

Date: 7/12/2002

Columbia County Court of Common Pleas

NO. 0005658

Time: 09:01 AM

Receipt

Page 1 of 1

Received of: Col Co Sheriff \$ 10.00

Ten and 00/100 Dollars

Amount

Misc Fee 10.00

**Total:** 10.00

Check: 0428

Payment Method: Check

Amount Tendered: 10.00

Tami Kline, Prothonotary

By: Deputy Clerk

Clerk: BBRENNAN

Phone: 570-389-5622  
Fax: 570-389-5625

## Columbia County Sheriff's Office

# Fax

**To:** Richard M. Squire, Esq.

**From:** Chief Deputy Chamberlain

**Fax:** 215-886-8790

**Date:** May 2, 2002

**Phone:**

**Pages:** 2

**Re:** The Bank of New York v. Jacklyn Darling **CC:**

☐ **Urgent**    ☐ **For Review**    ☐ **Please Comment**    ☐ **Please Reply**    ☐ **Please Recycle**

**•Comments:** This deed cannot be prepared until the balance of costs in the amount of \$1,877.29 is received. If you have any questions please call.

Thank You,

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

2125

**RICHARD M. SQUIRE & ASSOCIATES, LLC**

PA ESCROW ACCOUNT

ONE JENKINTOWN STATION - SUITE 104  
115 WEST AVENUE  
JENKINTOWN, PA 19046



3-180/360

America's Most Convenient Bank •  
1-800-YES-2000

NUMBER

DATE

04/10/2002

AMOUNT

\$1,877.29

\*\*One Thousand Eight hundred Seventy Seven dollars and Twenty Nine cents\*\*

PAY  
TO THE  
ORDER  
OF

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

VOID AFTER 90 DAYS

FOR 1643-001/Additional Costs  
THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

⑈002125⑈ ⑆036001808⑆ 36 195273 2⑈

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (717) 784-0257

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6300

SHERIFF'S REAL ESTATE FINAL COST SHEET

The Bank of New York VS Jacklyn Darling

NO. 128 01 E.D. NO. 763-01 J.D.

DATE OF SALE: 3-6-02 1000

BID PRICE (INCLUDES COSTS) \$ 2164.31

POUNDAGE--2% OF BID PRICE \$ 63.28

TRANSFER TAX 2%, FAIR MARKET PRICE \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2227.77

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

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

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

PURCHASER(S) SIGNATURE(S): Thomas L. Hignell

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 2227.77

LESS DEPOSIT \$ 1250.00

DOWN PAYMENT \$ -

TOTAL DUE IN  
EIGHT DAYS \$ 1077.77

The Bill of David 10/11 VS. Jacklyn Da 11/11  
128-01 E.D. No. 763-01 J.D. Date of Sale 3-6-02 Time of Sale 1000

CKET & RETURN  
ERVICE PER DEFENDANT OR GARNISHEE  
EVY ( PER PARCEL )  
AILING COSTS  
ADVERTISING, SALE BILLS & COPIES  
ADVERTISING SALE (PLUS NEWSPAPER)  
MILEAGE  
POSTING HANDBILL  
CRYING/ADJOURN SALE (EACH SALE)  
SHERIFF'S DEED  
TRANSFER TAX FORM  
DISTRIBUTION FORM  
OTHER

\$ 15.00  
150.00  
15.00  
22.50  
17.50  
15.00  
16.00 13.00  
15.00  
10.00  
35.00  
25.00  
25.00  
8.00  
8.00

TOTAL \*\*\*\*\*\$ 371.00

web  
PRESS-ENTERPRISE INC  
SOLICITOR'S SERVICES

\$ 150.00  
\$ 528.68  
75.00

TOTAL \*\*\*\*\*\$ 753.68

PROTHONOTARY (NOTARY)  
RECORDER OF DEEDS  
OTHER

\$ 10.00  
28.50 51.50

TOTAL \*\*\*\*\*\$ 41.50  
38.50

REAL ESTATE TAXES:

BOROUGH, TWP & COUNTY TAXES 20 \$  
SCHOOL DISTRICT TAXES 20 \$  
DELINQUENT TAXES 20002001 1788.21

TOTAL \*\*\*\*\*\$ 1788.21

MUNICIPAL FEES DUE:

SEWER- MUNICIPAL 20 \$ 99.62  
WATER- MUNICIPAL 20 \$

TOTAL \*\*\*\*\*\$ 99.62

SURCHARGE FEE: STATE TREASURER ( TRAINING FEE )

TOTAL \*\*\*\*\*\$ 110.00

MISCELLANEOUS

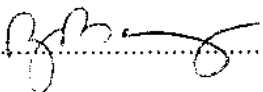
\$  
\$

TOTAL \*\*\*\*\*\$ -0-

TOTAL COSTS ( OPEN BID ) \*\*\*\*\*\$ 3164.01

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Barry, Publisher's Assistant, 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 the day of its establishment: that hereto attached is a copy of the notice or advertisement in the February 13, 20, 27, 2002 exactly as printed and published; that the affiant is one of the owners and publishers 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.

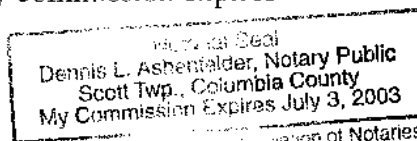
.....  


Sworn and subscribed to before me this 1st day of MARCH, 2002

.....  


(Notary Public)

My commission expires



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.

.....

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, COMMONWEALTH  
OF PENNSYLVANIA.

THE BANK OF NEW YORK

VS.

JACKLYN DARLING

WRIT OF EXECUTION #128 OF 2001 ED

POSTING OF PROPERTY

JANUARY 25, 2002 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF JACKLYN DARLING AT 115 E. 15<sup>TH</sup> ST. BERWICK COLUMBIA COUNTY  
PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF DEPUTY  
SHERIFF TIMOTHY CHAMBERLAIN.

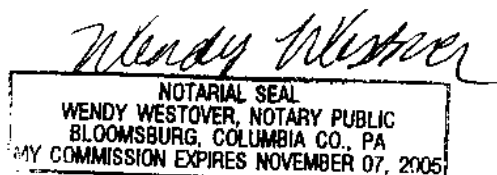
SO ANSWERS:

  
DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 30TH DAY OF JANUARY 2002



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0257

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

THE BANK OF NEW YORK

Docket # 128ED2001

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

JACKLYN DARLING

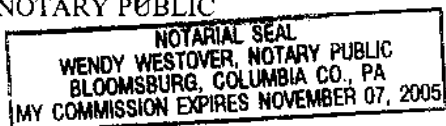
AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, JANUARY 14, 2002, AT 2:20 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON JACKLYN DARLING AT 115 EAST  
15TH ST., BERWICK BY HANDING TO STEVE DARLING, SON, A TRUE AND ATTESTED COPY  
OF THE ORIGINAL WRIT AND MADE KNOWN TO HIM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, JANUARY 17, 2002

*Wendy Westover*  
NOTARY PUBLIC



*Harry A. Roadarmel Jr.*

X  
SHERIFF HARRY A. ROADARMEL JR.

X *T. Chamberlain*  
T. CHAMBERLAIN  
DEPUTY SHERIFF



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 1 - OF - 11 SERVICES  
DOCKET # 128ED2001

PLAINTIFF THE BANK OF NEW YORK

DEFENDANT JACKLYN DARLING

PERSON/CORP TO SERVED
JACKLYN DARLING <i>pm</i>
115 EAST 15TH ST.
BERWICK

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON *Spive*

RELATIONSHIP *son* IDENTIFICATION \_\_\_\_\_

DATE *1-14-02* TIME *1420* 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 \_\_\_\_\_

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 128ED2001

PLAINTIFF THE BANK OF NEW YORK

DEFENDANT JACKLYN DARLING

<b>PERSON/CORP TO SERVED</b>
BOROUGH OF BERWICK SEWER
AUTHORITY
344 MARKET ST.
BERWICK

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Gloria Bubersky

RELATIONSHIP Sewer Clerk IDENTIFICATION \_\_\_\_\_

DATE 12/18/01 TIME 1640 MILEAGE 5 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

12-28-01

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 128ED2001

PLAINTIFF THE BANK OF NEW YORK

DEFENDANT JACKLYN DARLING

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Marge Fitz

RELATIONSHIP deputy sheriff IDENTIFICATION \_\_\_\_\_

DATE 12/15/01 TIME 10:15 MILEAGE 5 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

12-28-01

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:

SERVICE# 6 - OF - 11 SERVICES  
DOCKET # 128ED2001

PLAINTIFF

THE BANK OF NEW YORK

DEFENDANT

JACKLYN DARLING

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

### PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON

D/19

RELATIONSHIP

IDENTIFICATION

DATE 1-14-02

TIME

1000

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

TC

DATE

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 2 - OF - 11 SERVICES  
DOCKET # 128ED2001

PLAINTIFF THE BANK OF NEW YORK

DEFENDANT JACKLYN DARLING

<b>PERSON/CORP TO SERVED</b>
TRANSAMERICA FINANCIAL
113 E 7TH ST.
BLOOMSBURG

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON \_\_\_\_\_

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ 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) No longer at address above, but has not  
been there for 1 yr<sup>now</sup> Bloomsburg family care.

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>1-15-02</u>	<u>0923</u>	<u>Am</u>	<u>No longer there.</u>
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY \_\_\_\_\_ DATE \_\_\_\_\_

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0257

PHONE  
(570) 389-9622

24 HOUR PHONE  
(570) 784-6300

February 19, 2001

TRANSAMERICA FINANCIAL  
113 E 7TH ST.  
BLOOMSBURG, PA 17815-

THE BANK OF NEW YORK  
VS  
JACKLYN DARLING

DOCKET # 128ED2001

JD # 763JD2001

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

Is your RETURN ADDRESS completed on the reverse side?

1. ☒ Attach this form to the front of the mailpiece, or on the back if space does not permit.  
 2. ☐ Write "Return Receipt Requested" on the mailpiece below the article number.  
 3. ☐ The Return Receipt will show to whom the article was delivered and the date delivered.

4a. Article Number  
70011140000254038561

4b. Service Type  
☐ Registered  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☒ Certified  
☐ Insured  
☐ COD

7. Date of Delivery

8. Addressee's Address (Only if requested and fee is paid)

5. Received By: (Print Name)

6. Signature (Addressee or Agent)  
X *[Signature]*

SMALL BUSINESS ADMINISTRATION  
 7 NORTH WILKES-BARRE BLVD  
 WILKES-BARRE, PA 18702-5241

102595-98-B-0229 Domestic Return Receipt  
 PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**  
 ■ Complete items 1 and/or 2 for additional services.  
 ■ Complete items 3, 4a, and 4b.  
 ■ Print your name and address on the reverse of this form so that we can return this card to you.  
 ■ Attach this form to the front of the mailpiece, or on the back if space does not permit.  
 ■ Write "Return Receipt Requested" on the mailpiece below the article number.  
 ■ The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee): 128-01  
 1. ☒ Addressee's Address  
 2. ☐ Restricted Delivery  
 Consult postmaster for fee.

3. OFFICE OF F.A.I.R.  
 DEPT. OF PUBLIC WELFARE  
 PO BOX 8016  
 HARRISBURG, PA 17105

4a. Article Number  
70011140000254038578

4b. Service Type  
☐ Registered  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☒ Certified  
☐ Insured  
☐ COD

7. Date of Delivery  
DEC 14 2001

5. Received By: (Print Name)

6. Signature (Addressee or Agent)  
X *[Signature]*

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994 102595-98-B-0229 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**  
 ■ Complete items 1 and/or 2 for additional services.  
 ■ Complete items 3, 4a, and 4b.  
 ■ Print your name and address on the reverse of this form so that we can return this card to you.  
 ■ Attach this form to the front of the mailpiece, or on the back if space does not permit.  
 ■ Write "Return Receipt Requested" on the mailpiece below the article number.  
 ■ The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee): 128-01  
 1. ☒ Addressee's Address  
 2. ☐ Restricted Delivery  
 Consult postmaster for fee.

COMMONWEALTH OF PENNSYLVANIA 70011140000254038585  
 DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE  
 BUREAU OF COMPLIANCE  
 CLEARANCE SUPPORT SECTION  
 DEPARTMENT 281230  
 HARRISBURG PA 17128-1230

5. Received By: (Print Name)

6. Signature (Addressee or Agent)  
X *Samuel J. Ventura*

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994 102595-98-B-0229 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**  
 ■ Complete items 1 and/or 2 for additional services.  
 ■ Complete items 3, 4a, and 4b.  
 ■ Print your name and address on the reverse of this form so that we can return this card to you.  
 ■ Attach this form to the front of the mailpiece, or on the back if space does not permit.  
 ■ Write "Return Receipt Requested" on the mailpiece below the article number.  
 ■ The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee): 128-01  
 1. ☒ Addressee's Address  
 2. ☐ Restricted Delivery  
 Consult postmaster for fee.

3. Article Addressed to:  
 Commonwealth of PA  
 Dept. 280946  
 Harrisburg, PA 17128-0946

4a. Article Number  
70011140000254038592

4b. Service Type  
☐ Registered  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☒ Certified  
☐ Insured  
☐ COD

7. Date of Delivery  
DEC 14 2001

5. Received By: (Print Name)

6. Signature (Addressee or Agent)  
X *Samuel J. Ventura*

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994 102595-98-B-0229 Domestic Return Receipt

Richard M. Squire, Esquire  
I.D. No. 04267  
Richard M. Squire & Associates, LLC  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, Pa 19046  
Telephone: 215-886-8790  
Fax: 215-886-8791  
Attorneys for Plaintiff

The Bank of New York, as Co-Trustee  
under the Pooling and Servicing  
Agreement dated as of July 31, 1998,  
Series 1998 B

PLAINTIFF,

v.

Jacklyn Darling

DEFENDANT.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2001-CV-763

*2001-ED-128*  
CIVIL ACTION

MORTGAGE FORECLOSURE

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

TO: Jacklyn Darling  
115 East 15th Street  
Berwick, Pa 18603

Your house (real estate) at 115 East 15th Street, Berwick, Pa 18603 is scheduled to be sold at Sheriff's Sale on March 6, 2002 at 10:00am in the Columbia County Sheriff's Office, P.O. Box 380, Bloomsburg, PA 17815 to enforce the court judgment of \$134,428.41 plus interest to the sale date obtained by The Bank of New York, as Co-Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998, Series 1998 B 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 canceled if you pay back to The Bank of New York, as Co-Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998, Series 1998 B, the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: Richard M. Squire, Esquire at (215) 886-6354.



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

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice 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 TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Columbia County Sheriff's Office at (570)389-5624.
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 Columbia County Courthouse at (570)389-5618.
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 no later than 30 days after the Sheriff's Sale. This schedule will state who will be receiving the 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 date of filing of said schedule.
7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

**Lawyer Reference Service  
Susquehanna Legal Services  
168 E. 5th Street  
Bloomsburg, PA 17815  
(570)784-8760**

# RICHARD M. SQUIRE AND ASSOCIATES, LLC

*ATTORNEYS AT LAW*

*Offices In Pennsylvania And New Jersey*

Richard M. Squire \*  
John M. Crockett \*\*  
Stephen V. Yarnell

\* Also Admitted In MD  
\*\* Admitted In NJ And

Pamela S. Fouch,  
Senior Paralegal

115 West Avenue, Suite 104  
Jenkintown, PA 19046  
Tel 215 886-8790  
Fax 215-886-8791

email: [rsquire@squirelaw.com](mailto:rsquire@squirelaw.com)

New Jersey Office  
66 Wildcat Branch Dr.  
Sicklerville, NJ 08081  
Tel 856-262-0474

John M. Crockett,  
Resident Managing Attorney

**April 10, 2002**

Sheriff of Columbia County  
Attn: Real Estate Division  
P.O. Box 380  
Bloomsburg, PA 17815

**Re:                   The Bank of New York  
                      v.  
                      Jacklyn Darling  
                      2001-CV-763  
                      Court of Common Pleas of Columbia County  
                      #128-01 E.D. NO  
                      763-01 J.D. NO**

Dear Jackie:

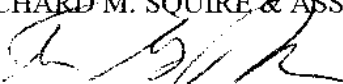
With regard to the Sheriff's deed that you will be preparing in the above case, the execution creditor requests that you designate the grantee as follows:

The Bank of New York, as co-trustee under the pooling and servicing agreement dated as of July 31, 1998, Series 1998B  
C/o HomEq  
1100 Corporate Center Drive  
Raleigh, NC 27607

Thank you for your kind attention in this matter.

Very truly yours,

RICHARD M. SQUIRE & ASSOCIATES

  
Thomas G. Barnes  
Foreclosure Supervisor

# **RICHARD M. SQUIRE AND ASSOCIATES, LLC**

**ATTORNEYS AT LAW**

*Offices In Pennsylvania And New Jersey*

Richard M. Squire \*  
John M. Crockett \*\*  
Stephen V. Yarnell

115 West Avenue, Suite 104  
Jenkintown, PA 19046  
Tel 215 886-8790  
Fax 215-886-8791

New Jersey Office  
66 Wildcat Branch Dr.  
Sicklerville, NJ 08081  
Tel 856-262-0474

\* Also Admitted In MD  
\*\* Admitted In NJ And

---

Pamela S. Fouch,  
Senior Paralegal

email: [rsquire@squirelaw.com](mailto:rsquire@squirelaw.com)

John M. Crockett,  
Resident Managing Attorney

**April 10, 2002**

Sheriff of Columbia County  
Attn: Real Estate Division  
P.O. Box 380  
Bloomsburg, PA 17815

**Re:                   The Bank of New York**  
**v.**  
**Jacklyn Darling**  
**2001-CV-763**  
**Court of Common Pleas of Columbia County**  
**#128-01 E.D. NO**  
**763-01 J.D. NO**

Dear Jackie:

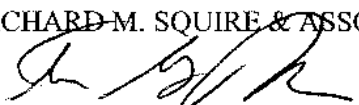
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C/o HomEq  
1100 Corporate Center Drive  
Raleigh, NC 27607

Thank you for your kind attention in this matter.

Very truly yours,

**RICHARD M. SQUIRE & ASSOCIATES**

  
Thomas G. Barnes  
Foreclosure Supervisor



TAX NOTICE 2001 SCHOOL REAL ESTATE  
BERWICK BOROUGH  
MAKE CHECKS PAYABLE TO:  
CONNIE C. GINGHER  
1615 LINCOLN AVENUE  
BERWICK, PA 18603

HOURS MON, TUES, THURS, FRI 9am  
-4pm CLOSED WEDNESDAYS AND  
HOLIDAYS.  
PHONE 570-752-7442

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DARLING JACKLYN  
111 EAST FIFTEENTH STREET  
BERWICK PA 18603

FOR BERWICK AREA SCHOOL DISTRICT

DESCRIPTION	ASSESSMENT	MILLS	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	363	32.700	11.83	12.07	13.28
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.					
PAY THIS AMOUNT			AUG 31 IF PAID ON OR BEFORE	OCT 31 IF PAID ON OR BEFORE	OCT 31 IF PAID AFTER

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION	ACCT.	3731
PARCEL 04A02 07500000		
LAND	2501-0012	369.00
0.04 ACRES		

THIS TAX RETURNED  
TO COURT HOUSE:  
JANUARY 1, 2002.

Original

11-5-01

TAX NOTICE 2001 SCHOOL REAL ESTATE  
BERWICK BOROUGH  
MAKE CHECKS PAYABLE TO:  
CONNIE C. GINGHER  
1615 LINCOLN AVENUE  
BERWICK, PA 18603

HOURS MON, TUES, THURS, FRI 9am  
-4pm CLOSED WEDNESDAYS AND  
HOLIDAYS.  
PHONE 570-752-7442

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DARLING JACKLYN  
115 EAST FIFTEENTH STREET  
BERWICK PA 18603

FOR BERWICK AREA SCHOOL DISTRICT

DESCRIPTION	ASSESSMENT	MILLS	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	25065	32.700	803.24	819.63	901.59
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.					
PAY THIS AMOUNT			AUG 31 IF PAID ON OR BEFORE	OCT 31 IF PAID ON OR BEFORE	OCT 31 IF PAID AFTER

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION	ACCT.	3733
PARCEL 04A02 07600000		
115 E 15TH ST	819.63	3262.00
0215-0588	1267	1703.00
0.19 ACRES	8317	

THIS TAX RETURNED  
TO COURT HOUSE:  
JANUARY 1, 2002.

Original

11-5-01 8 3317

Richard M. Squire, Esquire  
I.D. No. 04267  
Richard M. Squire & Associates, LLC  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, Pa 19046  
Telephone: 215-886-8790  
Fax: 215-886-8791  
Attorneys for Plaintiff

The Bank of New York, as Co-Trustee  
under the Pooling and Servicing  
Agreement dated as of July 31, 1998,  
Series 1998 B

PLAINTIFF,

v.

Jacklyn Darling

DEFENDANT.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2001-CV-763

*2001-ED-128*  
CIVIL ACTION

MORTGAGE FORECLOSURE

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

TO: Jacklyn Darling  
115 East 15th Street  
Berwick, Pa 18603

Your house (real estate) at 115 East 15th Street, Berwick, Pa 18603 is scheduled to be sold at Sheriff's Sale on March 6, 2002 at 10:00am in the Columbia County Sheriff's Office, P.O. Box 380, Bloomsburg, PA 17815 to enforce the court judgment of \$134,428.41 plus interest to the sale date obtained by The Bank of New York, as Co-Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998, Series 1998 B 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 canceled if you pay back to The Bank of New York, as Co-Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998, Series 1998 B, the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: Richard M. Squire, Esquire at (215) 886-6354.

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

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice 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 TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Columbia County Sheriff's Office at (570)389-5624.
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 Columbia County Courthouse at (570)389-5618.
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 no later than 30 days after the Sheriff's Sale. This schedule will state who will be receiving the 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 date of filing of said schedule.
7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

**Lawyer Reference Service  
Susquehanna Legal Services  
168 E. 5th Street  
Bloomsburg, PA 17815  
(570)784-8760**

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 300  
BLOOMSBURG, PA 17815  
FAX: (870) 784-0257

PHONE  
(870) 389-5622

24 HOUR PHONE  
(870) 784-6300

February 19, 2001

BOROUGH OF BERWICK SEWER AUTHORITY  
344 MARKET ST.  
BERWICK, PA 18603-

THE BANK OF NEW YORK  
VS  
JACKLYN DARLING

DOCKET # 128ED2001

JD # 763JD2001

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

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

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

Balance thru March 2002 - \$99.62

Thanks!



## HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0257

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

128-01

## SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT

11-15-01

DOCKET AND INDEX

12-11-01

SET FILE FOLDER UP

12-11-01

CHECK FOR PROPER INFO

WRIT OF EXECUTION

✓

COPY OF DESCRIPTION

✓

WHEREABOUTS OF LAST KNOWN ADDRESS

✓

NON-MILITARY AFFIDAVIT

✓

NOTICES OF SHERIFF'S SALE

✓

WATCHMAN RELEASE FORM

✓

AFFIDAVIT OF LEINS LIST

✓

CHECK FOR \$1200.00

CK 4402 (1200.00) CK 4415 (150.00)

\* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE  
NOTIFY THE ATTY TO SEND ADDITIONAL INFO.

SET SALE DATE AND ADV. DATES AND POSTING DATES

Mar 6 2002 at 10:00 AM

POST ALL DATES ON CALANDER

Post 1-28

Adv. 2-13, 20, 27

\* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT

\* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THUR. TILL SALE 3 TIMES

\* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE

\* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)

\* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO.'s ON EXECUTION PAPERS

TYPE PROPER INFO ON DESCRIPTION (REFER TO PREVIOUS SALES

## SERVICE

TYPE CARDS FOR DEFENDANTS

PUT PAPERS TOGETHER FOR DEFENDANTS

\* COPY OF WRIT FOR EACH DEFENDANT

\* NOTICE OF SHERIFF SALE

\* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LEIN HOLDERS

\* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT

\* DOCKET ALL DATES

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

PRESS ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: December 11, 2001

Re: Sheriff's Sale Advertising Dates

The Bank of New York Vs. Jacklyn Darling

No. 128 of 2001 E.D. and No. 763 of 2001 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1<sup>st</sup> Week February 13, 2002

2<sup>nd</sup> Week February 20, 2002

3<sup>rd</sup> Week February 27, 2002

SALE DATE: March 6, 2002 at 10:00 AM

Feel free to contact me if you have any questions.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

Richard M. Squire, Esquire  
I.D. No. 04267  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, Pa 19046  
Telephone: 215-886-8790  
Fax: 215-886-8791  
Attorneys for Plaintiff

The Bank of New York, as Co-Trustee  
under the Pooling and Servicing  
Agreement dated as of July 31, 1998,  
Series 1998 B

PLAINTIFF,

v.

Jacklyn Darling

DEFENDANT.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2001-CV-763

*2001-ED-128*  
CIVIL ACTION

**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 (specifically describe property below):

(See attached legal description)

AMOUNT DUE \$134,428.41

Interest From 9/13/01 to date of sale \$ \_\_\_\_\_  
@ per diem, plus fees and costs \$ \_\_\_\_\_

*Jami B. Klene*  
PROTHONOTARY

Seal of Court

BY:

Date Nov. 15, '01

Deputy Prothonotary

Richard M. Squire, Esquire  
I.D. No. 04267  
Richard M. Squire & Associates, LLC  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, Pa 19046  
(215) 886-8790 Fax (215) 886-8791  
Attorneys for Plaintiff

The Bank of New York, as Co-Trustee  
under the Pooling and Servicing  
Agreement dated as of July 31, 1998,  
Series 1998 B

PLAINTIFF,

v.

Jacklyn Darling  
115 East 15th Street  
Berwick, Pa 18603

DEFENDANT.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2001-CV-763

*2001-ED-128*  
CIVIL ACTION

MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The Bank of New York, as Co-Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998, Series 1998 B, Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at

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

Jacklyn Darling                      115 East 15th Street  
Berwick, Pa 18603

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

Jacklyn Darling                      115 East 15th Street  
Berwick, Pa 18603

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

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

Transamerica Financial              113 East 7<sup>th</sup> Street  
Consumer Discount Company      Bloomsburg, Pa 17815

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

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:

Commonwealth of Pa  
Department of Revenue  
Bureau of Compliance  
Dept. 280946

Harrisburg, Pa 17128-0946

Domestic Relations

P.O. Box 380  
Bloomsburg, Pa 17815

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

115 East 15<sup>th</sup> Street  
Berwick, Pa 18603

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.

**Richard M. Squire & Associates, LLC**

By: 

Richard M. Squire, Esquire  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, Pa 19046  
Attorneys for Plaintiff

Date: October 31, 2001

Richard M. Squire, Esquire  
I.D. No. 04267  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, Pa 19046  
Telephone: 215-886-8790  
Fax: 215-886-8791  
Attorneys for Plaintiff

The Bank of New York, as Co-Trustee  
under the Pooling and Servicing  
Agreement dated as of July 31, 1998,  
Series 1998 B

PLAINTIFF,

v.

Jacklyn Darling

DEFENDANT.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2001-CV-763

*2001-ED-128*  
CIVIL ACTION

**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 (specifically describe property below):

(See attached legal description)

AMOUNT DUE

\$134,428.41

Interest From 9/13/01 to date of sale  
@ per diem, plus fees and costs

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

*Sami B. Kline*  
\_\_\_\_\_  
PROTHONOTARY

Seal of Court

BY:

Date Nov. 15, 2001

\_\_\_\_\_  
Deputy Prothonotary

Richard M. Squire & Associates, P.C.  
By: Richard M. Squire, Esquire  
ID No. 04267  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, Pa 19046  
Telephone: 215-886-8790  
Fax: 215-886-8791

The Bank of New York, as Co-Trustee under the  
Pooling and Servicing Agreement dated as of July  
31, 1998, Series 1998 B

PLAINTIFF,

v.

Jacklyn Darling

DEFENDANT.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2001-CV-763

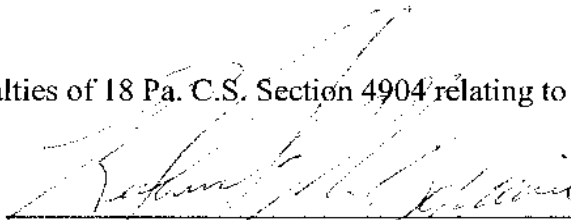
*2001-ED-128*  
CIVIL ACTION

**CERTIFICATION**

Richard M. Squire, 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.

  
Richard M. Squire, Esquire  
Attorney for Plaintiff

Richard M. Squire, Esquire  
I.D. No. 04267  
Richard M. Squire & Associates, LLC  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, Pa 19046  
(215) 886-8790 Fax (215) 886-8791  
Attorneys for Plaintiff

The Bank of New York as Trustee Under  
the Pooling and Servicing Agreement  
dated as of November 30, 1997, Series  
1997-D

PLAINTIFF,

v.

Jacklyn Darling

DEFENDANT.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2001-CV-763

*2001-ED-128*  
CIVIL ACTION

MORTGAGE FORECLOSURE

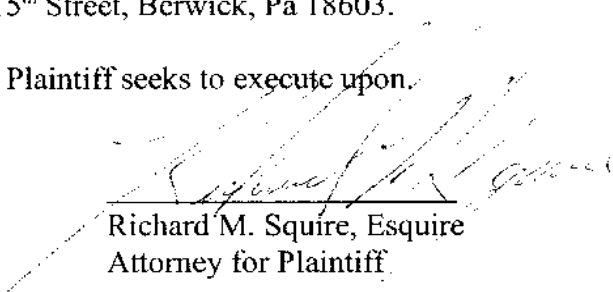
**AFFIDAVIT OF LAST KNOWN ADDRESS**

COMMONWEALTH OF PENNSYLVANIA )

COUNTY OF COLUMBIA ( ss:  
  
)

Before me, the undersigned authority, personally appeared Richard M. Squire, Esquire, who,  
being duly sworn according to law, deposes and says that:

- 1) He is the attorney of the Plaintiff
- 2) The last known address of the Defendant(s) is 115 East 15<sup>th</sup> Street, Berwick, Pa 18603.
- 3) The Defendant(s) are owners of the real estate which the Plaintiff seeks to execute upon.

  
Richard M. Squire, Esquire  
Attorney for Plaintiff



Richard M. Squire & Associates, LLC  
By: Richard M. Squire, Esquire  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, Pa 19046  
Telephone: 215-886-8790  
Fax: 215-886-8791

Attorneys for Plaintiff

The Bank of New York, as Co-Trustee under the  
Pooling and Servicing Agreement dated as of July  
31, 1998, Series 1998 B

PLAINTIFF,

v.

Jacklyn Darling

DEFENDANT.

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

NO: 2001-CV-763

*2001-ED-128*

CIVIL ACTION

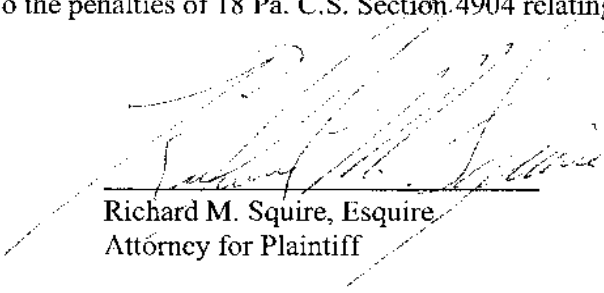
**VERIFICATION OF NON-MILITARY SERVICE**

Richard M. Squire, Esquire, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

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

(b) that Defendant(s) Jacklyn H. Darling is over 18 years of age and reside at 115 East 15th Street, Berwick, Pa 18603.

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

  
Richard M. Squire, Esquire  
Attorney for Plaintiff

RICHARD M. SQUIRE & ASSOCIATES, LLC  
By: Richard M. Squire, Esquire  
ID No. 04267  
One Jenkintown Station  
115 West Ave., Suite 104  
Jenkintown, PA 19046  
Attorneys for Plaintiff

The Bank of New York, as Co-Trustee under  
the Pooling and Servicing Agreement dated as  
of July 31, 1998, Series 1998 B

PLAINTIFF,

v.

Jacklyn Darling

DEFENDANT.

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2001-CV-763 J.D.

NO. *2001-ED 128*  
E.D.

CIVIL ACTION—LAW

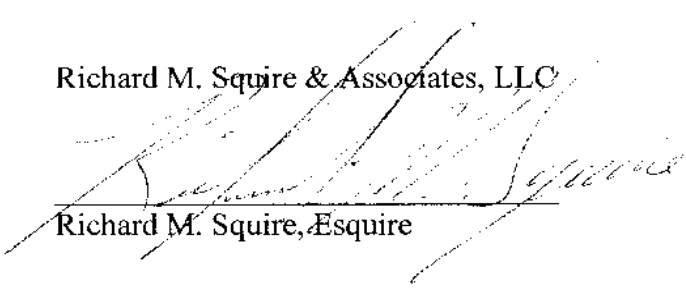
MORTGAGE FORECLOSURE

WAIVER OF WATCHMAN

I, Attorney Richard M. Squire do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's Sale thereof.

Richard M. Squire & Associates, LLC

Dated: \_\_\_\_\_

  
Richard M. Squire, Esquire

Richard M. Squire, Esquire  
I.D. No. 04267  
Richard M. Squire & Associates, LLC  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, Pa 19046  
Telephone: 215-886-8790  
Fax: 215-886-8791  
Attorneys for Plaintiff

The Bank of New York, as Co-Trustee  
under the Pooling and Servicing  
Agreement dated as of July 31, 1998,  
Series 1998 B

PLAINTIFF,

v.

Jacklyn Darling

DEFENDANT.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2001-CV-763

*2001-ED-128*  
CIVIL ACTION

MORTGAGE FORECLOSURE

Date: October 31, 2001

To: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF' SALE  
OF REAL PROPERTY

OWNER(S):

PROPERTY: 115 East 15th Street  
Berwick, Pa 18603

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff Sale on \_\_\_\_\_ at 10:00am in the Columbia County Sheriff's Office, P.O. Box 380, Bloomsburg, PA 17815. Our records indicate that 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 interests.

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

## LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows and any improvements made there upon, to wit:

BEGINNING at a point on the northerly side of Fifteenth Street between Market and Pine Streets, said point being the southeasterly corner of Lot No. 19; thence along line of Lot No. 19 in a northerly direction 191.6 feet to Borough line lane; thence along Borough line lane in an Easterly direction 44 feet to line of Lot No. 21; thence along line of Lot No. 21 in a southerly direction 191.2 feet to Fifteenth Street; thence along line of Fifteenth Street westerly direction 44 feet to the place of beginning, being Lot No. 20 on Fifteenth Street between Market Street and Pine Street as marked on the General Plan of the Borough of Berwick.

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Richard M. Squire, Esquire  
I.D. No. 04267  
Richard M. Squire & Associates, LLC  
One Jenkintown Station, Suite 104  
115 West Avenue  
Jenkintown, Pa 19046  
Telephone: 215-886-8790  
Fax: 215-886-8791  
Attorneys for Plaintiff

The Bank of New York, as Co-Trustee  
under the Pooling and Servicing  
Agreement dated as of July 31, 1998,  
Series 1998 B

PLAINTIFF,

v.

Jacklyn Darling

DEFENDANT.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2001-CV-763

*2001-ED-128*  
CIVIL ACTION

MORTGAGE FORECLOSURE

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

TO: Jacklyn Darling  
115 East 15th Street  
Berwick, Pa 18603

Your house (real estate) at 115 East 15th Street, Berwick, Pa 18603 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_ at 10:00am in the Columbia County Sheriff's Office, P.O. Box 380, Bloomsburg, PA 17815 to enforce the court judgment of \$134,428.41 plus interest to the sale date obtained by The Bank of New York, as Co-Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998, Series 1998 B 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 canceled if you pay back to The Bank of New York, as Co-Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998, Series 1998 B, the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: Richard M. Squire, Esquire at (215) 886-6354.

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

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice 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 TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Columbia County Sheriff's Office at (570)389-5624.
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 Columbia County Courthouse at (570)389-5618.
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 no later than 30 days after the Sheriff's Sale. This schedule will state who will be receiving the 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 date of filing of said schedule.
7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

Lawyer Reference Service  
Susquehanna Legal Services  
168 E. 5th Street  
Bloomsburg, PA 17815  
(570)784-8760

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IMPROVEMENTS CONSIST OF: Residential Dwelling



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4402

**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
JENKINTOWN STATION, SUITE 104  
115 WEST AVENUE  
JENKINTOWN, PA 19046

MELLON BANK, N.A.  
PHILADELPHIA, PA 19106  
3-3-310

10/31/2001

\*\*1,200.00

\$\*\*\*\*\*

Sheriff of Columbia County

PAY TO THE  
ORDER OF

One Thousand Two Hundred and 00/100\*\*\*\*\*

DOLLARS

Sheriff of Columbia County

*Richard M. Squire*

MEMO 1643-001/Darling/Sheriff Sale Deposit

⑈004402⑈ ⑆031000037⑆ 0008580433⑈

4415

**RICHARD M. SQUIRE & ASSOCIATES, LLC**  
JENKINTOWN STATION, SUITE 104  
115 WEST AVENUE  
JENKINTOWN, PA 19046

MELLON BANK, N.A.  
PHILADELPHIA, PA 19106  
3-3-310

11/06/2001

\*\*150.00

\$\*\*\*\*\*

PAY TO THE  
ORDER OF

One Hundred Fifty and 00/100\*\*\*\*\*

DOLLARS

Sheriff of Columbia County

*Richard M. Squire*

MEMO 1643-001/Darling/Addition Deposit

⑈004415⑈ ⑆031000037⑆ 0008580433⑈