAL MORTGAGE, INC., Plaintiff/Bank.
3. Phelan Hallinan, LLP, being authorized to do so, hereby assigns the bid to **FEDERAL HOME LOAN MORTGAGE CORPORATION**, Assignee, whose address is 8200 Jones Branch Drive, Mailstop 202, McLean, VA 22102 and instructs the Sheriff, upon payment of the costs of settlement, to record a deed with said assignee as Grantee.

Respectfully submitted,

Dated: February 26, 2014

By: 

Attorney for Plaintiff

Phelan Hallinan, LLP

☒ Adam Davis, Esq., Id. No. 203034

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

TD Bank, NA  
3-180/360

001389302

PAY NINE HUNDRED ONE AND 18 / 100 Dollars

DATE  
1/30/2014

AMOUNT  
\*\*\*\*\$901.18

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

JAC [815592] 144 MAIN STREET AKA (2013 CV 680)

  
AUTHORIZED SIGNATURE

⑈001389302⑈ ⑆036001808⑆ 361508666⑈

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

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL  
RESIDENTIAL MORTGAGE, INC.  
Plaintiff

vs.

TRINA J. CARDELL

Defendant

Court of Common Pleas  
Civil Division  
COLUMBIA County  
No.: 2013 CV 680

FILED  
PROTHONOTARY  
2013 DEC -2 A 10:00  
CLERK OF COURTS OFFICE  
COLUMBIA COUNTY, PA

**ORDER**

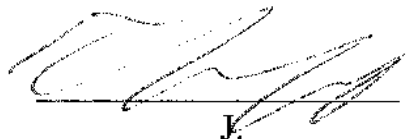
AND NOW, this 2<sup>nd</sup> day of December, 2013 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$84,378.25
Interest Through December 18, 2013	\$6,837.67
Late Charges	\$213.29
Legal fees	\$1,875.00
Cost of Suit and Title	\$860.42
Property Inspections	\$146.14
Property Inspections to be paid	\$13.50
Appraisal/Brokers Price Opinion	\$100.00
Escrow to be paid	\$503.00
Escrow Deficit	\$1,349.00
<b>TOTAL</b>	<b>\$96,276.27</b>

Plus interest 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



Sheriff of Columbia County

DATE 1/30/2014

CHECK # 001389302

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
815592	1/30/2014	901.18	0.00	001322462	901.18
<del>JAC</del> [815592] 144 MAIN STREET AKA (2013 CV 680) KXL					
TOTAL		901.18	0.00		901.18

Sheriff of Columbia County

DATE 1/30/2014

CHECK # 001389302

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
815592	1/30/2014	901.18	0.00	001322462	901.18
JAC [815592] 144 MAIN STREET AKA (2013 CV 680)					
TOTAL		901.18	0.00		901.18



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
CITIMORTGAGE, INC.

vs.

**Defendant**  
TRINA J CARDELL

**Attorney for the Plaintiff:**

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

**Sheriff's Sale Date:** Wednesday, December 18, 2013

**Writ of Execution No. :** 2013CV680

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 144 EAST MAIN STREET, MILLVILLE, PA 17846

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Prothonotary, Acknowledge Deed	\$10.00
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Surcharge	\$150.00

**Total Sheriff Costs** **\$2,151.04**

## Distribution Costs

Recording Fees \$56.00

**Total Distribution Costs** **\$56.00**

**Grand Total:** **\$2,207.04**

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)

© 2013 Columbia County Sheriff's Office

**Phelan Hallinan & Schmieg, LLP**  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103-1814  
215-320-0007  
Fax: 215-563-7009

Sue Moran  
Legal Assistant, Ext. 1253

Representing Lenders in  
Pennsylvania and New Jersey

November 20, 2013

Office of the Sheriff  
**COLUMBIA** County Courthouse

Dear Sir/Madame:

Enclosed are Affidavits of Service of Notice of Sale for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

Sue Moran  
Enclosure

## AFFIDAVIT OF SERVICE (FHLMC)

\*TWO(2) ATTEMPTS!

PLAINTIFF  
CITIMORTGAGE, INC., S/B/M TO PRINCIPAL RESIDENTIAL  
MORTGAGE, INC.

COLUMBIA COUNTY

PH # 815592

DEFENDANT  
TRINA J. CARDELL

SERVICE TEAM/Inm  
COURT NO.: 2013 CV 680

SERVE TRINA J. CARDELL AT:  
144 MAIN STREET  
MILLVILLE, PA 17846-5012

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: November 13, 2013

SERVED

Served and made known to TRINA J. CARDELL, Defendant on the 17<sup>th</sup> day of OCTOBER 20 13, at 9:05, o'clock A. M., at 209 S. MAIN ST, Apt 3 HUGHESVILLE PA in the manner described below:

☒ Defendant personally served.

☐ 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 40 Height 5'6" Weight 135 Race W Sex F Other \_\_\_\_\_

I, Ronald Moll, 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. \* S.A. FOUND VACANT

DATE: 10/17/13 INVESTIGATION DISCLOSED NAME: Ronald Moll  
THAT DEFENDANT RESIDES  
@ 209 S. MAIN ST, Apt 3 PRINTED NAME: Ronald Moll  
HUGHESVILLE, PA TITLE: Process Server

NOT SERVED

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that 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

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

**AFFIDAVIT OF SERVICE**

**PLAINTIFF**

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

**COLUMBIA COUNTY**

**PH # 817513**

**DEFENDANT**

**ATHINA M. PITRE**

**ANTONIO E. PITRE**

**SERVICE TEAM/ lhm**

**COURT NO.: 2012-CV-847**

**SERVE ATHINA M. PITRE AT:**

**422 EAST FIFTH STREET**

**A/K/A 601 EAST JOHN ST**

**MIFFLINVILLE, PA 18631**

**TYPE OF ACTION**

**XX Notice of Sheriff's Sale**

**SALE DATE: February 5, 2013**

**\*\*DIVORCED- One cannot accept service for the other\*\***

**SERVED**

Served and made known to ATHINA M. PITRE, Defendant on the 10<sup>TH</sup> day of NOVEMBER 20 13, at 10:10 o'clock A. M., at 601 EAST JOHN ST, in the manner described below:

Defendant personally served.

**XX** Adult family member with whom Defendant(s) reside(s).

Relationship is COHABITATING BOY FRIEND "ELI"

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 35 Height 6'-1" Weight 180 Race HISPANIC Sex M Other BRN HAIR

I, J. NEUBAUER, 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: 11-10-2013

NAME: John Neubauer

PRINTED NAME: JOHN NEUBAUER

TITLE: PROCESS SERVER

**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that 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**

Phelan Hallinan, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

(215) 563-7000

**AFFIDAVIT OF SERVICE**

**PLAINTIFF**

**BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO  
BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE  
HOME LOANS SERVICING, LP**

**COLUMBIA COUNTY**

**PH # 801318 *B***

**DEFENDANT**

**NICHOLAS M. SZKODNY A/K/A NICHOLAS SZKODNY  
AMY M. SZKODNY A/K/A AMY SZKODNY**

**SERVICE TEAM/ lsm**

**COURT NO.: 2013-CV-1003**

**SERVE AMY M. SZKODNY A/K/A AMY SZKODNY AT:  
215 JACKSON STREET  
BLOOMSBURG, PA 17815-9616**

**TYPE OF ACTION**

**XX Notice of Sheriff's Sale**

**SALE DATE: February 5, 2014**

**\*\*DIVORCED- One cannot accept service for the other\*\***

**SERVED**

Served and made known to AMY M. SZKODNY A/K/A AMY SZKODNY, Defendant on the 10<sup>TH</sup> day of NOVEMBER, 2013, at

10:45 o'clock A.M., at 215 JACKSON ST., in the manner described below:

☐ Defendant personally served.

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

Relationship is COHABITATING BOYFRIEND BILL MATHEW

☐ 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 35 Height 6'-1" Weight 195 Race W Sex M Other BRN

I, J. NEUBAUER, 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: 11-10-2013

NAME: John Neubauer

PRINTED NAME: JOHN NEUBAUER

TITLE: PROCESS SERVER

**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that 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**

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

**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

Foreclosure Manager

November 1, 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: CITIMORTGAGE, INC., S/B/M TO PRINCIPAL RESIDENTIAL MORTGAGE,  
INC. v.  
TRINA J. CARDELL  
144 MAIN STREET MILLVILLE, PA 17846-5012  
No.: 2013 CV 680 137

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for November 13, 2013 due to the following: NOS Made Inside 30 Days of Sale.

The Property is to be relisted for the December 18, 2013 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
Nancy Ellis for  
Phelan Hallinan, LLP

# SHERIFF'S SALE COST SHEET

VS. \_\_\_\_\_  
 NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

- DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>71.00</u>	
- LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>54.00</u>	
- ADVERTISING SALE BILLS & COPIES	\$17.50	
- ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>14.00</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>7.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>467.50</u>

- WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1375.54</u>	
- SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1578.54</u>

- PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>56.00</u>	
TOTAL *****		\$ <u>66.00</u>

## REAL ESTATE TAXES:

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

## MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	

TOTAL COSTS (OPENING BID) \$ 2807.04

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

CHRISTINE SCHOFFLER  
Legal Assistant, 1286

Representing Lenders in  
Pennsylvania

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

No.: 2013 CV 680  
No.:

Re: CITIMORTGAGE, INC., S/B/M TO PRINCIPAL RESIDENTIAL MORTGAGE, INC. VS. TRINA  
J. CARDELL  
No.: 2013 CV 680, No.:

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2**

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 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 11/13/2013 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, LLP

By: CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBLA County



PHELAN HALLINAN, LLP  
Adam H. Davis, Esq., Id. No.203034  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Adam.Davis@PhelanHallinan.com  
215-563-7000

Attorney for Plaintiff


IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL	:	COLUMBIA COUNTY
RESIDENTIAL MORTGAGE, INC.	:	
Plaintiff,	:	COURT OF COMMON PLEAS
	:	
v.	:	CIVIL DIVISION
	:	
TRINA J. CARDELL	:	
Defendant(s)	:	No.: <u>2013 CV 680</u>
	:	No.:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA     )  
PHILADELPHIA COUNTY                     )     SS:

As required by Pa. R.C.P. 3129.2(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".

  
Adam H. Davis, Esq., Id. No.203034  
Attorney for Plaintiff

Date: 10/11/13

**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, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103

AZK/CET - 11/13/2013 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 144 MAIN STREET MILLVILLE, PA 17846-5012	\$0.45
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.45
3	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	\$0.45
4	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222	\$0.45
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	\$0.45
6	****	COMMONWEALTH OF PENNSYLVANIA, BUREAU OF INDIVIDUAL TAX, INHERITANCE TAX DIVISION 6 <sup>TH</sup> FLOOR, STRAWBERRY SQ., DEPT 280691 HARRISBURG, PA 17128	\$0.45
7	****	DEPARTMENT OF PUBLIC WELFARE, TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105	\$0.45
		RE: TRINA J. CARDELL (COLUMBIA) PH # 315592/1021 P&CCT 011 WIR 1/13	\$2.25

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, For (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail domestic reconstruction insurance is \$50,000 per piece subject to a limit of \$300,000 per occurrence. The maximum indemnity payable on Express Mail international is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 5911 and 5921 for limitations of coverage.
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Form 3877 Facsimile

US POSTAGE & METS BOWES  
2 P 59101 \$ 004.42  
02 IN  
00013817-91 OCT 03 2013



002 6-100

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIMORTGAGE, INC.  
vs.  
TRINA J CARDELL

Case Number  
2013CV680

## SHERIFF'S RETURN OF SERVICE

10/11/2013 02:00 PM - DEPUTY MARTIN BOUDMAN, 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 144 EAST MAIN STREET, MILLVILLE, PA 17846.

  
MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

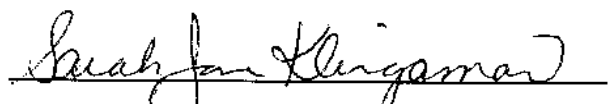
October 15, 2013

NOTARY

Affirmed and subscribed to before me this

15TH day of OCTOBER 2013

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Sarah Jane Klingaman, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires Oct. 4, 2016



PHILAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



BANK OF AMERICA, N.A.  
vs.  
DAVID A ECK (et al.)

Case Number  
2010CV382

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Posting - Sale Bill

**Zone:**

**Manner:** < Not Specified >

**Expires:** 10/09/2013

**Warrant:**

**Notes:** SHERIFF'S SALE BILL

### Serve To:

**Name:** (POSTING)

**Primary Address:** 2201 MILL ROAD LOT 2  
CATAWISSA, PA 17820

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

### Final Service:

**Served:** Personally - Adult In Charge - Posted - Other

**Adult In Charge:**

**Relation:**

**Date:** 10/11/13

**Time:** 13:40

**Deputy:** 178

**Mileage:**

### Attorney / Originator:

**Name:** MCCABE, WEISBERG & CONWAY PC

**Phone:** 215-790-1010

### Service Attempts:

**Date:**

**Time:**

**Mileage:**

**Deputy:**

### Service Attempt Notes:

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

(POSTING)

2010CV382

2201 MILL ROAD LOT 2, CATAWISSA, PA 17820

EXP: 10/09/2013

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

REAL ESTATE TAX CERTIFICATION

Date: 09/17/2013

Fee: \$5.00

Cert. NO: 16528

CARDELL TRINA J  
144 E MAIN STREET  
MILLVILLE PA 17846

District: MILLVILLE BORO  
Deed: 20011 -1257  
Location: 144 E MAIN ST  
Parcel Id: 24 -01C-106-00,000

Assessment: 25,489  
Balances as of 09/17/2013

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Columbia Co. Sheriff

Per: (Hm)

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIMORTGAGE, INC.  
vs.  
TRINA J CARDELL

Case Number  
2013CV680

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/20/2013

Warrant:

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

### Serve To:

Name: TRINA J CARDELL

Primary Address: 144 EAST MAIN STREET  
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:	8-23-13	9-3-13	9-5-13			
Time:	1515	1150	1320			
Mileage:						
Deputy:	16	16	16			

### Service Attempt Notes:

1. Not Home. Appears to be no one living there. Lettered
2. Moved out of Millville?
3. No one lives there.
- 4.
- 5.
- 6.

CARDELL, TRINA J

2013CV680

144 EAST MAIN STREET, MILLVILLE, PA 17846

EXP: 09/20/2013

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL RESIDENTIAL  
MORTGAGE, INC.

vs.

TRINA J. CARDELL

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: 144 MAIN STREET, MILLVILLE, PA 17846-5012  
(See Legal Description attached)

Amount Due

Interest from 08/21/2013 to Date of Sale  
@ \$14.57 per diem

\$88,605.65

\$\_\_\_\_\_ and costs.

Dated

8-20-13

(SEAL)

PH # 815592

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013 CV 680

2013 - ED - 137

COLUMBIA COUNTY

Barbara N. Silvestri KPB/  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

Proth & Clerk of Sev. Courts

My Com. Ex. 1st Monday in 2014

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL  
RESIDENTIAL MORTGAGE, INC.

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
Plaintiff :  
: NO.: 2013 CV 680  
:  
:  
: COLUMBIA COUNTY  
Defendant(s) :

vs.

TRINA J. CARDELL

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

TO: TRINA J. CARDELL  
144 MAIN STREET  
MILLVILLE, PA 17846-5012

137 ED 2013

**\*\*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 **144 MAIN STREET, MILLVILLE, PA 17846-5012** is scheduled to be sold at the Sheriff's Sale on November 13 at 9 Am in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$88,605.65 obtained by CITIMORTGAGE, INC., S/B/M TO PRINCIPAL RESIDENTIAL MORTGAGE, 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.

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 THOSE two certain lots or parcels of land situate in the Borough of Millville, Columbia County, Pennsylvania:

#### TRACT NO. 1

BEGINNING at a post in the side of Main Street corner of lot formerly of M.W. Shoemaker, now George Russel; THENCE by said lot, North 36 degrees West 165 feet (deed from Mary Esther Sands to Dr. James P. Sands and Geo. E. Sands, hereinafter recited, gives such course as 'North 6 degrees West, 165 feet', which course is patently in error); THENCE North 53-1/4 degrees East, 67-1/2 feet more or less to a post; THENCE by land formerly of J.B. Eves, now Charles Biddle, et al., South 36 degrees East, 165 feet to a post in the street side; THENCE along said street, South 53-1/4 degrees West, 67-1/2 feet more or less to the place of BEGINNING. CONTAINING 11,137-1/2 feet more or less.

#### TRACT NO. 2

BEGINNING at corner of lot now or formerly of Howard Lyons on the South side of Second Street; THENCE by line of lot of said Lyons, South 38-3/4 degrees East 24 feet to a corner; THENCE by lot formerly of Edith Biddle, now Charles Biddle, et al., and Tract No. 1 herein, South 53-1/4 degrees West, 62 feet to a corner; THENCE by lands formerly of Grier L. Derr, et ux., now George Russel, North 36 degrees West 45 feet to the South side of Second Street; THENCE by the South side of said Second Street, North 71 degrees East 67 feet to the place of BEGINNING.

#### EXCEPTING FROM TRACT NO. 2 THE FOLLOWING:

BEGINNING at an iron pin on the Southern edge of right-of-way of Second Street; said iron pin also being 5.56 feet from a utility pole; THENCE by the edge of Second Street North 70 degrees 05 minutes 06 seconds East 13.60 feet to an iron pin; THENCE by lands of Chester C. and Ola E. Stackhouse South 38 degrees 29 minutes 38 seconds East 24.00 feet to an existing iron pipe; THENCE by lands of Jack B. and Linda B. Eckroth South 53 degrees 36 minutes 02 seconds West 17.61 feet to an iron pin; THENCE by other lands of Jack M. and Dorothy B. Ruckle North 28 degrees 51 minutes 44 seconds West 28.09 feet to the place of BEGINNING. CONTAINING 0.009 acres of land.

TITLE TO SAID PREMISES IS VESTED IN Trina J. Cardell, by Deed from Dale B. Ruckle and Deanna P. Ruckle, h/w and Janet R. Lee and Sheldon Lee, w/h, dated 09/28/2001, recorded 11/08/2001 in Instrument Number 200111257.

Tax Parcel: 24-01C-106-00,000

Premises Being: 144 MAIN STREET, MILLVILLE, PA 17846-5012

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 2013 CV 680

**CITIMORTGAGE, INC., S/B/M TO PRINCIPAL RESIDENTIAL MORTGAGE, INC.**  
v.  
**TRINA J. CARDELL**

owner(s) of property situate in **MILLVILLE BOROUGH**, COLUMBIA County,  
Pennsylvania, being

**144 MAIN STREET, MILLVILLE, PA 17846-5012**

**Parcel No. 24-01C-106-00,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$88,605.65**

**Attorneys for Plaintiff**  
Phelan Hallinan, LLP

*Connie Crawford*  
Madison Twp/Millville Boro – Tax Collector  
2227 Valley Road  
Bloomsburg, PA 17815-6551  
570-437-2153  
[ccrawford2227@hotmail.com](mailto:ccrawford2227@hotmail.com)

August 26, 2013


Columbia County Sheriff's Office  
Columbia County Court House  
35 West Main Street  
Bloomsburg PA 17815

Enclosed please find the past due taxes I have for Trina J Cardell of 144 Main Street Millville PA 17846.

Her County Taxes were paid by CitiMortgage Co at discount amount of \$386.95 on April 25, 2013.

If you need any further information, please contact me.

Regards,

  
Connie Crawford  
Tax Collector

Enclosures

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL  
RESIDENTIAL MORTGAGE, INC.

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
Plaintiff :  
: NO.: 2013 CV 680  
:  
:  
Defendant(s) : COLUMBIA COUNTY

vs.

TRINA J. CARDELL

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

TO: TRINA J. CARDELL  
144 MAIN STREET  
MILLVILLE, PA 17846-5012

137 ED 2013

**\*\*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 144 MAIN STREET, MILLVILLE, PA 17846-5012 is scheduled to be sold at the Sheriff's Sale on November 13 at 9 AM in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$88,605.65 obtained by CITIMORTGAGE, INC., S/B/M TO PRINCIPAL RESIDENTIAL MORTGAGE, 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.

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.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIMORTGAGE, INC.  
vs.  
TRINA J CARDELL

Case Number  
2013CV680

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/20/2013

Warrant:

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

### Serve To:

Name: Connie Crawford

Primary Address: 2227 Valley Road  
Bloomsburg, PA 17815

Phone: 570-437-2153

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

CONNIE CRAWFORD

Relation:

Tax

Date:

8-26-13

Time:

1328

Deputy:

10

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:


### Service Attempt Notes:

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

CRAWFORD, CONNIE

2013CV680

2227 VALLEY ROAD, BLOOMSBURG, PA 17815

EXP: 09/20/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIMORTGAGE, INC.  
vs.  
TRINA J CARDELL

Case Number  
2013CV680

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/20/2013

Warrant:

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

### Serve To:

Name: Domestic Relations Office of Columbia Co

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: Lauren Kremsier

Relation: Receptionist

Date: 8/26/13 Time: 15:15

Deputy: 17 Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2013CV680

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 09/20/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIMORTGAGE, INC.  
vs.  
TRINA J CARDELL

Case Number  
2013CV680

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/20/2013

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: Deb Miller

Relation: Clerk

Date: 8/26/13

Time: 15:10

Deputy: 17

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2013CV680

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 09/20/2013



## Document Receipt

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Trans #	725	Carrier / service:	USPS Server	First-Class Mail®	8/21/2013 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

U.S. SMALL BUSINESS  
ADMINISTRATION900 MARKET STREET 5TH FLOOR  
ROBERT M.C. NIX FEDERAL BUILDING

Tracking #: 71901140006000007266

Doc Ref #: 137ED2013

Postage 4.6100

PHILADELPHIA PA 19107

## Document Receipt

Trans #	724	Carrier / service:	USPS Server	First-Class Mail®	8/21/2013 12:00:00 AM
Ship to:					
TECHNICAL SUPPORT GROUP		INTERNAL REVENUE SERVICE			
600 ARCH STREET ROOM 3259		Tracking #:	71901140006000007259		
		Doc Ref #:	137ED2013		
		Postage	4.8100		
PHILADELPHIA PA 19106					

## Document Receipt

Trans #	723	Carrier / service	USPS Server	First-Class Mail®	8/21/2013 12:00:00 AM
Ship to					
OFFICE OF F.A.I.R		DEPARTMENT OF PUBLIC WELFARE			
PO BOX 8016		Tracking #: 71901140006000007242			
		Doc Ref #: 137ED2013			
		Postage 4.8100			
HARRISBURG	PA	17105			

## Document Receipt

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Trans #	722	Carrier / service	USPS Server	First-Class Mail®	8/21/2013 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000007235

Doc Ref #: 137ED2013

Postage 4.6100

HARRISBURG PA 17128

## Document Receipt

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Trans #	721	Carrier / service	USPS Server	First-Class Mail®	8/21/2013 12:00:00 AM
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Ship to:

DEPT OF PUBLIC WELFARE

PO BOX 6488

Tracking #: 71901140006000007228

Doc Ref #: 137ED2013

Postage 4.8100

HARRISBURG PA 17105

## Document Receipt

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Trans #	720	Carrier / service	USPS Server	First-Class Mail®	8/21/2013 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

BUREAU OF INDIV. TAXES

DEPT 280601

Tracking #: 71931140006000007211

Doc Ref #: 137ED2213

Postage 4.6100

HARRISBURG PA 17128

## Document Receipt

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Trans #	719	Carrier / service	USPS Server	First-Class Mail®	8/21/2013 12:00:00 AM
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Ship to:

U.S. DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking # 71901140006000007204

Doc Ref # 137ED2013

Postage 4.8100

HARRISBURG PA 17108

## Document Receipt

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Trans #	718	Carrier / service:	USPS Server	First-Class Mail®	8/21/2013 12:00:00 AM
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Ship to:

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE ROOM 704

Tracking #: 71901140006000007198

Doc Ref #: 137ED2013

Postage 4.8100

PITTSBURGH PA 15222



## Document Receipt

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Trans #	717	Carrier / service	USPS Server	First-Class Mail®	8/21/2013 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

PO BOX 2575

Tracking #: 71901140006000007181

Doc Ref #: 137ED2013

Postage: 4.8100

HARRISBURG PA 17105

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2013CV680

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, NOVEMBER 13, 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 THOSE two certain lots or parcels of land situate in the Borough of Millville, Columbia County, Pennsylvania:

TRACT NO. 1

BEGINNING at a post in the side of Main Street corner of lot formerly of M.W. Shoemaker, now George Russel; THENCE by said lot, North 36 degrees West 165 feet (deed from Mary Esther Sands to Dr. James P. Sands and Geo. E. Sands, hereinafter recited, gives such course as 'North 6 degrees West, 165 feet', which course is patently in error); THENCE North 53-1/4 degrees East, 67-1/2 feet more or less to a post; THENCE by land formerly of J.B. Eves, now Charles Biddle, et al., South 36 degrees East, 165 feet to a post in the street side; THENCE along said street, South 53-1/4 degrees West, 67-1/2 feet more or less to the place of BEGINNING. CONTAINING 11,137-1/2 feet more or less.

TRACT NO. 2

BEGINNING at corner of lot now or formerly of Howard Lyons on the South side of Second Street; THENCE by line of lot of said Lyons, South 38-3/4 degrees East 24 feet to a corner; THENCE by lot formerly of Edith Biddle, now Charles Biddle, et al., and Tract No. 1 herein, South 53-114 degrees West, 62 feet to a corner; THENCE by lands formerly of Grier L. Derr, et ux., now George Russel, North 36 degrees West 45 feet to the South side of Second Street; THENCE by the South side of said Second Street, North 71 degrees East 67 feet to the place of BEGINNING.

EXCEPTING FROM TRACT NO. 2 THE FOLLOWING:

BEGINNING at an iron pin on the Southern edge of right-of-way of Second Street; said iron pin also being 5.56 feet from a utility pole; THENCE by the edge of Second Street North 70 degrees 05 minutes 06 seconds East 13.60 feet to an iron pin; THENCE by lands of Chester C. and Ola E. Stackhouse South 38 degrees 29 minutes 38 seconds East 24.00 feet to an existing iron pipe; THENCE by lands of Jack B. and Linda B. Eckroth South 53 degrees 36 minutes 02 seconds West 17.61 feet to an iron pin; THENCE by other lands of Jack M. and Dorothy B. Ruckle North 28 degrees 51 minutes 44 seconds West 28.09 feet to the place of BEGINNING. CONTAINING 0.009 acres of land.

TITLE TO SAID PREMISES IS VESTED IN Trina J. Cardell, by Deed from Dale B. Ruckle and Deanna P. Ruckle, h/w and Janet R. Lee and Sheldon Lee, w/h, dated 09/28/2001, recorded 11/08/2001 in Instrument Number 200111257.

Tax Parcel: 24-01C-106-00,000

Premises Being: 144 MAIN STREET, MILLVILLE, PA 17846-5012

PROPERTY ADDRESS: 144 EAST MAIN STREET, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 24-01C-106

---

Seized and taken into execution to be sold as the property of TRINA J CARDELL in suit of CITIMORTGAGE, INC..

---

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

**Attorney for the Plaintiff:**  
PHELAN & HALLINAN LLP  
PHILADELPHIA, PA 215-563-7000

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

# REAL ESTATE OUTLINE

ED # 137-13

DATE RECEIVED 8-19-13  
DOCKET AND INDEX 8-21-13

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF I.K.A	<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>1336940</u>

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

SALE DATE	<u>Nov. 13, 13</u>	TIME <u>0900</u>
POSTING DATE	<u>Oct 10, 13</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Oct. 23</u>	
	2 <sup>ND</sup> WEEK <u>30</u>	
	3 <sup>RD</sup> WEEK <u>Nov. 6, 13</u>	

Sheriff of Columbia County

DATE 8/15/2013

CHECK # 001336940

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
815592 CET [815592] 144 MAIN STREET (2013 CV 680)	8/15/2013	1,350.00	0.00	001265211	1,350.00
TOTAL		1,350.00	0.00		1,350.00

Sheriff of Columbia County

DATE 8/15/2013

CHECK # 001336940

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
815592 CET [815592] 144 MAIN STREET (2013 CV 680)	8/15/2013	1,350.00	0.00	001265211	1,350.00
TOTAL		1,350.00	0.00		1,350.00

**WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)**

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

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL RESIDENTIAL  
MORTGAGE, INC.

vs.

TRINA J. CARDELL

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: 144 MAIN STREET, MILLVILLE, PA 17846-5012  
(See Legal Description attached)

Amount Due

Interest from 08/21/2013 to Date of Sale  
@ \$14.57 per diem

\$88,605.65

\$\_\_\_\_\_ and costs.

Dated 8-26-13  
(SEAL)

PH # 815592

Barbara H. Silvestri / KPS/  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

Proth & Clerk of Sev. Courts  
My Comm. Ex. Set to expire in 2016 4

### LEGAL DESCRIPTION

ALL THOSE two certain lots or parcels of land situate in the Borough of Millville, Columbia County, Pennsylvania:

#### TRACT NO. 1

BEGINNING at a post in the side of Main Street corner of lot formerly of M.W. Shoemaker, now George Russel; THENCE by said lot, North 36 degrees West 165 feet (deed from Mary Esther Sands to Dr. James P. Sands and Geo. E. Sands, hereinafter recited, gives such course as 'North 6 degrees West, 165 feet', which course is patently in error); THENCE North 53-1/4 degrees East, 67-1/2 feet more or less to a post; THENCE by land formerly of J.B. Eves, now Charles Biddle, et al., South 36 degrees East, 165 feet to a post in the street side; THENCE along said street, South 53-1/4 degrees West, 67-1/2 feet more or less to the place of BEGINNING. CONTAINING 11,137-1/2 feet more or less.

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BEGINNING at corner of lot now or formerly of Howard Lyons on the South side of Second Street; THENCE by line of lot of said Lyons, South 38-3/4 degrees East 24 feet to a corner; THENCE by lot formerly of Edith Biddle, now Charles Biddle, et al., and Tract No. 1 herein, South 53-1/4 degrees West, 62 feet to a corner; THENCE by lands formerly of Grier L. Derr, et ux., now George Russel, North 36 degrees West 45 feet to the South side of Second Street; THENCE by the South side of said Second Street, North 71 degrees East 67 feet to the place of BEGINNING.

#### EXCEPTING FROM TRACT NO. 2 THE FOLLOWING:

BEGINNING at an iron pin on the Southern edge of right-of-way of Second Street; said iron pin also being 5.56 feet from a utility pole; THENCE by the edge of Second Street North 70 degrees 05 minutes 06 seconds East 13.60 feet to an iron pin; THENCE by lands of Chester C. and Ola E. Stackhouse South 38 degrees 29 minutes 38 seconds East 24.00 feet to an existing iron pipe; THENCE by lands of Jack B. and Linda B. Eckroth South 53 degrees 36 minutes 02 seconds West 17.61 feet to an iron pin; THENCE by other lands of Jack M. and Dorothy B. Ruckle North 28 degrees 51 minutes 44 seconds West 28.09 feet to the place of BEGINNING. CONTAINING 0.009 acres of land.

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Tax Parcel: 24-01C-106-00,000

Premises Being: 144 MAIN STREET, MILLVILLE, PA 17846-5012

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

Attorneys for Plaintiff

**CITIMORTGAGE, INC., S/B/M TO PRINCIPAL RESIDENTIAL  
MORTGAGE, INC.**

Plaintiff

: **COURT OF COMMON PLEAS**

:

: **CIVIL DIVISION**

:

: **NO.: 2013 CV 680**

:

:

: **COLUMBIA COUNTY**

:

v.

**TRINA J. CARDELL**


Defendant(s)

**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, LLP**  
Meredith Wooters, Esq., Id. No.307207  
Attorney for Plaintiff



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

Attorney for Plaintiff

<b>CITIMORTGAGE, INC., S/B/M TO PRINCIPAL RESIDENTIAL MORTGAGE, INC.</b>	:	<b>COLUMBIA COUNTY</b>
	:	
	:	<b>COURT OF COMMON PLEAS</b>
	:	
<b>vs.</b>	:	<b>CIVIL DIVISION</b>
	:	
<b>TRINA J. CARDELL</b>	:	<b>NO.: <u>2013 CV 680</u></b>
	:	

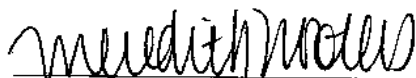
**VERIFICATION OF NON-MILITARY SERVICE**

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

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

(b) that defendant TRINA J. CARDELL is over 18 years of age and resides at 144 MAIN STREET, MILLVILLE, PA 17846-5012.

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



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

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

Attorneys for Plaintiff

**CITIMORTGAGE, INC., S/B/M TO PRINCIPAL RESIDENTIAL  
MORTGAGE, INC.**

Plaintiff

v.

**TRINA J. CARDELL**

Defendant(s)


: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2013 CV 680  
:  
:  
: 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:

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- ( ) 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, LLP**  
Meredith Wooters, Esq., Id. No.307207  
Attorney for Plaintiff

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

Attorney for Plaintiff

<b>CITIMORTGAGE, INC., S/B/M TO PRINCIPAL RESIDENTIAL MORTGAGE, INC.</b>	:	<b>COLUMBIA COUNTY</b>
	:	
	:	<b>COURT OF COMMON PLEAS</b>
	:	
<b>vs.</b>	:	<b>CIVIL DIVISION</b>
	:	
<b>TRINA J. CARDELL</b>	:	<b>NO.: <u>2013 CV 680</u></b>
	:	

**VERIFICATION OF NON-MILITARY SERVICE**

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

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

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



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

**CITIMORTGAGE, INC., S/B/M TO PRINCIPAL  
RESIDENTIAL MORTGAGE, INC.**

Plaintiff

**v.**

**TRINA J. CARDELL**

Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2013 CV 680**  
:  
: **COLUMBIA COUNTY**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**CITIMORTGAGE, INC., S/B/M TO PRINCIPAL RESIDENTIAL MORTGAGE, 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 **144 MAIN STREET, MILLVILLE, PA 17846-5012**.

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

Name

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

**TRINA J. CARDELL**

**144 MAIN STREET,  
MILLVILLE, PA 17846-5012**

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

Name

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

**TRINA J. CARDELL**

**144 MAIN STREET  
MILLVILLE, PA 17846-5012**

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**

**144 MAIN STREET  
MILLVILLE, PA 17846-5012**

**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**

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

**6<sup>TH</sup> 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**

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:

8/19/13

By:



**Phelan Hallinan, LLP**

Meredith Wooters, Esq., Id. No. 307207

Attorney for Plaintiff

**PHELAN HALLINAN, LLP**

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

**CITIMORTGAGE, INC., S/B/M TO PRINCIPAL  
RESIDENTIAL MORTGAGE, INC.**  
Plaintiff

v.

**TRINA J. CARDELL**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2013 CV 680**  
:  
: **COLUMBIA COUNTY**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

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Name

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

**TRINA J. CARDELL**

**144 MAIN STREET,  
MILLVILLE, PA 17846-5012**

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Address (if address cannot be reasonably  
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**TRINA J. CARDELL**

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MILLVILLE, PA 17846-5012**

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reasonably ascertained, please indicate)

**None.**

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Name

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

**None.**

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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

144 MAIN STREET  
MILLVILLE, PA 17846-5012

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

COMMONWEALTH OF PENNSYLVANIA  
BUREAU OF INDIVIDUAL TAX  
INHERITANCE TAX DIVISION

6<sup>TH</sup> 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

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: 8/19/13

By: Meredith Wooters

Phelan Hallinan, LLP

Meredith Wooters, Esq., Id. No.307207

Attorney for Plaintiff

PHELAN HALLINAN, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL  
RESIDENTIAL MORTGAGE, INC.

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
Plaintiff :  
: NO.: 2013 CV 680  
:  
:  
: COLUMBIA COUNTY  
Defendant(s) :

vs.

TRINA J. CARDELL

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

TO: TRINA J. CARDELL  
144 MAIN STREET  
MILLVILLE, PA 17846-5012

**\*\*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 **144 MAIN STREET, MILLVILLE, PA 17846-5012** 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 \$88,605.65 obtained by CITIMORTGAGE, INC., S/B/M TO PRINCIPAL RESIDENTIAL MORTGAGE, 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.

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 THOSE two certain lots or parcels of land situate in the Borough of Millville, Columbia County, Pennsylvania:

#### TRACT NO. 1

BEGINNING at a post in the side of Main Street corner of lot formerly of M.W. Shoemaker, now George Russel; THENCE by said lot, North 36 degrees West 165 feet (deed from Mary Esther Sands to Dr. James P. Sands and Geo. E. Sands, hereinafter recited, gives such course as 'North 6 degrees West, 165 feet', which course is patently in error); THENCE North 53-1/4 degrees East, 67-1/2 feet more or less to a post; THENCE by land formerly of J.B. Eves, now Charles Biddle, et al., South 36 degrees East, 165 feet to a post in the street side; THENCE along said street, South 53-1/4 degrees West, 67-1/2 feet more or less to the place of BEGINNING. CONTAINING 11,137-1/2 feet more or less.

#### TRACT NO. 2

BEGINNING at corner of lot now or formerly of Howard Lyons on the South side of Second Street; THENCE by line of lot of said Lyons, South 38-3/4 degrees East 24 feet to a corner; THENCE by lot formerly of Edith Biddle, now Charles Biddle, et al., and Tract No. 1 herein, South 53-1/4 degrees West, 62 feet to a corner; THENCE by lands formerly of Grier L. Derr, et ux., now George Russel, North 36 degrees West 45 feet to the South side of Second Street; THENCE by the South side of said Second Street, North 71 degrees East 67 feet to the place of BEGINNING.

#### EXCEPTING FROM TRACT NO. 2 THE FOLLOWING:

BEGINNING at an iron pin on the Southern edge of right-of-way of Second Street; said iron pin also being 5.56 feet from a utility pole; THENCE by the edge of Second Street North 70 degrees 05 minutes 06 seconds East 13.60 feet to an iron pin; THENCE by lands of Chester C. and Ola E. Stackhouse South 38 degrees 29 minutes 38 seconds East 24.00 feet to an existing iron pipe; THENCE by lands of Jack B. and Linda B. Eckroth South 53 degrees 36 minutes 02 seconds West 17.61 feet to an iron pin; THENCE by other lands of Jack M. and Dorothy B. Ruckle North 28 degrees 51 minutes 44 seconds West 28.09 feet to the place of BEGINNING. CONTAINING 0.009 acres of land.

TITLE TO SAID PREMISES IS VESTED IN Trina J. Cardell, by Deed from Dale B. Ruckle and Deanna P. Ruckle, h/w and Janet R. Lee and Sheldon Lee, w/h, dated 09/28/2001, recorded 11/08/2001 in Instrument Number 200111257.

Tax Parcel: 24-01C-106-00,000

Premises Being: 144 MAIN STREET, MILLVILLE, PA 17846-5012

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2013 CV 680**

**CITIMORTGAGE, INC., S/B/M TO PRINCIPAL RESIDENTIAL MORTGAGE, INC.**  
v.

**TRINA J. CARDELL**

owner(s) of property situate in **MILLVILLE BOROUGH**, COLUMBIA County,  
Pennsylvania, being

**144 MAIN STREET, MILLVILLE, PA 17846-5012**

**Parcel No. 24-01C-106-00,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$88,605.65**

**Attorneys for Plaintiff**

Phelan Hallinan, LLP

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Premises Being: 144 MAIN STREET, MILLVILLE, PA 17846-5012

## SHERIFF'S RETURN

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL RESIDENTIAL  
MORTGAGE, INC.

Plaintiff

vs.

TRINA J. CARDELL

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2013 CV 680

ISSUED

NOW, \_\_\_\_\_ 20\_\_ I, \_\_\_\_\_ High Sheriff of Columbia County, Pennsylvania, do  
hereby deputize the Sheriff of \_\_\_\_\_ County, Pennsylvania, to execute this Writ. This deputation being  
made at the request and risk of the Plaintiff.  
Defendants alleged address is \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Sheriff, Columbia County, Pennsylvania

By \_\_\_\_\_  
Deputy Sheriff

### AFFIDAVIT OF SERVICE

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

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

day of \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
Notary Public

BY: \_\_\_\_\_  
Sheriff

\_\_\_\_\_, 20\_\_, See return endorsed hereon by Sheriff of  
\_\_\_\_\_, County, Pennsylvania, and made a part of this  
return

So Answers,

\_\_\_\_\_  
Sheriff

\_\_\_\_\_  
Deputy Sheriff

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff  
CITIMORTGAGE, INC., S/B/M TO PRINCIPAL RESIDENTIAL MORTGAGE, INC. No.: 2013 CV 680

Defendant  
TRINA J. CARDELL 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,  
**AT** { ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
144 MAIN STREET  
MILLYVILLE, PA 17846-5012

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

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

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

\_\_\_\_\_  
Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ — Defendant	Telephone Number (215)563-7000	Date <u>8/19/13</u>
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

### 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  Signature of Sheriff  Sheriff of _____	Date  Date
---	---	------------------

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL RESIDENTIAL MORTGAGE, INC.

No.: 2013 CV 680

Defendant

TRINA J. CARDELI.

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.

TRINA J. CARDELI.

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

144 MAIN STREET

MILLVILLE, PA 17846-5012

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: *Meredith Miller*  
Columbia Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

(215)563-7000

8/19/13

### 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



PRINTED DOCUMENT PRINTED ON CHEMICAL RESISTIVE PAPER WITH MICROPRINTED BORDER

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

TD Bank, NA  
3-180/360

001336940

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE  
8/15/2013

AMOUNT  
\*\*\*\*\$1,350.00

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

CET [815692] 144 MAIN STREET (2013 CV 680)

AUTHORIZED SIGNATURE

*Travis S. Hallinan*

8/15/2013  
1350.00  
1350.00

⑈001336940⑈ ⑆036001808⑆ 361508666⑈

THIS DOCUMENT CONTAINS INFORMATION THAT IS UNCLASSIFIED AND IS NOT TO BE RELEASED TO THE PUBLIC WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE FBI