

Date: 11/18/2002

Columbia County Court of Common Pleas

NO. 0009428

Time: 09:23 AM

Receipt

Page 1 of 1

Received of: Columbia Co Sheriff \$ 10.00

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
Total:	10.00

Check: 0604

Payment Method: Check

Amount Tendered: 10.00

Clerk: TKLINE

Tami Kline, Prothonotary

By: _____
Deputy Clerk

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

FEDERMAN & PHELAN
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
237048

Pay ONE THOUSAND FOUR HUNDRED FORTY FIVE AND 44/100 DOLLARS

DATE	AMOUNT
11/13/2002	*****1,445.44

VOID after 90 days

To The
Order
Of
Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

Frank J. Adelman

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

237048 036001808136 150866 6

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

WM Specialty Mortgage LLC vs Ronnie & Sally Smith

NO. 102-02 ED NO. 738-02 JD

DATE/TIME OF SALE: Nov. 6, 2002 0900

BID PRICE (INCLUDES COST) \$ 55,000.00

POUNDAGE - 2% OF BID \$ 1100.00

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

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2795.44

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Atty Mike Dennehy

TOTAL DUE: \$ 2795.44

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1445.44

COLUMBIA COUNTY
SHERIFF

2002NOV14PM12:00

FEDERMAN & PHELAN, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Fax: 215-563-7009

November 8, 2002

Office of the Sheriff
Columbia County Courthouse
5 West Main Street
Bloomsburg, PA 17815

Re: SMITH, Ronnie
RD# 3 Martzville Road,
a/k/a 490 Martzville Road
Berwick, PA 18603
No. 2002-CV-738

Dear Sir or Madam:

With reference to the above captioned property, which was knocked-down to me as "attorney-on-the-writ", please prepare the Sheriff's Deed to WM SPECIALTY MORTGAGE LLC, 505 South Main Street, 6th Floor, Orange, CA, 92868.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,


Christine Andrulonis

Enclosure

cc: Ameriquet Mortgage Company Account No. 0012851853

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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number
Zip Code Zip Code
Page Number

Date Recorded

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

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

Name	Telephone Number:
Frank Federman, Esquire Suite 1400	Area Code (215) 563-7000
Street Address	City State Zip Code
One Penn Center at Suburban Station, 1617 JFK Blvd.	Philadelphia PA 19103

B TRANSFER DATA

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)
Harry A. Roadarmel, Jr. - Sheriff Columbia County Courthouse	WM SPECIALTY MORTGAGE LLC
Street Address	Street Address
P.O. Box 380, 35 W. Main Street	505 South Main Street, 6th Floor
City State Zip Code	City State Zip Code
Bloomsburg PA 17815	Orange CA 92868

C PROPERTY LOCATION

Street Address	City, Township, Borough	
RD# 3 Martzville Road, a/k/a 490 Martzville Road, Berwick, PA 18603	Township of Briar Creek	
County	School District	Tax Parcel Number
Columbia	Township of Briar Creek	07-09-34

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$55,000.00	+ -0-	= \$55,000.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$23,299.99	x 2.80	= \$65,239.97

E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
100%	100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____
(Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 200212011, Page Number 2
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Other (Please explain exemption claimed, if other than listed above. _____)

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

Signature of Correspondent or Responsible Party
FRANK FEDERMAN, ESQUIRE

Date:

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

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

Wm Specialty Mortgage LLC VS Ronnie & Sally Smith

NO. 102-02 ED NO. 738-02 JD

DATE/TIME OF SALE: Nov. 6, 2002 0900

BID PRICE (INCLUDES COST) \$ 55,000.00

POUNDAGE - 2% OF BID \$ 1100.00

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

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2795.44

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Atty Mike Donnelly

TOTAL DUE: \$ 2795.44

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1445.44

SHERIFF'S SALE COST SHEET

WRI Specialty AB (Kage LLC VS. Ronnie & Sally Smith
 NO. 102-02 ED NO. 738-02 JD DATE/TIME OF SALE Nov 6, 02 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ 165.00
LEVY (PER PARCEL	\$15.00 30.00
MAILING COSTS	\$ 27.50
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ 16.00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ 5.50
NOTARY	\$ 12.00
TOTAL ***** \$ 413.50	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ 624.44
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ 849.44	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ 42.50
TOTAL ***** \$ 52.50	

REAL ESTATE TAXES:		
BORO, TWP & COUNTY	20	\$ PD
SCHOOL DIST.	20	\$ PD
DELINQUENT	20	\$ 10.00
TOTAL ***** \$ 10.00		

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

SURCHARGE FEE (DSTE)	\$ 120.00
MISC.	\$
	\$
TOTAL ***** \$	

TOTAL COSTS (OPENING BID) \$ 1445.44

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.

Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

1. Article Addressed to:

2. Article Number (Transfer from service label)

3. Service Type

4. Restricted Delivery? (Extra Fee)

PS Form 3811, August 2001

Domestic Return Receipt

102595-01-M-2

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

1. Article Addressed to:

2. Article Number (Transfer from service label)

3. Service Type

4. Restricted Delivery? (Extra Fee)

PS Form 3811, August 2001

Domestic Return Receipt

102595-01-M-2

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

1. Article Addressed to:

2. Article Number (Transfer from service label)

3. Service Type

4. Restricted Delivery? (Extra Fee)

PS Form 3811, August 2001

Domestic Return Receipt

102595-01-M-25

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

1. Article Addressed to:

2. Article Number (Transfer from service label)

3. Service Type

4. Restricted Delivery? (Extra Fee)

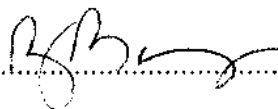
PS Form 3811, August 2001

Domestic Return Receipt


102595-01-M-2

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 October 16, 23, 30, 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.

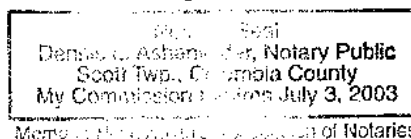
..........

Sworn and subscribed to before me this 30th day of OCTOBER, 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) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

WM SPECIALTY MORTGAGE LLC

Docket # 102ED2002

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

RONNIE L. SMITH
SALLY K. SMITH

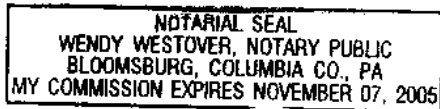
AFFIDAVIT OF SERVICE

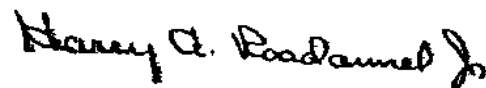
NOW, THIS THURSDAY, AUGUST 29, 2002, AT 12:20 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON RONNIE L SMITH AT 490
MARTZVILLE RD, BERWICK BY HANDING TO SALLY SMITH, WIFE, A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

SO ANSWERS,

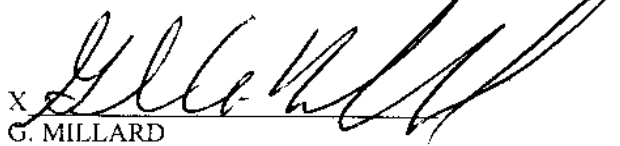
SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, SEPTEMBER 10, 2002


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.


X
G. MILLARD
DEPUTY SHERIFF

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

WM SPECIALTY MORTGAGE LLC

Docket # 102ED2002

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

RONNIE L. SMITH
SALLY K. SMITH

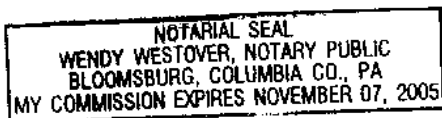
AFFIDAVIT OF SERVICE

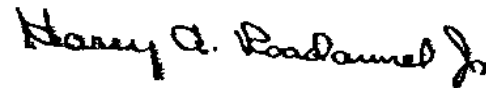
NOW, THIS THURSDAY, AUGUST 29, 2002, AT 12:20 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON SALLY K. SMITH AT 490
MARTZVILLE RD, BERWICK BY HANDING TO SALLY SMITH, , A TRUE AND ATTESTED
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

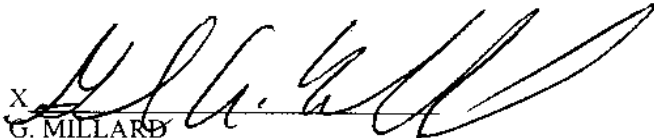
SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, SEPTEMBER 10, 2002


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.


X
G. MILLARD
DEPUTY SHERIFF

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.

WM SPECIALTY MORTGAGE LLC

VS.

RONNIE L. SMITH
SALLY K. SMITH

WRIT OF EXECUTION #102 OF 2002 ED

POSTING OF PROPERTY

OCTOBER 2, 2002 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF RONNIE L. AND SALLY K. SMITH AT RR#3 MARTZVILLE RD 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 4TH DAY OF OCTOBER 2002

FEDERMAN AND PHELAN, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534
Kristin.demuro@fedphe-pa.com

September 25, 2002

Office of the Sheriff
COLUMBIA County Courthouse

RE: WM SPECIALITY MORTGAGE LLC
V. RONNIE L. SMITH and SALLY K. SMITH
COLUMBIA COUNTY, NO. 2002-CV-738

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

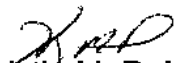
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

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

Yours truly,


Kristin M. DeMuro
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 11/6/02 SHERIFF'S SALE.*****

RE: WM SPECIALITY MORTGAGE LLC) CIVIL ACTION
)

RONNIE L. SMITH) CIVIL DIVISION
SALLY K. SMITH) NO. 2002-CV-738

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA) **SS:**

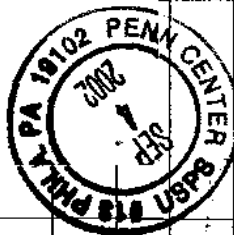

FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

Name and
Address
of Sender

FEDERMAN & PHELAN
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF WELFARE P.O. BOX 2675, HARRISBURG, PA 17105		
2	*****	RONNIE L. SMITH, RD #3 MARTZVILLE ROAD A/K/A 490 MARTZVILLE ROAD, BERWICK, PA 18603		
3		SALLY K. SMITH, RD #3 MARTZVILLE ROAD A/K/A 490 MARTZVILLE ROAD, BERWICK, PA 18603		
4		AMERICAN GENERAL, CONSUMER DISCOUNT COMPANY 132 WEST FRONT STREET, BERWICK, PA 18603		
5		DOMESTIC RELATIONS OF COLUMBIA COUNTY, COLUMBIA COUNTY COURTHOUSE P.O. BOX 380, BLOOMSBURG, PA 17815		
6		TENANT/OCCUPANT, RD #3 MARTZVILLE ROAD A/K/A 490 MARTZVILLE ROAD, BERWICK, PA 18603		
7				
8				
9				
10				
11				
12				
13				
14				
15		SMITH, RONNIE L.		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

UNITED STATES POSTAGE
\$01.80
SEP 04 2002
PA 19103 ZIP CODE 19103



TEAM 3

TEAM 3

KMD

TEAM 3

TEAM 3

7160 3901 9844 9257 6674

TO: RONNIE L. SMITH
RD #3 MARTZVILLE ROAD
A/K/A 490 MARTZVILLE ROAD
BERWICK, PA 18603

SENDER: KMD

TEAM 3

REFERENCE: 0012851853

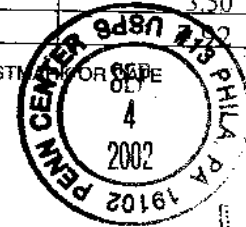
PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	37
	Certified Fee	2.30
	Return Receipt Fee	1.75
	Restricted Delivery	3.50
	Total Postage & Fees	8.32

US Postal Service
**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTNET OR ZIP CODE



7160 3901 9844 9257 6667

TO: SALLY K. SMITH
RD #3 MARTZVILLE ROAD
A/K/A 490 MARTZVILLE ROAD
BERWICK, PA 18603

SENDER: KMD

TEAM 3

REFERENCE: 0012851853

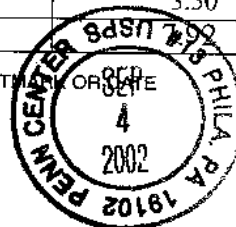
PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	.37
	Certified Fee	2.30
	Return Receipt Fee	1.75
	Restricted Delivery	3.50
	Total Postage & Fees	7.92

US Postal Service
**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTNET OR ZIP CODE



COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/22/2002

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 102ED2002

PLAINTIFF WM SPECIALTY MORTGAGE LLC

DEFENDANT RONNIE I. SMITH
SALLY K. SMITH

PERSON/CORP TO SERVED	PAPERS TO SERVED
RONNIE L SMITH	WRIT OF EXECUTION - MORTGAGE
490 MARTZVILLE RD	FORECLOSURE
BERWICK	

SERVED UPON Sally K. Smith

RELATIONSHIP Wife IDENTIFICATION _____

DATE 08/29/02 TIME 1220 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 Michael DATE 08/29/02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 8/22/2002

SERVICE# 2 - OF - 12 SERVICES
 DOCKET # 102ED2002

PLAINTIFF WM SPECIALTY MORTGAGE LLC

DEFENDANT RONNIE I. SMITH
 SALLY K. SMITH

PERSON/CORP TO SERVED	PAPERS TO SERVED
SALLY K. SMITH	WRIT OF EXECUTION - MORTGAGE
490 MARTZVILLE RD	FORECLOSURE
BERWICK	

SERVED UPON *Sally Smith*

RELATIONSHIP _____ IDENTIFICATION _____

DATE *08/24/02* TIME *1220* 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 *McHale* DATE *08/29/02*

*Sally Chamberlain Says
2nd or 3rd*

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/22/2002

SERVICE# 3 - OF - 12 SERVICES
DOCKET # 102ED2002

PLAINTIFF WM SPECIALTY MORTGAGE LLC

DEFENDANT RONNIE I. SMITH
SALLY K. SMITH

PERSON/CORP TO SERVED	PAPERS TO SERVED
AMERICAN GENERAL CONSUMER	WRIT OF EXECUTION - MORTGAGE
DISCOUNT COMPANY	FORECLOSURE
132 WEST FRONT ST.	
BERWICK	

SERVED UPON Heather L. Varner

RELATIONSHIP Secretary IDENTIFICATION _____

DATE 08/29/02 TIME 12:17 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

DATE

Millard 08/29/02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/22/2002

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 102ED2002

PLAINTIFF WM SPECIALTY MORTGAGE LLC

DEFENDANT RONNIE J. SMITH
SALLY K. SMITH

PERSON/CORP TO SERVED	PAPERS TO SERVED
JOAN ROTHERY	WRIT OF EXECUTION - MORTGAGE
122 TWIN CHURCH ROAD	FORECLOSURE
BERWICK	

SERVED UPON Joan Rothery

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 08/24/02 TIME 1205 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) Bear Creek Municipal Bldg.

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
----------	------	------	---------	---------

_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY Miller DATE 08/29/02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/22/2002

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 102ED2002

PLAINTIFF WM SPECIALTY MORTGAGE LLC

DEFENDANT RONNIE L. SMITH
SALLY K. SMITH

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	WRIT OF EXECUTION - MORTGAGE
15 PERRY AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON Ceslie Levan

RELATIONSHIP _____ IDENTIFICATION _____

DATE 08/24/02 TIME 0830 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 Miller DATE 08/24/02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/22/2002

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 102ED2002

PLAINTIFF WM SPECIALTY MORTGAGE LLC

DEFENDANT
RONNIE I. SMITH
SALLY K. SMITH

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Court Runn

RELATIONSHIP Tax Claim Bureau IDENTIFICATION _____

DATE 08/29/02 TIME 0825 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) _____

ATTEMPTED	DATE	TIME	OFFICER	REMARKS
-----------	------	------	---------	---------

_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY Millard DATE 08/29/02

JOAN M. ROTHERY
BRIAR CREEK TOWNSHIP
TAX COLLECTOR

FACSIMILE COVER SHEET

To: Sheriff's Office

Fax: 784-0257

Date: 9-4-02

Pages: (inc. cover) 1

RE: Ronnie Smith
Sally Smith

All 2002 taxes are paid-in-full

Joan Rothery
Tax Collector

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

102-02

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT

01-28-02

DOCKET AND INDEX

8-28-02

SET FILE FOLDER UP

8-28-02

CHECK FOR PROPER INFO

WRIT OF EXECUTION

✓

COPY OF DESCRIPTION

✓

WHEREABOUTS OF LAST KNOWN ADDRESS

✓

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE

5

WATCHMAN RELEASE FORM

✓

AFFIDAVIT OF LEINS LIST

✓

CHECK FOR \$1200.00

OK 218200 for \$1350.00.

* 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

Sale Date: 9/20/02

POST ALL DATES ON CALANDER

Post Oct. 2 Adv. Oct. 5 2:30

* 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

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WM SPECIALTY MORTGAGE LLC

Plaintiff

vs.

RONNIE L. SMITH
SALLY K. SMITH

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2002-CV-738

:

: 2002-ED-102

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No. 1)

WM SPECIALTY MORTGAGE LLC, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **RD #3 MARTZVILLE ROAD, A/K/A 490 MARTZVILLE ROAD, BERWICK, PA 18603.**

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

RONNIE L. SMITH

**RD #3 MARTZVILLE ROAD,
A/K/A 490 MARTZVILLE ROAD
BERWICK, PA 18603**

SALLY K. SMITH

**RD #3 MARTZVILLE ROAD,
A/K/A 490 MARTZVILLE ROAD
BERWICK, PA 18603**

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

SAME AS ABOVE

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. Sec. 4904 relating to unsworn falsification to authorities.


FRANK FEDERMAN, ESQUIRE

Date: **8/19/02**

FEDERMAN and PHELAN, L.L.P.

By: FRANK FEDERMAN

Identification No. 12248

ATTORNEY FOR PLAINTIFF

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

WM SPECIALTY MORTGAGE LLC

: COLUMBIA County

:

Plaintiff

: Court of Common Pleas

:

vs.

: CIVIL DIVISION

:

RONNIE L. SMITH

: NO. 2002-CV-738

SALLY K. SMITH

:

:

Defendant(s)

:

AFFIDAVIT PURSUANT TO RULE 3129.1

WM SPECIALTY MORTGAGE LLC, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **RD #3 MARTZVILLE ROAD, A/K/A 490 MARTZVILLE ROAD, BERWICK, PA 18603.**

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

NAME

LAST KNOWN ADDRESS

RONNIE L. SMITH

**RD #3 MARTZVILLE ROAD,
A/K/A 490 MARTZVILLE ROAD
BERWICK, PA 18603**

SALLY K. SMITH

**RD #3 MARTZVILLE ROAD,
A/K/A 490 MARTZVILLE ROAD
BERWICK, PA 18603**

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NAME

LAST KNOWN ADDRESS

**AMERICAN GENERAL
CONSUMER DISCOUNT COMPANY**

**132 WEST FRONT STREET
BERWICK, PA 18603**

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

NONE

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

NONE

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:

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. Box 380
Bloomsburg, PA 17815**


**TENANT/OCCUPANT
#3 MARTZVILLE ROAD, A/K/A 490 MARTZVILLE ROAD**

**RD #3 MARTZVILLE ROAD, A/K/A RD
BERWICK, PA 18603**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: **8/19/02**

FEDERMAN and PHELAN, L.L.C.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WM SPECIALTY MORTGAGE LLC

Plaintiff

vs.

RONNIE L. SMITH
SALLY K. SMITH

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2002-CV-738

:

:

:

:

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

8/19/02

TO: RONNIE L. SMITH
SALLY K. SMITH
RD #3 MARTZVILLE ROAD, A/K/A 490 MARTZVILLE ROAD
BERWICK, PA 18603

Your house (real estate) at RD #3 MARTZVILLE ROAD, A/K/A RD #3 MARTZVILLE ROAD, A/K/A 490 MARTZVILLE ROAD, BERWICK, PA 18603, is scheduled to be sold at the Sheriff's Sale on November 6, 2002, at 9:00 AM in the Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815 to enforce the court judgment of \$137,038.16 obtained by WM SPECIALTY MORTGAGE LLC (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call:
(215) 563-7000.

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

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

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

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

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

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (814) 272-9350.

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

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

6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.

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

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

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 E. 5th STREET,
BLOOMSBURG, PA 17815
(570) 784-8760**

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

PARCEL NO. 1: BEGINNING at a corner Stone in public road;

THENCE running West in public road 5 rods 5 feet;

THENCE East along land now or formerly of Frank Shuman 5 rods 5 feet to line now or formerly of Frank Shuman 5 rods 5 feet to line now or formerly of Elizabeth Delterick;

THENCE South along said line 16 rods to the place of beginning;

CONTAINING one-half (1/2) acre.

PARCEL NO. 2: BEGINNING at a point on the northerly side of Martzville Road at intersection of land belonging now or formerly to Briar Creek Township School District;

THENCE North 10 degrees 20 minutes East a distance of three hundred (300) feet to a point;

THENCE South 84 degrees 15 minutes East a distance of one hundred fifty (150) feet to a point;

THENCE in a southerly direction on a line parallel with the first course herein, a distance of three hundred (300) feet to the northerly side of Martzville Road;

THENCE in a westerly direction on a line parallel with the second course herein, a distance of one hundred fifty (150) feet to the place of beginning.

PREMISES improved with a two story, single family frame dwelling more commonly known as Rd. #3, Martzville Road, Briar Creek Township, Columbia County, Pennsylvania.

Tax Parcel #07-09-34

TITLE TO SAID PREMISES IS VESTED IN Ronnie L. Smith and Sally K. Smith, his wife by Deed from Franklin First Federal dated 7 13 92, recorded 10 15 92, in Record Book Volume 514, Page 910.

**WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357**

WM SPECIALTY MORTGAGE LLC

Plaintiff

vs.

**RONNIE L. SMITH
SALLY K. SMITH**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2002-CV-738
: *2002-ED-108*
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:**

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 described property below):

Premises: RD #3 MARTZVILLE ROAD, A/K/A 490 MARTZVILLE ROAD
BERWICK, PA 18603

(see attached legal description)

Amount Due \$137,038.16

Interest from 8/19/02 \$ _____
to sale date
(per diem-\$22.53)

Total \$ _____ Plus Costs as endorsed.

Clerk *Fanni B. Klein* / *EMO*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: *8/22/2002*
(Seal)

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

PARCEL NO. 1: BEGINNING at a corner Stone in public road:

THENCE running West in public road 5 rods 5 feet;

THENCE East along land now or formerly of Frank Shuman 5 rods 5 feet to line now or formerly of Frank Shuman 5 rods 5 feet to line now or formerly of Elizabeth Delterick;

THENCE South along said line 16 rods to the place of beginning:

CONTAINING one-half (1/2) acre.

PARCEL NO. 2: BEGINNING at a point on the northerly side of Martzville Road at intersection of land belonging now or formerly to Briar Creek Township School District;

THENCE North 10 degrees 20 minutes East a distance of three hundred (300) feet to a point;

THENCE South 84 degrees 15 minutes East a distance of one hundred fifty (150) feet to a point;

THENCE in a southerly direction on a line parallel with the first course herein, a distance of three hundred (300) feet to the northerly side of Martzville Road;

THENCE in a westerly direction on a line parallel with the second course herein, a distance of one hundred fifty (150) feet to the place of beginning.

PREMISES improved with a two story, single family frame dwelling more commonly known as Rd. #3, Martzville Road, Briar Creek Township, Columbia County, Pennsylvania.

Tax Parcel #07-09-34

TITLE TO SAID PREMISES IS VESTED IN Ronnie L. Smith and Sally K. Smith, his wife by Deed from Franklin First Federal dated 7/13/92, recorded 10/15/92, in Record Book Volume 514, Page 910.

FEDERMAN and PHELPS, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WM SPECIALTY MORTGAGE LLC

Plaintiff

vs.

RONNIE L. SMITH
SALLY K. SMITH

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2002-CV-738

:

: 2002-ED-102

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No. 1)

WM SPECIALTY MORTGAGE LLC, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **RD #3 MARTZVILLE ROAD, A/K/A 490 MARTZVILLE ROAD, BERWICK, PA 18603.**

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

RONNIE L. SMITH

RD #3 MARTZVILLE ROAD,
A/K/A 490 MARTZVILLE ROAD
BERWICK, PA 18603

SALLY K. SMITH

RD #3 MARTZVILLE ROAD,
A/K/A 490 MARTZVILLE ROAD
BERWICK, PA 18603

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

SAME AS ABOVE

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. Sec. 4904 relating to unsworn falsification to authorities.


FRANK FEDERMAN, ESQUIRE

Date: 8/19/02

FEDERMAN and PHELAN, L.L.P.

By: **FRANK FEDERMAN**

Identification No. 12248

ATTORNEY FOR PLAINTIFF

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

WM SPECIALTY MORTGAGE LLC

: COLUMBIA County

:

Plaintiff

: Court of Common Pleas

:

vs.

: CIVIL DIVISION

:

RONNIE L. SMITH

: NO. 2002-CV-738

SALLY K. SMITH

:

:

Defendant(s)

:

AFFIDAVIT PURSUANT TO RULE 3129.1

WM SPECIALTY MORTGAGE LLC, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **RD #3 MARTZVILLE ROAD, A/K/A 490 MARTZVILLE ROAD, BERWICK, PA 18603.**

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

NAME

LAST KNOWN ADDRESS

RONNIE L. SMITH

**RD #3 MARTZVILLE ROAD,
A/K/A 490 MARTZVILLE ROAD
BERWICK, PA 18603**

SALLY K. SMITH

**RD #3 MARTZVILLE ROAD,
A/K/A 490 MARTZVILLE ROAD
BERWICK, PA 18603**

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NAME

LAST KNOWN ADDRESS

AMERICAN GENERAL
CONSUMER DISCOUNT COMPANY

132 WEST FRONT STREET
BERWICK, PA 18603

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

NONE

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

NONE

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:

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. Box 380
Bloomsburg, PA 17815**


**TENANT/OCCUPANT
#3 MARTZVILLE ROAD, A/K/A 490 MARTZVILLE ROAD**

**RD #3 MARTZVILLE ROAD, A/K/A RD
BERWICK, PA 18603**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: 8/19/02

FEDERMAN and PHELPS, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WM SPECIALTY MORTGAGE LLC

Plaintiff

vs.

RONNIE L. SMITH
SALLY K. SMITH

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2002-CV-738

: 2002-ED-102

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

WM SPECIALTY MORTGAGE LLC, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecept for the Writ of Execution was filed the following information concerning the real property located at **RD #3 MARTZVILLE ROAD, A/K/A 490 MARTZVILLE ROAD, BERWICK, PA 18603.**

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

RONNIE L. SMITH

RD #3 MARTZVILLE ROAD,
A/K/A 490 MARTZVILLE ROAD
BERWICK, PA 18603

SALLY K. SMITH

RD #3 MARTZVILLE ROAD,
A/K/A 490 MARTZVILLE ROAD
BERWICK, PA 18603

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

SAME AS ABOVE

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. Sec. 4904 relating to unsworn falsification to authorities.


FRANK FEDERMAN, ESQUIRE

Date: **8/19/02**

FEDERMAN and PHELAN, L.L.P.

By: **FRANK FEDERMAN**

Identification No. **12248**

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

WM SPECIALTY MORTGAGE LLC

Plaintiff

vs.

RONNIE L. SMITH

SALLY K. SMITH

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2002-CV-738

:

:

:

AFFIDAVIT PURSUANT TO RULE 3129.1

WM SPECIALTY MORTGAGE LLC, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **RD #3 MARTZVILLE ROAD, A/K/A 490 MARTZVILLE ROAD, BERWICK, PA 18603.**

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

NAME

LAST KNOWN ADDRESS

RONNIE L. SMITH

**RD #3 MARTZVILLE ROAD,
A/K/A 490 MARTZVILLE ROAD
BERWICK, PA 18603**

SALLY K. SMITH

**RD #3 MARTZVILLE ROAD,
A/K/A 490 MARTZVILLE ROAD
BERWICK, PA 18603**

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NAME

LAST KNOWN ADDRESS

AMERICAN GENERAL
CONSUMER DISCOUNT COMPANY

132 WEST FRONT STREET
BERWICK, PA 18603

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

NONE

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

NONE

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:

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. Box 380
Bloomsburg, PA 17815**


**TENANT/OCCUPANT
#3 MARTZVILLE ROAD, A/K/A 490 MARTZVILLE ROAD**

**RD #3 MARTZVILLE ROAD, A/K/A RD
BERWICK, PA 18603**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: 8/19/02

FEDERMAN and PHELPS, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF
**SHERIFF'S
COPY**

WM SPECIALTY MORTGAGE LLC

Plaintiff

vs.

RONNIE L. SMITH
SALLY K. SMITH

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2002-CV-738

:

2002-ED-102

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

WM SPECIALTY MORTGAGE LLC, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **RD #3 MARTZVILLE ROAD, A/K/A 490 MARTZVILLE ROAD, BERWICK, PA 18603.**

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

RONNIE L. SMITH

RD #3 MARTZVILLE ROAD,
A/K/A 490 MARTZVILLE ROAD
BERWICK, PA 18603

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RD #3 MARTZVILLE ROAD,
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Date: **8/19/02**

FEDERMAN and PHELAN, L.L.P.

By: **FRANK FEDERMAN**

Identification No. **12248**

ATTORNEY FOR PLAINTIFF

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WM SPECIALTY MORTGAGE LLC

: COLUMBIA County

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Plaintiff

: Court of Common Pleas

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: CIVIL DIVISION

:

RONNIE L. SMITH

: NO. 2002-CV-738

SALLY K. SMITH

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Defendant(s)

:

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**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. Box 380
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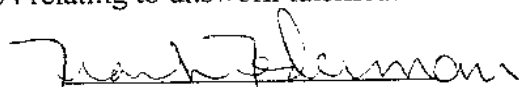
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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: 8/19/02

SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

WM SPECIALTY MORTGAGE LLC

DEFENDANT

RONNIE L. SMITH

SALLY K. SMITH

COURT NO.: 2002-CV-738

SERVE AT:

RD #3 MARTZVILLE ROAD, A/K/A 490

MARTZVILLE ROAD

BERWICK, PA 18603

a)TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: _____

PLEASE POST THE HANDBILL.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 200__, at __ o'clock __. M., at _____, Commonwealth of Pennsylvania, in the manner described below:

___ Defendant personally served.

___ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

___ Adult in charge of Defendant's residence who refused to give name or relationship.

___ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

___ Agent or person in charge of Defendant's office or usual place of business.

___ _____ an officer of said Defendant's company.

___ Other: _____.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

On the ____ day of _____, 200__, at ____ o'clock __. M., Defendant NOT FOUND because:

___ Moved ___ Unknown ___ No Answer ___ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

I.DEPUTIZED SERVICE

Now, this____ day of _____, 200__, I, Sheriff of CLINTON County, Pennsylvania, do hereby deputize the Sheriff of ____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF

FRANK FEDERMAN, ESQUIRE

I.D.#12248

One Penn Center at Suburban Station


1617 John F. Kennedy Boulevard

Suite 1400


Philadelphia, PA 19103-1814

(215)563-7000

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 o 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.

 (SEAL)
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now, _____, 20____, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

 (SEAL)
(Attorney for Plaintiff(s))

_____, 20 _____

HARRY A. ROADARMEL

Sheriff

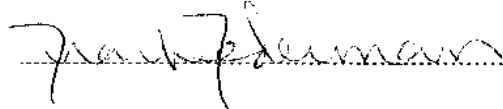
COLUMBIA County, Pa.

Sir: - - There will be placed in your hands

for service a Writ of _____EXECUTION (REAL ESTATE)_____, styled as

follows: WM.SPECIALTY.MORTGAGE.LLC vs RONNIE L. SMITH and SALLY K. SMITH

The defendant will be found at RD.#3.MARTZVILLE.ROAD, A/K/A 490.MARTZVILLE.ROAD, BERWICK, PA.18603

 Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall/ be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises.

Please do not furnish us with the old deed or mortgage.

See attached legal description _____

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THENCE East along land now or formerly of Frank Shuman 5 rods 5 feet to line now or formerly of Frank Shuman 5 rods 5 feet to line now or formerly of Elizabeth Deltterick;

THENCE South along said line 16 rods to the place of beginning;

CONTAINING one-half (1/2) acre.

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THENCE in a westerly direction on a line parallel with the second course herein, a distance of one hundred fifty (150) feet to the place of beginning.

PREMISES improved with a two story, single family frame dwelling more commonly known as Rd. #3, Martzville Road, Briar Creek Township, Columbia County, Pennsylvania.


Tax Parcel #07-09-34

TITLE TO SAID PREMISES IS VESTED IN Ronnie L. Smith and Sally K. Smith, his wife by Deed from Franklin First Federal dated 7/13/92, recorded 10/15/92, in Record Book Volume 514, Page 910.

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(Attorney for Plaintiff(s))

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HARRY A. ROADARMEL

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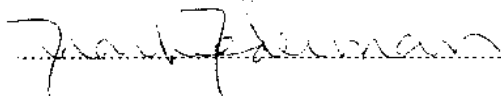
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DEED
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THENCE in a westerly direction on a line parallel with the second course herein, a distance of one hundred fifty (150) feet to the place of beginning.

PREMISES improved with a two story, single family frame dwelling more commonly known as R.L. #3, Martzville Road, Briar Creek Township, Columbia County, Pennsylvania.

Tax Parcel #07-09-34

TITLE TO SAID PREMISES IS VESTED IN Ronnie L. Smith and Sally K. Smith, his wife by Deed from Franklin First Federal dated 7/13/92, recorded 10/15/92, in Record Book Volume 514, Page 910.

**WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357**

WM SPECIALTY MORTGAGE LLC

Plaintiff

vs.

**RONNIE L. SMITH
SALLY K. SMITH**

Defendant(s)

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA

: NO: 2002-CV-738

: *2002-ED-102*
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)

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 described property below):

Premises: RD #3 MARTZVILLE ROAD, A/K/A 490 MARTZVILLE ROAD
BERWICK, PA 18603

(see attached legal description)

Amount Due \$137,038.16

Interest from 8/19/02 \$ _____
to sale date
(per diem-\$22.53)

Total \$ _____ Plus Costs as endorsed.

Clerk *Fannie B. Kline* / *hAB*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: *1/22/2002*
(Seal)

Columbia and State of Pennsylvania, bounded and described as follows to wit:

PARCEL NO. 1: BEGINNING at a corner Stone in public road;

THENCE running West in public road 5 rods 5 feet;

THENCE East along land now or formerly of Frank Shuman 5 rods 5 feet to line now or formerly of Frank Shuman 5 rods 5 feet to line now or formerly of Elizabeth Delterick;

THENCE South along said line 16 rods to the place of beginning;

CONTAINING one-half (1/2) acre.

PARCEL NO. 2: BEGINNING at a point on the northerly side of Martzville Road at intersection of land belonging now or formerly to Briar Creek Township School District;

THENCE North 10 degrees 20 minutes East a distance of three hundred (300) feet to a point;

THENCE South 84 degrees 15 minutes East a distance of one hundred fifty (150) feet to a point;

THENCE in a southerly direction on a line parallel with the first course herein, a distance of three hundred (300) feet to the northerly side of Martzville Road;

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WM SPECIALTY MORTGAGE LLC

Plaintiff

vs.

RONNIE L. SMITH
SALLY K. SMITH

Defendant(s)

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA

: NO: 2002-CV-738

: 2002-ED-102
: WRIT OF EXECUTION
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Clerk *Fanni B. Kline*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: *8/22/2002*
(Seal)

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P.R.C.P. 3180-3183 and RULE 2357

WM SPECIALTY MORTGAGE LLC

Plaintiff

vs.

RONNIE L. SMITH
SALLY K. SMITH

Defendant(s)

: **COURT OF COMMON PLEAS**
: **COLUMBIA COUNTY, PA**

: **NO: 2002-CV-738**

: *2002-ED-102*
: **WRIT OF EXECUTION**

: **(MORTGAGE FORECLOSURE)**

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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BERWICK, PA 18603

(see attached legal description)

Amount Due **\$137,038.16**

Interest from 8/19/02 \$ _____
to sale date
(per diem-\$22.53)

Total \$ _____ Plus Costs as endorsed.

Clerk *Fanni B. Kline*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: *9/22/2002*
(Seal)

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ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES. B
FEDERMAN & PHELAN
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-1800360

CHECK NO
218800

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
08/15/2002	*****1,350.00

VOID after 90 days

To The
Order
Of
Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

Frank Federman

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT. B

⑈218800⑈ ⑆036001808⑆36 150866 6⑈