

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Citimortgage, Inc. vs KATH Ann Schulte

NO. 9-14 ED NO. 14-19-13 JD

DATE/TIME OF SALE: Apr 2 0900

BID PRICE (INCLUDES COST) \$ 298903

POUNDAGE - 2% OF BID \$ 5960

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3039.63

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

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

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

PURCHASER(S) SIGNATURE(S): [Signature]

JAMIE BURKE

TOTAL DUE: \$ 3039.63

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 1689.63

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
CITIMORTGAGE, INC.

vs.

**Defendant**  
RUTH ANN SCHULTZ

**Attorney for the Plaintiff:**

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

**Sheriff's Sale Date:** Wednesday, April 2, 2014

**Writ of Execution No. :** 2013CV1479

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

**Location of the real estate:** 309 EAST 4TH STREET, MIFFLINVILLE, PA 18631

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$54.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,087.62
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$140.00

**Total Sheriff Costs** **\$1,917.62**

## Municipal Costs

Current Taxes	\$694.22
Sewer	\$313.19

**Total Municipal Costs** **\$1,007.41**

## Distribution Costs

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

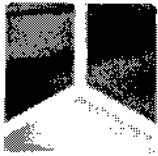
**Total Distribution Costs** **\$55.00**

**Grand Total:** **\$2,980.03**

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

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

(2013) Columbia County Sheriff, Bloomsburg, PA



Phelan  
Hallinan

Representing Lenders in Pennsylvania

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

Melissa Connor  
Legal Assistant, Ext. 1480

July 16, 2014

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

Re: RUTH ANN SCHULTZ  
309 EAST 4TH STREET, MIFFLINVILLE, PA 18631  
2013-CV-1479

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.**, 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,

Melissa Connor  
For Phelan Hallinan, LLP

cc: CITIMORTGAGE, INC.

PH # 932621

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**

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name

Phelan Hallinan, LLP

Telephone Number

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

**C. Date of Acceptance of Document**

Grantee(s)/Lessee(s)

CITIMORTGAGE, INC.

Street Address

PO Box 380, W. Main Street

Street Address

1000 TECHNOLOGY DRIVE

City

Bloomsburg

State

PA

Zip Code

17815

City

O'Fallon

State

MO

Zip Code

63368

**D. REAL ESTATE LOCATION**

Street Address

309 EAST 4TH STREET, MIFFLINVILLE, PA 18631

City, Township, Borough

MIFFLIN TOWNSHIP

County

COLUMBIA

School District

CENTRAL COLUMBIA AREA SCHOOL  
DISTRICT

Tax Parcel Number

23-05C-026-00,000

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

☐ Y

☒ N

1. Actual Cash Consideration

\$2,980.03 (winning bid)

2. Other Consideration

+ -0-

3. Total Consideration

= \$2,980.03

4. County Assessed Value

\$46,631.00

5. Common Level Ratio Factor

x 3.61

6. Fair Market Value

= \$168,337.91

**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.

(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

Melissa Connor

Date

8/8/14

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIMORTGAGE, INC.  
vs.  
RUTH ANN SCHULTZ

Case Number  
2013CV1479

## REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
01/10/2014	Advance Fee	Advance Fee	1383788	\$0.00	\$1,350.00
01/10/2014	Advertising Sale (Newspaper)			\$15.00	\$0.00
01/10/2014	Advertising Sale Bills & Copies			\$17.50	\$0.00
01/10/2014	Crying Sale			\$10.00	\$0.00
01/10/2014	Docketing			\$15.00	\$0.00
01/10/2014	Levy			\$15.00	\$0.00
01/10/2014	Mailing Costs			\$54.00	\$0.00
01/10/2014	Posting Handbill			\$15.00	\$0.00
01/10/2014	Pondage			\$59.60	\$0.00
01/10/2014	Press Enterprise Inc			\$1,087.62	\$0.00
01/10/2014	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
01/10/2014	Sheriff Automation Fund			\$50.00	\$0.00
01/10/2014	Sheriff's Deed			\$35.00	\$0.00
01/10/2014	Solicitor Services			\$75.00	\$0.00
01/10/2014	Transfer Tax Form			\$25.00	\$0.00
01/10/2014	Web Posting			\$100.00	\$0.00
03/26/2014	Service			\$195.00	\$0.00
03/26/2014	Service Mileage			\$12.00	\$0.00
03/26/2014	Distribution Form			\$25.00	\$0.00
03/26/2014	Copies			\$6.50	\$0.00
03/26/2014	Notary Fee			\$10.00	\$0.00
03/26/2014	Tax Claim Search			\$5.00	\$0.00
03/26/2014	Surcharge			\$140.00	\$0.00
03/26/2014	Current Taxes			\$694.22	\$0.00
03/26/2014	Sewer			\$313.19	\$0.00
03/26/2014	Recording Fees			\$55.00	\$0.00
				<b>\$3,039.63</b>	<b>\$1,350.00</b>

<b>TOTAL BALANCE:</b>	<b>\$(1,689.63)</b>
-----------------------	---------------------

# SHERIFF'S SALE COST SHEET

NO. \_\_\_\_\_ VS. Scho 142  
 ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL)	\$15.00
MAILING COSTS	\$ <u>54.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>450.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1087.62</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1312.62</u>	

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>674.22</u>
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>679.22</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>313.19</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>313.19</u>	

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

TOTAL COSTS (OPENING BID) \$ 2780.03

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

**SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure)**  
**No. 2013CV1479**

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, APRIL 02, 2014**  
**AT 9:00 O'CLOCK A.M.**

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

ALL THAT CERTAIN piece or parcel of land situate in the Village of Mifflinville, Township of Mifflin, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a steel pin on the North side of Fourth Street on the dividing line between Lot No. 158 and Lot No. 159; thence along the dividing line of Lot No. 158 and Lot No. 159, North 27 degrees 00 minute West a distance of 136.00 feet to a steel pin along the land now or late of Charles J. Drumheller and Betty L. Drumheller, his wife; thence along the land now or late of Drumheller, North 63 degrees 00 minute East a distance of 99.75 feet to a steel pin in line of land now or late of Samuel De Walt; thence along line of land now or late of DeWalt, South 27 degrees 00 minute East a distance of 136.00 feet to a steel pin on the North side of Fourth Street; thence along the North side of Fourth Street South 63 degrees 00 minute West a distance of 99.75 feet to a steel pin, the place of beginning.

CONTAINING 13,566.00 square feet in accordance to a survey prepared by Charles B. Webb, R.E., dated March 16, 1981. TITLE TO SAID PREMISES IS VESTED IN Ruth Ann Schultz, by Deed from Joyce Ash, widow, dated 04/26/2001, recorded 05/02/2001 in Instrument Number 200103891.

Tax Parcel: 23-05C-026-00,000

Premises Being: 309 EAST 4TH STREET, MIFFLINVILLE, PA 18631

PROPERTY ADDRESS: 309 EAST 4TH STREET, MIFFLINVILLE, PA 18631

UPI / TAX PARCEL NUMBER: 23-05C-026

Seized and taken into execution to be sold as the property of RUTH ANN SCHULTZ in suit of CITIMORTGAGE, INC.

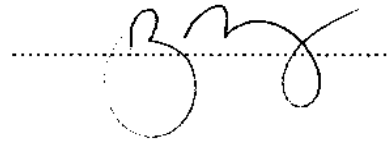
**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is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

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

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

leposes and says that Press Enterprise is  
ice and place of business at 3185

a and State of Pennsylvania, and was  
a published daily, continuously in said  
hed notice March 12, 19, 26, 2014 that  
ted agent of the owner or publisher of said  
; that neither the affiant nor Press  
ice and advertisement and that all of the  
and character of publication are true.



.....day of March.....2014



(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  
publishing the foregoing notice, and the

.....

**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

March 12, 2014

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. v.  
RUTH ANN SCHULTZ  
309 EAST 4TH STREET MIFFLINVILLE, PA 18631  
No.: 2013-CV-1479

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for March 19, 2014 due to the following: Per Sheriff.

The Property is to be relisted for the April 2, 2014 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
PATRICK WIRT for  
Phelan Hallinan, LLP



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

CHRISTINE SCHOFFLER  
Legal Assistant, 1286

Representing Lenders in  
Pennsylvania

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

No.: 2013-CV 1479  
No.: 2014-ED-9

Re: CITIMORTGAGE, INC. VS. RUTH ANN SCHULTZ  
No.: 2013-CV-1479, No.: 2014-ED-9

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2**

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 with the necessary attachments regarding the above matter.

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

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

**\*\*Property is listed for the 03/19/2014 Sheriff Sale.\*\***

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

Very truly yours,

Phelan Hallinan, LLP

By:

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

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

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

CITIMORTGAGE, INC.  
Plaintiff,

v.

RUTH ANN SCHULTZ  
Defendant(s)


: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: No.: 2013-CV-1479  
: No.: 2014-ED-9

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA )  
PHILADELPHIA COUNTY )

SS:

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

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

Date: 2/20/14

**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.



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

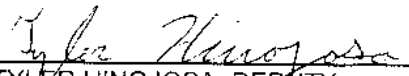


CITIMORTGAGE, INC.  
vs.  
RUTH ANN SCHULTZ

Case Number  
2013CV1479

## SHERIFF'S RETURN OF SERVICE

01/16/2014 02:35 PM - DEPUTY TYLER HINOJOSA, 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: RUTH ANN SCHULTZ AT 309 EAST 4TH STREET, MIFFLINVILLE, PA 18631.

  
TYLER HINOJOSA, DEPUTY

SO ANSWERS,

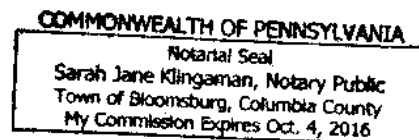
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

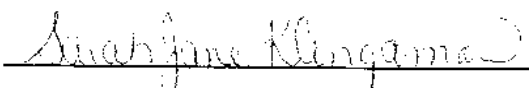
January 16, 2014

NOTARY

Affirmed and subscribed to before me this

16TH day of JANUARY, 2014





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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIMORTGAGE, INC.  
vs.  
RUTH ANN SCHULTZ

Case Number  
2013CV1479

## SHERIFF'S RETURN OF SERVICE

02/06/2014 09:15 AM - DEPUTY TYLER HINOJOSA, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 309 EAST 4TH STREET, MIFFLINVILLE, PA 18631.

  
\_\_\_\_\_  
TYLER HINOJOSA, DEPUTY

SO ANSWERS,

  
\_\_\_\_\_  
TIMOTHY T. CHAMBERLAIN, SHERIFF

February 07, 2014

NOTARY


Affirmed and subscribed to before me this

7TH day of FEBRUARY, 2014

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

  
\_\_\_\_\_  
Sarah Jane Klingaman, Notary Public

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIMORTGAGE, INC.  
vs.  
RUTH ANN SCHULTZ

Case Number  
2013CV1479

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Zone:

Expires:

Warrant:

### Serve To:

Name: (POSTING)

Primary Address: 309 EAST 4TH STREET  
MIFFLINVILLE, PA 18631

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

(POSTING)

2013CV1479

309 EAST 4TH STREET, MIFFLINVILLE, PA 18631

NO EXPIRATION

**CITIMORTGAGE, INC.**  
Plaintiff

v.

**RUTH ANN SCHULTZ**  
Defendant(s)

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2013-CV-1479  
:  
: 2014-ED-9  
: COLUMBIA COUNTY

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**CITIMORTGAGE, 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 **309 EAST 4TH STREET, MIFFLINVILLE, PA 18631**.

1. Name and address of Owner(s) or reputed Owner(s):  
Name: **RUTH ANN SCHULTZ**  
Address (if address cannot be reasonably ascertained, please so indicate): **309 EAST 4TH STREET  
MIFFLINVILLE, PA 18631**
2. Name and address of Defendant(s) in the judgment:  
Name: **RUTH ANN SCHULTZ**  
Address (if address cannot be reasonably ascertained, please so indicate): **309 EAST 4TH STREET  
MIFFLINVILLE, PA 18631**
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  
Name: **None.**  
Address (if address cannot be reasonably ascertained, please indicate):
4. Name and address of last recorded holder of every mortgage of record:  
Name: **None.**  
Address (if address cannot be reasonably ascertained, please indicate):
5. Name and address of every other person who has any record lien on the property:  
Name: **None.**  
Address (if address cannot be reasonably ascertained, please indicate):
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: **None.**  
Address (if address cannot be reasonably ascertained, please indicate):

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

309 EAST 4TH STREET  
MIFFLINVILLE, PA 18631

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

INTERNAL REVENUE SERVICE ADVISORY

1000 LIBERTY AVENUE ROOM 704  
PITTSBURGH, PA 15222

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

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

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

Date:

1/9/14

By:



Phelan Hallinan, LLP

Adam H. Davis, Esq., Id. No.203034

Attorney for Plaintiff

PHELAN HALLINAN, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000



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

Date: 01/28/2014

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 17007

SCHULTZ RUTH ANN  
PO BOX 806  
MIFFLINVILLE PA 18631

District: MIFFLIN TWP  
Deed: 20010 -3891  
Location: 309 E FOURTH ST  
Parcel Id:23 -05C-026-00,000

Assessment: 46,631  
Balances as of 01/28/2014

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

COLUMBIA COUNTY SHERIFF

TIMOTHY CHAMBERLAIN

By: \_\_\_\_\_

Per: \_\_\_\_\_

# COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

## TAX CERTIFICATION

2014 - REAL ESTATE

As of Date: 01/28/2014 01:06:21 PM

Owner: SCHULTZ RUTH ANN

PO BOX 806

MIFFLINVILLE PA 18631

Municipality: MIFFLIN TWP

Parcel #: 23 -05C-026-00,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
024277	G	\$417.96	04/30/2014	\$426.49	06/30/2014	\$469.14	08/31/2014
		Payment					
024277	S	\$61.47	04/30/2014	\$62.72	06/30/2014	\$68.99	08/31/2014
		Payment					
024277	R	\$214.79	04/30/2014	\$219.17	06/30/2014	\$230.13	08/31/2014
		Payment					

Total Paid To Date:

\$0.00

Signature

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.  
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.  
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.



January 22, 2014

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

**CITIMORTGAGE, INC.**

VS.

**RUTH ANN SCHULTZ**

**NO: 2013-CV-1479**

**NO: 2014-ED-9**

Dear Timothy:

The amount due on the sewer account #701690 for the property located at 309 E. 4<sup>th</sup> Street, Mifflinville Pa through March 31, 2014 is **\$313.19**.

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

Sincerely,

A handwritten signature in cursive script that reads "Kelly Morris".

Kelly Morris  
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.  
vs.  
RUTH ANN SCHULTZ

Case Number  
2013CV1479

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

(570) 759 1631

Home 13.30 - 15.30

(570) 764 0852

### Serve To:

Name: RUTH ANN SCHULTZ  
Primary Address: 309 EAST 4TH STREET  
MIFFLINVILLE, PA 18631

Phone: DOB:

Alternate Address: 116 EAST FRONT STREET  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

1/16/14

Time:

14:35

Deputy:

17

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:	1/14/14	1/15/14				
Time:	11:15	1343				
Mileage:						
Deputy:	17	8				

### Service Attempt Notes:

1. N/A 11c @ primary address and Alternate
2. Not Home L/c
- 3.
- 4.
- 5.
- 6.

SCHULTZ, RUTH ANN

2013CV1479

309 EAST 4TH STREET, MIFFLINVILLE, PA 18631

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIMORTGAGE, INC.  
vs.  
RUTH ANN SCHULTZ

Case Number  
2013CV1479

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road  
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Sharon Seeskultz

Relation: SECRETARY

Date: 1-13-14

Time: 10:30

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2013CV1479

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIMORTGAGE, INC.  
vs.  
RUTH ANN SCHULTZ

Case Number  
2013CV1479

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: 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: Kristy Haert

Relation: Clerk

Date: 1-13-14

Time: 14:30

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2013CV1479

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIMORTGAGE, INC.  
vs.  
RUTH ANN SCHULTZ

Case Number  
2013CV1479

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: Domestic Relations Office of Columbia Co.

Primary Address: 11 WEST MAIN STREET  
2ND FLOOR  
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Stephanie Stroup

Relation: Intake Clerk

Date: 1-13-14

Time: 09:45

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2013CV1479

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIMORTGAGE, INC.  
vs.  
RUTH ANN SCHULTZ

Case Number  
2013CV1479

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone:

Warrant:

Expires:

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Deb Miller

Relation: Clerk

Date: 1-13-14

Time: 09:40

Deputy: 3

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2013CV1479

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION



## Document Receipt

---

Trans #	1793	Carrier / service:	USPS Server	First-Class Mail®	1/10/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking # 71901140006000017975

Doc Ref #: 9ED2014

Postage 4.8100

PHILADELPHIA PA 19106

## Document Receipt

---

Trans #	1792	Carrier / service:	USPS Server	First-Class Mail®	1/10/2014 12:30:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #	71901143006000017968
Doc Ref #:	9ED2014
Postage	4.8100

PHILADELPHIA PA 19107

## Document Receipt

---

Trans #	1791	Carrier / service	USPS Server	First-Class Mail®	1/10/2014 12:00:00 AM
---------	------	-------------------	-------------	-------------------	-----------------------

Ship to:

OFFICE OF F.A.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 7190114000600001/951

Doc Ref #: 9ED2014

Postage 4.8100

HARRISBURG PA 17105

## Document Receipt

---

Trans #	1790	Carrier / service:	USPS Server	First-Class Mail®	1/10/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking # 71901140006000017944

Doc Ref # 9ED2014

Postage 4.8100

HARRISBURG PA 17128

## Document Receipt

---

Trans #	1789	Carrier / service	USPS Server	First-Class Mail®	1/10/2014 12:00:00 AM
---------	------	-------------------	-------------	-------------------	-----------------------

Ship to:

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 71901140006000017937

Doc Ref #: 9ED2014

Postage 4.8100

HARRISBURG PA 17108

## Document Receipt

---

Trans #	1788	Carrier / service:	USPS Server	First-Class Mail®	1/10/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

## Ship to:

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE ROOM 704

Tracking #: 71901140006000017920

Doc Ref #: 9ED2014

Postage: 4.8100

PITTSBURGH PA 15222

## Document Receipt

---

Trans #	1787	Carrier / service	USPS Server	First-Class Mail®	1/10/2014 12:00:00 AM
---------	------	-------------------	-------------	-------------------	-----------------------

Ship to:

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 71901143006000017913

Doc Ref #: 9ED2014

Postage: 4.8100

HARRISBURG PA 17105

## Document Receipt

---

Trans #	1786	Carrier / service:	USPS Server	First-Class Mail®	1/10/2014 12:00:00 AM
---------	------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 71901140006000017906

Doc Ref #: 9ED2014

Postage 4.8100

HARRISBURG PA 17105



## Document Receipt

---

Trans #	1785	Carrier / service	USPS Server	First-Class Mail®	1/10/2014 12:00:00 AM
---------	------	-------------------	-------------	-------------------	-----------------------

Ship to

COMMONWEALTH OF PA

BUREAU OF INDIV. TAXES

DEPT 280601

Tracking #: 7190114000600001/890

Doc Ref #: 9ED2014

Postage 4.8100

HARRISBURG PA 17128

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2013CV1479

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

**WEDNESDAY, MARCH 19, 2014**  
**AT 9:00 O'CLOCK A.M.**

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

---

ALL THAT CERTAIN piece or parcel of land situate in the Village of Mifflinville, Township of Mifflin, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a steel pin on the North side of Fourth Street on the dividing line between Lot No. 158 and Lot No. 159; thence along the dividing line of Lot No. 158 and Lot No. 159, North 27 degrees 00 minute West a distance of 136.00 feet to a steel pin along land now or late of Charles J. Drummheller and Betty L. Drummheller, his wife; thence along the land now or late of Drummheller, North 63 degrees 00 minute East a distance of 99.75 feet to a steel pin in line of land now or late of Samuel De Walt; thence along line of land now or late of DeWalt, South 27 degrees 00 minute East a distance of 136.00 feet to a steel pin on the North side of Fourth Street; thence along the North side of Fourth Street South 63 degrees 00 minute West a distance of 99.75 feet to a steel pin, the place of beginning.

CONTAINING 13,566.00 square feet in accordance to a survey prepared by Charles B. Webb, R.E., dated March 16, 1981.

TITLE TO SAID PREMISES IS VESTED IN Ruth Ann Schultz, by Deed from Joyce Ash, widow, dated 04/26/2001, recorded 05/02/2001 in Instrument Number 200103891.

Tax Parcel: 23-05C-026-00,000

Premises Being: 309 EAST 4TH STREET, MIFFLINVILLE, PA 18631

PROPERTY ADDRESS: 309 EAST 4TH STREET, MIFFLINVILLE, PA 18631

UPI / TAX PARCEL NUMBER: 23-05C-026

---

Seized and taken into execution to be sold as the property of RUTH ANN SCHULTZ in suit of CITIMORTGAGE, INC..

---

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

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

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

# REAL ESTATE OUTLINE

ED # 9-14

DATE RECEIVED 1-10-14  
DOCKET AND INDEX 1-10-14

## 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>1383788</u>

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

SALE DATE	<u>Mar 19, 14</u>	TIME <u>0900</u>
POSTING DATE	<u>Feb. 12, 14</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Feb 20</u>	
	2 <sup>ND</sup> WEEK <u>Nov 5</u>	
	3 <sup>RD</sup> WEEK <u>12, 14</u>	



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

Attorneys for Plaintiff

**CITIMORTGAGE, INC.**  
Plaintiff

v.

**RUTH ANN SCHULTZ**  
Defendant(s)


: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2013-CV-1479**  
: **2014-ED-9**  
:  
: **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:

- (X) 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**  
Adam H. Davis, Esq., Id. No.203034  
Attorney for Plaintiff

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

Attorney for Plaintiff

CITIMORTGAGE, INC.

vs.

RUTH ANN SCHULTZ

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2013-CV-1479

2014-ED-9

**VERIFICATION OF NON-MILITARY SERVICE**

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

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

(b) that defendant RUTH ANN SCHULTZ is over 18 years of age and resides at 309 EAST 4TH STREET, MIFFLINVILLE, PA 18631.

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



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

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

KIM ZIELINSKI  
Legal Assistant, 1328

Representing Lenders in  
Pennsylvania

---

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

No.: 2013-CV-1003

No.: 2013-ED-169

Re: **BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS  
SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP VS. NICHOLAS M.  
SZKODNY A/K/A NICHOLAS SZKODNY, and AMY M. SZKODNY A/K/A AMY SZKODNY**  
No.: 2013-CV-1003, No.: 2013-ED-169

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2**

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 with the necessary attachments regarding the above matter.

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

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

**\*\*Property is listed for the 02/05/2014 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:

KIM ZIELINSKI, Legal Assistant

cc: Sheriff of COLUMBIA County

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

Attorney for Plaintiff

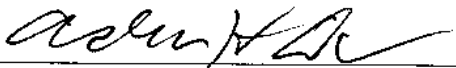
IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

BANK OF AMERICA, N.A., AS SUCCESSOR BY	:	COLUMBIA COUNTY
MERGER TO BAC HOME LOANS SERVICING,	:	
LP F/K/A COUNTRYWIDE HOME LOANS	:	COURT OF COMMON PLEAS
SERVICING, LP	:	
Plaintiff,	:	CIVIL DIVISION
	:	
v.	:	
	:	No.: <u>2013-CV-1003</u>
NICHOLAS M. SZKODNY A/K/A NICHOLAS	:	No.: <u>2013-ED-169</u>
SZKODNY	:	
AMY M. SZKODNY A/K/A AMY SZKODNY	:	
Defendant(s)	:	

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA     )  
PHILADELPHIA COUNTY                 )     SS:

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

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

Date: 1/8/14

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



Name and  
Address of  
Sender



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

AZK/RJG - 02062014 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	*****	TENANT OCCUPANT 436 EAST 8TH STREET BLOOMSBURG, PA 17815-2808	\$0.45
2	*****	AMY SZKODNY C/O NOAH G. NAFARSTECK, ESQ. 120 W. MAIN STREET BLOOMSBURG, PA 17815	\$0.45
3	*****	BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA 417 CENTRAL ROAD, SUITE 2 BLOOMSBURG, PA 17815	\$0.45
4	*****	BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA C/O NICHOLE WEAVER 417 CENTRAL ROAD, SUITE 2 BLOOMSBURG, PA 17815	\$0.45
5	*****	BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA C/O ROSEMARY MILLER 417 CENTRAL ROAD, SUITE 2 BLOOMSBURG, PA 17815	\$0.45
6	*****	BENEFICIAL CONSUMER DISCOUNT COMPANY, D/B/A BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA, C/O US RECORDINGS, INC. 2925 COUNTRY DRIVE ST. PAUL, MN 55117	\$0.45
7	*****	LAKEWOOD ESTATES C/O WILLIAM HYDE, JR. 5747 W. ELDF DR LANEWOOD, CO 80227	\$0.45
8	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 360 BLOOMSBURG, PA 17815	\$0.45
9	*****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 3675 HARRISBURG, PA 17185	\$0.45
10	*****	INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222	\$0.45
11	*****	U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING 228 WALNUT STREET, SUITE 220 PO BOX 11754 HARRISBURG, PA 17108-1754	\$0.45
		RE: NICHOLAS M. SZKODNY-NICHOLAS NICHOLAS SZKODNY (COLUMBIA) PH# 801 318/1021	\$4.95

Total Number of  
Pieces Listed by Sender

Total Number of Pieces  
Received at Post Office

Businesses, Per (Name of  
Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum  
indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document  
reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum  
indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for  
registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations  
of coverage.

Form 3877 Facsimile



**CITIMORTGAGE, INC.**

Plaintiff

v.

**RUTH ANN SCHULTZ**

Defendant(s)

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2013-CV-1479  
: 2014-ED-9  
: COLUMBIA COUNTY

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**CITIMORTGAGE, INC.**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **309 EAST 4TH STREET, MIFFLINVILLE, PA 18631**.

1. Name and address of Owner(s) or reputed Owner(s):  
Name: **RUTH ANN SCHULTZ**  
Address (if address cannot be reasonably ascertained, please so indicate): **309 EAST 4TH STREET  
MIFFLINVILLE, PA 18631**
2. Name and address of Defendant(s) in the judgment:  
Name: **RUTH ANN SCHULTZ**  
Address (if address cannot be reasonably ascertained, please so indicate): **309 EAST 4TH STREET  
MIFFLINVILLE, PA 18631**
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  
Name: **None.**  
Address (if address cannot be reasonably ascertained, please indicate):
4. Name and address of last recorded holder of every mortgage of record:  
Name: **None.**  
Address (if address cannot be reasonably ascertained, please indicate):
5. Name and address of every other person who has any record lien on the property:  
Name: **None.**  
Address (if address cannot be reasonably ascertained, please indicate):
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: **None.**  
Address (if address cannot be reasonably ascertained, please indicate):

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**

**309 EAST 4TH STREET  
MIFFLINVILLE, PA 18631**

**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**

**INTERNAL REVENUE SERVICE ADVISORY**

**1000 LIBERTY AVENUE ROOM 704  
PITTSBURGH, PA 15222**

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

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

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

Date:

1/9/14

By:



**Phelan Hallinan, LLP**

Adam H. Davis, Esq., Id. No. 203034

Attorney for Plaintiff

**PHELAN HALLINAN, LLP**

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

CITIMORTGAGE, INC.

: COURT OF COMMON PLEAS  
:  
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2013-CV-1479

RUTH ANN SCHULTZ

: 2014-ED-9

Defendant(s) : COLUMBIA COUNTY  
:

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

**TO: RUTH ANN SCHULTZ  
309 EAST 4TH STREET  
MIFFLINVILLE, PA 18631**

**\*\*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 **309 EAST 4TH STREET, MIFFLINVILLE, PA 18631** 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 \$133,158.88 obtained by CITIMORTGAGE, INC. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

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

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

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

You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling **215-563-7000**.

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

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

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

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2013-CV-1479**

**CITIMORTGAGE, INC.**

v.

**RUTH ANN SCHULTZ**

owner(s) of property situate in **MIFFLIN TOWNSHIP**, COLUMBIA County, Pennsylvania,  
being

**309 EAST 4TH STREET, MIFFLINVILLE, PA 18631**

**Parcel No. 23-05C-026-00,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$133,158.88**

**Attorneys for Plaintiff**

Phelan Hallinan, LLP

### **LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the Village of Mifflinville, Township of Mifflin, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a steel pin on the North side of Fourth Street on the dividing line between Lot No. 158 and Lot No. 159; thence along the dividing line of Lot No. 158 and Lot No. 159, North 27 degrees 00 minute West a distance of 136.00 feet to a steel pin along land now or late of Charles J. Drumheller and Betty L. Drumheller, his wife; thence along the land now or late of Drumheller, North 63 degrees 00 minute East a distance of 99.75 feet to a steel pin in line of land now or late of Samuel DeWalt; thence along line of land now or late of DeWalt, South 27 degrees 00 minute East a distance of 136.00 feet to a steel pin on the North side of Fourth Street; thence along the North side of Fourth Street South 63 degrees 00 minute West a distance of 99.75 feet to a steel pin, the place of beginning.

CONTAINING 13,566.00 square feet in accordance to a survey prepared by Charles B. Webb, R.E., dated March 16, 1981.

TITLE TO SAID PREMISES IS VESTED IN Ruth Ann Schultz, by Deed from Joyce Ash, widow, dated 04/26/2001, recorded 05/02/2001 in Instrument Number 200103891.

Tax Parcel: 23-05C-026-00,000

Premises Being: 309 EAST 4TH STREET, MIFFLINVILLE, PA 18631

### **LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the Village of Mifflinville, Township of Mifflin, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a steel pin on the North side of Fourth Street on the dividing line between Lot No. 158 and Lot No. 159; thence along the dividing line of Lot No. 158 and Lot No. 159, North 27 degrees 00 minute West a distance of 136.00 feet to a steel pin along land now or late of Charles J. Drumheller and Betty L. Drumheller, his wife; thence along the land now or late of Drumheller, North 63 degrees 00 minute East a distance of 99.75 feet to a steel pin in line of land now or late of Samuel DeWalt; thence along line of land now or late of DeWalt, South 27 degrees 00 minute East a distance of 136.00 feet to a steel pin on the North side of Fourth Street; thence along the North side of Fourth Street South 63 degrees 00 minute West a distance of 99.75 feet to a steel pin, the place of beginning.

CONTAINING 13,566.00 square feet in accordance to a survey prepared by Charles B. Webb, R.E., dated March 16, 1981.

TITLE TO SAID PREMISES IS VESTED IN Ruth Ann Schultz, by Deed from Joyce Ash, widow, dated 04/26/2001, recorded 05/02/2001 in Instrument Number 200103891.

Tax Parcel: 23-05C-026-00,000

Premises Being: 309 EAST 4TH STREET, MIFFLINVILLE, PA 18631



**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2013-CV-1479** 2014-ED-9

**CITIMORTGAGE, INC.**

v.

**RUTH ANN SCHULTZ**

owner(s) of property situate in **MIFFLIN TOWNSHIP**, COLUMBIA County, Pennsylvania,  
being

**309 EAST 4TH STREET, MIFFLINVILLE, PA 18631**

**Parcel No. 23-05C-026-00,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$133,158.88**

**Attorneys for Plaintiff**

Phelan Hallinan, LLP

# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>	<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies. <hr/> <b>Expiration date</b>
--	--

<b>Plaintiff</b> CITIMORTGAGE, INC.	No.: 2013-CV-1479
<b>Defendant</b> RUTH ANN SCHULTZ	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>

**SERVE** **AT** {

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.	
ADDRESS (Street or RPD, Apartment No., City, Boro, Twp., State and Zip Code)	
<u>309 EAST 4TH STREET</u>	
<u>MIFFLINVILLE, PA 18631</u>	

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

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

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

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

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff  _____, Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <u>11/9/14</u>
--	-----------------------------------	------------------------

**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

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>	<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies.
	<b>Expiration date</b>

<b>Plaintiff</b> CITIMORTGAGE, INC.	No.: <u>2013-CV-1479</u>
--	--------------------------

<b>Defendant</b> RUTH ANN SCHULTZ	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>
--------------------------------------	--

<b>SERVE</b>  <b>AT</b>	{	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <u>RUTH ANN SCHULTZ</u> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>309 EAST 4TH STREET</u> <u>MIFFLINVILLE, PA 18631</u>
-------------------------------	---	---

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 <u>XX</u> Plaintiff  ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <u>11/9/14</u>
--	-----------------------------------	------------------------

<b>SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE</b>	
PLAINTIFF	Court Number

**RETURNED:**

AFFIRMED and subscribed to before me this _____ day  of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

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

TD Bank, NA  
3-180/360

001383788

DATE  
1/9/2014

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

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

CET [932621] 309 EAST 4TH STREET (2013-CV-1479)

*Frank S. Hallinan*  
AUTHORIZED SIGNATURE

⑈001383788⑈ ⑆036001808⑆ 361508666⑈

Columbia County  
Columbia County Sheriff  
35 West Main Street  
PO Box 380  
Bloomsburg PA 17815



71901140006000017968

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET 5TH FLOOR  
ROBERT N.C. NIX FEDERAL BUILDING  
PHILADELPHIA PA 19107

**CERTIFIED MAIL™**



NIXIE 178 78 1888 0001/17/14

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

SC: 1781500380 \*2619-14151-13-42

1781500380  
1910784214

