

MILSTEAD & ASSOCIATES, LLC

Attorneys at Law

1 E. Stow Road

Marlton, New Jersey 08053

TEL (856) 482-1400 FAX (856) 482-9190

www.milsteadlaw.com

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

Andrew M. Lubin, Esq. PA & NJ

Robert W. Williams, Esq. PA, NJ & MD

James Rolfe, Jr., Esq. NJ

Lisa Ann Thomas
Sr. Foreclosure Administrator

Pennsylvania Location:

7 N. Columbus Boulevard #200

Philadelphia, PA 19106-1422

Phone: (215) 717-0043

Fax: (215) 717-0044

Our File No. 88.20278

May 23, 2014

Office of the Sheriff
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

Re: CitiMortgage, Inc. vs. George T. Shepperson and Kathy M. Shepperson
2012-CV-1160 Sale Date: May 14, 2014
Deed Instructions

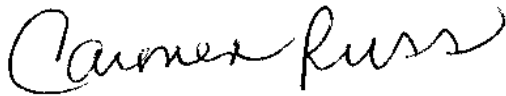
Dear Sir/Madam:

Please accept this letter as authorization to prepare and record a sheriff's deed on the above matter into the name of **CitiMortgage, Inc., 1000 Technology Drive, O'Fallon, MO, 63368.**

Please forward the original deed back to our office in the enclosed self-addressed stamped envelope.

Thank you for your attention to this matter.

Very truly yours,



Carmen Russ
Paralegal

REV. 183 FX (04-10) COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES POST OFFICE BOX 280603 HARRISBURG, PA 17128-0603		REALTY TRANSFER TAX STATEMENT OF VALUE SEE REVERSE FOR INSTRUCTIONS		RECORDER'S USE ONLY STATE TAX PAID _____ BLOCK NUMBER _____ PAGE NUMBER _____ DATE RECORDED _____	
---	--	--	--	---	--

COMPLETE EACH SECTION AND FILE IN DUPLICATE WITH RECORDER 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 BASES ON: (1) FAMILY RELATIONSHIP FOR (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 Ibet Shaw			TELEPHONE NUMBER 856-482-1400		
MAILING ADDRESS 1 E. Stow Road			CITY/STATE/ZIP CODE Marlton, NJ 08053		
B. TRANSFER DATA			C. DATE OF ACCEPTANCE OF DOCUMENT: 5/23/14		
GRANTOR(S) LESSOR(S) Sheriff of Columbia County			GRANTOR(S) LESSEE(S) CitiMortgage, Inc.		
STREET ADDRESS Columbia County Courthouse			STREET ADDRESS 1000 Technology Drive		
PO Box 380					
CITY Bloomsburg	STATE PA	ZIP CODE 17815	CITY O'Fallon	STATE MO	ZIP CODE 63368
D. PROPERTY LOCATION					
STREET ADDRESS 1080 South Market Street			CITY, TOWNSHIP, BOROUGH Bloomsburg, PA 17815		
COUNTY Columbia	SCHOOL DISTRICT Bloomsburg Area		TAX PARCEL NUMBER 05W-02-168		
E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N					
1. ACTUAL CASH CONSIDERATION \$3,097.31		2. OTHER CONSIDERATION \$0		3. TOTAL CONSIDERATION \$3,097.31	
4. COUNTY ASSESSED VALUE \$42,626.00		5. COMMON LEVEL RATIO FACTOR 3.5500		6. FAIR MARKET VALUE \$151,322.30	
F. EXEMPTION DATA					
1a. AMOUNT OF EXEMPTION CLAIMED 100%		1b. PERCENTAGE OF GRANTOR'S INTEREST IN REAL ESTATE 100%		1c. PERCENTAGE OF GRANTOR'S INTEREST CONVEYED 100%	

2. CHECK APPROPRIATE BOX BELOW FOR EXEMPTION CLAIMED

- ☐ WILL OR INTERSTATE 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.)
- ☐ TRANSFERS TO THE COMMONWEALTH, THE UNITED STATE 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 OR CONFIRMATORY DEED. (ATTACH COMPLETE COPY OF THE PRIOR DEED BEING CORRECTED OR CONFIRMED.)
- ☐ STATUTORY CORPORATE CONSOLIDATION, MERGER OR DIVISION. (ATTACH COPY OF ARTICLES.)
- ☐ OTHER (PLEASE EXPLAIN EXEMPTION CLAIMED, IF OTHER THAN LISTED ABOVE.) _____

UNDER PENALTIES OF LAW, I DECLARE THAT I HAVE EXAMINED THIS STATEMENT, INCLUDING ACCOMPANYING INFORMATION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT IS TRUE, CORRECT AND COMPLETE.	
SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY 	DATE 5/23/14

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

SHERIFF'S REAL ESTATE FINAL COST SHEET

TOTAL DUE IN 8 DAYS \$ 1747,31

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
CITIMORTGAGE, INC.

vs.

Defendant
KATHY SHEPPERSON
GEORGE SHEPPERSON

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, May 14, 2014

Writ of Execution No. : 2012CV1160

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1080 SOUTH MARKET STREET, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,230.18
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	\$195.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$140.00
Total Sheriff Costs	\$2,053.18

Municipal Costs

Current Taxes	\$890.28
Sewer	\$37.12
Total Municipal Costs	\$927.40

Distribution Costs

Recording Fees	\$56.00
Total Distribution Costs	\$56.00

Grand Total: **\$3,036.58**

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 Form 100

MILSTEAD & ASSOCIATES, LLC

1 E. STOW ROAD
MARLTON, NJ 08053

(856) 482-1400
Fax: (856) 482-9190
ishaw@milsteadlaw.com

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Real Estate Dept.	Ibet A. Shaw
COMPANY:	DATE:
Columbia Sheriff's Sale	March 18, 2014
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.

Please accept this fax as authorization to postpone the sale which is currently scheduled for 03/19/2014 to 5/14/2014.

Thank You

Ibet A. Shaw

**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

129903

Milstead & Associates LLC1 E. STOW ROAD
MARLTON, NJ 08053
856-482-1400**Bank**

America's Most Convenient Bank®

55-136/312

DATE

CHECK

AMOUNT

05/16/14

129903

**\$1,747.31

PAY
TO THE
ORDER
OF

*** ONE THOUSAND SEVEN HUNDRED FORTY-SEVEN & 31/100 DOLLARS

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT
VOID AFTER 180 DAYSSAFEGUARD SECURE
SAFEGUARD SECURE

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - REG IMAGE DISAPPEARS WITH HEAT.

⑈ 129903 ⑈ ⑆031201360⑆ 67 8306 2⑈

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

SHERIFF'S RETURN OF SERVICE

03/18/2014 I, SHERIFF TIMOTHY T. CHAMBERLAIN, BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: GEORGE SHEPPERSON, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HIS BAILIWICK. THE SHERIFF THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS AS "NOT FOUND" AT 1080 SOUTH MARKET STREET, BLOOMSBURG, PA 17815.

SO ANSWERS,

March 18, 2014


TIMOTHY T. CHAMBERLAIN, SHERIFF

NOTARY

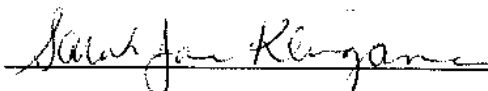
Affirmed and subscribed to before me this

18TH day of MARCH, 2014

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016



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

SHERIFF'S RETURN OF SERVICE

03/18/2014 I, SHERIFF TIMOTHY T. CHAMBERLAIN, BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: KATHY SHEPPERSON, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HIS BAILIWICK. THE SHERIFF THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS AS "NOT FOUND" AT 1080 SOUTH MARKET STREET, BLOOMSBURG, PA 17815.

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

March 18, 2014

NOTARY

Affirmed and subscribed to before me this

18TH day of MARCH, 2014

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

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



Plaintiff
CITIMORTGAGE, INC.

vs.

Defendant
KATHY SHEPPERSON
GEORGE SHEPPERSON

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

Sheriff's Sale Date: Wednesday, March 19, 2014

Writ of Execution No. : 2012CV1160

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1080 SOUTH MARKET STREET, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,230.18
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	\$195.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$140.00

Total Sheriff Costs **\$2,053.18**

Municipal Costs

Current Taxes	\$890.28
Sewer	\$37.12

Total Municipal Costs **\$927.40**

Distribution Costs

Recording Fees	\$56.00
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Total Distribution Costs **\$56.00**

Grand Total: **\$3,036.58**

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

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

© Columbia County Sheriff's Office 2014

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV1160

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

WEDNESDAY, MARCH 19, 2014
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 (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. Ortell, II and Donna M. Ortell, husband and wife by Deed from Joseph V. Ortell, 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

PROPERTY ADDRESS: 1080 SOUTH MARKET STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W-02-168

Seized and taken into execution to be sold as the property of KATHY SHEPPERSON, GEORGE SHEPPERSON 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.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff:
MILSTEAD & ASSOCIATES LLC
CHERRY HILL, NJ

v deposes and says that Press Enterprise is office and place of business at 3185 mbia and State of Pennsylvania, and was een published daily, continuously in said tached notice February 26 and March 5, 12, er or designated agent of the owner or ment was published; that neither the affiant r of said notice and advertisement and that time, place, and character of publication are

4 day of March 2014

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelter, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

... I hereby certify that the advertising and publishing the foregoing notice. and the

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>48.00</u>	
✓ ADVERTISING SALE BILLS & COPIES	\$17.50	
✓ ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</u>	
✓ POSTING HANDBILL	\$15.00	
✓ CRYING/ADJOURN SALE	\$10.00	
✓ SHERIFF'S DEED	\$35.00	
✓ TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>443.00</u>

✓ WEB POSTING	\$150.00	
✓ PRESS ENTERPRISE INC.	\$ <u>130.18</u>	
✓ SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>145.18</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>890.78</u>	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>895.78</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>37.12</u>	
WATER 20	\$ _____	
TOTAL *****		\$ <u>37.12</u>

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 3036.58

Tax Notice 2014 County & Municipality

TOWN OF BLOOMSBURG

MAKE CHECKS PAYABLE TO:

Mary F Ward
TOWN HALL
301 E Second St
BLOOMSBURG PA 17815
HOURS: THURSDAY: 9AM - 4:30PM
FRIDAY: 9AM - 2PM

DURING DISCOUNT & LAST TWO WKS OF FAGE

PHONE: 570-784-1581

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

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

If you desire a receipt, send a self-addressed stamped envelope with your payment.
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

FOR: COLUMBIA County		DATE		BILL NO.	
		03/01/2014		9391	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	42,626	9.146	382.06	389.86	428.85
SINKING		1.345	56.18	57.33	63.06
FIRE/LIBRARY		.58	24.23	24.72	27.19
DEBT SERVICE		.732	30.58	31.20	34.32
STREET LIGHT		1.35	56.40	57.55	63.31
TOWN RE		8.159	340.83	347.79	382.57
PAY THIS AMOUNT		April 30		908.45	999.30
		If paid on or before		June 30	June 30
				If paid after	
CNTY TWP		April 30		June 30	
Discount 2 %		2 %		This tax returned	
Penalty 10 %		10 %		to courthouse on:	
PARCEL: 05W-02 -168-00,000		Land		January 1, 2015	
1080 MARKET ST		Buildings			
1967 Acres		5,141			
Total Assessment		37,485			
		42,626			

SHERIFF'S SALE
AL PROPERTY

S IN INTEREST AND CLAIMANTS

pperson
pperson

Inc.

pperson
pperson

arket Street
PA 17815
ts erected thereon)

COLUMBIA COUNTY
No.: 2012-CV-1160

cheduled to be sold at Sheriff's Sale on
in the Columbia County Sheriff's Office, 35 West
may hold a mortgage or judgment on the property
u may wish to attend the sale to protect your interest.

led by the Sheriff on a date specified by the Sheriff
ution will be made in accordance with the schedule
days after the filing of the schedule.

Sincerely,



Robert W. Williams, Esquire
MILSTEAD & ASSOCIATES, LLC
Woodland Falls Corporate Park
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

SHERIFF'S RETURN OF SERVICE

02/06/2014 10:55 AM - DEPUTY SCOTT MAYERNICK, 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.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 06, 2014

NOTARY

Affirmed and subscribed to before me this

6TH day of FEBRUARY, 2014

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

CitiMortgage, Inc.

Plaintiff,

vs.

George T. Shepperson
Kathy M. Shepperson

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY,
PENNSYLVANIA

WRIT OF EXECUTION
(Mortgage Foreclosure)

NO.: 2012-CV-1160 2013-ED-206

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: 12-18-13

(SEAL)

Barbara N. Silvette, acting
(clerk) Office of Judicial Support, Common
Pleas Court of Columbia County, Penna.

FILED & CLERK of Sev. Courts
This Court By 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.



Robert W. Williams, Esquire
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 degrees 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 Sitrer;

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 George T. Shepperson and Kathy M. Shepperson, his wife by Deed from Eric W. Hess and Denise A. Hess, his wife dated 08/09/1996 and recorded 08/09/1996 in the Columbia County Recorder of Deeds in Book 633, Page 116.

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

Tax Parcel Number: 05W-02-168

MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
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-206

**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 March 19, 2014 at 9:00 AM 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 YOU 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

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: 01/17/2014

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: 2-6-14

Time: 10:55

Deputy: 3

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 1781 EXP: 01/17/2014

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

Date: 01/28/2014

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 17005

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 01/28/2014

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

COLUMBIA COUNTY SHERIFF

TIMOTHY CHAMBERLAIN

By: _____ Per: _____



**MUNICIPAL AUTHORITY OF THE
TOWN OF BLOOMSBURG**

Town Hall 301 E Second Street Bloomsburg PA 17815
570.784.5422 570.784.1518 fax bloomsburgpa.org

January 13, 2014

Tim Chamberlain
Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg PA 17815

RE: Shepperson, George
Shepperson, Kathy
1080 South Market Street
Bloomsburg PA 17815

DOCKET # 2012-CV-1160
2013-ED-206

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against 1080 South Market Street for unpaid sewer charges totaling \$37.12.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,

Amber Kenney
Amber Kenney
Office Manager

Board of Directors:

Thomas Evans, Chairman George Turner, Vice Chairman Claude Renninger, Treasurer
Andrew Keister Lawrence Mack

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: 01/17/2014

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 CAMPGROUND
10,000 MACAV PARKWAY
LAUGHLIN, NV 89029

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Talia Sainclair

Relation: Renting House

Date: 12-27-13 Time: 0853

Deputy: 4 Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

SHEPPERSON, KATHY

2012CV1160

1080 SOUTH MARKET STREET, BLOOMSBURG, PA 1781 EXP: 01/17/2014

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: 01/17/2014

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 CAMPGROUND
10,000 MACAV PARKWAY
LAUGHLIN, NV 89029

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: TALIA Sainclair

Relation: Renting House

Date: 12/27/13 Time: 0853

Deputy: 4 Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

SHEPPERSON, GEORGE

2012CV1160

1080 SOUTH MARKET STREET, BLOOMSBURG, PA 1781 EXP: 01/17/2014

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: 01/17/2014

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: Colman Curry

Relation: Superintendent

Date: 20/Dec/13 Time: 1145

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 AREA SCH

2012CV1160

728 E. 5TH STREET, BLOOMSBURG, PA 17815

EXP: 01/17/2014

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: 01/17/2014

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:

12-20-13

Time:

11:15

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.

COLUMBIA COUNTY TAX C

2012CV1160

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 01/17/2014

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: 01/17/2014

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: Stephanie Shoop

Relation: Intake Clerk

Date: 12-20-13

Time: 11:21

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, PA EXP: 01/17/2014

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: 01/17/2014

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: MARK E. TAPPE

Relation: Assistant Superintendent

Date: 12-20-13 Time: 1138

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: 01/17/2014

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: 01/17/2014

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 Collector

Date: 12-20-13

Time: 1137

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. _____

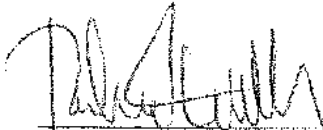
WARD, MARY F.

2012CV1160

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA EXP: 01/17/2014

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.

A handwritten signature in dark ink, appearing to read 'Robert W. Williams', written over a horizontal line.

Robert W. Williams, Esquire
Attorney for Plaintiff

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

CitiMortgage, Inc.,

Plaintiff,

Vs.

George T. Shepperson,

and

Kathy M. Shepperson,

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY

No.: 2012-CV-1160

VERIFICATION OF NON-MILITARY SERVICE

Patrick J. Wesner, Esquire, hereby certifies that he is attorney for the Plaintiff in the above-captioned matter, and verifies the following facts to the best of his information and belief:

1. inquiry has been made with the Department of Defense, and it has been determined that Defendants are are not in the Military or Naval Service of the United States or its Allies, and/or do not fall within the provisions of the Servicemembers Civil Relief Act of 2003, 50 USC App. § 501

2. defendant, George T. Shepperson, is over 18 years of age,

~~3. defendant, Kathy M. Shepperson, is over 18 years of age, .~~


Patrick J. Wesner, Esquire

Department of Defense Manpower Data Center

SCRA 3.0



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: SHEPPERSON

First Name: KATHY

Middle Name:

Active Duty Status As Of: Jun-27-2013

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA

This response reflects the individual's active duty status based on the Active Duty Status Date

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA

This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA

This response reflects whether the individual or his/her unit has received early notification to report for active duty

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

Mary M. Snively-Dixon

Mary M. Snively-Dixon, Director

Department of Defense - Manpower Data Center

4800 Mark Center Drive, Suite 04E25

Arlington, VA 22350

Department of Defense Manpower Data Center

SCRA 5.9



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: SHIEPPERSON

First Name: GEORGE

Middle Name:

Active Duty Status As Of: Jun-27-2013

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA

This response reflects the individual's active duty status based on the Active Duty Status Date.

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA

This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date.

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA

This response reflects whether the individual or his/her unit has received early notification to report for active duty.

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

Mary M. Shavelly-Dixon

Mary M. Shavelly-Dixon, Director

Department of Defense - Manpower Data Center

4800 Mark Center Drive, Suite 04E25

Arlington, VA 22350

Document Receipt

Trans #	1630	Carrier / service:	USPS Server	First-Class Mail®	12/19/2013 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000016343

Doc Ref #: 206ED2013

Postage: 4.8100

PHILADELPHIA PA 19106

Document Receipt

Trans #	1629	Carrier / service:	USPS Server	First-Class Mail®	12/19/2013 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 #: 71301140006000016336

Doc Ref #: 206ED2013

Postage 4.8100

PHILADELPHIA PA 19107

Document Receipt

Trans #	1628	Carrier / service:	USPS Server	First-Class Mail®	12/19/2013 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71931140006000016329

Doc Ref #: 206ED2013

Postage 4.8100

HARRISBURG PA 17105

Document Receipt

Trans #	1627	Carrier / service:	USPS Server	First-Class Mail®	12/19/2013 12:00:20 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking # 71901140006000016312

Doc Ref # 206ED2013

Postage 4.8100

HARRISBURG PA 17128

Document Receipt

Trans #	1626	Carrier / service:	USPS Server	First-Class Mail®	12/19/2013 12:00:00 AM
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Ship to:

BERKHEIMER TAX ADMINISTRATOR

50 NORTH SEVENTH STREET

Tracking #: 71901140006000016305

Doc Ref #: 206ED2013

Postage 4.8100

BANGOR PA 18013

Document Receipt

Trans #	1625	Carrier / service	USPS Server	First Class Mail®	12/19/2013 12:00:00 AM
---------	------	-------------------	-------------	-------------------	------------------------

Ship to:

COMMONWEALTH OF PA

PO BOX 2675

Tracking # 71901*40006000016299

Doc Ref #: 206ED2013

Postage 4.8100

HARRISBURG PA 17105

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USPS Tracking™

[Customer Service >](#)

Have questions? We're here to help.

Tracking Number: **71901140006000020623**Expected Delivery Day: **Friday, February 14, 2014**

Product & Tracking Information

Available Actions

Postal Product:
First-Class Mail®Features:
Certified Mail™

Return Receipt Electronic

DATE & TIME	STATUS OF ITEM	LOCATION
February 14, 2014	Depart USPS Sort Facility	LAS VEGAS, NV 89199
February 13, 2014, 6:09 pm	Processed through USPS Sort Facility	LAS VEGAS, NV 89199
February 12, 2014	Depart USPS Sort Facility	HARRISBURG, PA 17107
February 12, 2014, 1:16 am	Processed at USPS Origin Sort Facility	HARRISBURG, PA 17107
February 11, 2014, 10:46 pm	Processed at USPS Origin Sort Facility	HARRISBURG, PA 17107
February 11, 2014, 9:31 pm	Accepted at USPS Origin Sort Facility	BLOOMSBURG, PA 17815
February 10, 2014	Electronic Shipping Info Received	

Track Another Package

What's your tracking (or receipt) number?

LEGAL

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[Terms of Use](#)
[Help](#)
[Feedback and 800 Data](#)

ON USPS.COM

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Shp to

GEORGE SHEPPERSON

10,000 MACAV PARKWAY

Tracking # 71901140006000020623

Doc Ref # 206ED2013

Postage 5.3400

LAUGHLIN NV 89029

Document Receipt

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Ship to:

KATHY SHEPPERSON

10,000 MACAY PARKWAY

Tracking #: 71901140006000020616

Doc Ref #: 206ED2013

Postage 5.3400

LAUGHLIN NV 89029

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV1160

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

WEDNESDAY, MARCH 19, 2014
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 (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

PROPERTY ADDRESS: 1080 SOUTH MARKET STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W-02-168

Seized and taken into execution to be sold as the property of KATHY SHEPPERSON, GEORGE SHEPPERSON 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:
MILSTEAD & ASSOCIATES LLC
CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 206-13

DATE RECEIVED 12-17-13
DOCKET AND INDEX 12-17-13

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	left mess 12-19
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>118119</u>

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

SALE DATE	<u>Mar 14, 14</u>	TIME <u>0900</u>
POSTING DATE	<u>Feb. 12, 14</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Feb 26</u>	
	2 ND WEEK <u>Mar 5</u>	
	3 RD WEEK <u>Mar 14</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

Andrew M. Lubin, Esq. NJ

Whitney E. Weinlein, Esq. NJ

Robert W. Williams, Esq. PA & MD

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

December 11, 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

MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
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-206

**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

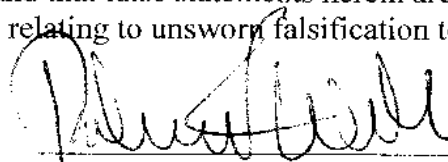
Commonwealth of Pennsylvania
Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

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.



Robert W. Williams, Esquire
Attorney for Plaintiff

Date: 12/16/13

<p>CitiMortgage, Inc.</p> <p style="text-align: center;">Plaintiff,</p> <p style="text-align: center;">vs.</p> <p>George T. Shepperson Kathy M. Shepperson</p> <p style="text-align: center;">Defendants</p>	<p style="text-align: center;">IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA</p> <p style="text-align: center;">WRIT OF EXECUTION (Mortgage Foreclosure)</p> <p>NO.: 2012-CV-1160 <i>2013-ED-206</i></p>
--	--

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

Dated: 12-13-13

(SEAL)

Barbara N. Sivetti, Acting
(clerk) Office of Judicial Support, Common
Pleas Court of Columbia County, Penna.
Proin & Clerk of Sev. Courts
My Com. Exp. 1st Monday in 2016

No. 2012-CV-1160

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

CitiMortgage, Inc.

vs.

George T. Shepperson
Kathy M. Shepperson

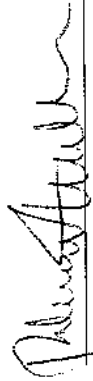
WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

Sat.



Robert W. Williams, Esquire
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 degrees 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 George T. Shepperson and Kathy M. Shepperson, his wife by Deed from Eric W. Hess and Denise A. Hess, his wife dated 08/09/1996 and recorded 08/09/1996 in the Columbia County Recorder of Deeds in Book 633, Page 116.

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

Tax Parcel Number: 05W-02-168

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

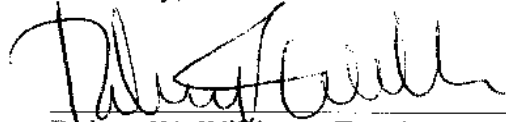
COLUMBIA COUNTY

No.: 2012-CV-1160 2013-ED-206

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,



Robert W. Williams, Esquire
MILSTEAD & ASSOCIATES, LLC
Woodland Falls Corporate Park
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002

88.20278

MILSTEAD & ASSOCIATES, I.LLC
BY: Robert W. Williams, Esquire
ID No. 315501
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-206

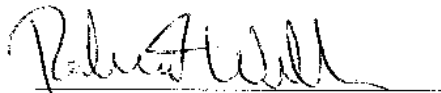
CERTIFICATION

CERTIFICATION

Robert W. Williams, 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.



Robert W. Williams, Esquire
Attorney for Plaintiff

Date: 12/16/13

MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
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-206

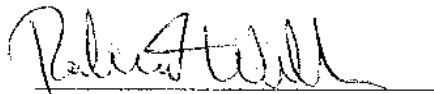
CERTIFICATION

CERTIFICATION

Robert W. Williams, 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.


Robert W. Williams, Esquire
Attorney for Plaintiff

Date: 12/16/13

MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
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-206

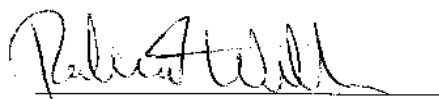
CERTIFICATION

CERTIFICATION

Robert W. Williams, 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.


Robert W. Williams, Esquire
Attorney for Plaintiff

Date: 12/16/13

MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
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-206

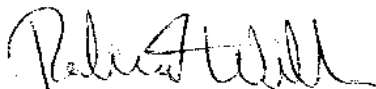
CERTIFICATION

CERTIFICATION

Robert W. Williams, 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.


Robert W. Williams, Esquire
Attorney for Plaintiff

Date: 12/16/13

MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
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-206

**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

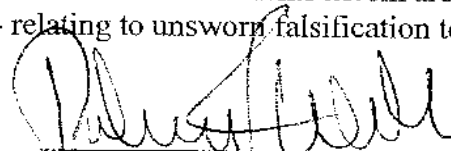
Commonwealth of Pennsylvania
Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

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.



Robert W. Williams, Esquire
Attorney for Plaintiff

Date: 12/16/13

MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
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-206

**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:

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

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

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Same as above

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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

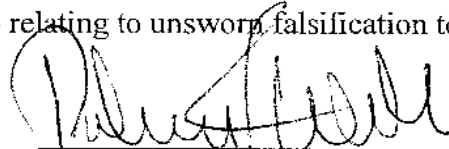
Commonwealth of Pennsylvania
Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

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.



Robert W. Williams, Esquire
Attorney for Plaintiff

Date: 12/16/13

Document Receipt:

Trans #	1689	Carrier / service:	USPS Server	First-Class Mail®	12/27/2013 12:00:00 AM
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Ship to:

KATHY SHEPPERSON

KOA CAMPGROUND
10,000 MACAV PARKWAY

LAUGHLIN NV 89029

Tracking #: 71901140005000016930

Doc Ref #: 206ED2013

Postage 4.8100

Document Receipt

Trans #	1690	Carrier / service:	USPS Server	First-Class Mail®	12/27/2013 12:00:00 AM
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Ship to:

GEORGE SHEPPERSON

KOA CAMPGROUND
10,000 MACAV PARKWAY

LAUGHLIN NV 89029

Tracking #: 71901140006000016947

Doc Ref #: 2065D2013

Postage 4.8100

SHORT DESCRIPTION

DOCKET NO: 2012-CV-1160 2013-ED-200

ALL THAT CERTAIN lot or picce 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: Robert W. Williams, 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 degrees 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 George T. Shepperson and Kathy M. Shepperson, his wife by Deed from Eric W. Hess and Denise A. Hess, his wife dated 08/09/1996 and recorded 08/09/1996 in the Columbia County Recorder of Deeds in Book 633, Page 116.

Being known as 1080 South Market Street, Bloomsburg, PA 17815
Tax Parcel Number: 05W-02-168

118119

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

12/12/13

118119

**\$1,350.00

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

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT
VOID AFTER 180 DAYS

⑈ 118119 ⑈ ⑆031201360⑆ 57 8306 2⑈