SHERIFF'S SALE COST SHEET

Citi Mortgage VS. Matthew Mahoney
NO. 27-10 ED NO. 727-08 JD DATE/TIME OF SALE Aug. 4 0900

DOCKET/RETURN	$15.00	
SERVICE PER DEF.	$195.00	
LEVY (PER PARCEL	$15.00	
MAILING COSTS	$ 58.50	
ADVERTISING SALE BILLS & COPIES	$17.50	
ADVERTISING SALE (NEWSPAPER)	$15.00	
MILEAGE	$ 20.00	
POSTING HANDBILL	$15.00	
CRYING/ADJOURN SALE	$10.00	
SHERIFF'S DEED	$35.00	
TRANSFER TAX FORM	$25.00	
DISTRIBUTION FORM	$25.00	
COPIES	$ 6.50	
NOTARY	$ 10.00	
TOTAL **********		$442.50

WEB POSTING	$150.00	
PRESS ENTERPRISE INC.	$ 718.44	
SOLICITOR'S SERVICES	$75.00	
TOTAL **********		$ 943.44

PROTHONOTARY (NOTARY)	$10.00	
RECORDER OF DEEDS	$ 59.00	
TOTAL **********		$ 69.00

REAL ESTATE TAXES:

BORO, TWP & COUNTY	20__	$ N/A	
SCHOOL DIST.	20__	$	
DELINQUENT	20__	$ 5.00	
TOTAL **********			$ 5.00

MUNICIPAL FEES DUE:

SEWER	20__	$ 840.97	
WATER	20__	$	
TOTAL **********			$ 840.97

SURCHARGE FEE (DSTE)		$ 140.00
MISC._____	$	
_____	$	
TOTAL **********		$ -0-

TOTAL COSTS (OPENING BID) $ 2440.91

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Citimortgage VS Matthew Blakely

NO. 27-16 ED NO. 727-08 JD

DATE/TIME OF SALE: Aug. 4 11a.

BID PRICE (INCLUDES COST) $ 2489.71

POUNDAGE – 2% OF BID $ 48.82

TRANSFER TAX – 2% OF FAIR MKT $ —

MISC. COSTS $ —

TOTAL AMOUNT NEEDED TO PURCHASE $ 2189.73

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John Beck

TOTAL DUE: $ 2489.73

LESS DEPOSIT: $ 2000.00

DOWN PAYMENT: $ _____

TOTAL DUE IN 8 DAYS $ 489.73

GOLDBECK MCCAFFERTY & MCKEEVER
Suite 5000 Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
www.goldbecklaw.com

August 12, 2010

SHERIFF OF COLUMBIA COUNTY
Real Estate Division
Sheriff's Office
Bloomsburg, PA 17815

RE: CITIMORTGAGE, INC. vs. MATTHEW J. MAHONEY
Sale Book/Writ No.: /
Docket Number: 2008-CV-727
Sale Date: 08/04/2010
Property Address: 428-430 East 8th Street Berwick, PA 18603

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the above-captioned matter. Please deed the property to:

CITIMORTGAGE, INC.
5280 Corporate Drive
Mail Code 3103
Frederick, MD 21703

If funds are required to settle with the Sheriff and they are not enclosed, please call, fax or email the cost sheet to Jeff Neff. Please notify our office when the deed is recorded.

GOLDBECK McCAFFERTY & McKEEVER

Jeff Nefferdorf
Post Sale Department (FHA & VA)
215-825-6343
215-825-6443 (fax)
Jnefferdorf@goldbecklaw.com
Antoniette Black – Manager
Sale/Post Sale Department
215-825-6347
215-825-6447 (fax)
Ablack@goldbecklaw.com

REV-1853 EX (04-10)

pennsylvania
DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE
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/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 (2) public utility easement. If more space is needed, attach additional sheet(s).

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

Name	Telephone Number:
GOLDBECK McCAFFERTY & McKEEVER	(215) 627-1322

Mailing Address	City	State	ZIP Code
701 Market Street, Suite 5000 - Mellon Independence Center	Philadelphia	PA	19106-1532

B. TRANSFER DATA

C. DATE OF ACCEPTANCE OF DOCUMENT 8/12/2010

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)
SHERIFF OF COLUMBIA COUNTY	CITIMORTGAGE, INC.
Street Address: Sheriff's Office,	Street Address: 5280 Corporate Drive, Mail Code 3103
City: Bloomsburg; State: PA; Zip: 17815	City: Frederick; State: MD; Zip: 21703

D. REAL ESTATE LOCATION

Street Address	City, Township, Borough
428-430 East 8th Street	Berwick – BOROUGH OF BERWICK

County	School District	Tax Parcel Number
Columbia	Berwick	04A-09-090

E. VALUATION DATA – WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☐ N

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
$2,489.73	+ -0-	= $2,489.73
4. County Assessed Value	**5. Common Level Ratio Factor**	**6. Fair Market Value**
$24,212.00	X 3.69	= $89,342.28

F. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest conveyed
100%	100%	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 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 deed. (Attach copy of the prior deed).

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

☐ Other (Please explain exemption claimed, if other than listed above.) MERS #:

☐ _____

Under penalties of law or ordinance, 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
	August 12, 2010

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

Received Time Aug. 4. 2010 3:02PM No. 2378

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Citimortgage VS Matthew Mahaney

NO. 27-10 ED NO. 727-08 JD

DATE/TIME OF SALE: Aug. 4 0900

BID PRICE (INCLUDES COST)	$ 2440.91
POUNDAGE – 2% OF BID	$ 48.82
TRANSFER TAX – 2% OF FAIR MKT	$ -
MISC. COSTS	$ -
TOTAL AMOUNT NEEDED TO PURCHASE	$ 2489.73

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John S Beck

TOTAL DUE:	$ 2489.73
LESS DEPOSIT:	$ 2000.00
DOWN PAYMENT:	$
TOTAL DUE IN 8 DAYS	$ 489.73

Use D - 8/4

AUG-04-2010 14:59 From:KREISHER & GREGOROWL 5/4538/1417

542100

GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322

FIRSTRUST
800.220.BANK / firstrust.com
3-7380-2360

08/16/2010

PAY TO THE ORDER OF **SHERIFF OF COLUMBIA COUNTY** $ **489.73

FOUR HUNDRED EIGHTY-NINE AND 73 / 100 DOLLARS

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

MORTGAGE DISBURSEMENT ACCOUNT

MEMO Mahoney

AUTHORIZED SIGNATURE

Security features. Details on back.

⑈542100⑈ ⑆236073801⑆ 70 1100018⑈

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, & 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

OFFICE OF E.A.I.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature — X — ☐ Agent ☐ Addressee

B. Received by (Printed Name) — C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, & 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

U.S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE

1150 1st Ave #1001

King of Prussia, Pa 19406

COMPLETE THIS SECTION ON DELIVERY

A. Signature — X — ☐ Agent ☐ Addressee

B. Received by (Printed Name) — C. Date of Delivery
3/10/10

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7009 0960 0001 1188 9603

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, & 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

COMPLETE THIS SECTION ON DELIVERY

A. Signature — X — ☐ Agent ☐ Addressee

B. Received by (Printed Name) — C. Date of Delivery
MAR 0 8 2010

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, & 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Matthew Mahoney
7124 66th Street Apt 2R
Glendale, NY 11385

COMPLETE THIS SECTION ON DELIVERY

A. Signature — X — ☐ Agent ☐ Addressee

B. Received by (Printed Name) — C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7009 0960 0001 1188 9566

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, & 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PA Dept of Public Welfare
Health & Welfare Building Rm 432
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature — X — ☐ Agent ☐ Addressee

B. Received by (Printed Name) — C. Date of Delivery
MAR 0 8 2010

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7009 0960 0001 1188 9573

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000 MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.GOLDBECKLAW.COM

June 28, 2010

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
Bloomsburg, PA 17815

RE: No. 2008-CV-727
MATTHEW J. MAHONEY

Real Estate Division:

The above case may be sold on August 04, 2010. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

By: Antoniette Black, Manager
Phone: (215) 825-6347 (direct dial)
Fax: (215) 825-6447
Email: ablack@goldbecklaw.com

GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322
Attorney for Plaintiff

65697FC
CF: 04/30/2008
SD: 08/04/2010
$92,343.21

CITMORTGAGE 1000 Technology Drive O'Fallon, MO 63304 Plaintiff vs. MATTHEW J. MAHONEY **Mortgagor(s) and** **Record Owner(s)** 428-430 East 8th Street Berwick, PA 18603 Defendant(s)	IN THE COURT OF COMMON PLEAS of Columbia County CIVIL ACTION – LAW ACTION OF MORTGAGE FORECLOSURE Term No. 2008-CV-727

CERTIFICATE OF SERVICE
PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

Michael T. McKeever, Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

(X) Personal Service by the ~~Sheriff's Office~~/competent adult (copy of return attached).
( ) Certified mail by Michael T. McKeever (original green Postal return receipt attached).
( ) Certified mail by Sheriff's Office.
( ) Ordinary mail by Michael T. McKeever, Esquire to Attorney for Defendant(s) of record (proof of mailing attached).
( ) Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
( ) Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

( ) Premises was posted by Sheriff's Office/competent adult (copy of return attached).
( ) Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
( ) Certified Mail & ordinary mail by Michael T. McKeever (original receipt(s) for Certified Mail attached).
( ) Published in accordance with court order (copy of publication attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Michael T. McKeever, Esquire (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,

BY: Keith C. Halili
Legal Secretary

Name and Address of Sender
GOLDBECK
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19106-1532

Check type of mail or service:

- ☐ Certified
- ☐ COD
- ☐ Delivery Confirmation
- ☐ Express Mail
- ☐ Insured
- ☐ Recorded Delivery (International)
- ☐ Registered
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation

Affix Stamp Here
(If issued as a certificate of mailing, or for additional copies of this bill)
Postmark and Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value If Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	AMERICAN GENERAL FINANCIAL SERVICES, INC. 132 West Front Street Berwick, PA 18603										
2.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 Harrisburg, PA 17105-2675	TENANTS/OCCUPANTS 428-430 East 8th Street Berwick, PA 18603										
3.												
4.												
5.												
6.												
7.												
8.												

UNITED STATES POSTAGE
02 1M
0004285957
$ 01.68⁰
MAY 26 2010
MAILED FROM ZIP CODE 19106

USPS CONTINENTAL STA PHILA PA 19106
MAY 25 2010
CLK 13

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)

See Privacy Act Statement on Reverse

PS Form 3877, February 2002 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

65697FC Columbia County Sale Date: 08/04/2010

MATTHEW J. MAHONEY

IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

CITIMORTAGE; et seq.
Plaintiff (Petitioner)

V.

MATTHEW J. MAHONEY ; et al.
Defendant (Respondent)

CASE and/or DOCKET No.: 2008-CV-727

Sheriff's Sale Date: 8/4/2010

AFFIDAVIT OF SERVICE

☐ **Complaint** ☐ **Summons** ☑ **Other:** NOS

I, Alan Feldman, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served and made known to the person served, MATTHEW J. MAHONEY ; et al. the above process on the 10th day of June, 2010, at 2:45 o'clock P.M. at: 7124 66th Street Apartment 2R Glendale, NY 11385

Manner of Service:

By handing a copy to:

☐ An officer, partner, trustee, or registered agent of the Defendant organization who is not a plaintiff in the action*

☐ The manager, clerk, or other person for the time being in charge of a regular place of business or activity of the Defendant organization who is not a plaintiff in the action *

☐ An agent authorized by the Defendant organization in writing to receive service of process for it who is not a plaintiff in the action *

☑ By handing a copy to the Defendant(s)

☐ By handing a copy at the residence of the Defendant(s) to an adult member of the family with whom he/she resides or to the adult person in charge of the residence because no adult family member was found *

☐ By handing a copy at the residence of the Defendant(s) to the clerk or manager of the hotel, inn, apartment house or other place of lodging at which he/she resides *

☐ By handing a copy at the office or usual place of business of the Defendant(s) to the Defendant's(s') agent or to the person for the time being in charge thereof *

☐ By posting a copy of the original process on the most public part of the property pursuant to an order of court

* Name: Matthew J Mahoney
Relationship/Title/Position: ____
Remarks: ____
Description: Approximate Age 35 Height 5'10 Weight 240 Race W Sex M Hair Brn

Defendant was not served because: ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

☐ Other: Sleeping

Service was attempted on the following dates/times.

1) ____ 2) ____ 3) ____

Commonwealth of Pennsylvania)
) SS:
County of Columbia)

Before me, the undersigned notary public, this day, personally, appeared Alan Feldman to me known, who being duly sworn according to law, deposes the following:

I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service are true and correct

(Signature of Affiant)

Subscribed and sworn to before me
this 10th day of June, 2010.

Notary Public

File Number:65697FC

Robert Winckelmann
Notary Public, State of New York
No. 01WI6211610
Qualified in Queens County
Commision Expires 09/21/2013

GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-825-6320
Attorney for Plaintiff

CITMORTGAGE 1000 Technology Drive O'Fallon, MO 63304 Plaintiff vs. MATTHEW J. MAHONEY **Mortgagor(s) and Record Owner(s)** 428-430 East 8th Street Berwick, PA 18603 Defendant(s)	IN THE COURT OF COMMON PLEAS of Columbia County CIVIL ACTION - LAW ACTION OF MORTGAGE FORECLOSURE Term No. 2008-CV-727

AFFIDAVIT PURSUANT TO RULE 3129

CITMORTGAGE, Plaintiff in the above action, by and through an authorized employee of its attorneys, Goldbeck McCafferty & McKeever, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

428-430 East 8th Street
Berwick, PA 18603

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

MATTHEW J. MAHONEY
7124 66th Street, Apt. 2R
Glendale, NY 11385

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

MATTHEW J. MAHONEY
7124 66th Street, Apt. 2R
Glendale, NY 11385

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
Harrisburg, PA 17105-2675

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

AMERICAN GENERAL FINANCIAL SERVICES, INC.
132 West Front Street
Berwick, PA 18603

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

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

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.

TENANTS/OCCUPANTS
428-430 East 8th Street
Berwick, PA 18603

(attach separate sheet if more space is needed)

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. Section 4904 relating to unsworn falsification to authorities.

DATED: June 28, 2010

GOLDBECK McCAFFERTY & McKEEVER
BY: Keith C. Halili
Legal Secretary

BAJSA
BERWICK AREA JOINT SEWER AUTHORITY

August 3, 2010

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

CITIMORTGAGE

VS.

MATTHEW J. MAHONEY

DOCKET # 27ED2010 **JD # 727JD2008**

Dear Timothy:

The updated amount due on the sewer account #108703 for the property located at 428-430 E. 8th Street Berwick, Pa through September 30, 2010 is $840.97.

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

Sincerely,

Kelly Noss

Kelly Noss
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603
Phone: (570) 752-8477 • Fax: (570) 752-8479

GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000 - MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
FAX (215) 627-7734

May 26, 2010

Columbia

Timothy T Chamberlain
SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
Bloomsburg, PA 17815
FAX

BOOK WRIT

RE: CITIMORTGAGE
vs.
MATTHEW J. MAHONEY
Term No. 2008-CV-727

Property address:

428-430 East 8th Street
Berwick, PA 18603

Sheriff's Sale Date: May 26, 2010

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for May 26, 2010 to August 04, 2010.

Thank you for your cooperation.

Very truly yours,

Michael T. McKeever

MTM/jlb

cc: CITIMORTGAGE INC.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry 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 May 5, 12, 19, 2010 as printed and published; 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 .....19th.....day of ...May.....20..10.....

.....

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
Member, Pennsylvania Association of Notaries

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

.....

BAJSA
BERWICK AREA JOINT SEWER AUTHORITY

April 1, 2010

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

CITIMORTGAGE

VS.

MATTHEW J. MAHONEY

DOCKET # 27ED2010 **JD # 727JD2008**

Dear Timothy:

The amount due on the sewer account #108703 for the property located at 428-430 E. 8th Street Berwick, Pa through June 30, 2010 is **$1754.41.**

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

Sincerely,

Kelly Noss
Authority Clerk

Tax Notice 2010 County & Municipality
BERWICK BORO

MAKE CHECKS PAYBLE TO:
Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS
CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE 03/01/2010

BILL NO. 4798

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	24,212	6.146	145.83	148.81	163.69
SINKING		1.345	31.92	32.57	35.83
FIRE		1.25	29.66	30.27	31.78
LIGHT		1.75	41.52	42.37	44.49
BORO RE		11.1	263.37	268.75	282.19
The discount & penalty have been calculated for your convenience	PAY THIS AMOUNT		512.30 April 30 If paid on or before	522.77 June 30 If paid on or before	557.98 June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

MAHONEY MATTHEW J
33-51 73RD ST APT 4A
JACKSON HEIGHTS NY 11372

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %

PARCEL: 04A-09 -090-00,000
428 430 E EIGHTH ST
.1894 Acres

Land	3,300
Buildings	20,912
Total Assessment	24,212

This tax returned to courthouse on: January 1, 2011

FILE COPY

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

5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
Telephone: 215-627-1322
Fax: 215-627-7734

GOLDBECK McCAFFERTY & McKEEVER

Fax

To: Sheriff Chamberlin
From:

Fax: 570-389-5605
Pages:

Phone:
Date:

Re: 3008-CV-727
CC:

☐ Urgent ☑ For Review ☐ Please Comment ☐ Please Reply

☐ Please Recycle

• Comments:

Non military per your request

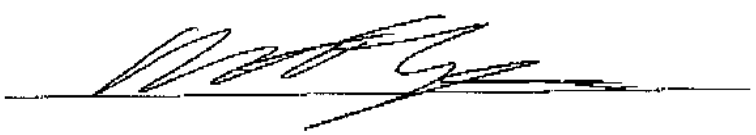
VERIFICATION OF NON-MILITARY SERVICE

The undersigned, as the representative for the Plaintiff corporation within named do hereby verify that I am authorized to make this verification on behalf of the Plaintiff corporation and that the facts set forth in the foregoing verification of Non-Military Service are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

1. That the above named Defendant, MATTHEW J. MAHONEY, is about unknown years of age, that Defendant's last known residence is 7124 66th Street, Apt. 2R, Glendale, NY 11385, and is engaged in the unknown business located at unknown address.

2. That Defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Action of Congress of 1940 and its Amendments.

Date: 3/4/10



COUNTY OF COLUMBIA

REAL ESTATE TAX CERTIFICATION

Date: 03/05/2010 Fee: $5.00 Cert. NO: 7164

MAHONEY MATTHEW J
33-51 73RD ST APT 4A
JACKSON HEIGHTS NY 11372

District: BERWICK BORO
Deed: 20050 -0061
Location: LOT 15
Parcel Id: 04A-09 -090-00,000

Assessment: 24,212
Balances as of 03/05/2010

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

By: Timothy T. Chamberlain, Sheriff Per: _____

dm.

COLUMBIA COUNTY SHERIFF'S OFFICE
PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/2/2010

SERVICE# 3 - OF - 14 SERVICES
DOCKET # 27ED2010

PLAINTIFF CITIMORTGAGE

DEFENDANT MATTHEW J. MAHONEY
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
AMERICAN GENERAL FINANCIAL SERVICES INC	MORTGAGE FORECLOSURE
132 WEST FRONT STREET	
BERWICK	

SERVED UPON Kim Koch

RELATIONSHIP CSR Serv. Rep. IDENTIFICATION _____

DATE 03.05.10 TIME 1500 MILEAGE _____ OTHER _____

Race ___ Sex ___ Height ____ Weight ___ Eyes ___ Hair ____ Age ____ Military ____

TYPE OF SERVICE:
A. PERSONAL SERVICE AT POA ___ POB ✓ POE ___ CCSO ___
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS

DEPUTY _____ DATE 03.05.10

COLUMBIA COUNTY SHERIFF'S OFFICE
PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/2/2010

SERVICE# 4 - OF - 14 SERVICES
DOCKET # 27ED2010

PLAINTIFF CITIMORTGAGE

DEFENDANT MATTHEW J. MAHONEY
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
TENANT(S)
428 E 8TH STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Dorothy Welsh

RELATIONSHIP Tenant IDENTIFICATION _____

DATE 03.05.10 TIME 1435 MILEAGE _____ OTHER _____

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

TYPE OF SERVICE:
A. PERSONAL SERVICE AT POA ✓ POB ___ POE ___ CCSO ___
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE
_____
F. OTHER (SPECIFY) _____
_____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS

DEPUTY _____ DATE 03.05.10

COLUMBIA COUNTY SHERIFF'S OFFICE
PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/2/2010

SERVICE# 5 - OF - 14 SERVICES
DOCKET # 27ED2010

PLAINTIFF CITIMORTGAGE

DEFENDANT MATTHEW J. MAHONEY
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
TENANT(S)
430 E 8TH STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Sally Lucht

RELATIONSHIP Tenant IDENTIFICATION _____

DATE 03/05/10 TIME 1435 MILEAGE _____ OTHER _____

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

TYPE OF SERVICE:
A. PERSONAL SERVICE AT POA ✓ POB ___ POE ___ CCSO ___
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE
_____
F. OTHER (SPECIFY) _____
_____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS

DEPUTY [signature] DATE 03.05.10

COLUMBIA COUNTY SHERIFF'S OFFICE
PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/2/2010

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 27ED2010

PLAINTIFF CITIMORTGAGE

DEFENDANT MATTHEW J. MAHONEY
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Posted

RELATIONSHIP _____ IDENTIFICATION _____

DATE 03.05.10 TIME 1445 MILEAGE _____ OTHER _____

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

TYPE OF SERVICE:
A. PERSONAL SERVICE AT POA ___ POB ✓ POE ___ CCSO ___
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE
_____
F. OTHER (SPECIFY) _____
_____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS

DEPUTY _____ DATE 03.05.10

COLUMBIA COUNTY SHERIFF'S OFFICE
PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/2/2010

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 27ED2010

PLAINTIFF CITIMORTGAGE

DEFENDANT MATTHEW J. MAHONEY
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREA AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Kelly Green

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 03 05 10 TIME 1456 MILEAGE _____ OTHER _____

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

TYPE OF SERVICE:
A. PERSONAL SERVICE AT POA ___ POB ___ POE ___ CCSO ___
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE
_____
F. OTHER (SPECIFY) _____
_____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS

DEPUTY _____ DATE 03.05.10

COLUMBIA COUNTY SHERIFF'S OFFICE
PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/2/2010

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 27ED2010

PLAINTIFF CITIMORTGAGE

DEFENDANT MATTHEW J. MAHONEY
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Maureen Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 3-5-10 TIME 1410 MILEAGE _____ OTHER _____

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

TYPE OF SERVICE: (A.) PERSONAL SERVICE AT POA ___ POB X POE ___ CCSO ___
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

_____

F. OTHER (SPECIFY) _____

_____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS

DEPUTY J Allison DATE 3-5-10

COLUMBIA COUNTY SHERIFF'S OFFICE
PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/2/2010

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 27ED2010

PLAINTIFF CITIMORTGAGE

DEFENDANT MATTHEW J. MAHONEY
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	MORTGAGE FORECLOSURE
PO BOX 380	
BLOOMSBURG	

SERVED UPON Renae Deuhart

RELATIONSHIP Office Manager IDENTIFICATION _____

DATE 3-5-10 TIME 1330 MILEAGE _____ OTHER _____

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

TYPE OF SERVICE: (A) PERSONAL SERVICE AT POA ___ POB X POE ___ CCSO ___
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

_____

F. OTHER (SPECIFY) _____

_____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS

DEPUTY J Allison DATE 3-5-10

REAL ESTATE OUTLINE

ED # 27-10

DATE RECEIVED 3-2-10
DOCKET AND INDEX 3-4-10

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	✓	
COPY OF DESCRIPTION	✓	
WHEREABOUTS OF LKA	✓	w/ fax 3-4-10
NON-MILITARY AFFIDAVIT		
NOTICES OF SHERIFF SALE	✓	
WAIVER OF WATCHMAN	✓	
AFFIDAVIT OF LIENS LIST	✓	
CHECK FOR ~~$1,350.00~~ OR 2000.00	✓	CK# 518236

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

SALE DATE May 25, 2 TIME 09:00
POSTING DATE Apr 20, 2010
ADV. DATES FOR NEWSPAPER
1ST WEEK May 5
2ND WEEK 12
3RD WEEK 19

SHERIFF'S SALE

WEDNESDAY MAY 26, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 27 OF 2010 ED AND CIVIL WRIT NO. 727 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Southerly side of Eighth Street East of Walnut Street at the corner of Lot No. 13; THENCE along said lot in a Southerly direction 165 feet of Seventh Street; THENCE along Seventh Street in an Easterly direction 49 ½ feet to the corner of Lot No. 17; THENCE along said lot in a Northerly direction 165 feet to Eighth Street; THENCE along Eighth Street in a Westerly direction 49 ½ feet to the place of Beginning.

TAX PARCEL #: 04A-09-090

PROPERTY ADDRESS: 428-430 EAST 8TH STREET, BERWICK, PA 18603

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 (8) days after the sale in cash, certified check or cashier's check.

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

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

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

Plaintiff's Attorney
Michael McKeever
701 Market Street
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY MAY 26, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 27 OF 2010 ED AND CIVIL WRIT NO. 727 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Southerly side of Eighth Street East of Walnut Street at the corner of Lot No. 13; THENCE along said lot in a Southerly direction 165 feet of Seventh Street; THENCE along Seventh Street in an Easterly direction 49 ½ feet to the corner of Lot No. 17; THENCE along said lot in a Northerly direction 165 feet to Eighth Street; THENCE along Eighth Street in a Westerly direction 49 ½ feet to the place of Beginning.

TAX PARCEL #: 04A-09-090

PROPERTY ADDRESS: 428-430 EAST 8TH STREET, BERWICK, PA 18603

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The amount 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 (8) days after the sale in cash, certified check or cashier's check.

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

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

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

Plaintiff's Attorney
Michael McKeever
701 Market Street
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY MAY 26, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 27 OF 2010 ED AND CIVIL WRIT NO. 727 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Southerly side of Eighth Street East of Walnut Street at the corner of Lot No. 13; THENCE along said lot in a Southerly direction 165 feet of Seventh Street; THENCE along Seventh Street in an Easterly direction 49 ½ feet to the corner of Lot No. 17; THENCE along said lot in a Northerly direction 165 feet to Eighth Street; THENCE along Eighth Street in a Westerly direction 49 ½ feet to the place of Beginning.

TAX PARCEL #: 04A-09-090

PROPERTY ADDRESS: 428-430 EAST 8TH STREET, BERWICK, PA 18603

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 (8) days after the sale in cash, certified check or cashier's check.

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

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

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

Plaintiff's Attorney
Michael McKeever
701 Market Street
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY MAY 26, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 27 OF 2010 ED AND CIVIL WRIT NO. 727 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Southerly side of Eighth Street East of Walnut Street at the corner of Lot No. 13; THENCE along said lot in a Southerly direction 165 feet of Seventh Street; THENCE along Seventh Street in an Easterly direction 49 ½ feet to the corner of Lot No. 17; THENCE along said lot in a Northerly direction 165 feet to Eighth Street; THENCE along Eighth Street in a Westerly direction 49 ½ feet to the place of Beginning.

TAX PARCEL #: 04A-09-090

PROPERTY ADDRESS: 428-430 EAST 8TH STREET, BERWICK, PA 18603

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 (8) days after the sale in cash, certified check or cashier's check.

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

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

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

Plaintiff's Attorney
Michael McKeever
701 Market Street
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY MAY 26, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 27 OF 2010 ED AND CIVIL WRIT NO. 727 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Southerly side of Eighth Street East of Walnut Street at the corner of Lot No. 13; THENCE along said lot in a Southerly direction 165 feet of Seventh Street; THENCE along Seventh Street in an Easterly direction 49 ½ feet to the corner of Lot No. 17; THENCE along said lot in a Northerly direction 165 feet to Eighth Street; THENCE along Eighth Street in a Westerly direction 49 ½ feet to the place of Beginning.

TAX PARCEL #: 04A-09-090

PROPERTY ADDRESS: 428-430 EAST 8TH STREET, BERWICK, PA 18603

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 (8) days after the sale in cash, certified check or cashier's check.

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

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

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

Plaintiff's Attorney
Michael McKeever
701 Market Street
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY MAY 26, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 27 OF 2010 ED AND CIVIL WRIT NO. 727 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Southerly side of Eighth Street East of Walnut Street at the corner of Lot No. 13; THENCE along said lot in a Southerly direction 165 feet of Seventh Street; THENCE along Seventh Street in an Easterly direction 49 ½ feet to the corner of Lot No. 17; THENCE along said lot in a Northerly direction 165 feet to Eighth Street; THENCE along Eighth Street in a Westerly direction 49 ½ feet to the place of Beginning.

TAX PARCEL #: 04A-09-090

PROPERTY ADDRESS: 428-430 EAST 8TH STREET, BERWICK, PA 18603

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 (2) days after the sale in cash, certified check or cashier's check.

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

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

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

Plaintiff's Attorney
Michael McKeever
701 Market Street
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY MAY 26, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 27 OF 2010 ED AND CIVIL WRIT NO. 727 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Southerly side of Eighth Street East of Walnut Street at the corner of Lot No. 13; THENCE along said lot in a Southerly direction 165 feet of Seventh Street; THENCE along Seventh Street in an Easterly direction 49 ½ feet to the corner of Lot No. 17; THENCE along said lot in a Northerly direction 165 feet to Eighth Street; THENCE along Eighth Street in a Westerly direction 49 ½ feet to the place of Beginning.

TAX PARCEL #: 04A-09-090

PROPERTY ADDRESS: 428-430 EAST 8TH STREET, BERWICK, PA 18603

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 (8) days after the sale in cash, certified check or cashier's check.

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

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

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

Plaintiff's Attorney
Michael McKeever
701 Market Street
Philadelphia, PA 19106

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

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

CITMORTGAGE
1000 Technology Drive
O'Fallon, MO 63304

vs.

MATTHEW J. MAHONEY
428-430 East 8th Street
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2008-CV-727
2010-ED-27
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 428-430 East 8th Street Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE $92,343.21

Interest From **06/28/2008**
Through Date of Sale

(Costs to be added)

Dated: March 3, 2010

Sami B. Klinc
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Complaint $90.50pd

Judgment $14.00pd

Writ $25.00pd

Satisfy $10.00

Term
No. 2008-CV-727

IN THE COURT OF COMMON PLEAS

CITMORTGAGE

vs.

MATTHEW J. MAHONEY
Mortgagor(s)
428-130 East 8th Street Berwick, PA 18603

WRIT OF EXECUTION
(Mortgage Foreclosure)

REAL DEBT	$92,343.21
INTEREST from	$
COSTS PAID:	
PROTHY	$
SHERIFF	$
STATUTORY	$
COSTS DUE PROTHY	$
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

Michael T. McKeever
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
Suite 5000 Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
(215) 627-1322

Law Offices of [illegible]
[illegible]
Attorney I.D. [illegible]
Suite 5060 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorneys for Plaintiff

CITIMORTGAGE
1000 Technology Drive
O'Fallon, MO 63304

Plaintiff

vs.

MATTHEW J. MAHONEY
(Mortgagor(s) and Record Owner(s))
428 430 East 8th Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2010-CV-727
2010-ED-27

AFFIDAVIT PURSUANT TO RULE 3129

CITIMORTGAGE, Plaintiff in the above action, by and through its authorized employee of its attorneys, Goldbeck McCafferty & McKeever, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

428-430 East 8th Street
Berwick, PA 18603

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

MATTHEW J. MAHONEY
7124 69th Street Apt. 2R
Glendale, NY 11385

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

MATTHEW J. MAHONEY
7124 69th Street Apt. 2R
Glendale, NY 11385

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
Harrisburg, PA 17105-2675

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

[illegible]

[illegible]

[illegible]

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

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:

TENANTS/OCCUPANTS
428-430 East 8th Street
Berwick, PA 18603

(attach separate sheet if more space is needed)

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. Section 4904 relating to unsworn falsification to authorities.

DATED: February 17, 2010

/s/ DILLER McCALLERY & McKEEVER
BY: **Martin Hynes**

Goldbeck McCafferty & McKeever
BY: Michael T. McKeever
Attorney I.D. #56129
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

CITMORTGAGE 1000 Technology Drive O'Fallon, MO 63304 Plaintiff vs. MATTHEW J. MAHONEY **(Mortgagor(s) and Record Owner(s))** 428-430 East 8th Street Berwick, PA 18603 Defendant(s)	IN THE COURT OF COMMON PLEAS of Columbia County CIVIL ACTION - LAW ACTION OF MORTGAGE FORECLOSURE No. 2008-CV-727 2010-ED-27

AFFIDAVIT PURSUANT TO RULE 3129

CITMORTGAGE, Plaintiff in the above action, by and through an authorized employee of its attorneys, Goldbeck McCafferty & McKeever, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

428-430 East 8th Street
Berwick, PA 18603

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

MATTHEW J. MAHONEY
7124 66th Street, Apt. 2R
Glendale, NY 11385

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

MATTHEW J. MAHONEY
7124 66th Street, Apt. 2R
Glendale, NY 11385

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
Harrisburg, PA 17105-2675

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

AMERICAN GENERAL FINANCIAL SERVICES, INC.
132 West Front Street
Berwick, PA 18603

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

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

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.

TENANTS/OCCUPANTS
428-430 East 8th Street
Berwick, PA 18603

(attach separate sheet if more space is needed)

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. Section 4904 relating to unsworn falsification to authorities.

DATED: February 17, 2010

GOLDBECK McCAFFERTY & McKEEVER
BY: **Martin Hynes**

GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-825-6318
Attorney for Plaintiff

CITMORTGAGE 1000 Technology Drive O'Fallon, MO 63304 Plaintiff vs. MATTHEW J. MAHONEY **Mortgagor(s) and Record Owner(s)** 428-430 East 8th Street Berwick, PA 18603 Defendant(s)	IN THE COURT OF COMMON PLEAS of Columbia County CIVIL ACTION - LAW ACTION OF MORTGAGE FORECLOSURE Term No. 2008-CV-727 2010-ED-27

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: MAHONEY, MATTHEW J.
MATTHEW J. MAHONEY
7124 66th Street, Apt. 2R
Glendale, NY 11385

Your house at 428-430 East 8th Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on . at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of $92,343.21 obtained by CITMORTGAGE against you.

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

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

1. The sale will be cancelled if you pay to CITMORTGAGE, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

4. 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 below 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 NOT 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 price by calling the Sheriff of Columbia County at 570-389-5622.

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 the Sheriff of Columbia County at 570-389-5622.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760
PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

Resources available for Homeowners in Foreclosure

ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.

2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.

3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.

4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: http://www.phfa.org/consumers/homeowners/real.aspx.

5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.

6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 65697FC.

Para informacion en espanol puede communicarse con Loretta al 215-825-6344.

GOLDBECK McCAFFERTY & McKEEVER
BY: MICHAEL T. MCKEEVER, ESQ.
ATTORNEY I.D. #56129
SUITE 5000 – MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
ATTORNEY FOR PLAINTIFF

CITMORTGAGE
1000 Technology Drive
O'Fallon, MO 63304

Plaintiff

vs.

MATTHEW J. MAHONEY
Mortgagor(s) and Record Owner(s)
428-430 East 8th Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term
No. 2008-CV-727

2010-ED-27

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By: _____
GOLDBECK McCAFFERTY & McKEEVER
Michael McKeever Pa. ID 56129
Gary McCafferty Pa. ID 42386
Lisa Lee Pa. ID 78020
Kristina Murtha Pa. ID 61858
David Fein Pa. ID 82628
Thomas Puleo Pa. ID 27615
Attorneys for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

CITMORTGAGE 1000 Technology Drive OTallon, MO 63304 Plaintiff vs. MATTHEW J. MAHONEY **Mortgagor(s) and Record Owner(s)** 428-430 East 8th Street Berwick, PA 18603 Defendant(s)	IN THE COURT OF COMMON PLEAS of Columbia County CIVIL ACTION LAW ACTION OF MORTGAGE FORECLOSURE No. 2008-CV-727 2010-ED-27

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such 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.

By: _____
GOLDBECK MCCAFFERTY & MCKEEVER
Michael McKeever Pa. ID 56129
Gary McCafferty Pa. ID 42386
Lisa Lee Pa. ID 78020
Kristina Murtha Pa. ID 61858
David Fein Pa. ID 82628
Thomas Puleo Pa. ID 27615
Attorneys for Plaintiff

[illegible]

Attorney for Plaintiff

[illegible]
[illegible]
Harrisburg, PA 17106

Plaintiff

vs.

MATTHEW J. MAHONEY
Mortgagor(s) and Record Owner(s)

[illegible]
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

[illegible]

CIVIL ACTION - LAW

MORTGAGE FORECLOSURE

No. 2008-CV-[illegible]

2010-ED-27

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such 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.

/s/

GOLDBECK McCAFFERTY & McKEEVER
Michael McKeever Pa. ID #[illegible]
Peter McCafferty Pa. ID #[illegible]
Lisa Lee Pa. ID #[illegible]
Kristina Mantha Pa. ID #[illegible]
David Lees Pa. ID #[illegible]
Thomas Puleo Pa. ID #[illegible]
Attorneys for Plaintiff

[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
Attorney for Plaintiff

[illegible]
[illegible]
Of Fallon, MO [illegible]

Plaintiff

v.

MATTHEW J. MAHONEY
Mortgagor(s) and Record Owner(s)

[illegible] Locust Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008-CV-[illegible]

2010-ED-27

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such 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.

By:
[illegible]
GOLDBECK McCAFFERTY & McKEEVER
Michael McKeever Pa. ID #56129
Gary McCafferty Pa. ID # [illegible]
Lisa Lee Pa. ID #80[illegible]
Kristina Mantha Pa. ID #[illegible]
David Fein Pa. ID # [illegible]
Thomas Puleo Pa. ID # [illegible]
Attorneys for Plaintiff

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Township of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Southerly side of Eighth Street East of Walnut Street, at the corner of Lot No. 15; THENCE along said lot in a Southerly direction 165 feet to Seventh Street; THENCE along Seventh Street in an Easterly direction 69.5 feet to the corner of Lot No. 17; THENCE along said lot in a Northerly direction 165 feet to Eighth Street; THENCE along Eighth Street in a Westerly direction 69.5 feet to the place of Beginning.

TAX PARCEL #: 04A-09-090

PROPERTY ADDRESS: 428-430 EAST 8TH STREET, BERWICK, PA 18603

ALL THAT CERTAIN lot, piece or parcel of land, lying and being situate in the Borough of Berwick, County of [illegible], and more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the Southerly side of Eighth Street East of Walnut Street, at the corner of Lot No. 16; THENCE along said lot in a Southerly direction 165 feet to Seventh Street; THENCE along Seventh Street in an Easterly direction 49.5 feet to the corner of Lot No. 17; THENCE along said lot in a Northerly direction 165 feet to Eighth Street; THENCE along Eighth Street in a Westerly direction 49.5 feet to the place of Beginning.

TAX PARCEL #: 04A-09-090

PROPERTY ADDRESS: 428-430 EAST 8TH STREET, BERWICK, PA 18603

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of Eighth Street East of Walnut Street at the corner of Lot No. 15; THENCE along said lot in a Southerly direction 165 feet to Seventh Street; THENCE along Seventh Street in an Easterly direction 49 ½ feet to the corner of Lot No. 17; THENCE along said lot in a Northerly direction 165 feet to Eighth Street; THENCE along Eighth Street in a Westerly direction 49 ½ feet to the place of Beginning.

TAX PARCEL #: 04A-09-090

PROPERTY ADDRESS: 428-430 EAST 8TH STREET, BERWICK, PA 18603

ALL THAT CERTAIN lot, piece or parcel of ground situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania bounded and described as follows, to-wit:

BEGINNING at a point on the Southerly side of Eighth Street East of Walnut Street, at the corner of Lot No. 15; THENCE along said lot in a Southerly direction 165 feet to Seventh Street; THENCE along Seventh Street in an Easterly direction 49 ½ feet to the corner of Lot No. 17; THENCE along said lot in a Northerly direction 165 feet to Eighth Street; THENCE along Eighth Street in a Westerly direction 49 ½ feet to the place of Beginning.

TAX PARCEL #: 04A-09 006

PROPERTY ADDRESS: 428-430 EAST 8TH STREET, BERWICK, PA 18603

ALL THAT CERTAIN lot, piece or parcel of land, hereditaments and premises situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, more particularly described as follows, to wit:

BEGINNING at a point on the Southerly side of Eighth Street East of Walnut Street at the corner of Lot No. 15; THENCE along said lot in a Southerly direction 115 feet to Seventh Street; THENCE along Seventh Street in an Easterly direction 49 ½ feet to the corner of Lot No. 17; THENCE along said lot in a Northerly direction 165 feet to Eighth Street; THENCE along Eighth Street in a Westerly direction 49 ½ feet to the place of Beginning.

TAX PARCEL #: 04A-09-090

PROPERTY ADDRESS: 428-430 EAST 8TH STREET, BERWICK, PA 18603

GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000 MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.GOLDBECKLAW.COM
(215) 627-1322
FAX (215) 627-7734

February 17, 2010
Docket #2008-CV-727

ATTENTION: Columbia COUNTY SHERIFF

We would like to bring to your attention that defendant(s):

MATTHEW J. MAHONEY will be personally served notice of Sheriff's Sale by an outside process server.

Thank you,

JUDGMENT DEPARTMENT
GOLDBECK MCCAFFERTY & MCKEEVER
Main - (215) 627-1322
Fax - (215) 627-7734

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ CITMORTGAGE		COURT NUMBER 2008-CV-727
DEFENDANT/S/ MATTHEW J. MAHONEY		TYPE OF WRIT OR COMPLAINT EXECUTION 2010-ED-27

SERVE →

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
MATTHEW J. MAHONEY

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
428-430 East 8th Street, Berwick, PA 18603

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

PLEASE POST HANDBILL

SIGNATURE OF ATTORNEY	TELEPHONE NUMBER	DATE
Michael T. McKeever	(215) 627-1322	February 17, 2010

ADDRESS OF ATTORNEY

GOLDBECK McCAFFERTY & McKEEVER
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106

518226

GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322

FIRSTRUST
800.220.BANK / firstrust.com
3-7380-2360

02/17/2010

PAY TO THE ORDER OF *SHERIFF OF COLUMBIA COUNTY* $ **2,000.00

TWO THOUSAND AND XX / 100 ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~ DOLLARS

Sheriff's Office
PO Box 380
Bloomsburg PA. 17815

- MORTGAGE DISBURSEMENT ACCOUNT

MEMO *Mahoney*

AUTHORIZED SIGNATURE

FD Security features. Details on back

⑈518226⑈ ⑆236073801⑆ 70 1100018⑈