

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIMORTGAGE, INC.
vs.
KATHY SHEPPERSON (et al.)

Case Number
2012CV1160

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
09/25/2013	Advance Fee	Advance Fee	108937	\$0.00	\$1,350.00
09/25/2013	Advertising Sale (Newspaper)			\$15.00	\$0.00
09/25/2013	Advertising Sale Bills & Copies			\$17.50	\$0.00
09/25/2013	Crying Sale			\$10.00	\$0.00
09/25/2013	Docketing			\$15.00	\$0.00
09/25/2013	Levy			\$15.00	\$0.00
09/25/2013	Mailing Costs			\$48.00	\$0.00
09/25/2013	Posting Handbill			\$15.00	\$0.00
09/25/2013	Sheriff Automation Fund			\$50.00	\$0.00
09/25/2013	Web Posting			\$100.00	\$0.00
10/16/2013	Service			\$195.00	\$0.00
10/16/2013	Service Mileage			\$6.00	\$0.00
10/16/2013	Tax Claim Search			\$5.00	\$0.00
10/16/2013	Surcharge			\$140.00	\$0.00
10/16/2013	Copies			\$6.50	\$0.00
10/16/2013	Refund		6299	\$712.00	\$0.00
				\$1,350.00	\$1,350.00
				TOTAL BALANCE: \$0.00	

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>40.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.25</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>2.50</u>
NOTARY	\$ _____
TOTAL *****	\$ <u>375.00</u>

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

PROTHONOTARY (NOTARY)	\$ <u>10.00</u>
RECORDER OF DEEDS	\$ _____
TOTAL *****	\$ <u>0.00</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>140.00</u>
MISC. _____	\$ _____
TOTAL *****	\$ <u>140.00</u>

TOTAL COSTS (OPENING BID) \$ 635.00

725.00

MILSTEAD & ASSOCIATES, LLC

WOODLAND FALLS CORPORATE PARK
220 LAKE DRIVE EAST, SUITE 301
CHERRY HILL, NJ 08002

(856) 482-1400
Fax: (856) 482-9190

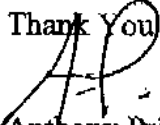
FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Real Estate Dept	Anthony Price
COMPANY:	DATE:
Columbia Sheriff's Sale	October 15, 2013
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
570-389-5625	1
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
570-389-5624	88.20278
RE:	YOUR REFERENCE NUMBER:
George T. Shepperson and Kathy M. Shepperson	2012-CV-1160

A follow-up copy ☐ will ☒ not be sent by mail.

146 Please accept this fax as authorization to **STAY** the sale which is currently scheduled for 11/20/2013. No funds have been exchanged in consideration of the stay.

Thank You


Anthony Price

**IF THERE IS A PROBLEM WITH THIS TRANSMISSION
PLEASE CALL (856) 482-1400**

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INTENDED RECIPIENT(S) NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ADDRESS LISTED ABOVE VIA UNITED STATES POSTAL SERVICE.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

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Chief Deputy



CITIMORTGAGE, INC.
vs.
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2012CV1160

SHERIFF'S RETURN OF SERVICE

10/09/2013 01:10 PM - DEPUTY TYLER HINOJOSA, 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 1080 SOUTH MARKET STREET, BLOOMSBURG, PA 17815.



TYLER HINOJOSA, DEPUTY

SO ANSWERS,



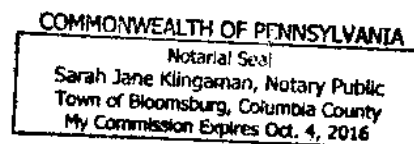
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 10, 2013

NOTARY

Affirmed and subscribed to before me this

10TH day of OCTOBER, 2013





Sarah Jane Klingaman

Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 220 LAKE DRIVE EAST, SUITE 301, CHERRY HILL, NJ 08002

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIMORTGAGE, INC.
vs.
KATHY SHEPPERSON (et al.)

Case Number
2012CV1160

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 10/25/2013

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1080 SOUTH MARKET STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 10/9/13

Time: 13:16

Deputy: 17

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2012CV1160

1080 SOUTH MARKET STREET, BLOOMSBURG, PA 17815 EXP: 10/25/2013

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

REAL ESTATE TAX CERTIFICATION

Date: 10/01/2013

Fee: \$5.00

Cert. NO: 16585

SHEPPERSON GEORGE T & KATHY M
PO BOX 705
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG
Deed: 0441 -0092
Location: LOT 1 & 1/2 2
Parcel Id:05W-02 -168-00,000

Assessment: 42,626
Balances as of 10/01/2013

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

By: Columbia County Sheriff Per: dm.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIMORTGAGE, INC.
vs.
KATHY SHEPPERSON (et al.)

Case Number
2012CV1160

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/25/2013

Warrant:

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

Serve To:

Name: BLOOMSBURG AREA SCHOOL DISTRICT-

Primary Address: 728 E. 5TH STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Brenda Breisch

Relation: District office sec.

Date: 09/30/13 Time: 14:10

Deputy: #2 Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BLOOMSBURG AREA SCH

2012CV1160

728 E. 5TH STREET, BLOOMSBURG, PA 17815

EXP: 10/25/2013

Document Receipt

Trans #	1009	Carrier / service:	USPS Server	First-Class Mail®	9/26/2013 12:00:00 AM
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Ship to:

KATHY SHEPPERSON

KOA CAMPGROUND

10,000 MACAV PARKWAY

Tracking #: 71901140006000010105

Doc Ref #: 156ED2013

Postage 4.8100

LAUGHLIN NV 89029

Document Receipt

Trans #	1008	Carrier / service	USPS Server	First-Class Mail®	9/26/2013 12:00:00 AM
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Ship to

GEORGE SHEPPERSON

KOA CAMPGROUND

10,000 MACAY PARKWAY

LAUGHLIN NV 89029

Tracking #: 71901140006000010099

Doc Ref #: 156ED2013

Postage 4.8100

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIMORTGAGE, INC.
vs.
KATHY SHEPPERSON (et al.)

Case Number
2012CV1160

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/25/2013

Warrant:

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

Serve To:

Name: GEORGE SHEPPERSON

Primary Address: 1080 SOUTH MARKET STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: KOA Camp Ground
10,000 MACAV PARKWAY

Phone: LAUGH LIN NE 89029

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 09-26-13

Time: 1530

Deputy: 16

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:	9-26-13					
Time:	1025					
Mileage:						
Deputy:	16					

Service Attempt Notes:

1. Does not live there in AZ

2.

3.

4.

5.

6.

SHEPPERSON, GEORGE

2012CV1160

1080 SOUTH MARKET STREET, BLOOMSBURG, PA 1781 EXP: 10/25/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIMORTGAGE, INC.
vs.
KATHY SHEPPERSON (et al.)

Case Number
2012CV1160

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 10/25/2013

Zone:

Warrant:

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

Serve To:

Name: KATHY SHEPPERSON

Primary Address: 1080 SOUTH MARKET STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: KOA CAMP Ground
10,000 MACAV PARKWAY

Phone: LAUGHLIN NE 89029

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 09-26-13 Time: 1530

Deputy: 16 Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:	9-26-13					
Time:	1025					
Mileage:						
Deputy:	16					

Service Attempt Notes:

1. Does not live there IN A2

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

SHEPPERSON, KATHY

2012CV1160

1080 SOUTH MARKET STREET, BLOOMSBURG, PA 17815 EXP: 10/25/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIMORTGAGE, INC.
vs.
KATHY SHEPPERSON (et al.)

Case Number
2012CV1160

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**

Manner: < Not Specified > **Expires:** 10/25/2013 **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: Debbie Miller

Relation: Clerk

Date: 9-26-13 **Time:** 14:55

Deputy: LC **Mileage:**

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC **Phone:**

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2012CV1160

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 10/25/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIMORTGAGE, INC.
vs.
KATHY SHEPPERSON (et al.)

Case Number
2012CV1160

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/25/2013

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: Karen Richendrfer

Relation: Clerk II

Date: 9-26-13

Time: 15:00

Deputy: 16

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2012CV1160

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 10/25/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIMORTGAGE, INC.
vs.
KATHY SHEPPERSON (et al.)

Case Number
2012CV1160

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/25/2013

Warrant:

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

Serve To:

Name: Mary F. Ward

Primary Address: 301 E Second Street, Town Hall
Bloomsburg, PA 17816

Phone: 570-784-1581

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge - Posted - Other

Adult In Charge:

MARY WARD

Relation:

Tax OFFICER

Date:

9-26-13

Time:

1005

Deputy:

16

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

WARD, MARY F.

2012CV1160

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA EXP: 10/25/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIMORTGAGE, INC.
vs.
KATHY SHEPPERSON (et al.)

Case Number
2012CV1160

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/25/2013

Warrant:

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

Serve To:

Name: BLOOMSBURG SEWER

Primary Address: 2ND STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Amber Kenney

Relation: Office Manager

Date: 9-26-13 Time: 1000

Deputy: 16 Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BLOOMSBURG SEWER

2012CV1160

2ND STREET, BLOOMSBURG, PA 17815

EXP: 10/25/2013

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400
Attorney for Plaintiff
File Number: 88.20278

CitiMortgage, Inc.

Plaintiff,

vs.

**George T. Shepperson
Kathy M. Shepperson**

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2012-CV-1160

2013-ED-156

**AFFIDAVIT OF SERVICE
PURSUANT TO RULE 3129.1**

CitiMortgage, Inc., Plaintiff in the above entitled cause of action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 1080 South Market Street, Bloomsburg, PA 17815:

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

George T. Shepperson
1080 South Market Street
Bloomsburg, PA 17815

Kathy M. Shepperson
1080 South Market Street
Bloomsburg, PA 17815

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

Same as above

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

CitiMortgage, Inc.
(Plaintiff herein)
1000 Technology Drive
O'Fallon, MO 63368

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

CitiMortgage, Inc.
(Plaintiff herein)
1000 Technology Drive
O'Fallon, MO 63368

5. Name and address of every other person who has any record lien on the property:

None Known

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:

None Known

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

Tenant/Occupant
1080 South Market Street
Bloomsburg, PA 17815

Department of Domestic Relations
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

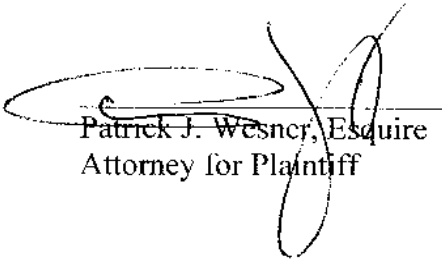
3 Commonwealth of Pennsylvania
Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

Bloomsburg Town Tax Office
301 East Second Street Town Hall
Bloomsburg, PA 17815

4 Berkheimer Tax Administrator
50 North Seventh Street
Bangor, PA 18013

5 Bloomsburg Area School District
728 East 5th Street
Bloomsburg, PA 17815

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


Patrick J. Wesner, Esquire
Attorney for Plaintiff

Date: September 26, 2013

Document Receipt

Trans #	999	Carrier / service:	USPS Server	First-Class Mail®	9/25/2013 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking # 71901140006000010006

Doc Ref # 156ED2013

Postage 4.8100

PHILADELPHIA PA 19106

Document Receipt

Trans #	998	Carrier / service:	USPS Server	First-Class Mail®	9/25/2013 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N. C. NIX FEDERAL BUILDING

Tracking #: 71901140006000009994

Doc Ref #: 156FD2013

Postage 4.8100

PHILADELPHIA PA 19107

Document Receipt

Trans #	997	Carrier / service:	USPS Server	First-Class Mail®	9/25/2013 12:00:00 AM
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Ship to:

OFFICE OF FAIR

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking # 7190*140006000009987

Doc Ref # 156ED2013

Postage 4.8100

HARRISBURG PA 17105

Document Receipt

Trans #	996	Carrier / service:	USPS Server	First-Class Mail®	9/25/2013 12:03:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking # 71901140006000009970

Doc Ref #: 156ED2013

Postage 4.8100

HARRISBURG PA 17128

Document Receipt

Trans #	995	Carrier / service	USPS Server	First-Class Mail®	9/25/2013 12:00:00 AM
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Ship to:

BERKHEIMER TAX ADMINISTRATOR

50 NORTH SEVENTH STREET

Tracking #: 71901140006000009963

Doc Ref #: 156ED2013

Postage 4.8100

BANGOR PA 18013

Document Receipt

Trans #	994	Carrier / service:	USPS Server	First-Class Mail®	9/25/2013 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

PO BOX 2575

Tracking # 71901140006000009956

Doc Ref # 156ED2013

Postage 4.8100

HARRISBURG PA 17105

SHERIFF'S SALE

WEDNESDAY NOVEMBER 20, 2013 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 156 OF 2013 ED AND CIVIL WRIT NO. 1160 OF 2012 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

Parcel No. 1: Beginning at the northeast corner of Lot No. 4 in Block A in the Waller Addition to the Town of Bloomsburg on the southern line of an unnamed alley lying between Tenth and Eleventh Streets in said addition; And running thence by the southern line of said alley, north 68 degrees east, 8 feet to a point in the center line of and abandoned alley; Thence by the center line of said abandoned alley, south 22 degrees east, 62-1/2 feet; Thence south 68 degrees west, 8 feet to a point in the eastern line of Lot No. 4; Thence by the eastern line of said lot, north 22 degrees west, 62-1/2 feet to the southern line of the unnamed alley, the place of beginning,

Parcel No. 2: Beginning at the southwest corner of the intersection of Market Street and a 16 foot wide alley between Tenth and Eleventh Streets; Thence along the southern side of said alley, south 68 degree west, 120 feet to the eastern side of a 16 foot wide alley; Thence by the same, south 22 degrees east, 62-1/2 feet to a corner in line of lot now or late of John Sitler; Thence by the same, north 68 degrees east 120 feet to a corner on the western side of Market Street; Thence by the same, north 22 degrees west, 62-1/2 feet to the southwest corner of Market Street and a 16 foot wide alley, the place of beginning.

Being Lot No. 1 and the northern one-half of Lot No. 2 in Block A of Waller's Addition to the Town of Bloomsburg.

Together with all rights in and to an alley as set forth in Deed Book 185 Page 696 resulting from the vacation of said unnamed

Title to said Premises vested in Joseph V. Ortelli, II and Donna M. Ortelli, husband and wife by Deed from Joseph V. Ortelli, II dated 09/17/2003 and recorded 10/17/2003 in the Northampton County Recorder of Deeds in Book 2003-1, Page 435022.

Being known as 1080 South Market Street, Bloomsburg, PA 17815

Tax Parcel Number: 05W-02-168

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10 %) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid with eight (8) days after the sale in cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney
Milstead & Associates, LLC

Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

REAL ESTATE OUTLINE

ED # 156-13

DATE RECEIVED 9-25-13
DOCKET AND INDEX 9-25-13

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	9-25 left package
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>108937</u>

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

SALE DATE	<u>Nov, 29/13</u>	TIME <u>0900</u>
POSTING DATE	<u>Oct, 10, 13</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>Oct. 30</u>
	2 ND WEEK	<u>Nov. 6</u>
	3 RD WEEK	<u>13, 13</u>

MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead, Esq.

Richard M. Milstead, Esq.

Nelson Diaz, Esq. PA & NJ

Mary L. Harbert-Bell, Esq. PA & NJ

Patrick J. Wesner, Esq. PA & NJ

Mark E. Herrera, Esq. PA & NJ

David H. Lipow, Esq. PA & NJ

Whitney B. Weinlein, Esq. NJ

Lisa Ann Thomas
Sr. Foreclosure Administrator

Attorneys at Law
Woodland Falls Corporate Park
220 Lake Drive East, Suite 301
Cherry Hill, New Jersey 08002
TEL (856) 482-1400 FAX (856) 482-9190
www.milsteadlaw.com

Pennsylvania Location:

7 N. Columbus Boulevard #200
Philadelphia, PA 19106-1422
Phone: (215) 717-0043
Fax: (215) 717-0044

Our File No. 88.20278

September 3, 2013

Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: CitiMortgage, Inc. vs. George T. Shepperson and Kathy M. Shepperson
List property for Sheriff's Sale/Service of Defendants

Dear Sir/Madam:

Please serve the defendant(s) as listed below:

George T. Shepperson and Kathy M. Shepperson
1080 South Market Street, Bloomsburg, PA 17815

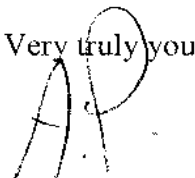
Also post the handbill on the mortgage premises listed below:

1080 South Market Street, Bloomsburg, PA 17815

Once service has been completed please forward the returns to our office in the enclosed self addressed stamped envelope.

Thank you for your attention to this matter.

Very truly yours,



Anthony Price
Paralegal

CitiMortgage, Inc.

Plaintiff,

vs.

George T. Shepperson
Kathy M. Shepperson

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION
(Mortgage Foreclosure)

NO.: 2012-CV-1160

2013-ED-156

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

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

1080 South Market Street, Bloomsburg, PA 17815
(see legal description attached)

AMOUNT DUE	\$ 160,456.61
INTEREST	
From 06/28/2013 to Date	\$ _____
of Sale at \$24.99 per diem	
TOTAL DUE	\$ _____
Plus costs as endorsed	

Dated: 9-25-13

(SEAL)

Barbara N. Silvestri /KPB/
(clerk) Office of Judicial Support, Common
Pleas Court of Columbia County, Penna.

Filed & Clerk of Sov. Courts
My Comm. Ex. 1st Monday in 2014

No. 2012-CV-1160

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

CitiMortgage, Inc.

vs.

George T. Shepperson
Kathy M. Shepperson


**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Office of Judicial Support

Judg. Fee

Sat.



Patrick J. Wesher
Attorney for Plaintiff

Address: 1080 South Market Street, Bloomsburg, PA
17815

Where papers may be served

All those two (2) certain pieces, and parcels of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows:

Parcel No. 1: Beginning at the northeast corner of Lot No. 4 in Block A in the Waller Addition to the Town of Bloomsburg on the southern line of an unnamed alley lying between Tenth and Eleventh Streets in said addition:

And running thence by the southern line of said alley, north 68 degrees east, 8 feet to a point in the center line of and abandoned alley;

Thence by the center line of said abandoned alley, south 22 degrees east, 62-1/2 feet;

Thence south 68 degrees west, 8 feet to a point in the eastern line of Lot No. 4;

Thence by the eastern line of said lot, north 22 degrees west, 62-1/2 feet to the southern line of the unnamed alley, the place of beginning,

Parcel No. 2: Beginning at the southwest corner of the intersection of Market Street and a 16 foot wide alley between Tenth and Eleventh Streets;

Thence along the southern side of said alley, south 68 degreee west, 120 feet to the eastern side of a 16 foot wide alley;

Thence by the same, south 22 degrees east, 62-1/2 feet to a corner in line of lot now or late of John Sitler;

Thence by the same, north 68 degrees east 120 feet to a corner on the western side of Market Street;

Thence by the same, north 22 degrees west, 62-1/2 feet to the southwest corner of Market Street and a 16 foot wide alley, the place of beginning.

Being Lot No. 1 and the northern one-half of Lot No. 2 in Block A of Waller's Addition to the Town of Bloomsburg.

Together with all rights in and to an alley as set forth in Deed Book 185 Page 696 resulting from the vacation of said unnamed

Title to said Premises vested in Joseph V. Ortelli, II and Donna M. Ortelli, husband and wife by Deed from Joseph V. Ortelli, II dated 09/17/2003 and recorded 10/17/2003 in the Northampton County Recorder of Decds in Book 2003-1, Page 435022.

Being known as 1080 South Market Street, Bloomsburg, PA 17815

Tax Parcel Number: 05W-02-168

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400
File Number: 88.20278

CitiMortgage, Inc.

Plaintiff,

vs.

**George T. Shepperson
Kathy M. Shepperson**

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2012-CV-1160

2013-ED-156

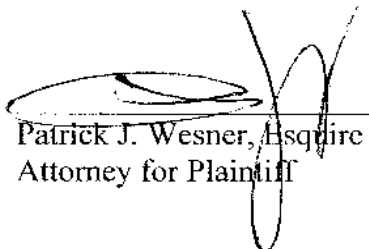
CERTIFICATION

CERTIFICATION

Patrick J. Wesner, Esquire, hereby verifies that he is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☒ (X) An FHA Mortgage
- ☐ () Non-owner occupied
- ☐ () Vacant
- ☐ () Act 91 Procedures have been fulfilled

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


Patrick J. Wesner, Esquire
Attorney for Plaintiff

Date: September 20, 2013

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400
File Number: 88.20278

CitiMortgage, Inc.

Plaintiff,

vs.

**George T. Shepperson
Kathy M. Shepperson**

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2012-CV-1160

2013-ED-156

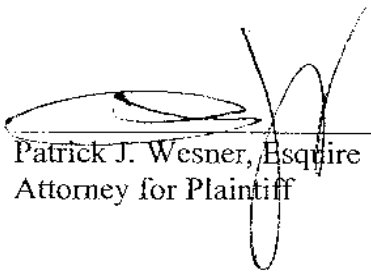
CERTIFICATION

CERTIFICATION

Patrick J. Wesner, Esquire, hereby verifies that he is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☒ (X) An FHA Mortgage
- ☐ () Non-owner occupied
- ☐ () Vacant
- ☐ () Act 91 Procedures have been fulfilled

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


Patrick J. Wesner, Esquire
Attorney for Plaintiff

Date: September 20, 2013

MILSTEAD & ASSOCIATES, LLC

BY: Patrick J. Wesner, Esquire

ID No. 203145

220 Lake Drive East, Suite 301

Cherry Hill, NJ 08002

(856) 482-1400

File Number: 88.20278

CitiMortgage, Inc.

Plaintiff,

vs.

George T. Shepperson

Kathy M. Shepperson

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2012-CV-1160

2013-ED-156

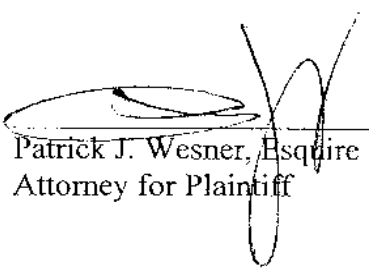
CERTIFICATION

CERTIFICATION

Patrick J. Wesner, Esquire, hereby verifies that he is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☒ (X) An FHA Mortgage
- ☐ () Non-owner occupied
- ☐ () Vacant
- ☐ () Act 91 Procedures have been fulfilled

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


Patrick J. Wesner, Esquire
Attorney for Plaintiff

Date: September 20, 2013

MILSTEAD & ASSOCIATES, LLC

BY: Patrick J. Wesner, Esquire

ID No. 203145

220 Lake Drive East, Suite 301

Cherry Hill, NJ 08002

(856) 482-1400

File Number: 88.20278

CitiMortgage, Inc.

Plaintiff,

vs.

George T. Shepperson

Kathy M. Shepperson

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2012-CV-1160

2013 - ED - 156

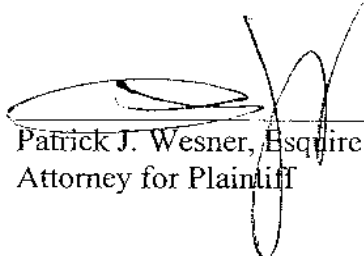
CERTIFICATION

CERTIFICATION

Patrick J. Wesner, Esquire, hereby verifies that he is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☒ (X) An FHA Mortgage
- ☐ () Non-owner occupied
- ☐ () Vacant
- ☐ () Act 91 Procedures have been fulfilled

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


Patrick J. Wesner, Esquire
Attorney for Plaintiff

Date: September 20, 2013

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400
Attorney for Plaintiff
File Number: 88.20278

CitiMortgage, Inc.

Plaintiff,

vs.

**George T. Shepperson
Kathy M. Shepperson**

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2012-CV-1160

2013-ED-156

**AFFIDAVIT OF SERVICE
PURSUANT TO RULE 3129.1**

CitiMortgage, Inc., Plaintiff in the above entitled cause of action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 1080 South Market Street, Bloomsburg, PA 17815:

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

George T. Shepperson
1080 South Market Street
Bloomsburg, PA 17815

Kathy M. Shepperson
1080 South Market Street
Bloomsburg, PA 17815

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

Same as above

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

CitiMortgage, Inc.
(Plaintiff herein)
1000 Technology Drive
O'Fallon, MO 63368

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

CitiMortgage, Inc.
(Plaintiff herein)
1000 Technology Drive
O'Fallon, MO 63368

5. Name and address of every other person who has any record lien on the property:

None Known

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:

None Known

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

Tenant/Occupant
1080 South Market Street
Bloomsburg, PA 17815

Department of Domestic Relations
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

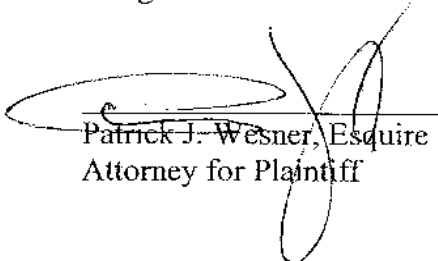
Commonwealth of Pennsylvania
Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

Bloomsburg Town Tax Office
301 East Second Street Town Hall
Bloomsburg, PA 17815

Berkheimer Tax Administrator
50 North Seventh Street
Bangor, PA 18013

Bloomsburg Area School District
728 East 5th Street
Bloomsburg, PA 17815

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



Patrick J. Wesner, Esquire
Attorney for Plaintiff

Date: September 20, 2013

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400
Attorney for Plaintiff
File Number: 88.20278

CitiMortgage, Inc.

Plaintiff,

vs.

**George T. Shepperson
Kathy M. Shepperson**

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2012-CV-1160

2013-ED-156

**AFFIDAVIT OF SERVICE
PURSUANT TO RULE 3129.1**

CitiMortgage, Inc., Plaintiff in the above entitled cause of action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 1080 South Market Street, Bloomsburg, PA 17815:

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

George T. Shepperson
1080 South Market Street
Bloomsburg, PA 17815

Kathy M. Shepperson
1080 South Market Street
Bloomsburg, PA 17815

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

Same as above

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

CitiMortgage, Inc.
(Plaintiff herein)
1000 Technology Drive
O'Fallon, MO 63368

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

CitiMortgage, Inc.
(Plaintiff herein)
1000 Technology Drive
O'Fallon, MO 63368

5. Name and address of every other person who has any record lien on the property:

None Known

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:

None Known

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

Tenant/Occupant
1080 South Market Street
Bloomsburg, PA 17815

Department of Domestic Relations
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

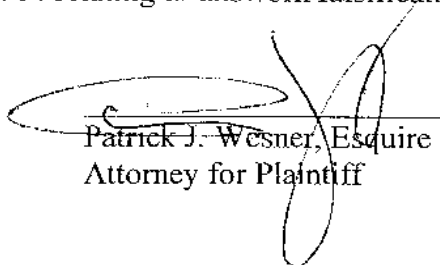
Commonwealth of Pennsylvania
Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

Bloomsburg Town Tax Office
301 East Second Street Town Hall
Bloomsburg, PA 17815

Berkheimer Tax Administrator
50 North Seventh Street
Bangor, PA 18013

Bloomsburg Area School District
728 East 5th Street
Bloomsburg, PA 17815

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



Patrick J. Wesner, Esquire
Attorney for Plaintiff

Date: September 26, 2013

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S) George T. Shepperson
Kathy M. Shepperson

PLAINTIFF/SELLER: CitiMortgage, Inc.

DEFENDANT(S): George T. Shepperson
Kathy M. Shepperson

PROPERTY: 1080 South Market Street
Bloomsburg, PA 17815
(Improvements erected thereon)

JUDGMENT AMOUNT: \$160,456.61

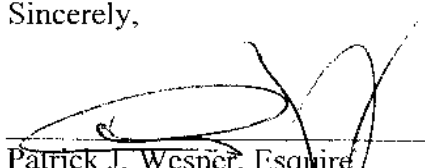
COLUMBIA COUNTY

No.: 2012-CV-1160 2013-ED-156

The above captioned property is scheduled to be sold at Sheriff's Sale on _____ at _____ in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815. You may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interest.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after the sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within 10 days after the filing of the schedule.

Sincerely,



Patrick J. Wesner, Esquire
MILSTEAD & ASSOCIATES, LLC
Woodland Falls Corporate Park
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002

88.20278

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400
Attorney for Plaintiff
File Number: 88.20278

CitiMortgage, Inc.

Plaintiff,

vs.

**George T. Shepperson
Kathy M. Shepperson**

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2012-CV-1160

2013-ED-156

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY PURSUANT
TO P.A.R.C.P.3129**

TAKE NOTICE:

Your house (real estate) at 1080 South Market Street, Bloomsburg, PA 17815, is scheduled to be sold at sheriff's sale on _____ at _____ in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of \$160,456.61 obtained by CitiMortgage, Inc.

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

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

1. The Sale will be cancelled if you pay to Milstead & Associates LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 856-482-1400.
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 following page 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.

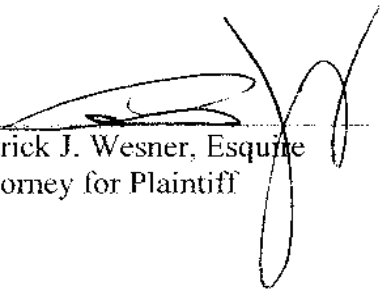
1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Milstead & Associates at 856-482-1400.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market value of your property.
3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened you may call Milstead and Associates at 856-482-1400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the Buyer. At that time, the Buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the Sale.

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

Lawyers Referral and Information Service
Columbia County Bar Association
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within writ may leave same with a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Patrick J. Wesner, Esquire
Attorney for Plaintiff

SHORT DESCRIPTION

DOCKET NO: 2012-CV-1160 2013-ED-156

ALL THAT CERTAIN lot or piece of ground situate in Town of Bloomsburg, County of Columbia, and Commonwealth of Pennsylvania

TAX PARCEL NO: 05W-02-168

PROPERTY ADDRESS 1080 South Market Street
Bloomsburg, PA 17815

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: George T. Shepperson
Kathy M. Shepperson

ATTORNEY'S NAME: Patrick J. Wesner, Esquire

SHERIFF'S NAME: Timothy T. Chamberlain

All those two (2) certain pieces, and parcels of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows:

Parcel No. 1: Beginning at the northeast corner of Lot No. 4 in Block A in the Waller Addition to the Town of Bloomsburg on the southern line of an unnamed alley lying between Tenth and Eleventh Streets in said addition:

And running thence by the southern line of said alley, north 68 degrees east, 8 feet to a point in the center line of and abandoned alley;

Thence by the center line of said abandoned alley, south 22 degrees east, 62-1/2 feet;

Thence south 68 degrees west, 8 feet to a point in the eastern line of Lot No. 4;

Thence by the eastern line of said lot, north 22 degrees west, 62-1/2 feet to the southern line of the unnamed alley, the place of beginning,

Parcel No. 2: Beginning at the southwest corner of the intersection of Market Street and a 16 foot wide alley between Tenth and Eleventh Streets;

Thence along the southern side of said alley, south 68 degree west, 120 feet to the eastern side of a 16 foot wide alley;

Thence by the same, south 22 degrees east, 62-1/2 feet to a corner in line of lot now or late of John Sittler;

Thence by the same, north 68 degrees east 120 feet to a corner on the western side of Market Street;

Thence by the same, north 22 degrees west, 62-1/2 feet to the southwest corner of Market Street and a 16 foot wide alley, the place of beginning.

Being Lot No. 1 and the northern one-half of Lot No. 2 in Block A of Waller's Addition to the Town of Bloomsburg.

Together with all rights in and to an alley as set forth in Deed Book 185 Page 696 resulting from the vacation of said unnamed

Title to said Premises vested in Joseph V. Ortelli, II and Donna M. Ortelli, husband and wife by Deed from Joseph V. Ortelli, II dated 09/17/2003 and recorded 10/17/2003 in the Northampton County Recorder of Deeds in Book 2003-1, Page 435022.

Being known as 1080 South Market Street, Bloomsburg, PA 17815

Tax Parcel Number: 05W-02-168

108937

Milstead & Associates LLC

220 LAKE DRIVE EAST, SUITE 301
CHERRY HILL, NJ 08002
856-482-1400



America's Most Convenient Bank®

55-136/312

DATE	CHECK	AMOUNT
06/28/13	108937	**\$1,350.00

*** ONE THOUSAND THREE HUNDRED FIFTY & 00/100 DOLLARS

PAY
TO THE
ORDER
OF

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT
VOID AFTER 180 DAYS

⑈ 108937 ⑆ ⑆031201360⑆ ⑆7 8305 2⑈