

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

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Pamela Fouch

From: Chief Deputy T. Chamberlain

Fax:

Date: May 2, 2003

Phone:

Pages: 3

Re: Long/Whitenight Deed

CC:

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

•Comments:

RICHARD M. SQUIRE & ASSOCIATES, LLC

ATTORNEYS AT LAW

Offices In Pennsylvania And New Jersey

Richard M. Squire*
Andrew Markowitz
Stephen V. Yarnell
* Also Admitted In MD
** Admitted In NJ

Pamela S. Fouch
Firm Administrator

**One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046
Tel (215) 886-8790 Fax (215) 886-8791
Email: rsquire@squirelaw.com**

April 30, 2003

Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815
Attention: Tim

Dear Tim:

As discussed, I am writing to ask you to prepare a deed of correction on the above referenced property. The sheriff's deed should deed the property to WM Specialty Mortgage, LLC, Without Recourse. I have included a copy of the recorded assignment assigning the mortgage interest from Ameriquist Mortgage Company to WM Specialty Mortgage, LLC, Without Recourse. I have enclosed a check made payable to the Recorder's office in the amount of \$42.50 for recording the deed and a check made payable to the Sheriff's office for \$35.00 representing the fee for the corrected deed, as well as a the Realty Transfer Tax Statement of Value.

Once you have prepared and recorded the corrected sheriff's deed please fax a copy of the deed to me at 215-886-8791, as this property is set for a closing and I need to be able to demonstrate that we have corrected the deed and are able to show a clean chain of title.

Thank you for your assistance in this matter.

Sincerely,

RICHARD M. SQUIRE & ASSOCIATES, LLC



Pamela S. Fouch
Firm Administrator

ASSIGNMENT OF MORTGAGE

BETWEEN:

Ameriquet Mortgage Company

AND

Assignee:
WM Specialty Mortgage LLC, Without Recourse

23861 El Toro Road

5th Floor

Lake Forest, CA

92630

Richard M. Squire

RE: Bobbi J. Whitenight and Terry R. Long

Loan Number: 0017515990

Property Address: 440 Hemlock Street, Bloomsburg,
PA 17815

Certificate Of Residence

I, Chris Pitaniello do hereby certify that the
precise mailing address of is as follows:

c/o Ameriquet Mortgage Company
505 City Parkway West, Suite 100
Orange, CA 92865

Mail To:

Richard M. Squire, Esquire
Richard M. Squire & Assoc., LLC
115 West Avenue, Suite 104
Jenkintown, PA 19046

After Recording Return
Richard M. Squire & Associates, LLC
115 West Avenue, Suite 104
Jenkintown, PA 19046
REO# 14929-17515990-DS

Prepared By:
Richard M. Squire, Esquire

ASSIGNMENT OF MORTGAGE

COMMONWEALTH OF PENNSYLVANIA
Columbia COUNTY

FOR VALUE RECEIVED, the undersigned, does hereby grant, bargain, sell, convey, assign and deliver unto WM Specialty Mortgage LLC, Without Recourse, that certain Mortgage/ Deed of Trust executed by Bobbi J. Whitenight and Terry R. Long To Ameriquest Mortgage Company, dated 07/26/2000, in the original amount of \$68,500.00, to the undersigned, which Mortgage is recorded in the Office of the Columbia County Recorder of Deeds in Book Instrument #200007234, Page on 08/01/2000, together with the debt thereby secured and the Note in the original amount therein described and all right, title and interest of the undersigned in and to the land and property conveyed by said Mortgage/ Deed of Trust, said premises being situated in the County of Columbia, Commonwealth of Pennsylvania, and known as:


See Exhibit "A" attached hereto for a complete legal description.

Commonly known as: 440 Hemlock Street, Bloomsburg, PA 17815.
Tax Parcel Number: 18-01A-035

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed in its name by its duly authorized officers on March 28, 2003

ATTEST:

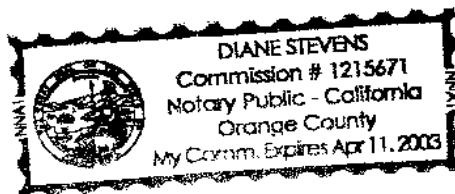
By: 
Name: Jeff Rivas
Title: REO Manager

By: 
Name: Chris Pitaniello
Title: Vice President

STATE OF: California

COUNTY OF: Orange

On March 28, 2003, before me, Diane Stevens the undersigned notary, personally appeared Jeff Rivas and Chris Pitaniello who acknowledged themselves to be the REO Manager and Vice President respectively, of Ameriquest Mortgage Company, and that they, as such officers, being authorized to do so, executed the foregoing instrument for the purposed therein contained, by signing the name of the corporation. In witness whereof I hereunto set my hand and official seal.




Diane Stevens, Notary Public

BEVERLY J. MICHAEL
REGISTER AND RECORDER
COLUMBIA COUNTY
PENNSYLVANIA

INSTRUMENT NUMBER
200304663

RECORDED ON
Apr 21, 2003
10:45:37 AM

RECORDING FEE -	\$13.00
COUNTY IMPROVEMENT	\$2.00
RECORDER IMPROVEMENT	\$3.00
JOS/ACCESS TO JUSTICE	\$10.00
STATE WAIT TAX	\$0.50
TOTAL	\$28.50
CUSTOMER	
RICHARD M SQUIRE & ASSO	
LLC, HALL	



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17126-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

- 0 -

Book Number

202302830

Page Number

Date Recorded

3-11-2023

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) 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: Harry A. Roadarmel, Jr., Sheriff
Telephone Number: 389-5622
Area Code (570)
Street Address: PO Box 380
City: Bloomsburg
State: PA
Zip Code: 17815

B TRANSFER DATA

Grantor(s)/Lessor(s) Bobb J. Whitenight/ Terry R. Long			Date of Acceptance of Document		
Grantee(s)/Lessee(s) WM Specialty Mortgage LLC Without Recourse					
Street Address 30 Ivey Drive			Street Address 505 City Parkway West, Suite 100		
City Bloomsburg	State PA	Zip Code 17815	City Orange	State CA	Zip Code 92865

C PROPERTY LOCATION

Street Address: 440 Hemlock St.
City, Township, Borough: Bloomsburg
County: Columbia
School District: Bloomsburg
Tax Parcel Number: 18-01A-35

D VALUATION DATA

1. Actual Cash Consideration \$5,103.02	2. Other Consideration + -0-	3. Total Consideration = \$5,103.02
4. County Assessed Value \$20,434.00	5. Common Level Ratio Factor x 2.8	6. Fair Market Value = \$57,215.20

E EXEMPTION DATA

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

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (Name of Decedent) _____ (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.)
- ☐ 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.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number Instrument No 200007234, Page Number _____
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

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

Signature of Correspondent or Responsible Party

Date

March 10, 2023

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

EXHIBIT "A"

ALL THOSE TWO pieces, parcels and land situate in the Township of Hemlock, County of Columbia, and State of Pennsylvania, and known as Lots Nos. 23 and 24 I the plan of lots of Fernville Extension to Bloomsburg, recorded Map Book No. 1, Pages 152 and 153, as recorded in the Recorder's Office of Columbia County, bounded and described as follows, to wit:

BEGINNING at a corner on the North line of Drinker Street and corner of a sixteen foot alley; thence Eastwardly on the North line of Drinker Street, 84 feet and 6 inches to a corner of Lot No. 23; thence Northwardly by said lot line, 128 feet to a corner upon the public road; thence Westwardly by line of said road 70 feet and 2 inches to a corner upon alley aforesaid; thence Southwardly by line of said alley, 128 feet and 7 inches to a corner of the place of **BEGINNING**.

TOGETHER with all and singular the said property, improvements, ways, waters, watercourses, rights, liberties, buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the revisions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property claim and demand whatsoever of it, the said Grantor, either in law or equity, of, in and to the same.

TO HAVE AND TO HOLD the said messuage or tenement and lot or piece of ground above described, hereditaments and premises hereby granted, bargained and sold or mentioned or intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever.

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: squirelaw@aol.com

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

John M. Crockett,
Resident Managing Attorney

March 3, 2003

Sheriff of Columbia County
Attn: Real Estate Division
Courthouse
Bloomsburg, PA 17815

**Re: WM Specialty vs. Bobbi J. Whiteknight and Terry R. Long, Jr.
2001-CV-1206-MF
Court of Common Pleas of Columbia County**

To whom it may concern:


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:

WM Specialty Mortgage, LLC Without Recourse
C/o Ameriquest
505 City Parkway West, Suite 100
Orange, CA 92865

Thank you for your kind attention in this matter.

Very truly yours,

RICHARD M. SQUIRE & ASSOCIATES


Thomas G. Barnes
Foreclosure Department

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

RICHARD M. SQUIRE & ASSOCIATES, LLC

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



America's Most Convenient Bank •
1-800-YES-2000
3-180/360

4975 4975

NUMBER

DATE

Three Thousand Seven hundred Fifty Three dollars and Two cents

AMOUNT

3/3/2003

\$3,753.02

PAY
TO THE
ORDER
OF

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

Richard M. Squire

VOID AFTER 90 DAYS

For AMO-013/L and Outstanding Sheriff's sales

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

⑈004975⑈ ⑆036001808⑆ 36 195273 2⑈

SECURITY
SAFEGUARD

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

WM Specialty No. 17, LLC VS Babbi White, right - Kelly Long

NO. 93-02 ED NO. 1206-01 JD

DATE/TIME OF SALE: 9-25-07 / 0900

BID PRICE (INCLUDES COST) \$ 60,000.00

POUNDAGE - 2% OF BID \$ 1200.00

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

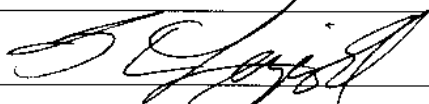
MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5103.02

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 5103.02

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 3753.02

SHERIFF'S SALE COST SHEET

Will Specialty Mkt. LLC vs. Robert (Ch. 14) - Terri Long
 NO. 93-02 ED NO. 1266-01 JD DATE/TIME OF SALE 9-25-02 / 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.60</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>12.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>8.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL *****	\$ <u>375.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>660.35</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>885.35</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL *****	\$ <u>51.50</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 2002	\$	<u>186.15</u>
SCHOOL DIST. 2002	\$	<u>654.09</u>
DELINQUENT 2001	\$	<u>746.38</u>
TOTAL *****	\$	<u>1586.62</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$	<u>634.05</u>
WATER 20	\$	<u> </u>
TOTAL *****	\$	<u>634.05</u>

SURCHARGE FEE (DSTE)	\$	<u>120.00</u>
MISC. _____	\$	<u> </u>
_____	\$	<u> </u>
TOTAL *****	\$	<u> </u>

TOTAL COSTS (OPENING BID) \$ 3653.02

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

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Samuel J. Ventura*
B. Received by (Printed Name) *Samuel J. Ventura*
C. Date of Delivery *JUL 25 2002*

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

Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

70020460000174607352

PS Form 3811, August 2001

Domestic Return Receipt

102595-01-M-2

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

70020460000174607345

PS Form 3811, August 2001

Domestic Return Receipt

102595-01-M-2

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Commonwealth of PA
Dept. 280946
Harrisburg, PA 17128

2. Article Number

(Transfer from service label)

70020460000174607338

PS Form 3811, August 2001

Domestic Return Receipt

102595-01-M-2

COMPLETE THIS SECTION ON DELIVERY

A. Signature *C. R. Haff* 93-02
☒ Agent ☒ Address
B. Received by (Printed Name) *C. R. Haff*
C. Date of Delivery *JUL 25 2002*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Samuel J. Ventura* 93-02
☒ Agent ☒ Address
B. Received by (Printed Name) *D. S. T.*
C. Date of Delivery *JUL 25 2002*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Samuel J. Ventura* 93-02
☒ Agent ☒ Address
B. Received by (Printed Name) *Samuel J. Ventura*
C. Date of Delivery *JUL 25 2002*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

Richard M. Squire, Esquire
Richard M. Squire & Associates, LLC
Attorney ID#04267
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, Pa 19046
Telephone: 215-886-8790
Fax: 215-886-8791
Attorneys for Plaintiff

2002-ED-93

WM Specialty Mortgage LLC, Without
Recourse

PLAINTIFF,

v.

Bobbi J. Whitenight
Terry R. Long Jr

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2001-CV-1206-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P. RULE 3129.1

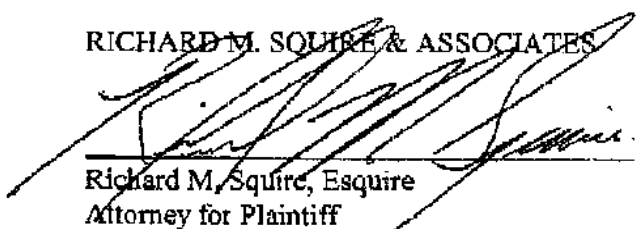
Plaintiff, by its/his/her Attorney, Richard M. Squire, Esquire, hereby verifies that:

1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for Writ of Execution on the date(s) appearing on the attached Certificates of Mailing.
2. A Notice of Sheriff's Sale was sent to the Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".
3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".
4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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

RICHARD M. SQUIRE & ASSOCIATES


Richard M. Squire, Esquire
Attorney for Plaintiff

Date: September 24, 2002

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

WM Specialty Mortgage LLC, Without
Recourse

PLAINTIFF,

v.

Bobbi J. Whitenight
Terry R. Long Jr

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2001-CV-1206-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

Date: August 22, 2002

To: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF' SALE
OF REAL PROPERTY

OWNER(S): Terry R. Long and Bobbi Jo Whitenight

PROPERTY: 440 Hemlock Street
Bloomsburg, PA 17815

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff Sale on September 25, 2002, in the Columbia County Courthouse, 26 W. Main Street, 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.

NAME AND ADDRESS OF SENDER

Richard M. Squire & Associates
115 West Avenue, Suite 104
Jenkintown, PA 19046

INDICATE TYPE OF MAIL

- ☐ Registered Mail
☐ Insured
☐ COD
☐ Certified Mail
☐ Express Mail

CHECK APPROPRIATE BLOCK FOR

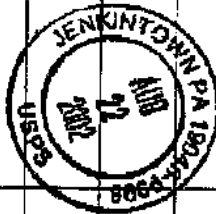
Registered Mail:

- ☐ With Postal Insurance
☐ Without Postal Insurance

POSTMARK AND DATE OF RECEIPT

Affix stamp here if issued as certificate of mailing
or for additional copies of this bill.

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (if Regls.)	Insured Value	Due Sender if C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee	Rest. Del. Fee	Remarks
1	Long Whitenight Lien holders	Commonwealth of PA Dept of Revenue Dept of Revenue 280940 Harrisburg, PA 17128-0940											
2		Domestic Relations P.O. Box 380 Bloomersburg, PA 17815											
3		TENANT/COUPAAT 440 Hemlock Street Bloomersburg, PA 17815											
4													
5													
6													
7													
8													
9													
10													
11													
12													
13													
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office											



159
9070 # 00.90
9486 JENKINTOWN, PA
AUG 22 2002

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document recommendation insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for C.O.D. and \$300 for Insured Mail. Handling charges apply daily to Third- and Fourth-Class parcels. Special delivery service requires special handling service.

PS FORM 3877

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

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 360
BLOOMSBURG, PA 17815
FAX: (717) 784-0257

PHONE
(717) 384-3627

24 HOUR PHONE
(717) 784-6380

WM SPECIALTY MORTGAGE LLC,
WITHOUT RECOURSE

VS

Docket # 93ED2002

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

BOBBI J. WHITENIGHT
TERRI R. LONG, JR.

SHERIFF'S COST \$ 278.00 PAID

AFFIDAVIT OF SERVICE

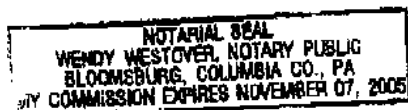
NOW, THIS THURSDAY, JULY 25, 2002, AT 2:27 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON TERRI R. LONG, JR. AT 746
CENTER ST., BLOOMSBURG BY HANDING TO BOBBI J. WHITENIGHT, ADULT IN CHARGE, A
TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO HER THE
CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, JULY 26, 2002

Wendy Westover

NOTARY PUBLIC



Harry A. Roadarmel Jr.

X

SHERIFF HARRY A. ROADARMEL JR.

G. Millard

X
G. MILLARD
DEPUTY SHERIFF

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 300
BLOOMSBURG, PA 17815
FAX: (717) 784-8257

PHONE
(717) 784-3632

24 HOUR PHONE
(717) 784-4380

WM SPECIALTY MORTGAGE LLC,
WITHOUT RECOURSE

VS

Docket # 93ED2002

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

BOBBI J. WHITENIGHT
TERRI R. LONG, JR.

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, JULY 25, 2002, AT 2:27 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON BOBBI J. WHITENIGHT AT 746
CENTER ST., BLOOMSBURG BY HANDING TO BOBBI J. WHITENIGHT, A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO HER THE CONTENTS
THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, JULY 26, 2002

Wendy Westover
NOTARY PUBLIC

Harry A. Roadarmel Jr.

X
SHERIFF HARRY A. ROADARMEL JR.

NOTARIAL SEAL
WENDY WESTOVER, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA CO., PA
COMMISSION EXPIRES NOVEMBER 07, 2005

X G. Millard
G. MILLARD
DEPUTY SHERIFF

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

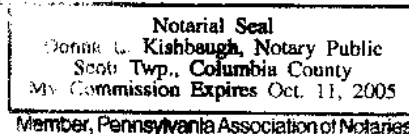
Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established 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 September 4, 11, 18, 2002 edition 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.

.....
By B. Barry

Sworn and subscribed to before me this 19th day of September, 2002

.....
Donna L. Kishbaugh
(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) 389-3622

24 HOUR PHONE
(570) 784-6300

WM SPECIALTY MORTGAGE LLC,
WITHOUT RECOURSE

VS

Docket # 93ED2002

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

BOBBI J. WHITENIGHT
TERRI R. LONG, JR.

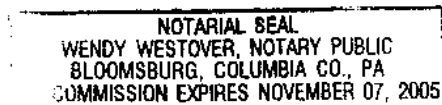
AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, JULY 25, 2002, AT 2:27 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON BOBBI J. WHITENIGHT AT 746
CENTER ST., BLOOMSBURG BY HANDING TO BOBBI J. WHITENIGHT, , A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO HER THE CONTENTS
THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, JULY 26, 2002

Wendy Westover
NOTARY PUBLIC



Harry A. Roadarmel Jr.

X
SHERIFF HARRY A. ROADARMEL JR.

X G. Millard
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.

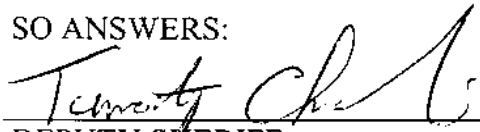
BOBBI WHITENIGHT AND TERRI LONG

WRIT OF EXECUTION #93OF 2002 ED

POSTING OF PROPERTY

AUGUST 19, 2002 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF BOBBI WHITENIGHT AND TERRI LONG AT 440 HEMLOCK ST. BLOOMSBURG
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
JU
THIS 19TH DAY OF AUGUST 2002

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17813

FAX: (570) 784-0237

PHONE
(570) 369-3622

24 HOUR PHONE
(570) 784-6300

WM SPECIALTY MORTGAGE LLC,
WITHOUT RECOURSE

VS

BOBBI J. WHITENIGHT
TERRI R. LONG, JR.

Docket # 93ED2002

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SHERIFF'S COST \$ 278.00 PAID

AFFIDAVIT OF SERVICE

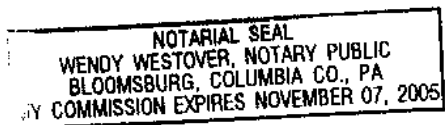
NOW, THIS THURSDAY, JULY 25, 2002, AT 2:27 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON TERRI R. LONG, JR. AT 746
CENTER ST., BLOOMSBURG BY HANDING TO BOBBI J. WHITENIGHT, ADULT IN CHARGE, A
TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO HER THE
CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, JULY 26, 2002

Wendy Westover

NOTARY PUBLIC



Harry A. Roadarmel Jr.

X
SHERIFF HARRY A. ROADARMEL JR.

G. Millard
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) 389-5422

24 HOUR PHONE
(570) 784-6300

Tuesday, July 23, 2002

**DENISE OTTAVIANI-TAX COLLECTOR
116 FROSTY VALLEY ROAD
BLOOMSBURG, PA 17815-**

**WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE
VS
BOBBI J. WHITENIGHT
TERRI R. LONG, JR.**

DOCKET # 93ED2002

JD # 1206JD2001

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

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

2002-ED-93

WM Specialty Mortgage LLC, Without
Recourse

PLAINTIFF,

v.

Bobbi J. Whitenight
Terry R. Long Jr

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2001-CV-1206-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Bobbi J Whitenight
30 Ivey Drive
Bloomsburg, PA 17815

Your house (real estate) at 440 Hemlock Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on Sept. 25, 2002 at 9:00 AM In the Columbia County Courthouse, 26 W. Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$79,153.99 plus interest to the sale date obtained by WM Specialty Mortgage LLC, Without Recourse 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 WM Specialty Mortgage LLC, Without Recourse, 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) 886-8790.
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**

FILE 13

DESCRIPTION

ALL THOSE TWO pieces, parcels and land situate in the Township of Hemlock, County of Columbia, and State of Pennsylvania, and known as Lots Nos. 23 and 24 I the plan of lots of Fernville Extension to Bloomsburg, recorded Map Book No. 1, Pages 152 and 153, as recorded in the Recorder's Office of Columbia County, bounded and described as follows, to wit:

BEGINNING at a corner on the North line of Drinker Street and corner of a sixteen foot alley; thence Eastwardly on the North line of Drinker Street, 84 feet and 6 inches to a corner of Lot No. 23; thence Northwardly by said lot line, 128 feet to a corner upon the public road; thence Westwardly by line of said road 70 feet and 2 inches to a corner upon alley aforesaid; thence Southwardly by line of said alley, 128 feet and 7 inches to a corner of the place of BEGINNING.

TOGETHER with all and singular the said property, improvements, ways, waters, watercourses, rights, liberties, buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the revisions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property claim and demand whatsoever of it, the said Grantor, either in law or equity, of, in and to the same.

TO HAVE AND TO HOLD the said messuage or tenement and lot or piece of ground above described, hereditaments and premises hereby granted, bargained and sold or mentioned or intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever.

Being Known AS: 440 Hemlock Street
Bloomsburg, PA 17815

TAX NOTICE 2002 SCHOOL REAL ESTATE
HEMLOCK TWP

MAKE CHECKS PAYABLE TO:

DENISE D. OTTAVIANI
116 FROSTY VALLEY ROAD
BLOOMSBURG, PA 17815

HOURS JULY & AUG TUE & THUR 1-6PM
SEPT & OCT TUE & THUR 3-6PM
AFTER OCT 31 BY APPT ONLY
PHONE 570-784-9310

M
A
I
L
T
O

LONG TERRY R & BOBBI J JR
30 IVEY DRIVE
BLOOMSBURG PA 17815

FOR BLOOMSBURG SCHOOL DISTRICT DATE 07/01/2002 BILL# 000571				
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE
REAL ESTATE	20434	29.100	582.74	594.63
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.				654.09
PAY THIS AMOUNT				IF PAID ON OR BEFORE
				IF PAID ON OR BEFORE
				IF PAID AFTER

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION		ACCT.
PARCEL 18 01A03500000		14334
Land	2500.00	THIS TAX RETURNED TO COURT HOUSE JANUARY 1, 2003
0.23 ACRES	17934.00	

Copy 1

Tax Notice 2002 County & Municipality
HEMLOCK TWP
MAKE CHECKS PAYABLE TO:

Denise D Ottaviani
116 Frosty Valley Road
Bloomsburg PA 17815

HOURS: MARCH - APRIL: TUE & THUR 1PM TO 6PM
MAY - JUNE: TUE & THUR 3PM - 6PM
AFTER OCTOBER 31 BY APPOINTMENT

PHONE: 570-784-9310

FOR: COLUMBIA COUNTY DATE 03/01/2002 BILL NO. 19290				
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE
GENERAL	20,434	4.846	97.04	99.02
SINKING		.845	16.92	17.27
FIRE		.34	6.81	6.95
TWP RE		1.82	36.45	37.19
WATER		.00043	8.61	8.79
The discount & penalty have been calculated for your convenience				186.15
PAY THIS AMOUNT				IF PAID ON OR BEFORE
				IF PAID ON OR BEFORE
				IF PAID AFTER

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

LONG TERRY R & BOBBI J JR
30 IVEY DRIVE
BLOOMSBURG PA 17815

This tax returned to courthouse on:
January 1, 2003

COUNTY TWP	
Discount	2 %
Penalty	2 %
PARCEL: 18-01A-035-00,000	10 %
LOTS #23-24	10 %
.2321 Acres	Land
	Buildings
	2,500
	17,934
	20,434

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

[illegible]

Invoice # 2002-LONG

FROM:
Hemlock Municipal Sewer
82 Buckhorn Road
Bloomsburg, PA 17815-9705
570-784-2696

ITEM NO.	QTY	DESCRIPTION	UNIT	UNIT PRICE	TOTAL
1	1.00	Outstanding Charges 440 Hemlock Street Terry R. Long Jr/Bobbi J. Whitenight		634.05	634.05
Subtotal					634.05
Tax rate: %					Tax
					Total 634.05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/22/2002

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 93ED2002

PLAINTIFF WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE
DEFENDANT BOBBI J. WHITENIGHT
TERRI R. LONG, JR.

PERSON/CORP TO SERVED
DENISE OTTAVIANI-TAX COLLECTOR
116 FROSTY VALLEY ROAD
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Denise Ottaviani

RELATIONSHIP

IDENTIFICATION

DATE *08/01/02*

TIME

1522

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

07/25/02
07/26/02

1320
0905

Millard
Millard

NA
NA -

DEPUTY

Millard

DATE

08/01/02

INVOICE

Date: August 01, 2002

Invoice # 2002-LONG

TO:
WM Specialty Mortgage LLC
C/O Harry Roadarmel Jr., Sheriff
P.O.> Box 380
Bloomsburg, PA 17815

FROM:
Hemlock Municipal Sewer
82 Buckhorn Road
Bloomsburg, PA 17815-9705
570-784-2696

[illegible]

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/22/2002

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 93ED2002

PLAINTIFF WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE

DEFENDANT BOBBI J. WHITENIGHT
TERRI R. LONG, JR.

PERSON/CORP TO SERVED	PAPERS TO SERVED
BOBBI J. WHITENIGHT	WRIT OF EXECUTION - MORTGAGE
30 IVEY DRIVE	FORECLOSURE
BLOOMSBURG	

SERVED UPON

Bobbi J. Whitenight

RELATIONSHIP

IDENTIFICATION

DATE *07/25/02*

TIME *1427*

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

Millard

DATE

07/25/02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/22/2002

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 93ED2002

PLAINTIFF WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE
DEFENDANT BOBBI J. WHITENIGHT
TERRI R. LONG, JR.

PERSON/CORP TO SERVED
TERRI R. LONG, JR.
30 IVEY DRIVE 746 Center St.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Bobbi J. Whitenight

RELATIONSHIP _____ IDENTIFICATION _____

DATE 07/25/02 TIME 1427 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 07/25/02

Contact Dave J. J. J.
Superior

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/22/2002

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 93ED2002

PLAINTIFF WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE
DEFENDANT BOBBI J. WHITENIGHT
TERRI R. LONG, JR.

PERSON/CORP TO SERVED
TENANT(S)
440 HEMLOCK ST.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Bobbi J. Whitenight

RELATIONSHIP Tenant IDENTIFICATION _____

DATE 07/25/02 TIME 1427 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

Miller 07/25/02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/22/2002

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 93ED2002

PLAINTIFF WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE
DEFENDANT BOBBI J. WHITENIGHT
TERRI R. LONG, JR.

PERSON/CORP TO SERVED
HEMLOCK-FERNVILLE SEWER
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Cord Whittey

RELATIONSHIP Secy Treas IDENTIFICATION _____

DATE 7.24.02 TIME 0915 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

7.24.02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/22/2002

SERVICE# 7 - OF - 12 SERVICES
DOCKET # 93ED2002

PLAINTIFF WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE
DEFENDANT BOBBI J. WHITENIGHT
TERRI R. LONG, JR.

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Bobbi J. Whitenight Customer Service

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-24 TIME 0900 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

7-24-02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/22/2002

SERVICE# 10 - OF - 12 SERVICES
DOCKET # 93ED2002

PLAINTIFF WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE

DEFENDANT BOBBI J. WHITENIGHT
TERRI R. LONG, JR.

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON [Signature]

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7.24 TIME 08:00 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE

7.24.02

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 784-0257

PHONE
(570) 389-562224 HOUR PHONE
(570) 784-6300

93-02

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT

7-22-02

DOCKET AND INDEX

7-23-02

SET FILE FOLDER UP

7-23-02

CHECK FOR PROPER INFO

WRIT OF EXECUTION

✓

COPY OF DESCRIPTION

✓

WHEREABOUTS OF LAST KNOWN ADDRESS

✓

NON-MILITARY AFFIDAVIT

✓

NOTICES OF SHERIFF'S SALE

4

WATCHMAN RELEASE FORM

✓

AFFIDAVIT OF LEINS LIST

✓

CHECK FOR \$1200.00

CK # 2871 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

Sept. 25, 2002 0900

POST ALL DATES ON CALANDER

Post 8:25 AM 7-4, 11, 25-02

* 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

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

2002-ED-93

WM Specialty Mortgage LLC, Without
Recourse

PLAINTIFF,

v.

Bobbi J. Whitenight
Terry R. Long Jr

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2001-CV-1206-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

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 \$79,153.99

INTEREST FROM 05/16/02 to Date of Sale \$
@19.23 per diem, plus fees and costs \$

Forrest B. Kline
PROTHONOTARY

Seal of Court

BY:

Elizabeth A. Breen
Deputy Prothonotary

Date

7/20/02

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

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NO. 2001-CV-1206-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

WM Specialty Mortgage LLC, Without Recourse, 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 440 Hemlock Street, Bloomsburg, PA 17815.

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

Bobbi J. Whiteknight 30 Ivey Drive
Bloomsburg, PA 17815

Terry R. Long, Jr. 30 Ivey Drive
Bloomsburg, PA 17815

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

Bobbi J. Whiteknight 30 Ivey Drive
Bloomsburg, PA 17815

Terry R. Long, Jr. 30 Ivey Drive
Bloomsburg, PA 17815

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:

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:

Domestic Relations
Columbia County

P.O. Box 380
Bloomsburg, PA 17815

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

Harrisburg, PA 17128-0946

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:

Tenant/Occupant

440 Hemlock Street
Bloomsburg, PA 17815

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
115 West Avenue, Suite 104
Jenkintown, PA 19046
Attorneys for Plaintiff

Date: July 17, 2002

Richard M. Squire & Associa LLC
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

WM Specialty Mortgage LLC, Without Recourse
PLAINTIFF,

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Bobbi J. Whitenight
Terry R. Long Jr

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2001-CV-1206-MF

CIVIL ACTION

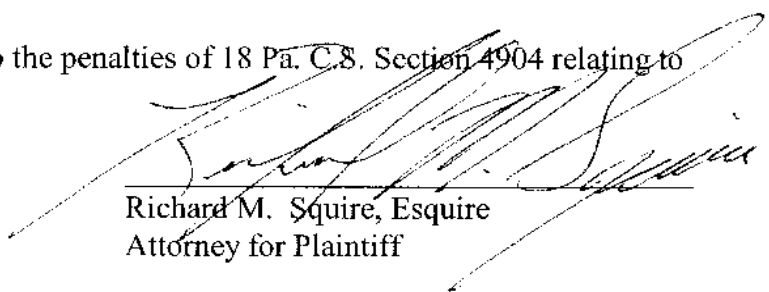
2002-ED-93
MORTGAGE FORECLOSURE

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 & 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

2002-ED-93

WM Specialty Mortgage LLC, Without
Recourse

PLAINTIFF,

v.

Bobbi J. Whitenight
Terry R. Long Jr
30 Ivey Drive
Bloomsburg, PA 17815

DEFENDANTS.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

2001

NO: CV-1206-MF

CIVIL ACTION

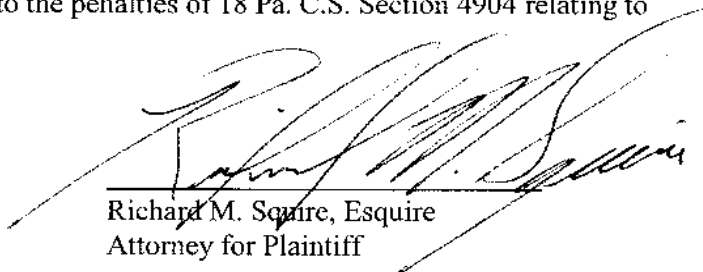
VERIFICATION OF NON-MILITARY SERVICE

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) Terry R. Long Jr. and Bobbi J. Whitenight are over 18 years of age and reside at 440 Hemlock Street, Bloomsburg, PA 17815.

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, Suite 104
115 West Avenue
Jenkintown, Pa 19046
Telephone: 215-886-8790
Fax: 215-886-8791
Attorneys for Plaintiff

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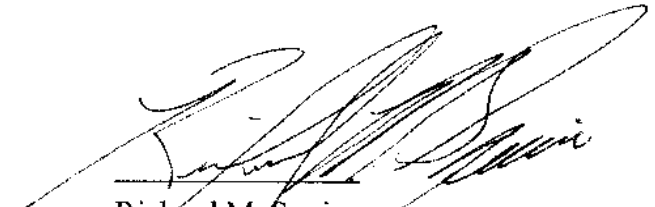
IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

2001
NO: CV-1206-MF

CIVIL ACTION

WAIVER OF WATCHMAN

I, Richard M. Squire, Esquire, Attorney for Plaintiff, do hereby state that any Deputy Sheriff of 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 of 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
Attorney for Plaintiff

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

2002-ED-93

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IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2001-CV-1206-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

Date: July 17, 2002

To: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF' SALE
OF REAL PROPERTY

OWNER(S): Terry R. Long and Bobbi Jo Whitenight

PROPERTY: 440 Hemlock Street
Bloomsburg, PA 17815

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff Sale on _____, in the Columbia County Courthouse, 26 W. Main Street, 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.

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115 West Avenue
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Telephone: 215-886-8790
Fax: 215-886-8791
Attorneys for Plaintiff

2002-ED-93

WM Specialty Mortgage LLC, Without
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PLAINTIFF,

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DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2001-CV-1206-MF

CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Bobbi J Whitenight
30 Ivey Drive
Bloomsburg, PA 17815

Your house (real estate) at 440 Hemlock Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on _____ In the Columbia County Courthouse, 26 W. Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$79,153.99 plus interest to the sale date obtained by WM Specialty Mortgage LLC, Without Recourse 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 WM Specialty Mortgage LLC, Without Recourse, 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) 886-8790.
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**

DESCRIPTION

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TOGETHER with all and singular the said property, improvements, ways, waters, watercourses, rights, liberties, buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the revisions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property claim and demand whatsoever of it, the said Grantor, either in law or equity, of, in and to the same.

TO HAVE AND TO HOLD the said messuage or tenement and lot or piece of ground above described, hereditaments and premises hereby granted, bargained and sold or mentioned or intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever.

Being Known AS: 440 Hemlock Street
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TOGETHER with all and singular the said property, improvements, ways, waters, watercourses, rights, liberties, buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the revisions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property claim and demand whatsoever of it, the said Grantor, either in law or equity, of, in and to the same.

TO HAVE AND TO HOLD the said messuage or tenement and lot or piece of ground above described, hereditaments and premises hereby granted, bargained and sold or mentioned or intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever.

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BEGINNING at a corner on the North line of Drinker Street and corner of a sixteen foot alley; thence Eastwardly on the North line of Drinker Street, 84 feet and 6 inches to a corner of Lot No. 23; thence Northwardly by said lot line, 128 feet to a corner upon the public road; thence Westwardly by line of said road 70 feet and 2 inches to a corner upon alley aforesaid; thence Southwardly by line of said alley, 128 feet and 7 inches to a corner of the place of **BEGINNING**.

TOGETHER with all and singular the said property, improvements, ways, waters, watercourses, rights, liberties, buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the revisions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property claim and demand whatsoever of it, the said Grantor, either in law or equity, of, in and to the same.

TO HAVE AND TO HOLD the said messuage or tenement and lot or piece of ground above described, hereditaments and premises hereby granted, bargained and sold or mentioned or intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever.

Being Known AS: 440 Hemlock Street
Bloomsburg, PA 17815

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

RICHARD M. SQUIRE & ASSOCIATES, LLC

PA ESCROW ACCOUNT
ONE JENKINTOWN STATION • SUITE 104
115 WEST AVENUE
JENKINTOWN, PA 19046



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NUMBER

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One Thousand Three hundred Fifty dollars and Zero cents

PAY
TO THE
ORDER
OF

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

DATE

07/16/2002

AMOUNT

\$1,350.00

For AMO-013/Long Sale deposit

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

002871 0360018081 35 195273 21

VOID AFTER 90 DAYS

A handwritten signature in black ink, appearing to read "Richard M. Squire", written over a horizontal line.

