

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Citimortgage vs Richard + Ellen Unger

NO. 4-13 ED NO. 1077-09 JD

DATE/TIME OF SALE: July 10 1100

BID PRICE (INCLUDES COST) \$ 2650.04

POUNDAGE -- 2% OF BID \$ 53.00

TRANSFER TAX -- 2% OF FAIR MKT \$ -0-

MISC. COSTS \$ -0-

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2703.04

PURCHASER(S): [Signature] Sr. Joseph A Desjaye

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

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

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

TOTAL DUE: \$ 2703.04

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 1353.04

Sheriff of Columbia County

DATE 8/15/2013

CK # 001337442

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
700691	8/15/2013	1,353.04	0.00	001265491	1,353.04
KXL [700691] 417 SUMMERHILL ROAD (2009-CV-1077)					
<i>Unser, Richard</i>					
TOTAL		1,353.04	0.00	1,353.04	

Sheriff of Columbia County

DATE 8/15/2013

CHECK # 001337442

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
700691	8/15/2013	1,353.04	0.00	001265491	1,353.04
KXL [700691] 417 SUMMERHILL ROAD (2009-CV-1077)					
TOTAL		1,353.04	0.00	1,353.04	

SAFEGUARD

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

TD Bank, NA  
3-180/360

001337442

DATE  
8/15/2013

AMOUNT  
\*\*\*\*\$1,353.04

PAY ONE THOUSAND THREE HUNDRED FIFTY-THREE AND 04 / 100 Dollars

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

KXL [700691] 417 SUMMERHILL ROAD (2009-CV-1077)

*Francis S. Hallinan*  
AUTHORIZED SIGNATURE

001337442 001337442 001337442

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



## Plaintiff

CITIMORTGAGE, INC. S/B/M TO  
CITIFINANCIAL MORTGAGE COMPANY,  
INC. F/K/A

vs.

## Defendant

RICHARD UNGER  
ELLEN UNGER

### Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, July 10, 2013

Writ of Execution No. : 2009CV1077

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 417 SUMMERHILL ROAD, BERWICK, PA 18603

## 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	\$126.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,293.54
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$420.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$14.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$290.00

**Total Sheriff Costs \$2,595.04**

## Distribution Costs

Recording Fees	\$55.00
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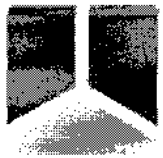
**Total Distribution Costs \$55.00**

**Grand Total: \$2,650.04**

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

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

(P) Copyright Sheriff's Office, Inc.



Phelan Hallinan, LLP  
Attorneys at Law

Representing Lenders in Pennsylvania

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

KINYON LANIER  
Legal Assistant,

July 31, 2013

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

Re: RICHARD B. UNGER  
ELLEN C. UNGER  
THE UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE  
MIDDLE DISTRICT OF PA  
417 SUMMERHILL ROAD, BERWICK, PA 18603-5837  
2009-CV-1077

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan, LLP as "attorney-on-the-writ," please prepare the Sheriff's Deed to **CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY, INC.**, 1000 TECHNOLOGY DRIVE, O'FALLON, MO 63368.

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

Thank you in advance for your cooperation in this matter.

Very truly yours,

KINYON LANIER  
For Phelan Hallinan, LLP

cc: CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY,  
INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY,  
INC.

PH # 700691

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

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

State T id  
Book Number  
Page Number  
Date Recorded

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

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

Name Telephone Number

Phelan Hallinan, LLP

Area Code 215-563-7000

Street Address

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

City

Philadelphia

State

PA

Zip Code

19103

## B. TRANSFER DATA

Grantor(s)/Lessor(s)

Timothy Chamberlain

Street Address

PO Box 380, W. Main Street

City

Bloomsburg

State

PA

Zip Code

17815

## C. Date of Acceptance of Document

Grantee(s)/Lessee(s)

CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC.  
F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY, INC.

Street Address

1000 TECHNOLOGY DRIVE

City

O'FALLON

State

MO

Zip Code

63368

## D. REAL ESTATE LOCATION

Street Address

417 SUMMERHILL ROAD, BERWICK, PA 18603-5837

City, Township, Borough

BRIAR CREEK BOROUGH

County

COLUMBIA

School District

BERWICK

Tax Parcel Number

07-03C-042-00,000

## E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION?

1. Actual Cash Consideration

\$2,703.04 (winning bid)

2. Other Consideration

+ -0-

3. Total Consideration

= \$2,703.04

4. County Assessed Value

\$25,811.00

5. Common Level Ratio Factor

x 3.55

6. Fair Market Value

= \$91,629.05

## F. EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

1b. Percentage of Grantor's Interest in Real Estate

100%

1b. Percentage of Grantor's Interest in Real Estate

100%

## Check Appropriate Box Below for Exemption Claimed.

☐ Will or intestate succession

(Name of Decedent)

Estate File Number

☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer from a trust. Date of transfer into the trust

If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)

☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 33242, Page Number 268\* (Attach copy of mortgage and note/assignment)

☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)

☐ \*Other (Please explain exemption claimed, if other than listed above.)

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

Signature of Correspondent or Responsible Party

KINYON LANIER

Date

7/31/13

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

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

**Representing Lenders in**  
**Pennsylvania**

**Foreclosure Manager**  
**May 6, 2013**

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

**Attn: Real Estate Department**  
**Fax Number: 570-389-5625**

**Re: CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY,**  
**INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT**  
**COMPANY, INC. v.**  
**RICHARD B. UNGER, ELLEN C. UNGER and THE UNITED STATES OF**  
**AMERICA C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE**  
**DISTRICT OF PA**  
**417 SUMMERHILL ROAD BERWICK, PA 18603-5837**  
**No.: 2009-CV-1077**

**Dear Sir/Madam:**

**Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for**  
**May 8, 2013 due to the following: Per Client.**

**The Property is to be relisted for the July 10, 2013 Sheriff Sale.**

**Thank you for your cooperation in this matter.**

**Very Truly Yours,**  
**PATRICK WIRT for**  
**Phelan Hallinan, LLP**

# SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$420.00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$136.00
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$24.00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$14.00
NOTARY	\$15.00
TOTAL *****	\$771.50

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$1293.54
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$1518.54

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$55.00
TOTAL *****	\$65.00

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST.	\$
DELINQUENT	\$2.00
TOTAL *****	\$5.00

MUNICIPAL FEES DUE:	
SEWER	\$
20	20
WATER	\$
20	20
TOTAL *****	\$

SURCHARGE FEE (DSTE)	\$290.00
MISC.	\$
TOTAL *****	\$

TOTAL COSTS (OPENING BID) \$3650.04

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

Representing Lenders in  
Pennsylvania and New Jersey

MARYANN POURARD  
Legal Assistant, 1203

No.: 2009-CV-1077  
No.: 2011-ED-32

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

Re: CITIMORTGAGE, INC. S/R/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A  
ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY, INC. VS. RICHARD B.  
UNGER and EILEEN C. UNGER  
No.: 2009-CV-1077, No.: 2011-ED-32

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1**

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.1 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

\*\*\*Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.\*\*\*

\*\*Property was originally scheduled for 3/6/13 and is now postponed to the 5/8/13 Sheriff Sale.\*\*

**IMPORTANT NOTICE:** This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

Phelan Hallinan, LLP

By:

MARYANN POURARD, Legal Assistant

cc: Sheriff of COLUMBIA County

PHS # 206831



PHELAN HALLINAN, LLP  
Melissa J. Cantwell, Esq., Id. No.308912  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Attorney for Plaintiff

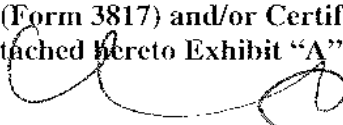
IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

CITIMORTGAGE, INC. S/B/M TO	:	COLUMBIA COUNTY
CITIFINANCIAL MORTGAGE COMPANY, INC.	:	
F/K/A ASSOCIATES HOME EQUITY CONSUMER	:	COURT OF COMMON PLEAS
DISCOUNT COMPANY, INC.	:	
Plaintiff,	:	CIVIL DIVISION
	:	
v.	:	
	:	No.: <u>2009-CV-1077</u>
RICHARD B. UNGER	:	No.: <u>2011-ED-32</u>
ELLEN C. UNGER	:	
Defendant(s)	:	

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA     )  
PHILADELPHIA COUNTY                 )     SS:

As required by Pa. R.C.P. 3129.1(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

  
\_\_\_\_\_  
Melissa J. Cantwell, Esq., Id. No.308912  
Attorney for Plaintiff

Date: 02 13 2010

**IMPORTANT NOTICE:** This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL  
MORTGAGE COMPANY, INC. F/K/A ASSOCIATES  
HOME EQUITY CONSUMER DISCOUNT COMPANY,  
INC.

Plaintiff

v.

RICHARD B. UNGER  
ELLEN C. UNGER

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2009-CV-1077

COLUMBIA COUNTY

PHS # 206831

AFFIDAVIT PURSUANT TO RULE 3129.1

CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY, INC., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 417 SUMMERHILL ROAD, BERWICK, PA 18603-5837.

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

Name

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

RICHARD B. UNGER

417 SUMMERHILL ROAD  
BERWICK, PA 18603-5837

ELLEN C. UNGER

417 SUMMERHILL ROAD  
BERWICK, PA 18603-5837

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

Name:

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

SAME AS ABOVE.

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

Name

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

COMMONWEALTH OF PA DEPT. OF  
LABOR & INDUSTRY TO THE USE OF THE  
UNEMPLOYMENT COMPENSATION FUND

1316 STATE STREET  
ERIE, PA 16501

COMMONWEALTH OF PA DEPT. OF  
LABOR & INDUSTRY TO THE USE OF THE  
UNEMPLOYMENT COMPENSATION FUND  
C/O SALLY L. FUHRER

1316 STATE STREET  
ERIE, PA 16501

PA DEPARTMENT OF LABOR & INDUSTRY

651 BOAS STREET  
ROOM 1700  
HARRISBURG, PA 17121

CITIFINANCIAL MORTGAGE CO., INC.  
F/K/A ASSOCIATES HOME EQUITY  
CONSUMER DISCOUNT CO.

1111 NORTHPOINT DRIVE, BUILDING 4,  
SUITE 100  
COPELL, TX 75019

CITIFINANCIAL MORTGAGE CO., INC.  
F/K/A ASSOCIATES HOME EQUITY  
CONSUMER DISCOUNT CO.  
C/O JOSEPH A. GOLDBECK, JR., ESQUIRE

GOLDBECK, MCCAFFERTY & MCKEEVER  
701 MARKET STREET, SUITE 5000  
PHILADELPHIA, PA 19106

CITIFINANCIAL MORTGAGE CO., INC.  
F/K/A ASSOCIATES HOME EQUITY  
CONSUMER DISCOUNT CO.  
C/O JOSEPH A. GOLDBECK, JR., ESQUIRE

601 CREEK LANE  
FLOURTOWN, PA 19031

ADVANTAGE ASSETS, INC. ASSIGNEE OF  
MBNA AMERICA BANK

7322 SOUTHWEST FREEWAY, SUITE 1600  
HOUSTON, TX 77074

ADVANTAGE ASSETS, INC. ASSIGNEE OF  
MBNA AMERICA BANK  
C/O ANDREW C. SPEARS, ESQUIRE

WOLPOFF & ABRAMSON, L.L.P.  
4669 TRINDLE ROAD, SUITE 300  
CAMP HILL, PA 17011

ADVANTAGE ASSETS, INC. ASSIGNEE OF  
MBNA AMERICA BANK  
C/O ANDREW C. SPEARS, ESQUIRE

HANDLER, HENNING & ROSENBERG, L.L.P.  
1300 LINGLESTOWN ROAD  
HARRISBURG, PA 17110

ADVANTAGE ASSETS, INC. ASSIGNEE OF  
MBNA AMERICA BANK  
C/O DAVID R. GALLOWAY, ESQUIRE

WOLPOFF & ABRAMSON, L.L.P.  
4660 TRINDLE ROAD, SUITE 300  
CAMP HILL, PA 17011

ADVANTAGE ASSETS, INC. ASSIGNEE OF  
MBNA AMERICA BANK  
C/O DAVID R. GALLOWAY, ESQUIRE

54 E. MAIN STREET  
MECHANICSBURG, PA 17055

4. Name and address of last recorded holder of every mortgage of record:  
Name Address (if address cannot be  
reasonably ascertained, please indicate)

COMMERCIAL CREDIT CORPORATION 326 EAST STREET  
BLOOMSBURG, PA 17815

COMMERCIAL CREDIT CORPORATION 326 EAST MAIN STREET  
BLOOMSBURG, PA 17815

COMMERCIAL CREDIT CORPORATION 326 EAST MAIN STREET  
C/O JESSICA REIBSOME BLOOMSBURG, PA 17815

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

COMMONWEALTH OF PA DEPT. OF P.O. BOX 280948  
REVENUE BUREAU OF COMPLIANCE HARRISBURG, PA 17128-0948

PA DEPARTMENT OF REVENUE BUREAU P.O. BOX 280946  
OF COMPLIANCE HARRISBURG, PA 17128-0946

DEPARTMENT OF TREASURY INTERNAL 477 MICHIGAN AVENUE  
REVENUE SERVICE DETROIT, MI 48226

DEPARTMENT OF TREASURY INTERNAL 477 MICHIGAN AVENUE  
REVENUE SERVICE C/O EUGENE DETROIT, MI 48226  
LETUKAS

DEPARTMENT OF TREASURY INTERNAL  
REVENUE SERVICE C/O KAREN K.  
YENCHAK

477 MICHIGAN AVENUE  
DETROIT, MI 48226

DEPARTMENT OF TREASURY INTERNAL  
REVENUE SERVICE C/O R.A. MITCHELL

477 MICHIGAN AVENUE  
DETROIT, MI 48226

DEPARTMENT OF TREASURY INTERNAL  
REVENUE SERVICE FRED BANKS

477 MICHIGAN AVENUE  
DETROIT, MI 48226

U.S. DEPARTMENT OF JUSTICE  
U.S. ATTORNEY FOR THE MIDDLE  
DISTRICT OF PA  
FEDERAL BUILDING

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

INTERNAL REVENUE SERVICE ADVISORY

1000 LIBERTY AVENUE ROOM 704  
PITTSBURGH, PA 15222

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.

Name

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

None.

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

Name

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

TENANT/OCCUPANT

417 SUMMERHILL ROAD  
BERWICK, PA 18603-5837

COMMONWEALTH OF PENNSYLVANIA  
BUREAU OF INDIVIDUAL TAXES  
INHERITANCE TAX DIVISION

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

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

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

DOMESTIC RELATIONS OF  
COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE

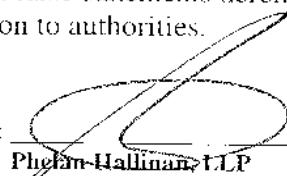
P.O. BOX 2675  
HARRISBURG, PA 17105

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

Date:

3/13/13

By:



Phelan-Hallinan, LLP

Allison F. Zuckerman, Esq., Id. No. 309519  
Attorney for Plaintiff

Name and  
Address of  
Sender

Phelan Holdings, L.P.  
1617 JFK Boulevard, Suite 1400  
One Penn Center Place  
Philadelphia, PA 19103

PAS/WR - 36/13 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 417 SUMMERHILL ROAD BERWICK, PA 16001-5217	\$0.44
2	****	ADVANTAGE ASSETS, INC. ASSIGNEE OF MBNA AMERICA BANK 7321 SOUTHWEST FREEWAY, SUITE 1600 HOUSTON, TX 77074	\$0.44
3	****	ADVANTAGE ASSETS, INC. ASSIGNEE OF MBNA AMERICA BANK C/O ANDREW C. SPEARS, ESQUIRE WOLPOFF & ABRAMSON, L.L.P. 4669 TRINDLE ROAD, SUITE 300 CAMP HILL, PA 17011	\$0.44
4	****	ADVANTAGE ASSETS, INC. ASSIGNEE OF MBNA AMERICA BANK C/O ANDREW C. SPEARS, ESQUIRE HANDLER, HENNING & ROSENBERG, L.L.P. 1300 LINGLESTOWN ROAD HARRISBURG, PA 17110	\$0.44
5	****	ADVANTAGE ASSETS, INC. ASSIGNEE OF MBNA AMERICA BANK C/O DAVID R. GALLOWAY, ESQUIRE WOLPOFF & ABRAMSON, L.L.P. 4669 TRINDLE ROAD, SUITE 300 CAMP HILL, PA 17011	\$0.44
6	****	ADVANTAGE ASSETS, INC. ASSIGNEE OF MBNA AMERICA BANK C/O DAVID R. GALLOWAY, ESQUIRE 54 E. MAIN STREET MECHANICSBURG, PA 17055	\$0.44
7	****	CITIFINANCIAL MORTGAGE CO., INC. FKA ASSOCIATES HOME EQUITY CONSUMER DISCOUNT CO. 1111 NORTHPOINT DRIVE, BUILDING 4, SUITE 100 COFFELL, TX 75019	\$0.44
8	****	CITIFINANCIAL MORTGAGE CO., INC. FKA ASSOCIATES HOME EQUITY CONSUMER DISCOUNT CO. C/O JOSEPH A. GOLDBECK, JR., ESQUIRE GOLDBECK, MCCAFFERTY & MCKEIVER 701 MARKET STREET, SUITE 5000 PHILADELPHIA, PA 19106	\$0.44
9	****	CITIFINANCIAL MORTGAGE CO., INC. FKA ASSOCIATES HOME EQUITY CONSUMER DISCOUNT CO. C/O JOSEPH A. GOLDBECK, JR., ESQUIRE 601 CREEK LANE FLOUERTOWN, PA 19031	\$0.44
10	****	COMMERCIAL CREDIT CORPORATION 326 EAST STREET BLOOMSBURG, PA 17815	\$0.44
11	****	COMMERCIAL CREDIT CORPORATION 326 EAST MAIN STREET BLOOMSBURG, PA 17815	\$0.44
12	****	COMMERCIAL CREDIT CORPORATION C/O JESSICA REIBSOME 326 EAST MAIN STREET BLOOMSBURG, PA 17815	\$0.44
13	****	COMMONWEALTH OF PA DEPT. OF LABOR & INDUSTRY TO THE USE OF THE UNEMPLOYMENT COMPENSATION FUND 1316 STATE STREET ERIE, PA 16501	\$0.44
14	****	COMMONWEALTH OF PA DEPT. OF LABOR & INDUSTRY TO THE USE OF THE UNEMPLOYMENT COMPENSATION FUND C/O SALLY L. FUHRER 1316 STATE STREET ERIE, PA 16501	\$0.44
15	****	COMMONWEALTH OF PA DEPT. OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 120943 HARRISBURG, PA 17125-0943	\$0.44
RE: RICHARD E. UNICER (CON. LMBEL) PHS # 206431/1921 Page 1 of 2, With Team			
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Print Name of Receiving Employee
<p>The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of negotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R090 S011 and S021 for limitations of coverage.</p>			

Form 3877 Facsimile

US POSTAGE & FINES BUREAU  
JAN 23 2015  
\$007.75

Name and  
Address of  
Sender

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

PASVMWR - 10/13 NALC

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION 6TH FLOOR, STRAWBERRY SQ. DEPT 280601 HARRISBURG, PA 17121	\$0.44
2	****	DEPARTMENT OF PUBLIC WELFARE, TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105	\$0.44
3	****	DEPARTMENT OF TREASURY INTERNAL REVENUE SERVICE 477 MICHIGAN AVENUE DETROIT, MI 48226	\$0.44
4	****	DEPARTMENT OF TREASURY INTERNAL REVENUE SERVICE CO EUGENE LETKAS 477 MICHIGAN AVENUE DETROIT, MI 48226	\$0.44
5	****	DEPARTMENT OF TREASURY INTERNAL REVENUE SERVICE CO KAREN K YENCHEA 477 MICHIGAN AVENUE DETROIT, MI 48226	\$0.44
6	****	DEPARTMENT OF TREASURY INTERNAL REVENUE SERVICE CO R L MITCHELL 477 MICHIGAN AVENUE DETROIT, MI 48226	\$0.44
7	****	DEPARTMENT OF TREASURY INTERNAL REVENUE SERVICE FRED BANKS 477 MICHIGAN AVENUE DETROIT, MI 48226	\$0.44
8	****	PA DEPARTMENT OF LABOR & INDUSTRY 651 BOAS STREET ROOM 1700 HARRISBURG, PA 17121	\$0.44
9	****	PA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE P.O. BOX 280946 HARRISBURG, PA 17124-0946	\$0.44
10	****	U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING, PO BOX 11754 228 WALNUT STREET HARRISBURG, PA 17105	\$0.44
11	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.44
12	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	\$0.44
13	****	INTERNAL REVENUE SERVICE ADVISORY 1080 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222	\$0.44
KEC RICHARD E. UNGER (COLUMBIA) PHS# 206831/02H Page 2 of 2 With Team			\$12.32

Total Number of  
Pieces Listed by Sender

Total Number of Pieces  
Received at Post Office

Postmaster, Per (Name of  
Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of damaged documents under Express Mail documents reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R000 S015 and S021 for limitations of coverage.

Form 3877 Facsimile

U.S. POSTAGE  
ZIP 19103 \$006.43  
02 JAN 23 2013





7178 2417 6099 0116 8483

DDA / 206831  
INTERNAL REVENUE SERVICE ADVISORY  
1000 Liberty Avenue  
Room 704  
PITTSBURGH, PA 15222-0000

--fold here (regular)

-- fold here (6x9)

--fold here (regular)



7178 2417 6099 0116 8490

DDA / 206831

THE UNITED STATES OF AMERICA C/O THE UNITED STATES  
ATTORNEY FOR THE MIDDLE DISTRICT OF PA  
228 WALNUT STREET, SUITE 220  
PO BOX 11754  
HARRISBURG, PA 17108-1754

--fold here (regular)

-- fold here (6x9)

--fold here (regular)



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

**Foreclosure Manager**

**Representing Lenders in  
Pennsylvania and New Jersey**

**February 19, 2013**

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

**Attn: Real Estate Department**

**Fax Number: 570-389-5625**

**Re: CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY,  
INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT  
COMPANY, INC. v.  
RICHARD B. UNGER, ELLEN C. UNGER and THE UNITED STATES OF  
AMERICA C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE  
DISTRICT OF PA  
417 SUMMERHILL ROAD BERWICK, PA 18603-5837  
No.: 2009-CV-1077**

**Dear Sir/Madam:**

**Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for  
March 6, 2013 due to the following: Additional Lienholder(s).**

**The Property is to be relisted for the May 8, 2013 Sheriff Sale.**

**Thank you for your cooperation in this matter.**

**Very Truly Yours,  
PATRICK WIRT for  
Phelan Hallinan, LLP**

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

REAL ESTATE TAX CERTIFICATION

Date: 01/30/2013

Fee: \$5.00

Cert. NO: 13537

UNGER RICHARD B & ELLEN C  
306 E 10TH STREET  
BERWICK PA 18603

District: BRIARCREEK TWP  
Deed: 0288 -0511  
Location: 417 SUMMERHILL RD  
Parcel Id:07 -03C-042-00,000

Assessment: 25,811  
Balances as of 01/30/2013

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

By: Columbia County Sheriff Per: Tim Chamberlain

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A  
vs.  
RICHARD UNGER (et al.)

Case Number  
2009CV1077

## SHERIFF'S RETURN OF SERVICE

01/10/2013 11:30 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE RICHARD UNGER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ELLEN UNGER AT 417 SUMMERHILL ROAD, BERWICK, PA 18603.

  
PAUL D'ANGELO, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 11, 2013

### COMMONWEALTH OF PENNSYLVANIA

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

### NOTARY

Affirmed and subscribed to before me this

11TH

day of

JANUARY

2013



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A  
vs.  
RICHARD UNGER (et al.)

Case Number  
2009CV1077

## SHERIFF'S RETURN OF SERVICE

01/10/2013 11:30 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: RICHARD UNGER AT 417 SUMMERHILL ROAD, BERWICK, PA 18603.

  
PAUL D'ANGELO, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 11, 2013

### COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

### NOTARY

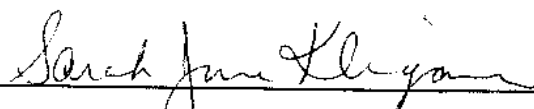
Affirmed and subscribed to before me this

11TH

day of

JANUARY

2013



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A  
vs.  
RICHARD UNGER (et al.)

Case Number  
2009CV1077

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Posting - Sale Bill		Zone:	
Manner:	< Not Specified >	Expires:	02/08/2013	Warrant:
Notes:	SHERIFF'S SALE BILL			

### Serve To:

Name:	(POSTING)
Primary Address:	417 SUMMERHILL ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	POSTED		
Relation:			
Date:	01-29-13	Time:	1525
Deputy:	S-3 S-14	Mileage:	

### Attorney / Originator:

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

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

(POSTING)

2009CV1077

417 SUMMERHILL ROAD, BERWICK, PA 18603

EXP: 02/08/2013

**CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL  
MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME  
EQUITY CONSUMER DISCOUNT COMPANY, INC.**

Plaintiff

v.

**RICHARD B. UNGER  
ELLEN C. UNGER**  
Defendant(s)

**COURT OF COMMON PLEAS  
CIVIL DIVISION**

**NO.: 2009-CV-1077**

**COLUMBIA COUNTY**

**TO: ALL PARTIES IN INTEREST AND CLAIMANTS**

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

Owner(s): **RICHARD B. UNGER  
ELLEN C. UNGER**

Property: **417 SUMMERHILL ROAD  
BERWICK, PA 18603-5837**

MAR 27 2013

Improvements: **RESIDENTIAL DWELLING**

Judgment amount: **\$118,862.25**

The above-captioned property is scheduled to be sold at the COLUMBIA County Sheriff's Sale on **MARCH 6, 2013 @ 9:00 AM in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815.**

Our records indicate that you may hold a mortgage, judgment, or other interest with respect to the property which may be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as we are not permitted to give you legal advice.

**In the Court of Common Pleas of COLUMBIA County, Pennsylvania  
DOMESTIC RELATIONS SECTION**

**NOTICE OF LIEN**

**TO:**

TIMOTHY T CHAMBERLAIN  
SHERIFF OF COLUMBIA COUNTY  
COLUMBIA COUNTY COURTHOUSE  
35 W MAIN STREET  
BLOOMSBURG, PA 17815

**FROM:**

(IV-D Agency or name of obligee and/or his or her private attorney or entity acting on behalf of the obligee, address)

DOMESTIC RELATIONS SECTION  
PO BOX 380  
BLOOMSBURG PA 17815

**Phone: (570) 387-8870    Fax: (570) 387-8876**  
**Email:**

**Obligor:**

RICHARD B. UNGER II  
175 EVERGREEN LN  
CATAWISSA, PA 17820

**Obligee:**

MELISSA S. KERN

**IV-D Case #: 591107580**  
**(or non-IV-D docket #)**

**SSN:** 200-70-9791    **Date of Birth:** 09/07/76

This lien results, by operation of law, from a support order, entered on JUNE 26, 2009 by Pennsylvania Court of Common Pleas in COLUMBIA County, tribunal number 008571.

As of FEBRUARY 8, 2013, the obligor owes unpaid support in the amount of \$3,012.43. This judgment may be subject to interest.

Prospective amounts of support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or titled personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property:  
417 SUMMERHILL ROAD, BERWICK, PA 18603-5837

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released or withdrawn by the issuing agency, the obligee, the entity acting on behalf of the obligee, or in accordance with the laws of the State where the property is located.

**Note to Lien Recorder: Please provide the sender with a copy of the filed lien, containing the recording information, at the address provided above.**

Check either "A" or "B" below. The option that does not apply may be omitted from the form. If "B" is checked, the form must be notarized.

A. ☒ Submitted by a IV-D agency/office on behalf of the named obligee

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651, et seq.), I have authority to file this child support lien in any state, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

Joseph Horvat - Deputy Director  
Authorized Agent

2-8-13  
Date

Joseph Horvat

Print name, e-mail address, phone and fax number

B. ☐ Submitted by an obligee or a private (non-IV-D) attorney or entity on behalf of an obligee

I am: ☐ the obligee of the above referenced order [or]

☐ an attorney or entity representing the above named obligee

I certify under penalty of perjury that the information contained in this notice is true and accurate and that this lien is submitted in accordance with the laws of the State of \_\_\_\_\_. For additional information regarding this lien, including the pay-off amount, please contact the obligee listed above.

\_\_\_\_\_  
Signature

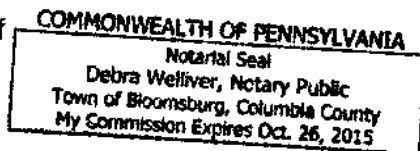
\_\_\_\_\_  
Date

\_\_\_\_\_  
Print name, e-mail address, phone and fax number

I certify that Joseph Horvat appeared before me and is known to me as the individual who signed the above.

State of \_\_\_\_\_

County of \_\_\_\_\_



Notary Public Debra Welliver

Date 2-8-13

My appointment expires 10-26-15

NOTICE : Respondents are not required to respond to this information collection unless it displays a valid OMB control number.

OMB Control #: 0970-0153 Expiration Date: 05/31/2014 (Please note, this expiration date is for the OMB form and not the lien itself.)



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A  
vs.  
RICHARD UNGER (et al.)

Case Number  
2009CV1077

## SHERIFF'S RETURN OF SERVICE

01/29/2013 03:25 PM - DEPUTY PAUL D'ANGELO, 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 417 SUMMERHILL ROAD, BERWICK, PA 18603.

PAUL D'ANGELO, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 30, 2013

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

30TH day of JANUARY, 2013

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

# BRIAR CREEK TOWNSHIP

**150 MUNICIPAL ROAD  
BERWICK, PA 18603**

**OFFICE (570) 752-8262  
FAX (570) 759-1681**

## FACSIMILE COVER SHEET

THE INFORMATION CONTAINED IN THIS FACSIMILE IS LEGALLY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE ADDRESSEE NAMED BELOW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS TELECOPY IS STRICTLY PROHIBITED.

*Goran Anthony*  
*5th Call*

TO: Jim FROM: BRIAR CREEK TOWNSHIP

FAX: 389-5625 PAGES: 2

RE: Sheriff's Office DATE: 1-31-13

**Tax Notice 2013 County & Municipality****BRIARCREEK TWP****MAKE CHECKS PAYABLE TO:**

Joan M. Rotbery  
122 TWIN CHURCH ROAD  
Berwick PA 18603

**HOURS: MAR & APR & JULY & AUG**

TUES, WED & THURS: 8PM - 8PM  
OTHER MONTHS WED ONLY 1PM - 4PM

PHONE: 570-759-2118

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

RUSNOCK FRANK W  
69 DAIRY ROAD  
BERWICK PA 18603

IF YOU DESIRE 3 YEARS OR LESS OF A SMALLER ASSESSMENT STARTED SUBSIDIZED WITH YOUR COUNTRY  
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

County				DATE	BILL NO.
				03/01/2013	11618
ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY	
21,613	9.146 1.345 1 6	193.72 28.49 21.18 127.09	197.67 29.07 21.61 129.68	217.44 31.98 23.77 142.65	
PAY THIS AMOUNT			370.48	378.03	415.84
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after
CNTY	TWP				
Discount 2 %	2 %				
Penalty 10 %	10 %				
PARCEL: 07-03-110-00,000					
69 DAIRY RD					
1.53 Acres	Land	5.975			
	Buildings	15,638			
Total Assessment		21,613			
This tax returned to courthouse on: January 1, 2014					
FILE COPY					



January 18, 2013

Timothy T. Chamberlain  
Sheriff of Columbia County  
Court House- P.O. Box 380  
Bloomsburg, PA 17815

**CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE  
COMPANY, INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER  
DISCOUNT COMPANY, INC.**

VS.

**RICHARD B. UNGER  
ELLEN C. UNGER**


**NO: 2009-CV-1077  
2013-ED-4**

Dear Timothy:

The property located at 417 Summerhill Road Berwick, Pa is not connected to public sewer and therefore no money is due to us.

Please feel free to contact me with any questions that you may have.

Sincerely,

  
Kelly Johnson  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A  
vs.  
RICHARD UNGER (et al.)

Case Number  
2009CV1077

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	02/08/2013
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	ELLEN UNGER
<b>Primary Address:</b>	417 SUMMERHILL ROAD BERWICK, PA 18603
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	306 E 10
<b>Phone:</b>	BERWICK

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Richard Unger		
<b>Relation:</b>	Husband		
<b>Date:</b>	1/10/13	<b>Time:</b>	1130
<b>Deputy:</b>	S-3 S-14	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN HALLINAN & SCHIMIEG LLP	<b>Phone:</b> 215-563-7000
---	----------------------------

### Service Attempts:

<b>Date:</b>	1/9/13					
<b>Time:</b>	0945					
<b>Mileage:</b>						
<b>Deputy:</b>	S-3 S-14					

### Service Attempt Notes:

1. House vacant, check post office
- 2.
- 3.
- 4.
- 5.
- 6.

UNGER, ELLEN

2009CV1077

417 SUMMERHILL ROAD, BERWICK, PA 18603

EXP: 02/08/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A  
vs.  
RICHARD UNGER (et al.)

Case Number  
2009CV1077

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 02/08/2013

Warrant:

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

### Serve To:

Name: RICHARD UNGER

Primary Address: 417 SUMMERHILL ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 306 E 10  
BERWICK

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Richard Unger

Relation:

Date: 1/10/13

Time: 1130

Deputy: S-3 S-14

Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

### Service Attempts:

Date: 1/9/13

Time: 0945

Mileage:

Deputy: S-3 S-14

### Service Attempt Notes:

1. House vacant, check post office No FWDC ADDRESS - CHK J NET
- 2.
- 3.
- 4.
- 5.
- 6.

UNGER, RICHARD

2009CV1077

417 SUMMERHILL ROAD, BERWICK, PA 18603

EXP: 02/08/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A  
vs.  
RICHARD UNGER (et al.)

Case Number  
2009CV1077

## SERVICE COVER SHEET

### Service Details:

**Category:** Real Estate Sale - Sale Notice **Zone:**   
**Manner:** < Not Specified > **Expires:** 02/08/2013 **Warrant:**   
**Notes:** PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** Joan M. Rothery  
**Primary Address:** 122 Twin Church Road  
Berwick, PA 18603  
**Phone:** 570-759-2118 **DOB:**   
**Alternate Address:**   
**Phone:**

### Final Service:

**Served:** Personally · Adult In Charge · Posted · Other  
**Adult In Charge:** Posted  
**Relation:**   
**Date:** 1/9/12 **Time:** 0950  
**Deputy:** S-3 S-14 **Mileage:**

### Attorney / Originator:

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

### Service Attempts:

Date:	Time:	Mileage:	Deputy:

### Service Attempt Notes:

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

ROTHERY, JOAN M.

2009CV1077

122 TWIN CHURCH ROAD, BERWICK, PA 18603

EXP: 02/08/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
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CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A  
vs.  
RICHARD UNGER (et al.)

Case Number  
2009CV1077

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 02/08/2013

Warrant:

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

### Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Kelly Greec

Relation: Clerk

Date: 1/9/13

Time: 1015

Deputy: 33 514

Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2009CV1077

1108 FREAS AVE, BERWICK, PA 18603

EXP: 02/08/2013



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A  
vs.  
RICHARD UNGER (et al.)

Case Number  
2009CV1077

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 02/08/2013

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 Richendner

Relation: Clerk II

Date: 1-9-13

Time: 8:30

Deputy: S 9411

Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2009CV1077 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 02/08/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A  
vs.  
RICHARD UNGER (et al.)

Case Number  
2009CV1077

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 02/08/2013

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: HEATHER HYATT

Relation: TAX OFFICE CLERK

Date: 01/09/13 Time: 0830

Deputy: 59911 Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2009CV1077

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 02/08/2013

Document Receipt

---

Trans # 10821 Carrier / service: POST 2PM 1/8/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000019770

Doc Ref #: 4ED2013

PHILADELPHIA PA 19106

Document Receipt

---

Trans # 10820 Carrier / service: POST 2PM 1/8/2013

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000019763

DEPARTMENT 281230

Doc Ref #: 4ED2013

HARRISBURG PA 17128

Document Receipt

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Trans # 10819 Carrier / service: POST 2PM 1/8/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000019756

Doc Ref #: 4ED2013

HARRISBURG PA 17105

Document Receipt

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Trans # 10818 Carrier / service: POST 2PM 1/8/2013

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000019749

Doc Ref #: 4ED2013

KING OR PA 19406  
PRUSSIA

Document Receipt

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Trans # 10817 Carrier / service: POST 2PM 1/8/2013

Ship to: 10817

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000019732

Doc Ref #: 4ED2013

HARRISBURG PA 17105

Document Receipt

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Trans # 10816 Carrier / service: POST 2PM 1/8/2013

Ship to: 10816

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000019725

Doc Ref #: 4ED2013

HARRISBURG PA 17105



Document Receipt

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Trans # 10815 Carrier / service: POST 2PM 1/8/2013

Ship to: 10815

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000019718

Doc Ref #: 4ED2013

HARRISBURG PA 17128

Document Receipt

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Trans # 10814 Carrier / service: POST 2PM 1/8/2013

Ship to: 10814

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE

Tracking #: 9171924291001000019701

Doc Ref #: 4ED2013

PITTSBURGH PA 15222

Document Receipt

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Trans # 10813 Carrier / service: POST 2PM 1/8/2013

Ship to: 10813

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 9171924291001000019695

Doc Ref #: 4ED2013

HARRISBURG PA 17108

Document Receipt

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Trans # 10812 Carrier / service: POST 2PM 1/8/2013

Ship to: 10812

DEPT OF TREASURY IRS

477 MICHIGAN AVENUE

Tracking #: 9171924291001000019688

Doc Ref #: 4ED2013

DETROIT MI 48226

Document Receipt

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Trans # 10811 Carrier / service: POST 2PM 1/8/2013

Ship to: 10811

PA DEPT OF REVENUE

PO BOX 280946

Tracking #: 9171924291001000019671

Doc Ref #: 4ED2013

HARRISBURG PA 17128

Document Receipt

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Trans # 10810 Carrier / service: POST 2PM 1/8/2013

Ship to: 10810

COMMONWEALTH OF PA

PO BOX 280948

Tracking #: 9171924291001000019664

Doc Ref #: 4ED2013

HARRISBURG PA 17128

Document Receipt

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Trans # 10809 Carrier / service: POST 2PM 1/8/2013

Ship to: 10809

ADVANTAGE ASSETS INC.

C/O DAVID GALLOWAY, ESQ.

54 E MAIN STREET

Tracking #: 9171924291001000019657

Doc Ref #: 4ED2013

MECHANICSBUR PA 17055

G

Document Receipt

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Trans # 10808 Carrier / service: POST 2PM 1/8/2013

Ship to: 10808

ADVANTAGE ASSETS INC.

C/O ANDREW SPEARS, ESQ.

1300 LINGLESTOWN ROAD

HARRISBURG PA 17110

Tracking # 9171924291001000019640

Doc Ref #: 4ED2013



Document Receipt

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Trans # 10807 Carrier / service: POST 2PM 1/8/2013

Ship to: 10807

ADVANTAGE ASSETS, INC.

C/O ANDREW SPEARS, ESQ.

4669 TRINDLE ROAD

Tracking #: 9171924291001000019633

Doc Ref #: 4ED2013

CAMP HILL PA 17011

Document Receipt

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Trans # 10806 Carrier / service: POST 2PM 1/8/2013

Ship to: 10806

ADVANTAGE ASSETS, INC.

7322 SOUTHWEST FREEWAY

Tracking #: 9171924291001000019626

Doc Ref #: 4ED2013

HOUSTON TX 77074

Document Receipt

---

Trans # 10805 Carrier / service: POST 2PM 1/8/2013

Ship to: 10805

CITIFINANCIAL MORTGAGE INC.

C/O JOSEPH GOLDBECK, ESQ.

601 CREEK LANE

Tracking #: 9171924291001000019619

Doc Ref #: 4ED2013

FLOURTOWN PA 19031

Document Receipt

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Trans # 10804 Carrier / service: POST 2PM 1/8/2013

Ship to: 10804

CITIFINANCIAL MORTGAGE CO.

C/O JOSEPH GOLDBECK, ESQ.

701 MARKET STREET

PHILADELPHIA PA 19106

Tracking #: 9171924291001000019602

Doc Ref #: 4ED2013

Document Receipt

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Trans # 10803 Carrier / service: POST 2PM 1/8/2013

Ship to: 10803

CITIFINANCIAL MORTGAGE CO.

1111 NORTHPOINT DRIVE

Tracking #: 9171924291001000019596

Doc Ref #: 4ED2013

COPPELL TX 75019

Document Receipt

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Trans # 10802 Carrier / service: POST 2PM 1/8/2013

Ship to: 10802

PA DEPT OF LABOR & INDUSTRY

651 BOAS STREET

Tracking #: 9171924291001000019589

Doc Ref #: 4ED2013

HARRISBURG PA 17121

Document Receipt

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Trans # 10801 Carrier / service: POST 2PM 1/8/2013

Ship to: 10801

COMMONWEALTH OF PA

1316 STATE STREET

Tracking #: 9171924291001000019572

Doc Ref #: 4ED2013

ERIE PA 16501

# REAL ESTATE OUTLINE

ED # 4-13

DATE RECEIVED 1-8-13  
DOCKET AND INDEX 1-8-13

## 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"/>	
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>1256524</u>

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

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



# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2009CV1077

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

**WEDNESDAY, MARCH 06, 2013**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of the public road designated as Route No. 19040, leading between Berwick and Jonestown, at the northeast corner of land now or late of Lewis Shingler, et ux, thence along line of land of said Lewis Shingler, et ux, South 73 degrees West 272.3 feet to a point; thence continuing in the same course south 73 degrees west along line of land now or formerly of Fred Hosler, a distance of 47.4 feet to an iron pin corner in line of land of Summerhill Evangelical Church lot; thence along line of land of said Church lot north 8 degrees 06 minutes west, 109.53 feet to an iron pin corner in line of land now or late of Arden Rhinard; thence along line of said Rhinard, north 77 degrees 42 minutes east, a distance of 56.9 feet to a point; thence continuing along line of Rhinard north 2 degrees 47 minutes west, a distance of 4 feet to a point; thence continuing along line of Rhinard, north 78 degrees 56 minutes east, a distance of 222.09 feet to a point in the center of the aforementioned public road; thence along the center of said road, south 33 degrees east a distance of 88 feet to the place of beginning.

Excepting and Reserving from the deed from H.W. Farrell, et ux, to the Grantors herein an 8 foot wedge shaped parcel of land on the extreme northern boundary conveyed heretofore to Arden Rhinard.

TITLE TO SAID PREMISES VESTED IN Richard B. Unger and Ellen C. Unger, his wife, by Deed from Lewis Shingler and Beatrice Shingler, his wife, dated 07/29/1978, recorded 08/16/1978 in Book 288, Page 511.

Premises being: 417 SUMMERHILL ROAD, BERWICK, PA 18603-5837

Tax Parcel # 07-03C-042-00,000

PROPERTY ADDRESS: 417 SUMMERHILL ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-03C-042

Seized and taken into execution to be sold as the property of RICHARD UNGER, ELLEN UNGER in suit of CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A.

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

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

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

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

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

CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL  
MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME  
EQUITY CONSUMER DISCOUNT COMPANY, INC.

**COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO.: 2009-CV-1077**

**2013-ED-4**

**COLUMBIA COUNTY**

vs.

RICHARD B. UNGER  
ELLEN C. UNGER  
Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

**To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property (specifically described property below):**

PREMISES: 417 SUMMERHILL ROAD, BERWICK, PA 18603-5837  
(See Legal Description attached)

Amount Due

\$118,862.25

Interest from 05/26/2011 to Date of Sale

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

@ \$19.54 per diem

Acting Barbara Silvestri / KRB  
(Clerk) Office of the Prothonotary, Common Pleas Court  
of Columbia County, Penna.

Dated 1-8-13  
(SEAL)

**Produced Pursuant to Court Order  
My Comm. Expires 12/31/2014**

PHS # 206831

## LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of the public road designated as Route No. 19040, leading between Berwick and Jonestown, at the northeast corner of land now or late of Lewis Shingler, et ux, thence along line of land of said Lewis Shingler, et ux, South 73 degrees West 272.3 feet to a point; thence continuing in the same course south 73 degrees west along line of land now or formerly of Fred Hosler, a distance of 47.4 feet to an iron pin corner in line of land of Summerhill Evangelical Church lot; thence along line of land of said Church lot north 8 degrees 06 minutes west, 109.53 feet to an iron pin corner in line of land now or late of Arden Rhinard; thence along line of said Rhinard, north 77 degrees 42 minutes east, a distance of 56.9 feet to a point; thence continuing along line of Rhinard north 2 degrees 47 minutes west, a distance of 4 feet to a point; thence continuing along line of Rhinard, north 78 degrees 56 minutes east, a distance of 222.09 feet to a point in the center of the aforementioned public road; thence along the center of said road, south 33 degrees east a distance of 88 feet to the place of beginning.

Excepting and Reserving from the deed from H.W. Farrell, et ux, to the Grantors herein an 8 foot wedge shaped parcel of land on the extreme northern boundary conveyed heretofore to Arden Rhinard.

TITLE TO SAID PREMISES VESTED IN Richard B. Unger and Ellen C. Unger, his wife, by Deed from Lewis Shingler and Beatrice Shingler, his wife, dated 07/29/1978, recorded 08/16/1978 in Book 288, Page 511.

Premises being: 417 SUMMERHILL ROAD, BERWICK, PA 18603-5837

Tax Parcel # 07-03C-042-00,000

PHELAN HALLINAN, LLP  
Allison F. Zuckerman, Esq., Id. No.309519  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Attorneys for Plaintiff

**CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL  
MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME  
EQUITY CONSUMER DISCOUNT COMPANY, INC.**  
Plaintiff

v.

**RICHARD B. UNGER  
ELLEN C. UNGER**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2009-CV-1077**  
:  
: **2013-ED-4**  
:  
: **COLUMBIA COUNTY**  
:

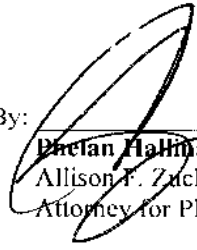
**CERTIFICATION**

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

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

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

By:

  
**Phelan Hallinan, LLP**  
Allison F. Zuckerman, Esq., Id. No.309519  
Attorney for Plaintiff

2013 JAN - 8 PM 12:03  
CLERK OF COURTS OFFICE  
COLUMBIA COUNTY, PA

PHELAN HALLINAN, LLP  
Allison F. Zuckerman, Esq., Id. No.309519  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Attorney for Plaintiff

**CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL  
MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME  
EQUITY CONSUMER DISCOUNT COMPANY, INC.**

: **COLUMBIA COUNTY**  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2009-CV-1077**  
: **2013-ED-4**

**vs.**

**RICHARD B. UNGER  
ELLEN C. UNGER**

**VERIFICATION OF NON-MILITARY SERVICE**

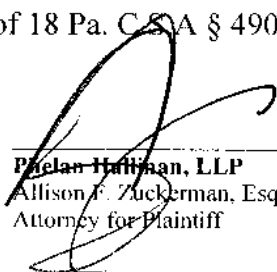
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

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

(b) that defendant RICHARD B. UNGER is over 18 years of age and resides at 417 SUMMERHILL ROAD, BERWICK, PA 18603-5837.

(c) that defendant ELLEN C. UNGER is over 18 years of age and resides at 417 SUMMERHILL ROAD, BERWICK, PA 18603-5837.

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

  
\_\_\_\_\_  
Phelan Hallinan, LLP  
Allison F. Zuckerman, Esq., Id. No.309519  
Attorney for Plaintiff

COLUMBIA COUNTY, PA  
CLERK OF COURT  
JUL 10 2013

PHELAN HALLINAN, LLP  
Allison F. Zuckerman, Esq., Id. No.309519  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Attorneys for Plaintiff

**CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL  
MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME  
EQUITY CONSUMER DISCOUNT COMPANY, INC.**  
Plaintiff

v.

**RICHARD B. UNGER  
ELLEN C. UNGER**  
Defendant(s)

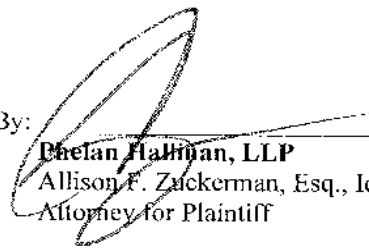
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2009-CV-1077**  
: **2013-ED-4**  
:  
: **COLUMBIA COUNTY**  
:

**CERTIFICATION**

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

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

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

By:   
**Phelan Hallinan, LLP**  
Allison F. Zuckerman, Esq., Id. No.309519  
Attorney for Plaintiff

CLERK OF COURT'S OFFICE  
COLUMBIA COUNTY, PA

2013/09/10 10:05

2013/09/10

PHILAN HALLINAN, LLP  
Allison F. Zuckerman, Esq., Id. No.309519  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Attorney for Plaintiff

**CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL  
MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME  
EQUITY CONSUMER DISCOUNT COMPANY, INC.**

: **COLUMBIA COUNTY**  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2009-CV-1077**  
: **2013-ED-4**

vs.

**RICHARD B. UNGER  
ELLEN C. UNGER**

**VERIFICATION OF NON-MILITARY SERVICE**

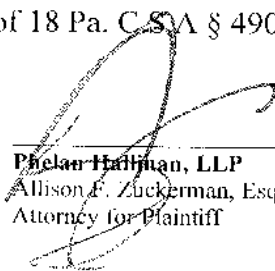
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

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

(b) that defendant RICHARD B. UNGER is over 18 years of age and resides at 417 SUMMERHILL ROAD, BERWICK, PA 18603-5837.

(c) that defendant ELLEN C. UNGER is over 18 years of age and resides at 417 SUMMERHILL ROAD, BERWICK, PA 18603-5837.

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

  
Phelan Hallinan, LLP  
Allison F. Zuckerman, Esq., Id. No.309519  
Attorney for Plaintiff

CLERK OF COURT'S OFFICE  
COUNTY OF COLUMBIA, PA  
JUL 15 2013 11:03 AM

**CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL  
MORTGAGE COMPANY, INC. F/K/A ASSOCIATES  
HOME EQUITY CONSUMER DISCOUNT COMPANY,  
INC.**

Plaintiff

v.

**RICHARD B. UNGER  
ELLEN C. UNGER**

Defendant(s)

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2009-CV-1077  
:  
: 2013-ED-4  
:  
: COLUMBIA COUNTY  
:  
: PIIS # 206831  
:

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY, INC.**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **417 SUMMERHILL ROAD, BERWICK, PA 18603-5837**.

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

Name

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

**RICHARD B. UNGER**

**417 SUMMERHILL ROAD  
BERWICK, PA 18603-5837**

**ELLEN C. UNGER**

**417 SUMMERHILL ROAD  
BERWICK, PA 18603-5837**

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

Name

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

**SAME AS ABOVE.**

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

Name

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

**COMMONWEALTH OF PA DEPT. OF  
LABOR & INDUSTRY TO THE USE OF THE  
UNEMPLOYMENT COMPENSATION FUND**

**1316 STATE STREET  
ERIE, PA 16501**

**COMMONWEALTH OF PA DEPT. OF  
LABOR & INDUSTRY TO THE USE OF THE  
UNEMPLOYMENT COMPENSATION FUND  
C/O SALLY L. FUHRER**

**1316 STATE STREET  
ERIE, PA 16501**

**PA DEPARTMENT OF LABOR & INDUSTRY**

**651 BOAS STREET  
ROOM 1700  
HARRISBURG, PA 17121**

**CITIFINANCIAL MORTGAGE CO., INC.  
F/K/A ASSOCIATES HOME EQUITY  
CONSUMER DISCOUNT CO.**

**1111 NORTHPOINT DRIVE, BUILDING 4,  
SUITE 100  
COPPELL, TX 75019**



**CITIFINANCIAL MORTGAGE CO., INC.  
F/K/A ASSOCIATES HOME EQUITY  
CONSUMER DISCOUNT CO.  
C/O JOSEPH A. GOLDBECK, JR., ESQUIRE**

**GOLDBECK, MCCAFFEE, Y & MCKEEVER  
701 MARKET STREET, SUITE 5000  
PHILADELPHIA, PA 19106**

**CITIFINANCIAL MORTGAGE CO., INC.  
F/K/A ASSOCIATES HOME EQUITY  
CONSUMER DISCOUNT CO.  
C/O JOSEPH A. GOLDBECK, JR., ESQUIRE**

**601 CREEK LANE  
FLOURTOWN, PA 19031**

**ADVANTAGE ASSETS, INC. ASSIGNEE OF  
MBNA AMERICA BANK**

**7322 SOUTHWEST FREEWAY, SUITE 1600  
HOUSTON, TX 77074**

**ADVANTAGE ASSETS, INC. ASSIGNEE OF  
MBNA AMERICA BANK  
C/O ANDREW C. SPEARS, ESQUIRE**

**WOLPOFF & ABRAMSON, L.L.P.  
4669 TRINDLE ROAD, SUITE 300  
CAMP HILL, PA 17011**

**ADVANTAGE ASSETS, INC. ASSIGNEE OF  
MBNA AMERICA BANK  
C/O ANDREW C. SPEARS, ESQUIRE**

**HANDLER, HENNING & ROSENBERG, L.L.P.  
1300 LINGLESTOWN ROAD  
HARRISBURG, PA 17110**

**ADVANTAGE ASSETS, INC. ASSIGNEE OF  
MBNA AMERICA BANK  
C/O DAVID R. GALLOWAY, ESQUIRE**

**WOLPOFF & ABRAMSON, L.L.P.  
4660 TRINDLE ROAD, SUITE 300  
CAMP HILL, PA 17011**

**ADVANTAGE ASSETS, INC. ASSIGNEE OF  
MBNA AMERICA BANK  
C/O DAVID R. GALLOWAY, ESQUIRE**

**54 E. MAIN STREET  
MECHANICSBURG, PA 17055**

4. Name and address of last recorded holder of every mortgage of record:  
Name Address (if address cannot be reasonably ascertained, please indicate)

**COMMERCIAL CREDIT CORPORATION**

**326 EAST STREET  
BLOOMSBURG, PA 17815**

**COMMERCIAL CREDIT CORPORATION**

**326 EAST MAIN STREET  
BLOOMSBURG, PA 17815**

**COMMERCIAL CREDIT CORPORATION  
C/O JESSICA REIBSOME**

**326 EAST MAIN STREET  
BLOOMSBURG, PA 17815**

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

**COMMONWEALTH OF PA DEPT. OF  
REVENUE BUREAU OF COMPLIANCE**

**P.O. BOX 280948  
HARRISBURG, PA 17128-0948**

**PA DEPARTMENT OF REVENUE BUREAU  
OF COMPLIANCE**

**P.O. BOX 280946  
HARRISBURG, PA 17128-0946**

**DEPARTMENT OF TREASURY INTERNAL  
REVENUE SERVICE**

**477 MICHIGAN AVENUE  
DETROIT, MI 48226**

**DEPARTMENT OF TREASURY INTERNAL  
REVENUE SERVICE C/O EUGENE  
LETUKAS**

**477 MICHIGAN AVENUE  
DETROIT, MI 48226**

DEPARTMENT OF TREASURY INTERNAL  
REVENUE SERVICE C/O KAREN K.  
YENCHAK

477 MICHIGAN AVENUE  
DETROIT, MI 48226

DEPARTMENT OF TREASURY INTERNAL  
REVENUE SERVICE C/O R.A. MITCHELL

477 MICHIGAN AVENUE  
DETROIT, MI 48226

DEPARTMENT OF TREASURY INTERNAL  
REVENUE SERVICE FRED BANKS

477 MICHIGAN AVENUE  
DETROIT, MI 48226

U.S. DEPARTMENT OF JUSTICE  
U.S. ATTORNEY FOR THE MIDDLE  
DISTRICT OF PA  
FEDERAL BUILDING

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

INTERNAL REVENUE SERVICE ADVISORY

1000 LIBERTY AVENUE ROOM 704  
PITTSBURGH, PA 15222

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.

Name

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

None.

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

Name

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

TENANT/OCCUPANT

417 SUMMERHILL ROAD  
BERWICK, PA 18603-5837

COMMONWEALTH OF PENNSYLVANIA  
BUREAU OF INDIVIDUAL TAXES  
INHERITANCE TAX DIVISION

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

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

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

DOMESTIC RELATIONS OF  
COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE

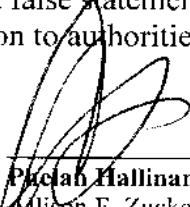
P.O. BOX 2675  
HARRISBURG, PA 17105

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

Date:

1/21/13

By:



Pictan Hallinan, LLP

Alison F. Zuckerman, Esq., Id. No.309519  
Attorney for Plaintiff

CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL	:	COURT OF COMMON PLEAS
MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME	:	
EQUITY CONSUMER DISCOUNT COMPANY, INC.	:	CIVIL DIVISION
	:	
	Plaintiff :	NO.: <u>2009-CV-1077</u>
	:	
vs.	:	<u>2013-ED-4</u>
	:	COLUMBIA COUNTY
	:	
RICHARD B. UNGER		
ELLEN C. UNGER		
	Defendant(s)	

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

**TO: RICHARD B. UNGER  
ELLEN C. UNGER  
417 SUMMERHILL ROAD  
BERWICK, PA 18603-5837**

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

Your house (real estate) at **417 SUMMERHILL ROAD, BERWICK, PA 18603-5837** is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_ in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of **\$118,862.25** obtained by **CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY, INC.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

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

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

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

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

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

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

## **LEGAL DESCRIPTION**

All that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of the public road designated as Route No. 19040, leading between Berwick and Jonestown, at the northeast corner of land now or late of Lewis Shingler, et ux, thence along line of land of said Lewis Shingler, et ux, South 73 degrees West 272.3 feet to a point; thence continuing in the same course south 73 degrees west along line of land now or formerly of Fred Hosler, a distance of 47.4 feet to an iron pin corner in line of land of Summerhill Evangelical Church lot; thence along line of land of said Church lot north 8 degrees 06 minutes west, 109.53 feet to an iron pin corner in line of land now or late of Arden Rhinard; thence along line of said Rhinard, north 77 degrees 42 minutes east, a distance of 56.9 feet to a point; thence continuing along line of Rhinard north 2 degrees 47 minutes west, a distance of 4 feet to a point; thence continuing along line of Rhinard, north 78 degrees 56 minutes east, a distance of 222.09 feet to a point in the center of the aforementioned public road; thence along the center of said road, south 33 degrees east a distance of 88 feet to the place of beginning.

Excepting and Reserving from the deed from H.W. Farrell, et ux, to the Grantors herein an 8 foot wedge shaped parcel of land on the extreme northern boundary conveyed heretofore to Arden Rhinard.

TITLE TO SAID PREMISES VESTED IN Richard B. Unger and Ellen C. Unger, his wife, by Deed from Lewis Shingler and Beatrice Shingler, his wife, dated 07/29/1978, recorded 08/16/1978 in Book 288, Page 511.

Premises being: 417 SUMMERHILL ROAD, BERWICK, PA 18603-5837

Tax Parcel # 07-03C-042-00,000

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2009-CV-1077**

**CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY,  
INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY,  
INC.**

**vs.**

**RICHARD B. UNGER  
ELLEN C. UNGER**

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

**417 SUMMERHILL ROAD, BERWICK, PA 18603-5837**

**Parcel No. 07-03C-042-00,000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$118,862.25**

**Attorneys for Plaintiff  
Phelan Hallinan, LLP**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution NO. 2009-CV-1077    2013-ED-4

**CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY,  
INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY,  
INC.**

**vs.**

**RICHARD B. UNGER**

**ELLEN C. UNGER**

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

**417 SUMMERHILL ROAD, BERWICK, PA 18603-5837**

**Parcel No. 07-03C-042-00,000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$118,862.25**

**Attorneys for Plaintiff**

**Phelan Hallinan, LLP**

## **LEGAL DESCRIPTION**

All that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of the public road designated as Route No. 19040, leading between Berwick and Jonestown, at the northeast corner of land now or late of Lewis Shingler, et ux, thence along line of land of said Lewis Shingler, et ux, South 73 degrees West 272.3 feet to a point; thence continuing in the same course south 73 degrees west along line of land now or formerly of Fred Hosler, a distance of 47.4 feet to an iron pin corner in line of land of Summerhill Evangelical Church lot; thence along line of land of said Church lot north 8 degrees 06 minutes west, 109.53 feet to an iron pin corner in line of land now or late of Arden Rhinard; thence along line of said Rhinard, north 77 degrees 42 minutes east, a distance of 56.9 feet to a point; thence continuing along line of Rhinard north 2 degrees 47 minutes west, a distance of 4 feet to a point; thence continuing along line of Rhinard, north 78 degrees 56 minutes east, a distance of 222.09 feet to a point in the center of the aforementioned public road; thence along the center of said road, south 33 degrees east a distance of 88 feet to the place of beginning.

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Premises being: 417 SUMMERHILL ROAD, BERWICK, PA 18603-5837

Tax Parcel # 07-03C-042-00,000



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Premises being: 417 SUMMERHILL ROAD, BERWICK, PA 18603-5837

Tax Parcel # 07-03C-042-00,000

# SHERIFF'S RETURN

CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE  
COMPANY, INC. F/K/A ASSOCIATES HOME EQUITY  
CONSUMER DISCOUNT COMPANY, INC.

Plaintiff

vs.

RICHARD B. UNGER

ELLEN C. UNGER

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2009-CV-1077

2013-ED-4

ISSUED

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

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

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

## AFFIDAVIT OF SERVICE

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

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

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

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

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

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

So Answers,

\_\_\_\_\_  
Sheriff

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

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY, INC.

No.: 2009-CV-1077

2013-ED-4

Defendant

RICHARD B. UNGER  
ELLEN C. UNGER

Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

**SERVE**

**AT**

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

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

417 SUMMERHILL ROAD, BERWICK, PA 18603-5837

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

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

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of ☒ Plaintiff  
\_\_\_\_ Defendant  
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day

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

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY, INC.

No.: 2009-CV-1077

2013-ED-4

Defendant

RICHARD B. UNGER  
ELLEN C. UNGER

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

**SERVE**



**AT**

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

RICHARD B. UNGER

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

417 SUMMERHILL ROAD, BERWICK, PA 18603-5837

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number

Date

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

(215)563-7000

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

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day

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

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY, INC.

No.: 2009-CV-1077

2013-ED-4

Defendant

RICHARD B. UNGER  
ELLEN C. UNGER

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

**SERVE**



**AT**

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

ELLEN C. UNGER

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

417 SUMMERHILL ROAD, BERWICK, PA 18603-5837

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

Defendant

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

Telephone Number

(215)563-7000

Date

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

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day

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

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CITIMORTGAGE, INC. S/B/M TO  
CITIFINANCIAL MORTGAGE COMPANY, INC.  
F/K/A ASSOCIATES HOME EQUITY  
CONSUMER DISCOUNT COMPANY, INC.

Plaintiff

v.

RICHARD B. UNGER  
ELLEN C. UNGER

Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS  
CIVIL DIVISION

NO. 2009-CV-1077

2013-ED-4

ORDER

AND NOW, this 27 day of April, 2011, after

consideration of Plaintiff's Motion for Service of Notice of Sale Pursuant to Special Order of Court, it is hereby:

**ORDERED** that pursuant to Pa. R.C.P. 430(a), service of the Notice of Sale is permitted on Defendants **RICHARD B. UNGER** and **ELLEN C. UNGER** by:

REGULAR MAIL AT 417 SUMMERHILL ROAD, BERWICK,  
PA 18603

CERTIFIED MAIL AT 417 SUMMERHILL ROAD, BERWICK,  
PA 18603

POSTING AT 417 SUMMERHILL ROAD, BERWICK, PA  
18603

BY THE COURT:

*Thomas A. [Signature]*

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

TD Bank, NA  
3-180/360

001256524

DATE  
12/17/2012

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

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

DDA [206831] 417 SUMMERHILL ROAD (2009-CV-1077)

*Travis S. Hallinan*  
AUTHORIZED SIGNATURE

⑈001256524⑈ ⑆036001808⑆ 361508666⑈

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2009CV1077

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

WEDNESDAY, MARCH 06, 2013  
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of the public road designated as Route No. 19040, leading between Berwick and Jonestown, at the northeast corner of land now or late of Lewis Shingler, et ux, thence along line of land of said Lewis Shingler, et ux, South 73 degrees West 272.3 feet to a point; thence continuing in the same course south 73 degrees west along line of land now or formerly of Fred Hoster, a distance of 47.4 feet to an iron pin corner in line of land of Summerhill Evangelical Church lot; thence along line of land of said Church lot north 8 degrees 06 minutes west, 109.53 feet to an iron pin corner in line of land now or late of Arden Rhinard; thence along line of said Rhinard, north 77 degrees 42 minutes east, a distance of 56.9 feet to a point; thence continuing along line of Rhinard north 2 degrees 47 minutes west, a distance of 4 feet to a point; thence continuing along line of Rhinard, north 78 degrees 56 minutes east, a distance of 222.09 feet to a point in the center of the aforementioned public road; thence along the center of said road, south 33 degrees east a distance of 88 feet to the place of beginning. Excepting and Reserving from the deed from H.W. Farrell, et ux, to the Grantors herein an 8 foot wedge shaped parcel of land on the extreme northern boundary conveyed heretofore to Arden Rhinard.

TITLE TO SAID PREMISES VESTED IN Richard B. Unger and Ellen C. Unger, his wife, by Deed from Lewis Shingler and Beatrice Shingler, his wife, dated 07/29/1978, recorded 08/16/1978 in Book 288, Page 511.

Premises being: 417 SUMMERHILL ROAD, BERWICK, PA 18603-5837

Tax Parcel # 07-03C-042-00,000

PROPERTY ADDRESS: 417 SUMMERHILL ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-03C-042

Seized and taken into execution to be sold as the property of RICHARD UNGER, ELLEN UNGER in suit of CITIMORTGAGE, INC. S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY,  
Pennsylvania  
www.sheriffcolumbiacounty.com

law deposes and says that Press Enterprise is a newspaper office and place of business at 3185 Columbia and State of Pennsylvania, and was published daily, continuously in said attached notice February 13, 20, 27, 2013 or designated agent of the owner or publisher of published; that neither the affiant nor Press Enterprise did notice and advertisement and that all of the place, and character of publication are true.

7<sup>th</sup> day of February 2013

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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



Columbia County Sheriff  
Tim Chamberlain  
35 W Main St  
PO BOX 380  
BLOOMSBURG PA 17815



91 7192 4291 0010 0001 9633

ADVANTAGE ASSETS, INC  
C/O ANDREW SPEARS, ESQ  
4669 TRINDLE ROAD  
CAMP HILL PA 17011

4ED2013

CERTIFIED MAIL™

UNITED STATES POSTAGE  
\$04.55  
02 1M  
0008003443 JAN09 2013  
MAILED FROM ZIP CODE 17815



17815 FEB 1 12  
400 201  
ANK  
2

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD  
001 17815048080  
17011#5507#2015

Columbia County Sheriff  
Tim Chamberlain  
35 W Main St  
PO BOX 380  
BLOOMSBURG PA 17815



91 7192 4291 0010 0001 9596

CITIFINANCIAL MORTGAGE CO.  
111 NORTHPOINT DRIVE  
COPELL TX 75019

4ED2013

**CERTIFIED MAIL™**



UNITED STATES POSTAGE  
02 JM  
\$04.55  
0008003448 JAN09 2013  
MAILED FROM ZIP CODE 17815

RECEIVED JAN 10 09 01/18/13

RETURN TO SENIOR  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

EOL 17815088080 \*0419-07815 09 40

17815088080

Columbia County Sheriff  
Tim Chamberlain  
35 W Main St  
PO BOX 380  
BLOOMSBURG PA 17815



91 7192 4291 0010 0001 9688

DEPT OF TREASURY IRS  
477 MICHIGAN AVENUE  
DETROIT MI 48226

4ED2013

**CERTIFIED MAIL**

UNITED STATES POSTAGE  
\$04.55  
02 1M  
0008003448 JAN09 2013  
MAILED FROM ZIP CODE 17815  
PINEY HILLS



\* X-MAILING LIST 00 01/15/13  
FORWARD TIME EXP. R/W TO SEND  
INTERNAL REVENUE SERVICE  
PO BOX 419500  
DETROIT MI 48232-8500  
RETURN TO SENDER

9822632333 0000  
17815 0010