

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
SHERIFF'S REAL ESTATE FINAL COST SHEET

CITIFINANCIAL SERVICES, INC. VS CAROL BALLIET

NO. 132-2015 ED NO. 294-2015 JD

DATE/TIME OF SALE: JANUARY 27, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST)

\$ 30000.00 (4087.61)

POUNDAGE - 2% OF BID

\$ 600.00

TRANSFER TAX - 2% OF FAIR MKT

\$ -

MISC. COSTS

\$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE

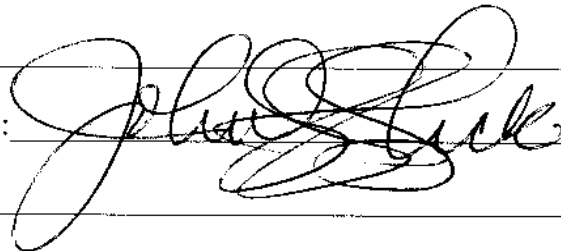
\$ 4877.61

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

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

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

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



TOTAL DUE:

\$ 4877.61

LESS DEPOSIT:

\$ 1350.00

DOWN PAYMENT:

\$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS

\$ 3527.61

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
CITIFINANCIAL SERVICES, INC.

vs.

**Defendant**  
CAROL A BALLIET

**Attorney for the Plaintiff:**

MILSTEAD & ASSOCIATES LLC  
1 EAST STOW ROAD  
MARLTON, NJ 08053

**Sheriff's Sale Date:** Wednesday, January 27, 2016

**Writ of Execution No. :** 2015CV294

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

**Location of the real estate:** 365 EAST STREET, BLOOMSBURG, PA 17815

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$60.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$939.03
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Other	\$200.00
Surcharge	\$140.00

**Total Sheriff Costs** **\$1,994.03**

## Municipal Costs

Delinquent Taxes	\$1,966.58
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**Total Municipal Costs** **\$1,966.58**

## Distribution Costs

Recording Fees	\$67.00
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**Total Distribution Costs** **\$67.00**

**Grand Total:** **\$4,027.61**

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

# MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead

Richard M. Milstead

Mark F. Herrera\*

Nelson Diaz\*

Rhondi Lynn Schwartz

Andrew M. Lubin\*

\*Also admitted in PA  
\*Also admitted in MD

## Attorneys at Law

1 E. Stow Road, Marlton, New Jersey 08053

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

[www.milsteadlaw.com](http://www.milsteadlaw.com)

David H. Lipow\*

Mary L. Harbert-Bell\*

Matthew C. Waldi\*

Patrick J. Wesner\*

Oliver A. Ayon

Robert W. Williams\*

Roger Fay\*

1350 Edgmont Avenue  
Suite 2540  
Chester, PA 19013  
(215) 717-0043 Fax (215) 717-0044

Our File No. 209106-1

January 29, 2016

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

**Re: CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY  
vs. Carol A. Balliet, Executrix of the Estate of George Y. Brennan a/k/a George Young  
Brennan, Deceased Mortgagor and Real Owner  
2015-CV-294 Sale Date: January 27, 2016  
Deed Instructions**

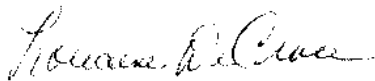
Dear Sir/Madam:

Please accept this letter as authorization to prepare and record a sheriff's deed on the above matter into the name of **CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY, 1000 Technology Drive, O'Fallon, MO 63368.**

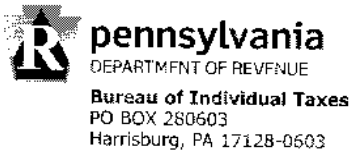
Please forward the original deed back to our office in the enclosed self-addressed stamped envelope.

Thank you for your attention to this matter.

Very truly yours,



Lorraine DeCroce  
Legal Assistant



# 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 Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

**A. CORRESPONDENT** – All inquiries may be directed to the following person:

Name <b>Lorraine Decroce</b>		Telephone Number: <b>(856) 482-1400</b>	
Mailing Address <b>1 E. Stow Road</b>	City <b>Marlton</b>	State <b>NJ</b>	ZIP Code <b>08053</b>

**B. TRANSFER DATA**

Date of Acceptance of Document <b>01 / 27 / 2016</b>			
Grantor(s)/Lessor(s) <b>Sheriff of Columbia County</b>	Telephone Number: <b>(570) 389-5624</b>	Grantee(s)/Lessee(s) <b>CITIFINANCIAL SERVICING L.L.C. A DFI AWARE LIMITED LIABILITY COMPANY</b>	Telephone Number: <b>(856) 482-1400</b>
Mailing Address <b>PO BOX 380</b>		Mailing Address <b>1000 Technology Drive</b>	
City <b>Bloomsburg</b>	State <b>PA</b>	ZIP Code <b>17815</b>	City <b>O'Fallon</b>
			State <b>MO</b>
			ZIP Code <b>63368</b>

**C. REAL ESTATE LOCATION**

Street Address <b>365 East Street</b>		City, Township, Borough <b>Town of Bloomsburg</b>	
County <b>Columbia</b>	School District <b>Bloomsburg School District</b>	Tax Parcel Number <b>05E-03-283</b>	

**D. VALUATION DATA**Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration <b>4,877.61</b>	2. Other Consideration <b>+0.00</b>	3. Total Consideration <b>= 4,877.61</b>
4. County Assessed Value <b>27,919.00</b>	5. Common Level Ratio Factor <b>x 3.60</b>	6. Computed Value <b>= 100,508.40</b>

**E. EXEMPTION DATA** - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed <b>\$ 100.00</b>	1b. Percentage of Grantor's Interest in Real Estate <b>100.00 %</b>	1c. Percentage of Grantor's Interest Conveyed <b>100.00 %</b>
-----------------------------------------------------	------------------------------------------------------------------------	------------------------------------------------------------------

**2. 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.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) \_\_\_\_\_

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

Signature of Correspondent or Responsible Party

Date

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

2857

**Milstead & Associates LLC**  
**ATTORNEY BUSINESS ACCT**  
1 E. STOW ROAD  
MARLTON, NJ 08053  
856-482-1400

**TD Bank**  
America's Most Convenient Bank®

55-136/312

March 07, 2016

**PAY TO THE ORDER OF** Columbia County Sheriff

\$ \*\*\*\*\*3,527.61

Three Thousand Five Hundred Twenty-Seven and 61/100\*\*\*\*\*

DOLLARS

VOID AFTER 180 DAYS

Columbia County Sheriff  
Columbia County Courthouse  
PO Box 380  
Bloomsburg, PA 17815

MEMO

⑈002857⑈ ⑆031201360⑆ 4322522221⑈

COUNTY 024

PARCEL ID 05E-03-283-00.000

TAX YEAR 2016

ALTERNATE ID

EFFECTIVE DATE

Year

Authority

Fund

Year	Authority	Fund					
2015	PRIM		1,756.45	.00	175.64	15.00	1,947.09
			1,756.45	.00	175.64	15.00	1,947.09

Interest  
Tax Cert  

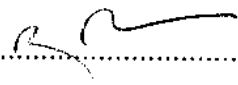
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Total

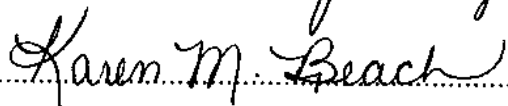
# 1,966.58  
Feb.  
amount

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                      } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice January 6, 13, 20, 2016 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....  


Sworn and subscribed to before me this 20<sup>th</sup> day of January 2016

.....  
  
(Notary Public)

And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

# SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>175.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>60.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>450.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>939.03</u>
SOLICITOR'S SERVICES	\$ <u>78.00</u> <u>100.00</u>
TOTAL ***** \$ <u>1189.03</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>67.00</u>
TOTAL ***** \$ <u>77.00</u>	

REAL ESTATE TAXES:		
BORO, TWP & COUNTY	20	\$ _____
SCHOOL DIST.	20	\$ _____
DELINQUENT	20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>		

MUNICIPAL FEES DUE:		
SEWER	20	\$ _____
WATER	20	\$ _____
TOTAL ***** \$ <u>-0-</u>		

SURCHARGE FEE (DSTE)		\$ <u>140.00</u>
MISC. <u>Noted Co.</u>	\$ <u>200.00</u>	
TOTAL *****		\$ <u>200.00</u>

TOTAL COSTS (OPENING BID) \$ 2061.03

1350



MILSTEAD & ASSOCIATES, LLC  
BY: Robert W. Williams, Esquire  
ID No. 315501  
1 E. Stow Road  
Marlton, NJ 08053  
(856) 482-1400  
Attorney for Plaintiff  
File: 88.39683

**CitiFinancial Servicing LLC, a Delaware  
Limited Liability Company,**

**Plaintiff,**

**Vs.**

**Carol A. Balliet, Executrix of the Estate of  
George Y. Brennan a/k/a George Young  
Brennan, Deceased Mortgagor and Real  
Owner,**

**Defendant**

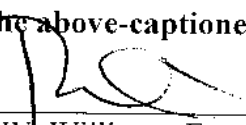
**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2015-CV-294**

**Pa. R.C.P. 3129.3 (b)(2)(i)(B) Certificate of  
Filing of Notice of Continued Sheriff Sale**

**Certificate of Filing**

**On this date, I caused to be filed with the Prothonotary of Columbia County a copy  
of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.**

  
Robert W. Williams, Esq.  
Attorney ID No. 315501  
Milstead & Associates, LLC

Dated: 12/21/2015

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

Classifieds: (570) 784-6151  
Toll Free: 888-231-9767 ext 1299  
Fax: (570) 784-6152

Proof of Ad 12/21/15

Account:

Name:  
Company: TIM CHAMBERLAIN - COLUM COUNTY SHERIFF  
Address: PO BOX 380  
BLOOMSBURG, PA 17815

Ad ID: 1060807  
Description: Balliet Sale 1-27-16  
Run Dates: 01/06/16 to 01/20/16  
Class: 2  
Agate Lines: 171  
Blind Box:

Total Ad Cost \$939.03  
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	01/06/16	01/20/16	3	\$939.03

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2015CV294

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, JANUARY 27, 2016  
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, parcel and lot of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a corner on the eastern side of East Street in line of land of Hurley Miller; thence by the same, north 40 degrees 45 minutes east, 198 feet to a corner of the western line of Chestnut Avenue; thence by the same, south 49 degrees 20 minutes east, 28.96 feet to a corner in line of land late of Caroline Brown; thence by the same, south 40 degrees 45 minutes west, through the center wall of a double dwelling house, 198 feet to a corner on the eastern side of East Street; thence by the same, north 49 degrees 20 minutes west, 28.96 feet to a corner in line of land of Hurley Miller, the place of beginning. Tide to said Premises vested in George Y. Brennan by Deed from George Y. Brennan, Executor of the Estate of Hazel L. Rhoades, deceased dated 02/06/1997 and recorded 02/06/1997 in the Columbia County Recorder of Deeds in Book 647, Page 850.

Being known as 365 East Street, Bloomsburg, PA 17815

Tax Parcel Number: 05E-03-283

PROPERTY ADDRESS: 365 EAST STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-03-283

Seized and taken into execution to be sold as the property of CAROL A BALLIET in suit of CITIFINANCIAL SERVICES, INC..

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

Attorney for the Plaintiff:  
MILSTEAD & ASSOCIATES LLC  
MARLTON, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

**MILSTEAD & ASSOCIATES, LLC**

1 E. STOW ROAD  
MARLTON, NJ 08053

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

**FACSIMILE TRANSMITTAL SHEET**

TO:	Real Estate Dept.	FROM:	Ibet A. Shaw
COMPANY:	Columbia Sheriff's Sale	DATE:	December 17, 2015
FAX NUMBER:	570-389-5625	TOTAL NO. OF PAGES INCLUDING COVER:	1
PHONE NUMBER:	570-389-5624	SENDER'S REFERENCE NUMBER:	88.39683
RE:	Carol A. Balliet, Executrix of the Estate of George Y. Brennan a/k/a George Young Brennan, Deceased Mortgagor and Real Owner	YOUR REFERENCE NUMBER:	2015-CV-294

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

Please accept this fax as authorization to **POSTPONE** the sale which is currently scheduled for 12/16/2015 to 01/27/2016.

Thank You

Ibet A. Shaw

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

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIFINANCIAL SERVICES, INC.  
vs.  
CAROL A BALLIET

Case Number  
2015CV294

## SHERIFF'S RETURN OF SERVICE

12/16/2015 11:01 AM - DEPUTY MICHAEL TKACH, 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 365 EAST STREET, BLOOMSBURG, PA 17815.

MICHAEL TKACH, DEPUTY

SO ANSWERS.

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 17, 2015

NOTARY

Affirmed and subscribed to before me this

17TH day of DECEMBER, 2015

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires 04/04/2016

Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 1 EAST STOW ROAD, MARLTON, NJ 08053

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIFINANCIAL SERVICES, INC.  
vs.  
BALLIET, CAROL A

Case Number  
2015CV294

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM  
SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 365 EAST STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 12/16/15

Time: 11:01

Deputy: 6

Mileage:

### Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

(POSTING)

2015CV294

365 EAST STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2015CV294

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**WEDNESDAY, JANUARY 27, 2016**  
**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, parcel and lot of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a corner on the eastern side of East Street in line of land of Hurley Miller; thence by the same, north 40 degrees 45 minutes east, 198 feet to a corner of the western line of Chestnut Avenue; thence by the same, south 49 degrees 20 minutes east, 28.96 feet to a corner in line of land late of Caroline Brown; thence by the same, south 40 degrees 45 minutes west, through the center wall of a double dwelling house, 198 feet to a corner on the eastern side of East Street; thence by the same, north 49 degrees 20 minutes west, 28.96 feet to a corner in line of land of Hurley Miller, the place of beginning.

Title to said Premises vested in George Y. Brennan by Deed from George Y. Brennan, Executor of the Estate of Hazel L. Rhoades, deceased dated 02/06/1997 and recorded 02/06/1997 in the Columbia County Recorder of Deeds in Book 647, Page 850.

Being known as 365 East Street, Bloomsburg, PA 17815

Tax Parcel Number: 05E-03-283.

PROPERTY ADDRESS: 365 EAST STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-03-283

Seized and taken into execution to be sold as the property of CAROL A BALLIET in suit of CITIFINANCIAL SERVICES, INC..

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

Attorney for the Plaintiff:  
MILSTEAD & ASSOCIATES LLC  
MARLTON, NJ

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

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 09-DEC-15

FEE: \$5.00

CERT. NO23035

BRENNAN GEORGE Y  
C/O CAROL A BALLIET  
9 HIGHLAND DR  
DANVILLE PA 17821

DISTRICT: TOWN OF BLOOMSBURG  
DEED  
LOCATION: 365 EAST ST BLOOMSBURG  
PARCEL: 05E-03 -283-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2014	PRIM	0.00	0.00		0.00	0.00
TOTAL DUE :						\$0.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: January ,2016

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2014

REQUESTED BY:

SHERIFF

\*CERTIFICATION DOES NOT INCLUDE ANY 2015 REAL ESTATE TAX AMOUNTS.

\*PLEASE OBTAIN CERTIFICATION FOR 2015 REAL ESTATE TAXES FROM THE TAXING  
AUTHORITIES.

\*IF A CERTIFICATION OF 2015 TAX BILLS FROM THE TAX COLLECTOR REFLECTS NON-PAYMENT,  
PLEASE OBTAIN A LIEN CERTIFICATION FROM OUR OFFICE IN FEBRUARY 2016 TO OBTAIN  
PROPER PAYOFF AMOUNTS.

# MILSTEAD & ASSOCIATES, LLC

## Attorneys at Law

1 E. Stow Road, Marlton, New Jersey 08053

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

[www.milsteadlaw.com](http://www.milsteadlaw.com)

Michael J. Milstead

Richard M. Milstead

Mark E. Herrera\*

Nelson Diaz\*

Rhondi Lynn Schwartz

Andrew M. Lubin\*

\*Not admitted in PA

\*Not admitted in NJ

David H. Lipow\*

Mary L. Harbert-Bell\*

Matthew C. Wald\*

Patrick J. Wesner\*

Robert W. Williams\*\*

Roger Fay\*

1350 Edgmont Avenue

Suite 2540

Chester, PA 19013

(215) 717-0043 Fax: (215) 717-0044

Our File No. 88.59683

November 20, 2015

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

**Re: CitiFinancial Servicing LLC, a Delaware Limited Liability Company vs. Carol A. Balliet, Executrix of the Estate of George Y. Brennan a/k/a George Young Brennan, Deceased Mortgagor and Real Owner, et al**

**Docket Number: 2015-CV-294**

**Affidavit Pursuant to Pa.R.C.P. 3129.2**

Dear Sir/Madam:

Enclosed please find an Affidavit pursuant to Pa.R.C.P. 3129.2. As of the date of this letter, our office has forwarded the original affidavit to the Prothonotary's office to be filed of record.

Thank you for your attention to this matter.

Very truly yours,

SS

Sean Smith  
Paralegal

**\*\*\*THE PROPERTY IS LISTED FOR THE December 16, 2015 SHERIFF'S SALE.**



MILSTEAD & ASSOCIATES, LLC  
BY: Robert W. Williams, Esquire  
ID No. 315501  
1 E. Stow Road  
Marlton, NJ 08053  
(856) 482-1400  
Attorney for Plaintiff  
File No. 88.39683

**CitiFinancial Servicing LLC, a Delaware  
Limited Liability Company,**

**Plaintiff,**

**vs.**

**Carol A. Balliet, Executrix of the Estate of  
George Y. Brennan a/k/a George Young  
Brennan, Deceased Mortgagor and Real  
Owner**

**Defendant**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2015-CV-294**


**AFFIDAVIT PURSUANT TO  
Pa.R.C.P. 3129.2**

I, Robert W. Williams, Esquire, say:

1. On October 17, 2015, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendant, Carol A. Balliet, Executrix of the Estate of George Y. Brennan a/k/a George Young Brennan, Deceased Mortgagor and Real Owner, by B&R Services for Professionals Inc. A copy of the returns is attached hereto and made a part hereof as Exhibit "A".

2. On October 23, 2015, a notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made a part hereof as Exhibit "B".

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. § 4904 relating to unsworn falsification to authorities.

  
Robert W. Williams, Esquire  
Attorney ID No. 315501  
Milstead and Associates, LLC

Dated: November 30, 2015

## **EXHIBIT “A”**



235 SOUTH 13TH STREET  
PHILADELPHIA, PA 19107  
PHONE: (215) 546-7400  
FAX: (215) 985-0169



CitiFinancial Servicing, LLC, et al

COURT

Court of Common Pleas of  
Pennsylvania  
Columbia County  
2015-CV-294

-VS-

Carol A. Balliet, Executrix of the Estate of George Y. Brennan AKA  
George Young Brennan, deceased Mortgagor and Real Owner

CASE NUMBER

State of Pennsylvania

# AFFIDAVIT

County of Dauphin

B&R Control # CS108014.01

Reference Number 88.39683

## SERVICE INFORMATION

On 10/7/2015, we received the  
Notice of Sheriff Sale

For service upon: Carol A. Balliet, Executrix of the Estate of George Y. Brennan AKA George Young Brennan, deceased Mortgagor and Real Owner  
At 9 Highland Drive, Danville, PA 17821

☒ Served Date 10/17/2015 Time 12:12 PM Accepted By: Carol A. Balliet

In the manner described below.

☒ Personally served.

☐ Adult in charge of residence, relationship is \_\_\_\_\_

☐ Adult in charge of residence who refused to give name and/or relationship. \_\_\_\_\_

☐ Manager/Clerk of place of residence lodging \_\_\_\_\_

☐ Agent or person in charge of office or usual place of business \_\_\_\_\_

☐ Other \_\_\_\_\_

Description of Person Age 65 Height 4'10" Weight 200 Race white Sex female  
Other red hair

☐ Not Served Date \_\_\_\_\_ Time \_\_\_\_\_ ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

☐ Other \_\_\_\_\_

The Process Server, being duly sworn, deposes and says that the facts set forth herein are true and correct to the best of their knowledge, information and belief.

Sworn to and subscribed before me this

27th day of October 2015

Notary Public

Process Server/Sheriff

Nathan Morgan

Client Phone (856) 482-1400

Sale Date: 12/16/2015

Filed Date: \_\_\_\_\_

BR Serve By: 10/25/2015

Anthony Price  
Milstead and Associates, LLC  
1 East Stow Road  
Marlton, NJ 08053



COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
John F. Stankowsky, Notary Public  
Lower Paxton Twp., Dauphin County  
My Commission Expires Sept. 28, 2018  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

ORIGINAL

**EXHIBIT "B"**

NAME AND ADDRESS OF SENDER		INDICATE TYPE OF MAIL			CHECK APPROPRIATE BLOCK FOR POSTMARK AND DATE OF RECEIPT			Affix stamp here if issued as certificate of mailing or for additional copies of this bill.					
MILSTEAD & ASSOCIATES, LLC 1 East Stow Road Marlton, NJ 08053		X Certificate Mailing <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified Mail			Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without Postal Insurance								
Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act Value (If Regis.)	Insured Value	Due Sender if C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee	Rest. Del. Fee	Remarks
1		CitiFinancial Servicing LLC, a Delaware Limited Liability Company (Plaintiff herein) 1000 Technology Drive O'Fallon, MO 63368											
2		LVNV Funding, LLC c/o Apotheker & Associates, PC 520 Fellowship Road, C306 Mount Laurel, NJ 08054											
3		Capital One Bank c/o Patenaude and Felix, APC 213 East Main Street Carnegie, PA 15106											
4		Tenant/Occupant 365 East Street Bloomsburg, PA 17815											
5		Berkheimer Tax Administrator 50 North Seventh Street Bangor, PA 18013											
6		Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105											
7		Department of Domestic Relations Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815											
8		Bloomsburg Town Tax Office 301 E. Second Street, Town Hall Bloomsburg, PA 17815											
9		Department of Revenue Bureau of Individual Taxes Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17128-0601											
10		Bloomsburg Area School District 728 East 5th Street Bloomsburg, PA 17815											
Total Number of Pieces Listed by Sender			10										
		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 nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.											

PS FORM 3877 88-39683 Brennan Notice of Sale

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

SALE SCHEDULED 12/11/15

## TOWN OF BLOOMSBURG

## MAKE CHECKS PAYABLE TO:

MARY F WARD

301 E 2nd ST

BLOOMSBURG, PA 17815

INSTALLMENT PLAN	Face	Penalty	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
FIRST INSTALLMENT	377.84	377.84	27919	40.6000	1110.84	1133.51	1246.86
SECOND	377.84	415.62					
THIRD INSTALLMENT	377.83	415.61					
			TAXABLE ASSESSMENT	27919			

M BRENNAN GEORGE Y  
 A C/O CAROL A BALLIET  
 I 9 HIGHLAND DR  
 L DANVILLE PA 17821

T  
 O

SCHOOL PENALTY @ 10%

PROPERTY DESCRIPTION		ACCT.
PARCEL 05E03 28300000		9133
365 EAST ST	3500.00	TAXES BECOME
0647-0850	24419.00	DELINQUENT 120
0.13 ACRES		DAYS AFTER BILLING

NAME &amp; ADDRESS CORRECTIONS REQUESTED.

## Tax Notice 2015 County &amp; Municipality

## TOWN OF BLOOMSBURG

## MAKE CHECKS PAYABLE TO:

Mary F Ward  
 TOWN HALL  
 301 E Second St  
 BLOOMSBURG PA 17815

## HOURS: THURSDAY: 9AM - 4:30PM

FRIDAY: 9AM - 2PM- DURING DISCOUNT

JUNE 25,26,29,30 - 9AM - 2PM

PHONE: 570-784-1581

FOR: COLUMBIA County			DATE 03/01/2015	BILL NO. 7306	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	27,919	9.491	259.68	264.98	291.48
SINKING		1	27.36	27.92	30.71
STREET LIGHT		.55	15.05	15.36	16.90
DEBT SERVICE		.732	20.03	20.44	22.48
FIRE/LIBRARY		1.58	43.23	44.11	48.52
TOWN RE		8.959	245.13	250.13	275.14
The discount & penalty have been calculated for your convenience	PAY THIS AMOUNT		610.48	622.94	685.23
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

## TAXES ARE DUE &amp; PAYABLE - PROMPT PAYMENT IS REQUESTED

BRENNAN GEORGE Y  
 365 EAST STREET  
 BLOOMSBURG PA 17815

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

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	10 %
PARCEL: 05E-03 -283-00,000	
365 EAST ST	
.1318 Acres	
Land	3,500
Buildings	24,419
Total Assessment	27,919

This tax returned  
 to courthouse on:  
 January 1, 2016

FILE COPY

Carol A. Balliet

2015 ED 132

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S) Carol A. Balliet, Executrix of the Estate of George Y. Brennan a/k/a  
George Young Brennan, Deceased Mortgagor and Real Owner

PLAINTIFF/SELLER: CitiFinancial Servicing LLC, a Delaware Limited Liability Company

DEFENDANT(S): Carol A. Balliet, Executrix of the Estate of George Y. Brennan a/k/a  
George Young Brennan, Deceased Mortgagor and Real Owner

PROPERTY: 365 East Street  
Bloomsburg, PA 17815  
(Improvements erected thereon)

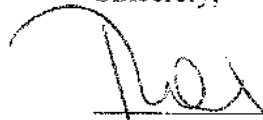
JUDGMENT AMOUNT: \$75,706.15

COLUMBIA COUNTY  
No.: 2015-CV-294

The above captioned property is scheduled to be sold at Sheriff's Sale on  
December 11, 2015 at 8:00 am in the Columbia County Sheriff's Office, 35 West  
Main Street, Bloomsburg, PA 17815. You may hold a mortgage or judgment on the property  
which will be extinguished by the sale. You may wish to attend the sale to protect your interest.

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

Sincerely,



\_\_\_\_\_  
Robert W. Williams, Esquire  
MILSTEAD & ASSOCIATES, LLC  
1 E. Stow Road  
Marlton, NJ 08053

88.39683

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S) Carol A. Balliet, Executrix of the Estate of George Y. Brennan a/k/a  
George Young Brennan, Deceased Mortgagor and Real Owner

PLAINTIFF/SELLER: CitiFinancial Servicing LLC, a Delaware Limited Liability Company

DEFENDANT(S): Carol A. Balliet, Executrix of the Estate of George Y. Brennan a/k/a  
George Young Brennan, Deceased Mortgagor and Real Owner

PROPERTY: 365 East Street  
Bloomsburg, PA 17815  
(Improvements erected thereon)

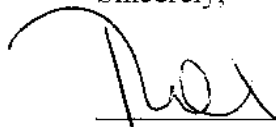
JUDGMENT AMOUNT: \$75,706.15

COLUMBIA COUNTY  
No.: 2015-CV-294

The above captioned property is scheduled to be sold at Sheriff's Sale on  
December 16, 2015 at 9:00 in the Columbia County Sheriff's Office, 35 West  
Main Street, Bloomsburg, PA 17815. You may hold a mortgage or judgment on the property  
which will be extinguished by the sale. You may wish to attend the sale to protect your interest.

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

Sincerely,

  
\_\_\_\_\_  
Robert W. Williams, Esquire  
MILSTEAD & ASSOCIATES, LLC  
1 E. Stow Road  
Marlton, NJ 08053

88.39683



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIFINANCIAL SERVICES, INC.  
vs.  
BALLIET, CAROL A

Case Number  
2015CV294

## SERVICE COVER SHEET

### Service Details:

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

**Manner:** < Not Specified >

**Expires:**

**Zone:**

132

**Warrant:**

**Notes:**

SALE DATE & TIME: 12/16/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

**Name:** CAROL A BALLIET  
**Primary Address:** 9 HIGHLAND DRIVE  
DANVILLE, PA 17821

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

**Alternate Address:**

**Phone:**

### Final Service:

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

**Adult In Charge:**

**Relation:**

**Date:**

10-14-15

**Time:**

1538

**Deputy:**

Cefg

**Mileage:**

Danville

### Attorney / Originator:

**Name:** MILSTEAD & ASSOCIATES LLC

**Phone:**

### Service Attempts:

**Date:**

**Time:**

**Mileage:**

**Deputy:**

### Notes / Special Instructions:

Now, October 02, 2015 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of <sup>Northumberland</sup> ~~Montour~~ County to execute service of the documents herewith and make return thereof according to law.

### Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

*Timothy T. Chamberlain*  
TIMOTHY T. CHAMBERLAIN, SHERIFF

BALLIET, CAROL A

2015CV294

9 HIGHLAND DRIVE, DANVILLE, PA 17821

NO EXPIRATION

# SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY

Robert J. Wolfe  
Sheriff



Randy Coe  
Chief Deputy

CITIFINANCIAL SERVICES, INC.  
vs.  
CAROL A BALLIET

Case Number  
15 CV 00294

## SHERIFF'S RETURN OF SERVICE

10/14/2015 03:38 PM - DEPUTY EDWARD M. GRIFFITHS, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED WRIT OF EXECUTION (MORTGAGE FORECLOSURE) P.R.C.P. 3180 TO 3183 AND RULE 3257 AND DESCRIPTION OF PROPERTY FROM COLUMBIA COUNTY BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: CAROL A BALLIET AT 9 HIGHLAND DRIVE, DANVILLE, PA 17821.

SO ANSWERS,

ROBERT J. WOLFE, SHERIFF

October 16, 2015

## SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIFINANCIAL SERVICES, INC.  
vs.  
BALLIET, CAROL A

Case Number  
2015CV284

## SERVICE COVER SHEET

## Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	132
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 12/16/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

## Serve To:

Name:	CAROL A BALLIET
Primary Address:	8 HIGHLAND DRIVE DANVILLE, PA 17821
Phone:	DOB:
Alternate Address:	
Phone:	

## Final Service:

Served:	Personally	Adult In Charge	Posted	Other
Adult In Charge:				
Relation:				
Date:	10-14-15	Time:	1538	
Deputy:	Cefg	Mileage:	Danville	
Phone:				

## Attorney / Originator:

Name:	MILSTEAD & ASSOCIATES LLC
-------	---------------------------

Phone:	
--------	--

## Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

## Notes / Special Instructions:

Now, October 02, 2015 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of ~~Mentour~~ <sup>Northumberland</sup> County to execute service of the documents herewith and make return thereof according to law.

## Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

*Timothy T. Chamberlain*  
TIMOTHY T. CHAMBERLAIN, SHERIFF

BALLIET, CAROL A

2015CV284

9 HIGHLAND DRIVE, DANVILLE, PA 17821

NO EXPIRATION

**SHERIFF'S OFFICE OF NORTHUMBERLAND COUNTY**

**Robert J. Wolfe**  
*Sheriff*



**Randy Coe**  
*Chief Deputy*

CITIFINANCIAL SERVICES, INC.  
vs.  
CAROLA BALLIET

**Case Number**  
15 CV 00294

**SHERIFF'S RETURN OF SERVICE**

10/14/2015 03:38 PM - DEPUTY EDWARD M. GRIFFITHS, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED WRIT OF EXECUTION (MORTGAGE FORECLOSURE) P.R.C.P. 3180 TO 3183 AND RULE 3257 AND DESCRIPTION OF PROPERTY FROM COLUMBIA COUNTY BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: CAROLA BALLIET AT 9 HIGHLAND DRIVE, DANVILLE, PA 17821.

SO ANSWERS,

ROBERT J. WOLFE, SHERIFF

October 16, 2015

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

MENSINGER SR, LARRY H  
vs.  
LORSON, MICHAEL SHANE (et al.)

Case Number  
2015CV1323

## SERVICE COVER SHEET

### Service Details:

Category: Civil Action - Summons in Civil Action (SICA)

Zone:

Manner: Adult in Charge

Expires: 11/06/2015

Warrant:

Notes:

### Serve To:

Name: RYAN MAY

Primary Address: 339 WEST FRONT STREET  
MAG KNECHT OFFICE  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 456 MARTZVILLE ROAD  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: DERR, PURSEL, LUSCHAS & NAPARSTECK

Phone: 570-784-4654

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

MAY, RYAN

2015CV1323

339 WEST FRONT STREET, MAG KNECHT OFFICE, BERWICK, PA 18603 EXP: 11/06/2015

Northumberland County Sheriff's Office  
201 Market Street, Sunbury, PA 17801



Robert J. Wolfe, Sheriff

Balliet  
Return

**FAX**

TO: Columbia Co. Sheriff  
FAX #: 389-5625  
DATE: 10-16-15  
RE: \_\_\_\_\_

FROM: Delella  
FAX: 570-988-4496  
PHONE: 570-988-4156

NUMBER OF PAGES NOT INCLUDING COVER PAGE 2

COMMENTS:

This message contains information that should be considered LAW ENFORCEMENT SENSITIVE. This information may pertain to your professional duties and or the mission(s) of your organization. It is property of the Northumberland County Sheriff's Office. Please safeguard it and abide by any rules of dissemination. Destroy it when you are done with it. Delete and destroy it now if you think you received it in error.

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



71901140006000064597

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

---

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S) Carol A. Balliet, Executrix of the Estate of George Y. Brennan a/k/a  
George Young Brennan, Deceased Mortgagor and Real Owner

PLAINTIFF/SELLER: CitiFinancial Servicing LLC, a Delaware Limited Liability Company

DEFENDANT(S): Carol A. Balliet, Executrix of the Estate of George Y. Brennan a/k/a  
George Young Brennan, Deceased Mortgagor and Real Owner

PROPERTY: 365 East Street  
Bloomsburg, PA 17815  
(Improvements erected thereon)

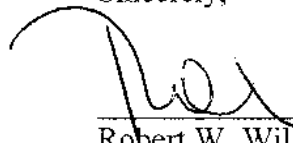
JUDGMENT AMOUNT: \$75,706.15

COLUMBIA COUNTY  
No.: 2015-CV-294

The above captioned property is scheduled to be sold at Sheriff's Sale on  
December 16, 2015 at 9:00 in the Columbia County Sheriff's Office, 35 West  
Main Street, Bloomsburg, PA 17815. You may hold a mortgage or judgment on the property  
which will be extinguished by the sale. You may wish to attend the sale to protect your interest.

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

Sincerely,



Robert W. Williams, Esquire  
MILSTEAD & ASSOCIATES, LLC  
1 E. Stow Road  
Marlton, NJ 08053

88.39683



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIFINANCIAL SERVICES, INC.  
vs.  
BALLIET, CAROL A

Case Number  
2015CV294

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 132

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

House Vacant Please Return

### Serve To:

Name: CAROL A BALLIET

Primary Address: 365 EAST STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

10-6-15

Time:

10:30

Deputy:

4

Mileage:

### Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

BALLIET, CAROL A

2015CV294

365 EAST STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIFINANCIAL SERVICES, INC.  
vs.  
BALLIET, CAROL A

Case Number  
2015CV294

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 13a

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 12/16/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 365 EAST STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Posted

Relation:

Date: 10/6/15

Time: 08.54

Deputy: 4

Mileage:

### Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

OCCUPANT

2015CV294

365 EAST STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIFINANCIAL SERVICES, INC.  
vs.  
BALLIET, CAROL A

Case Number  
2015CV294

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	132
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 12/16/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
<b>Warrant:</b>			

### Serve To:

<b>Name:</b>	Domestic Relations Office of Columbia Co		
<b>Primary Address:</b>	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815		
<b>Phone:</b>		<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Karen Eichendort		
<b>Relation:</b>	Clerk		
<b>Date:</b>	11-6-15	<b>Time:</b>	10:20
<b>Deputy:</b>	4	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b>	MILSTEAD & ASSOCIATES LLC	<b>Phone:</b>	
--------------	---------------------------	---------------	--

### Service Attempts:

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2015CV294 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

CITIFINANCIAL SERVICES, INC.  
vs.  
BALLIET, CAROL A

Case Number  
2015CV294

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice		<b>Zone:</b>	132
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	<b>Warrant:</b>	
<b>Notes:</b>	SALE DATE & TIME: 12/16/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

<b>Name:</b>	Columbia County Tax Office	
<b>Primary Address:</b>	PO Box 380 Bloomsburg, PA 17815	
<b>Phone:</b>	570-389-5649	<b>DOB:</b>
<b>Alternate Address:</b>		
<b>Phone:</b>		

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Sherry Frans		
<b>Relation:</b>	Clerk		
<b>Date:</b>	10-6-15	<b>Time:</b>	8:15
<b>Deputy:</b>	4	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b>	MILSTEAD & ASSOCIATES LLC	<b>Phone:</b>	
--------------	---------------------------	---------------	--

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2015CV294

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

CITIFINANCIAL SERVICES, INC.  
vs.  
BALLIET, CAROL A

Case Number  
2015CV294

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	132
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 12/16/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	BLOOMSBURG AREA SCHOOL DISTRICT-
<b>Primary Address:</b>	728 E. 5TH STREET BLOOMSBURG, PA 17815
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Brenda Breisch		
<b>Relation:</b>	Receptionist		
<b>Date:</b>	10-5-15	<b>Time:</b>	11:50
<b>Deputy:</b>	4	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> MILSTEAD & ASSOCIATES LLC	<b>Phone:</b>
----------------------------------------	---------------

### Service Attempts:

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

### Service Attempt Notes:

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

BLOOMSBURG AREA SCH

2015CV294

728 E. 5TH STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



CITIFINANCIAL SERVICES, INC.  
vs.  
BALLIET, CAROL A

Case Number  
2015CV294

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

132

Warrant:

Notes:

SALE DATE & TIME: 12/16/2015 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Mary F. Ward

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

Phone: 570-784-1581

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

MARY F. Ward

Relation:

Tax Collector

Date:

12-5-15

Time:

12:15

Deputy:

4

Mileage:

### Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

WARD, MARY F.

2015CV294

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

**MILSTEAD & ASSOCIATES, LLC**

1 E. STOW ROAD  
MARLTON, NJ 08053

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

---

**FACSIMILE TRANSMITTAL SHEET**

---

TO:	FROM:
Real Estate Dept.	Anthony Price
COMPANY:	DATE:
Columbia Sheriff's Office	October 2, 2015
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
570-389-5625	1
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
570-389-5624	88.39683
RE:	YOUR REFERENCE NUMBER:
Carol A. Balliet, et al	2015-CV-294

---

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

---

Please find attached, the filed Non Military Affidavit per your request.

Thank You  
  
Anthony Price

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

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

MILSTEAD & ASSOCIATES, LLC  
BY: Robert W. Williams, Esquire  
ID No. 315501  
1 E. Stow Road  
Marlton, NJ 08053  
(856) 482-1400  
Attorney for Plaintiff  
File No. 88.39683

FILED  
PROTECTOR

2015 AUG 31 AM 11 57

CLERK OF COURT  
COLUMBIA COUNTY, PA

**CitiFinancial Servicing LLC, a Delaware  
Limited Liability Company,  
Plaintiff,**

vs.

**Carol A. Balliet, Executrix of the Estate of  
George Y. Brennan a/k/a George Young  
Brennan, Deceased Mortgagor and Real  
Owner,**

**Defendant**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2015-CV-294**

**AFFIDAVIT OF NON-MILITARY SERVICE**

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

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

2. defendant, Carol A. Balliet, Executrix of the Estate of George Y. Brennan a/k/a George Young Brennan, Deceased Mortgagor and Real Owner, is over 18 years of age, .

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

DATE:

8/28/2015

  
Robert W. Williams, Esquire



## Department of Defense Manpower Data Center

Results as of: Aug-28-2015 05:55:58 AM

SCRA 3.0



# Status Report

## Pursuant to Servicemembers Civil Relief Act

Last Name: BULLETFirst Name: CAROLMiddle Name: A.Active Duty Status As Of: Aug-28-2015

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

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

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

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

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

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

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snively-Dixon, Director  
 Department of Defense - Manpower Data Center  
 4800 Mark Center Drive, Suite 04E25  
 Arlington, VA 22350

## Department of Defense Manpower Data Center

Results as of: Aug-28-2015 09:16:21 AM

SCRA 3.0



# Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: BULLETFirst Name: CAROL

Middle Name:

Active Duty Status As Of: Aug-28-2015

On Active Duty Or Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date.			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date.			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty.			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

*Mary M. Snavely-Dixon*

Mary M. Snavely-Dixon, Director  
Department of Defense - Manpower Data Center  
4800 Mark Center Drive, Suite 04E25  
Arlington, VA 22350

# REAL ESTATE OUTLINE

ED # 2015 80132

DATE RECEIVED 10-1-15  
DOCKET AND INDEX 2015 80132

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>  </u>	<i>Call d... with...</i>
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>1165 300</u>

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

SALE DATE Dec 16 TIME 9.00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK 11-23-15  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

# MILSTEAD & ASSOCIATES, LLC

## Attorneys at Law

1 E. Stow Road, Marlton, New Jersey 08053

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

[www.milsteadlaw.com](http://www.milsteadlaw.com)

Michael J. Milstead

Richard M. Milstead

Mark E. Herrera\*

Nelson Diaz\*

Rhondi Lynn Schwartz

Andrew M. Lubio\*

\* Also admitted in P.A.

^ Also admitted in MD

David H. Lipow<sup>1</sup>

Mary L. Harben-Bell<sup>1</sup>

Matthew C. Waldr<sup>1</sup>

Patrick J. Wesner<sup>1</sup>

Robert W. Williams<sup>1</sup>

7 N. Columbus Boulevard #200  
Philadelphia, PA 19106-1423  
(215) 717-0043 Fax: (215) 717-0044

Our File No. 88.39683

August 5, 2015

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

**Re: CitiFinancial Servicing LLC, et al vs. Carol A. Balliet, Executrix of the Estate of George Y. Brennan a/k/a George Young Brennan, Deceased Mortgagor and Real Owner**  
**List property for Sheriff's Sale/Service of Defendants**

Dear Sir/Madam:

Please post the handbill on the mortgage premises listed below:

**365 East Street, Bloomsburg, PA 17815**

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

**PLEASE PROVIDE OUR OFFICE WITH A SALE DEPOSIT RECEIPT FOR THE ADVANCE IN THE ATTACHED SELF ADDRESSED ENVELOPE MARKED DEPOSIT RECEIPT.**

Thank you for your attention to this matter.

Very truly yours,



Anthony Price  
Paralegal

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S) Carol A. Balliet, Executrix of the Estate of George Y. Brennan a/k/a  
George Young Brennan, Deceased Mortgagor and Real Owner

PLAINTIFF/SELLER: CitiFinancial Servicing LLC, a Delaware Limited Liability Company

DEFENDANT(S): Carol A. Balliet, Executrix of the Estate of George Y. Brennan a/k/a  
George Young Brennan, Deceased Mortgagor and Real Owner

PROPERTY: 365 East Street  
Bloomsburg, PA 17815  
(Improvements erected thereon)

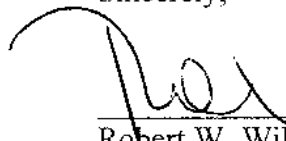
JUDGMENT AMOUNT: \$75,706.15

COLUMBIA COUNTY  
No.: 2015-CV-294

The above captioned property is scheduled to be sold at Sheriff's Sale on  
December 16, 2015 at 9:00 in the Columbia County Sheriff's Office, 35 West  
Main Street, Bloomsburg, PA 17815. You may hold a mortgage or judgment on the property  
which will be extinguished by the sale. You may wish to attend the sale to protect your interest.

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

Sincerely,



Robert W. Williams, Esquire  
MILSTEAD & ASSOCIATES, LLC  
1 E. Stow Road  
Marlton, NJ 08053

88.39683

MILSTEAD & ASSOCIATES, LLC  
BY: Robert W. Williams, Esquire  
ID No. 315501  
1 E. Stow Road  
Marlton, NJ 08053  
(856) 482-1400  
Attorney for Plaintiff  
File Number: 88.39683

**CitiFinancial Servicing LLC, a  
Delaware Limited Liability Company  
Plaintiff,**

**vs.**

**Carol A. Balliet, Executrix of the Estate of  
George Y. Brennan a/k/a George Young  
Brennan, Deceased Mortgagor and Real Owner  
Defendant**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2015-CV-294**

**AFFIDAVIT OF SERVICE  
PURSUANT TO RULE 3129.1**

CitiFinancial Servicing LLC, a Delaware Limited Liability Company, Plaintiff in the above entitled cause of action, sets forth as of the date the praecipe for writ of execution was filed the following information concerning the real property located at 365 East Street, Bloomsburg, PA 17815:

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

Carol A. Balliet, Executrix of the  
Estate of George Y. Brennan a/k/a  
George Young Brennan, Deceased  
Mortgagor and Real Owner  
9 Highland Drive  
Danville, PA 17821

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

Same as above

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

CitiFinancial Servicing LLC, a  
Delaware Limited Liability Company  
(Plaintiff herein)  
1000 Technology Drive  
O'Fallon, MO 63368

L/VNV Funding, LLC  
c/o Apothaker & Associates, PC  
520 Fellowship Road, C306  
Mount Laurel, NJ 08054

Capital One Bank  
c/o Patenaude and Felix, APC  
213 East Main Street  
Carnegie, PA 15106

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

CitiFinancial Servicing LLC, a  
Delaware Limited Liability Company  
(Plaintiff herein)  
1000 Technology Drive  
O'Fallon, MO 63368

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

None Known

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

None Known

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

Tenant/Occupant  
365 East Street  
Bloomsburg, PA 17815

Berkheimer Tax Administrator  
50 North Seventh Street  
Bangor, PA 18013

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

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

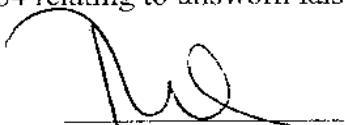
Bloomsburg Town Tax Office  
301 E. Second Street, Town Hall  
Bloomsburg, PA 17815

Department of Revenue  
Bureau of Individual Taxes  
Inheritance Tax Division  
P.O. Box 280601  
Harrisburg, PA 17128-0601

Bloomsburg Area School District  
728 East 5<sup>th</sup> Street  
Bloomsburg, PA 17815

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

Date: 8/11/2015

  
Robert W. Williams, Esquire  
Attorney for Plaintiff

MILSTEAD & ASSOCIATES, LLC

BY: Robert W. Williams, Esquire

ID No. 315501

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

File Number: 88.39683

**CitiFinancial Servicing LLC, a  
Delaware Limited Liability Company**

**Plaintiff,**

**vs.**

**Carol A. Balliet, Executrix of the Estate of  
George Y. Brennan a/k/a George Young  
Brennan, Deceased Mortgagor and Real Owner**

**Defendant**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2015-CV-294**

**CERTIFICATION**

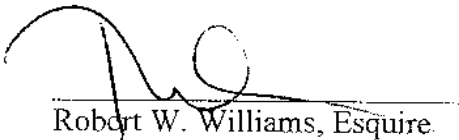
**CERTIFICATION**

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

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

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

Date: 8/11/2015

  
Robert W. Williams, Esquire  
Attorney for Plaintiff



MILSTEAD & ASSOCIATES, LLC  
BY: Robert W. Williams, Esquire  
JD No. 315501  
1 E. Stow Road  
Marlton, NJ 08053  
(856) 482-1400  
Attorney for Plaintiff  
File Number: 88.39683

**CitiFinancial Servicing LLC, a  
Delaware Limited Liability Company  
Plaintiff,**

**vs.**

**Carol A. Balliet, Executrix of the Estate of  
George Y. Brennan a/k/a George Young  
Brennan, Deceased Mortgagor and Real Owner  
Defendant**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2015-CV-294**

**AFFIDAVIT OF SERVICE  
PURSUANT TO RULE 3129.1**

CitiFinancial Servicing LLC, a Delaware Limited Liability Company, Plaintiff in the above entitled cause of action, sets forth as of the date the praecipe for writ of execution was filed the following information concerning the real property located at 365 East Street, Bloomsburg, PA 17815:

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

Carol A. Balliet, Executrix of the  
Estate of George Y. Brennan a/k/a  
George Young Brennan, Deceased  
Mortgagor and Real Owner  
9 Highland Drive  
Danville, PA 17821

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

Same as above

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

CitiFinancial Servicing LLC, a  
Delaware Limited Liability Company  
(Plaintiff herein)  
1000 Technology Drive  
O'Fallon, MO 63368

LVNV Funding, LLC  
c/o Apothaker & Associates, PC  
520 Fellowship Road, C306  
Mount Laurel, NJ 08054

Capital One Bank  
c/o Patenaude and Felix, APC  
213 East Main Street  
Carnegie, PA 15106

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

CitiFinancial Servicing LLC, a  
Delaware Limited Liability Company  
(Plaintiff herein)  
1000 Technology Drive  
O'Fallon, MO 63368

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

None Known

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

None Known

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

Tenant/Occupant  
365 East Street  
Bloomsburg, PA 17815

Berkheimer Tax Administrator  
50 North Seventh Street  
Bangor, PA 18013

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

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

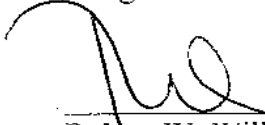
Bloomsburg Town Tax Office  
301 E. Second Street, Town Hall  
Bloomsburg, PA 17815

Department of Revenue  
Bureau of Individual Taxes  
Inheritance Tax Division  
P.O. Box 280601  
Harrisburg, PA 17128-0601

Bloomsburg Area School District  
728 East 5<sup>th</sup> Street  
Bloomsburg, PA 17815

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

Date: 8/11/2011

  
Robert W. Williams, Esquire  
Attorney for Plaintiff

**SHORT DESCRIPTION**

**DOCKET NO:** 2015-CV-294

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

**TAX PARCEL NO:** 05E-03-283

**PROPERTY ADDRESS** 365 East Street  
Bloomsburg, PA 17815

**IMPROVEMENTS:** a Residential Dwelling

**SOLD AS THE PROPERTY OF:** Carol A. Balliet, Executrix of the Estate of George Y. Brennan a/k/a George Young Brennan, Deceased  
Mortgagor and Real Owner

**ATTORNEY'S NAME:** Robert W. Williams, Esquire

**SHERIFF'S NAME:** Timothy T. Chamberlain

All that certain piece, parcel and lot of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a corner on the eastern side of East Street in line of land of Hurley Miller; thence by the same, north 40 degrees 45 minutes east, 198 feet to a corner of the western line of Chestnut Avenue; thence by the same, south 49 degrees 20 minutes east, 28.96 feet to a corner in line of land late of Caroline Brown; thence by the same, south 40 degrees 45 minutes west, through the center wall of a double dwelling house, 198 feet to a corner on the eastern side of East Street; thence by the same, north 49 degrees 20 minutes west, 28.96 feet to a corner in line of land of Hurley Miller, the place of beginning.

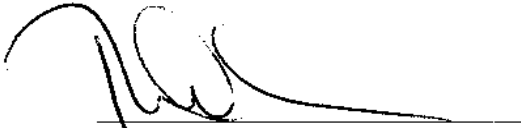
Title to said Premises vested in George Y. Brennan by Deed from George Y. Brennan, Executor of the Estate of Hazel L. Rhoades, deceased dated 02/06/1997 and recorded 02/06/1997 in the Columbia County Recorder of Deeds in Book 647, Page 850.

**Being known as 365 East Street, Bloomsburg, PA 17815**

**Tax Parcel Number: 05E-03-283**

**WAIVER OF WATCHMAN**

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

  
Robert W. Williams, Esquire  
Attorney for Plaintiff

## Document Receipt

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Trans #	6467	Carrier / service:	USPS Server	First-Class Mail®	10/2/2015 12:00:00 AM
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Ship to:

CITIFINANCIAL SERVICING LLC

1000 TECHNOLOGY DRIVE

Tracking #: 71901140006000064610

Doc Ref #: 2015ED132

Postage 5.1300

O'FALLON MO 63368



## Document Receipt

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Trans #	6466	Carrier / service:	USPS Server	First-Class Mail®	10/2/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000064603

Doc Ref #: 2015ED132

Postage 5.1300

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	6465	Carrier / service:	USPS Server	First-Class Mail®	10/2/2015 12:00:00 AM
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## Ship to:

PHILADELPHIA DISTRICT OFFICE	US SMALL BUSINESS ADMINISTRATION
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900 MARKET STREET 5TH FLOOR	Tracking #:	71901140006000064597
ROBERT N.C. NIX FEDERAL BUILDING	Doc Ref #:	2015ED132
PHILADELPHIA PA 19107	Postage	5.1300



## Document Receipt

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Trans #	6464	Carrier / service:	USPS Server	First-Class Mail®	10/2/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000064580

Doc Ref #: 2015ED132

Postage 5.1300

HARRISBURG PA 17105

132

## Document Receipt

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Trans #	6464	Carrier / service:	USPS Server	First-Class Mail®	10/2/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000064580

Doc Ref #: 2015ED132

Postage 5.1300

HARRISBURG PA 17105

## Document Receipt

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Trans #	6463	Carrier / service:	USPS Server	First-Class Mail®	10/2/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000084573

Doc Ref #: 2015ED132

Postage 5.1300

HARRISBURG PA 17128

## Document Receipt

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Trans #	6470	Carrier / service:	USPS Server	First-Class Mail®	10/2/2015 12:00:00 AM
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Ship to:

BERKHEIMER TAX ADMINISTOR

50 NORTH SEVENTH STREET

BANGOR PA 18013

Tracking #: 71901140006000064641

Doc Ref #: 2015ED132

Postage 5.1300

## Document Receipt

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Trans #	6468	Carrier / service:	USPS Server	First-Class Mail®	10/2/2015 12:00:00 AM
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## Ship to:

LVNV FUNDING LLC

C/O APOTHAKE

520 FELLOWSHIP ROAD

C306

Tracking #: 71901140006000064627

Doc Ref #: 2015ED132

Postage 5.1300

MOUNT LAUREL NJ 08054

## Document Receipt

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Trans #	6469	Carrier / service:	USPS Server	First-Class Mail®	10/2/2015 12:00:00 AM
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Ship to:

CAPITAL ONE BANK

C/O PATENAUE &amp; FELIX

213 EAST MAIN STREET

Tracking #: 71901140006000064634

Doc Ref #: 2015ED132

Postage 5.1300

CARNEGIE PA 15106

132

## Document Receipt

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Trans #	6468	Carrier / service:	USPS Server	First-Class Mail®	10/2/2015 12:00:00 AM
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## Ship to:

LVNV FUNDING LLC  
520 FELLOWSHIP ROAD  
C306

C/O APOTHAKE

Tracking #:	71901140006000064627
Doc Ref #:	2015ED132
Postage	5.1300

MOUNT LAUREL NJ 08054

168380

**Milstead & Associates LLC**

1 E. STOW ROAD  
MARLTON, NJ 08053  
856-482-1400



America's Most Convenient Bank®

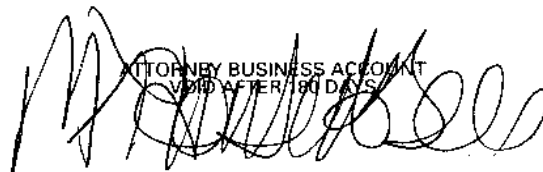
55-136/312

DATE	CHECK	AMOUNT
08/03/15	168380	**\$1,350.00

PAY  
TO THE  
ORDER  
OF

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

Columbia County Sheriff

  
ATTORNEY BUSINESS ACCOUNT  
VOID AFTER 60 DAYS

⑈168380⑈ ⑆031201360⑆ 67 8306 2⑈