

2180

CONNIE C. GINGHER  
TAX COLLECTOR - BOROUGH OF BERWICK  
1615 LINCOLN AVE  
BERWICK, PA 18603

80-712/313  
BRANCH 3

DATE Dec. 16, 2023

\$ 293.39

PAY  
TO THE  
ORDER OF

Columbia County Sheriff's Dept



39

DOLLARS  
100

New hundred ninety three and



First National  
BANK OF BERWICK  
Berwick, PA 18603

*Connie C. Gingher*

FOR Defendant's Motion, Berwick

⑈002180⑈ ⑆031307125⑆ 01 29483 1⑈0⑆

**Tax Notice 2003** County & Municipality

BERWICK BORO

**MAKE CHECKS PAYABLE TO:**

Connie C Gingham  
1615 Lincoln Avenue  
Berwick PA 18603

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

\*CLOSED FRIDAY AFTER DISCOUNT

PHONE: 717-752-7442

FOR: COLUMBIA COUNTY

DATE 03/01/2003

BILL NO. 4140

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL SINKING LIGHT FIRE BORO RE	18,753	5.646 .845 .75 1.25 6.1	103.76 15.53 13.78 22.97 112.10	105.88 15.85 14.06 23.44 114.39	116.47 17.44 14.76 24.81 120.11
The discount & penalty have been calculated for your convenience	PAY THIS AMOUNT		268.14 April 30 If paid on or before	273.62 June 30 If paid on or before	293.39 June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

HUTTON ROGER  
1000 B PINE STREET  
BERWICK PA 18603

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

CNTY	TWP	DISCOUNT	Penalty	PARCEL	Land	Buildings	Total Assessment
2 %	2 %	2 %	5 %	04A-03 -026-00,000	1384 Acres	2,500	16,253
				1000 PINE 1/2 11& 12 LESS 4 FT			18,753

This tax returned to  
counthouse on:  
January 1, 2004

FILE COPY

293.39  
#765673  
Chunguang mts

7/29/2003

Referenced 293.39 12/10/03

per by mts co.

9/14/03 FD 2003

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  
mark.siuta@fedphe.com

Mark Siuta  
Paralegal, ext. 1385

Representing Lenders in  
Pennsylvania and New Jersey

November 20, 2003

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

Re: HUTTON, Roger W.  
10th & Pine Streets  
Berwick, PA 18603  
No. 2003-CV-588

Dear Sir or Madam:

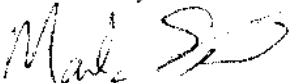
With reference to the above captioned property, which was knocked-down to Frank Federman as "attorney-on-the-writ", please prepare the Sheriff's Deed to **WM Specialty Mortgage, LLC**, 505 South Main Street, Orange, CA, 92868.

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,

  
Mark Siuta/for  
Federman & Phelan, LLP  
Enclosure

cc: Ameriquest Mortgage Company

Account No. 0012313490

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
One Penn Center at Suburban Station, 1617 JFK Blvd.	Philadelphia
State	Zip Code
PA	19103

**B TRANSFER DATA**

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

**C PROPERTY LOCATION**

Street Address	City, Township, Borough
10th & Pine Streets, Berwick, PA 18603	Borough of Berwick
County	School District
Columbia	Berwick
	Tax Parcel Number
	04A-03-26

**D VALUATION DATA**

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$2,841.02	+ -0-	= \$2,841.02
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$18,753.00	x 2.92	= \$54,758.76

**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. Instr. #200307130
- ☐ 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:

11/25/03

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

# Federman and Phelan, LLP

One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814  
Phone: 215-563-7000  
Fax: 215-567-0072  
Email: mark.siuta@fedphe.com

Mark Siuta  
Extension 1385

Representing Lenders in  
Pennsylvania and New Jersey

December 2, 2003

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

RE: HUTTON, Roger  
10TH & PINE STREETS  
BERWICK, PA 18603

Dear Sir or Madam:

Please find enclosed herewith a check made payable to your office in the amount of \$1,491.02 for payment of the sheriff settlement that is due with respect to the above referenced property.

Please apply the payment as soon as possible and proceed with recording the deed as requested earlier.

Thank you for your kind assistance with respect to this matter.

Very truly yours,



Mark Siuta  
Federman and Phelan, L.L.P.

Enclosure

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

COMMERCE BANK  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO  
000315981

Pay ONE THOUSAND FOUR HUNDRED NINETY ONE AND 02/100 DOLLARS

DATE	AMOUNT
11/26/2003	*****1,491.02

11/26/2003

Void after 90 days

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

*Thomas S. Williams*

⑈315981⑈ ⑆036001808⑆36 150866 6⑈

# SHERIFF'S SALE COST SHEET

Win Speciality Mortgage vs. Roger Hutton  
 NO. 94-03 ED NO. 588-03 JD DATE/TIME OF SALE 11-19-03 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</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>8.00</u>
TOTAL ***** \$ <u>394.50</u>	

WEB POSTING	1388 \$150.00
PRESS ENTERPRISE INC.	87 \$ <u>625.00</u>
SOLICITOR'S SERVICES	90 \$75.00
TOTAL ***** \$ <u>850.00</u>	

PROTHONOTARY (NOTARY)	91 \$10.00
RECORDER OF DEEDS	92 \$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	95 \$ <u>293.39</u>
SCHOOL DIST.	20 \$ <u>647.72</u>
DELINQUENT	20 94 \$ <u>5.00</u>
TOTAL ***** \$ <u>946.11</u>	

MUNICIPAL FEES DUE:	
SEWER	20 94 \$ <u>423.20</u>
WATER	20 \$
TOTAL ***** \$ <u>423.20</u>	

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC.	\$
	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2785.31

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Wm Specialty Mortgage VS Koger Hunter

NO. 94-03 ED NO. 588-03 JD

DATE/TIME OF SALE: 11-19-03 1000

BID PRICE (INCLUDES COST) \$ 2785.51

POUNDAGE - 2% OF BID \$ 55.71

TRANSFER TAX - 2% OF FAIR MKT \$ -

LIEN CERTIFICATE \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2841.02

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

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

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

PURCHASER(S) SIGNATURE(S): John S. Slick

TOTAL DUE: \$ 2841.02

LESS DEPOSIT: \$ 1546.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 1495.02



Phone: 570 389 5622  
Fax:

**COLUMBIA COUNTY  
SHERIFF'S OFFICE**

# Fax

**To:** Mark Siuta

**From:** Chief Deputy Tim Chamberlain

**Fax:**

**Date:** November 26, 2003

**Phone:**

**Pages:** 3

**Re:** Roger Hutton foreclosure

**CC:**

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

**•Comments:** I have received the deed instructions, however I have not received the balance due of \$1,491.02. I am also sending the cost sheets.

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  
LISA.STEINMAN@fedphe.com

November 5, 2003

Office of the Sheriff  
COLUMBIA County Courthouse  
35 WEST MAIN STREET  
BLOOMSBURG, PA 17815

RE: WM SPECIALTY MORTGAGE, LLC  
V. ROGER W. HUTTON  
COLUMBIA COUNTY, NO. 2003-CV-588

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,



LISA STEINMAN  
for Federman and Phelan

**\*\*\*PROPERTY IS LISTED FOR THE 11/19/03 SHERIFF'S SALE.\*\*\***

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: WM SPECIALTY MORTGAGE, LLC ) CIVIL ACTION

vs.

ROGER W. HUTTON ) CIVIL DIVISION  
) NO. 2003-CV-588

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

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

I, FRANK FEDERMAN, ESQUIRE attorney for **WM SPECIALTY MORTGAGE, LLC** hereby verify that on **8/14/03** true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: November 5, 2003



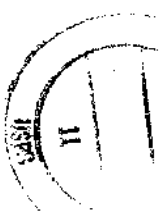
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

Name and Address of Sender

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

L i n e	Article Number	Name of Addressee, Street, and Post Office Address	Postage	
			F o o	c
1	*****	DOMESTIC RELATIONS OF, COLUMBIA COUNTY, COLUMBIA COUNTY COURTHOUSE P.O. BOX 380, BLOOMSBURG, PA 17815		
2	****	TENANT/OCCUPANT 10 <sup>TH</sup> AND PINE STREETS, BERWICK, PA 18603		
3		COMMONWEALTH OF PA DEPARTMENT OF WELFARE P.O. BOX 2675, HARRISBURG, PA 17105		
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
Total	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)		

TEAM 3



STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                      } SS

James T. Micklow, Treasurer, 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 3, 8, 15, 2003 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.

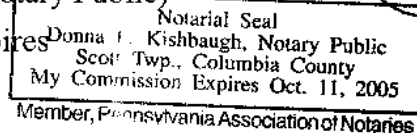
James T. Micklow, Treasurer

Sworn and subscribed to before me this 16<sup>th</sup> day of October 2003

Donna S. 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.

.....

Law Offices  
FEDERMAN AND PHELAN, LLP  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
Main Fax: (215)563-5534  
Ph: (215)563-7000

Katherine Marshall  
Sale Department, Ext. 1493

Representing Lenders in  
Pennsylvania and New Jersey

October 17, 2003

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

Re: WM SPECIALTY MORTGAGE, LLC  
v. ROGER W. HUTTON  
No. 2003-CV-588  
Premises: 10TH AND PINE STREETS, BERWICK, PA 18603

Dear Sir or Madam:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is scheduled for 10/22/03. Please relist the property for the 11/19/03 sale.

*at 10 am*

*per Kennedy*

Very truly yours,

*KJM*  
Katherine Marshall  
/kjm

VIA TELECOPY 570-389-5625

Cc: ROGER W. HUTTON  
436 WEST FRONT STREET  
BERWICK, PA 18603

**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**  
**Shawn.mccann@fedphe.com**

October 15, 2003

Office of the Sheriff  
Columbia County Courthouse

RE: WM Specialty Mortgage, LLC  
v. Roger W. Hutton  
COLUMBIA COUNTY, NO. 2003-CV-588

Dear Sir/Madam,

Enclosed are the Affidavits of Service for the above captioned matter for filing with your office. We have forwarded the originals of the same to the Prothonotary.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Yours truly,



Shawn McCann  
for Federman and Phelan

**\*\*\*PROPERTY IS LISTED FOR THE 10/22/03 SHERIFF'S SALE\*\*\***

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent *94*  
 B. Received by (Printed Name) *[Name]* ☒ Addressee  
 C. Date of Delivery *11 25*  
 D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

ING

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

02 3150 0006 4911 8236

Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent *94*  
 B. Received by (Printed Name) *[Name]* ☒ Addressee  
 C. Date of Delivery *11 24 2003*  
 D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

150 0006 4911 8205

Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent *94*  
 B. Received by (Printed Name) *[Name]* ☒ Addressee  
 C. Date of Delivery *JUL 25 2002*  
 D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

ING

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

02 3150 0006 4911 8243

Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent *94*  
 B. Received by (Printed Name) *[Name]* ☒ Addressee  
 C. Date of Delivery *JUL 24 2003*  
 D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

02 3150 0006 4911 8212

Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent *94*  
 B. Received by (Printed Name) *[Name]* ☒ Addressee  
 C. Date of Delivery *11 24 2003*  
 D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

REFRIG SALE

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

02 3150 0006 4911 8229

Return Receipt 102595-02-M-1540



**AFFIDAVIT OF SERVICE**

**FTM**

**Plaintiff: WM SPECIALTY MORTGAGE, LLC**

**COLUMBIA County  
No 2003-CV-588**

**Defendant(s): ROGER W. HUTTON**

**Type of Action  
- Notice of Sheriff's Sale**

**Address: 20 NEGHART ROAD  
ORANGEVILLE, PA 17859**

**Sale Date: 10/22/03**

**\*\*PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES\*\***

**SERVED**

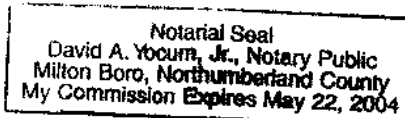
Served and made known to Roger W. Hutton, Defendant, on the 4<sup>th</sup> day of October, 2003, at 6:40 o'clock P.m., at 14 Neghart Rd. D.V. Orangeville, Commonwealth of PA, in the manner described below:

- ☒ Defendant personally served.
- ☐ Adult family member with whom Defendant(s) reside(s). Relationship is \_\_\_\_\_
- ☐ Adult in charge of Defendant(s)'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)'s office or usual place of business.
- ☐ \_\_\_\_\_ an officer of said Defendant(s)'s company.
- ☐ Other: \_\_\_\_\_

Description: Age 600 Height 506 Weight 225 Race W Sex M Other \_\_\_\_\_

I, JAMES E. MESSINGER, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed  
before me this 6 day  
of OCT., 2003  
Notary: \_\_\_\_\_



Member Pennsylvania Association of Notaries

By: James E. Messinger

**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_m., Defendant **NOT FOUND** because:

\_\_\_\_\_ Moved \_\_\_\_\_ Unknown \_\_\_\_\_ No Answer \_\_\_\_\_ Vacant

Other: 1<sup>ST</sup> ATTEMPT 2<sup>ND</sup> ATTEMPT 3<sup>RD</sup> ATTEMPT

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 200\_\_\_\_.

Notary: \_\_\_\_\_ By: \_\_\_\_\_

**Attorney for Plaintiff**

**Frank Federman, Esquire - I.D. No. 12248  
One Penn Center at Suburban Station-Suite 1400  
Philadelphia, PA 19103  
(215) 563-7000**

# SHERIFF'S SALE

WEDNESDAY OCTOBER 22, 2003 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 94 OF 2003 ED AND CIVIL WRIT NO. 588 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

BEGINNING at the Northeasterly corner of Tenth and Pine Streets; thence along Pine Street in a Northerly direction 90 feet 9 inches to line of land now or late of John Hoppler; thence along same in an Easterly direction, parallel with Tenth Street 53-1/2 feet; thence continuing along same in a Northerly direction, parallel with Pine Street 90 feet 9 inches to an alley; thence along said alley in an Easterly direction 45 feet 6 inches to line of Lot No. 13; thence along said lot in a Southerly direction 181-1/2 feet to Tenth Street; thence along said Street in a Westerly direction 99 feet to the place of beginning. Same being parts of Lots No. 11 and 12 as marked and numbered on Richard Thompson's Addition to the Borough of Berwick, but designated in earlier Deeds in the Chain of Title as Lots No. 12 and 13 of said Addition.

EXCEPTING AND RESERVING a part of said premises conveyed to Craig E. Wagner and J. Lorraine Wagner, his wife, by Deed of Carl Cusano and Marie M. Cusano, his wife, dated August 3, 1976 and recorded September 13, 1976 in Columbia County Deed Book 278 at Page 163.

Tax Parcel #O4A-O3-26

BEING KNOWN AS 10TH AND PINE STREETS, BERWICK, PA 18603.

TITLE TO SAID PREMISES IS VESTED IN Roger W. Hutton by Deed from Carl Cusano and Marie Cusano, his wife and John C. Pacenta, single, dated 3/19/1988 and recorded 5/9/1988 in Record Book 408, Page 308.

## TERMS OF SALE

**MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

**REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

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

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

Plaintiff's Attorney  
Frank Federman  
1617 John F. Kennedy Blvd  
Philadelphia, PA 19103

Sheriff of Columbia County  
Harry A. Roadarmel, Jr.  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

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.

ROGER W. HUTTON

WRIT OF EXECUTION #94 OF 2003 ED

POSTING OF PROPERTY

SEPTEMBER 18, 2003      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF ROGER HUTTON AT 10<sup>TH</sup> AND PINE ST. BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
CHIEF DEPUTY SHERIFF T. CHAMBERLAIN.

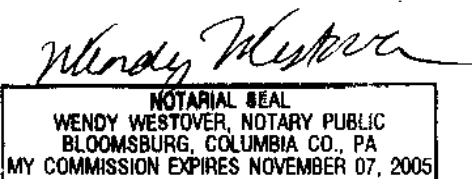
SO ANSWERS:

DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 18TH DAY OF SEPTEMBER 2003



(LETTERHEAD)

Postmaster

Date 9-19-03

Berwick  
City, State, ZIP Code

**Request for Change of Address or Boxholder  
Information Needed for Service of Legal Process**

Please furnish the new address or the name and street address (if a boxholder) for the following:

Name: ROGER W. Hutton

Address: 139 West Front Berwick

NOTE: The name and last known address are required for change of address information. The name, if known, and post office box address are required for boxholder information.

The following information is provided in accordance with 39 CFR 265.6(d)(6)(ii). There is no fee for providing boxholder information. The fee for providing change of address information is waived in accordance with 39 CFR 265.6(d)(1) and (2) and corresponding Administrative Support Manual 352.44a and b.

1. Capacity of requester (e.g., process server, attorney, party representing himself): \_\_\_\_\_
2. Statute or regulation that empowers me to serve process (not required when requester is an attorney or a party acting *pro se* - except a corporation acting *pro se* must cite statute): \_\_\_\_\_
3. The names of all known parties to the litigation: \_\_\_\_\_
4. The court in which the case has been or will be heard: \_\_\_\_\_
5. The docket or other identifying number if one has been issued: \_\_\_\_\_
6. The capacity in which this individual is to be served (e.g. defendant or witness): \_\_\_\_\_

**WARNING**

THE SUBMISSION OF FALSE INFORMATION TO OBTAIN AND USE CHANGE OF ADDRESS INFORMATION OR BOXHOLDER INFORMATION FOR ANY PURPOSE OTHER THAN THE SERVICE OF LEGAL PROCESS IN CONNECTION WITH ACTUAL OR PROSPECTIVE LITIGATION COULD RESULT IN CRIMINAL PENALTIES INCLUDING A FINE OF UP TO \$10,000 OR IMPRISONMENT OR (2) TO AVOID PAYMENT OF THE FEE FOR CHANGE OF ADDRESS INFORMATION OF NOT MORE THAN 5 YEARS, OR BOTH (TITLE 18 U.S.C. SECTION 1001).

I certify that the above information is true and that the address information is needed and will be used solely for service of legal process in connection with actual or prospective litigation.

J. Carter  
Signature  
J. Carter  
Printed Name

Box 380  
Address  
Berwick  
City, State, ZIP Code

**FOR POST OFFICE USE ONLY**

\_\_\_\_ No change of address order on file. NEW ADDRESS or

BOXHOLDER'S POSTMARK

- ☒ Not known at address given.  
☐ Moved, left no forwarding address.  
☐ No such address.

NAME and STREET ADDRESS  
\_\_\_\_\_  
\_\_\_\_\_



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/15/2003

SERVICE# 1 - OF - 12 SERVICES  
DOCKET # 94ED2003

PLAINTIFF WM SPECIALTY MORTGAGE, LLC

DEFENDANT ROGER W. HUTTON

PERSON/CORP TO SERVED	PAPERS TO SERVED
ROGER W. HUTTON	WRIT OF EXECUTION - MORTGAGE
436 WEST FRONT ST.	FORECLOSURE
BERWICK	

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

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

DATE \_\_\_\_\_ TIME \_\_\_\_\_ MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_  
\_\_\_\_\_

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
9-19-3	0845	ARTER	

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY J. Cuten DATE 9-19-3

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

**WM SPECIALTY MORTGAGE, LLC**

**Plaintiff**

**vs.**

**ROGER W. HUTTON**

**Defendant(s)**

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

**: NO: 2003-CV-588**

**: 2003-ED-94**  
**: 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: 10TH AND PINE STREETS  
BERWICK, PA 18603

(see attached legal description)

Amount Due \$61,455.31

Interest from 7/11/03 \$ \_\_\_\_\_  
to sale date  
(per diem-\$10.10)

Total \$ \_\_\_\_\_ Plus Costs as endorsed.

Clerk Tami B. Kline EAB  
Office of the Prothonotary  
Common Pleas Court of  
Columbia County, PA

Dated: 7/15/2003  
(Seal)

### DESCRIPTION

ALL THOSE TWO CERTAIN lots, pieces or parcels of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Northeasterly corner of Tenth and Pine Streets; thence along Pine Street in a Northerly direction 90 feet 9 inches to line of land now or late of John Hoppler; thence along same in an Easterly direction, parallel with Tenth Street 53-1/2 feet; thence continuing along same in a Northerly direction, parallel with Pine Street 90 feet 9 inches to an alley; thence along said alley in an Easterly direction 45 feet 6 inches to line of Lot No. 13; thence along said lot in a Southerly direction 181-1/2 feet to Tenth Street; thence along said Street in a Westerly direction 99 feet to the place of beginning. Same being parts of Lots No. 11 and 12 as marked and numbered on Richard Thompson's Addition to the Borough of Berwick, but designated in earlier Deeds in the Chain of Title as Lots No. 12 and 13 of said Addition.

EXCEPTING AND RESERVING a part of said premises conveyed to Craig E. Wagner and J. Lorraine Wagner, his wife, by Deed of Carl Cusano and Marie M. Cusano, his wife, dated August 3, 1976 and recorded September 13, 1976 in Columbia County Deed Book 278 at Page 163.

Tax Parcel #04A-03-26

BEING KNOWN AS 10<sup>TH</sup> AND PINE STREETS, BERWICK, PA 18603.

TITLE TO SAID PREMISES IS VESTED IN Roger W. Hutton by Deed from Carl Cusano and Marie Cusano, his wife and John C. Pacenta, single, dated 3/19/1988 and recorded 5/9/1988 in Record Book 408, Page 308.

**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.**

**ROGER W. HUTTON**

**Defendant(s)**

**: COLUMBIA County**

**:**

**: Court of Common Pleas**

**:**

**: CIVIL DIVISION**

**:**

**: NO. 2003-CV-588**

**:**

**:**

**:**

**:**

**\*\*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**

**JULY 10, 2003**

**TO: ROGER W. HUTTON  
436 WEST FRONT STREET  
BERWICK, PA 18603**

Your house (real estate) at **10TH AND PINE STREETS, BERWICK, PA 18603**, is scheduled to be sold at the Sheriff's Sale on October 22, 2003, at 9:00 AM in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$61,455.31** 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. 5<sup>th</sup> STREET,  
BLOOMSBURG, PA 17815  
(570) 784-8760**

### DESCRIPTION

ALL THOSE TWO CERTAIN lots, picces or parcels of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Northeasterly corner of Tenth and Pine Streets; thence along Pine Street in a Northerly direction 90 feet 9 inches to line of land now or late of John Hoppler; thence along same in an Easterly direction, parallel with Tenth Street 53-1/2 feet; thence continuing along same in a Northerly direction, parallel with Pine Street 90 feet 9 inches to an alley; thence along said alley in an Easterly direction 45 feet 6 inches to line of Lot No. 13; thence along said lot in a Southerly direction 181-1/2 feet to Tenth Street; thence along said Street in a Westerly direction 99 feet to the place of beginning. Same being parts of Lots No. 11 and 12 as marked and numbered on Richard Thompson's Addition to the Borough of Berwick, but designated in earlier Deeds in the Chain of Title as Lots No. 12 and 13 of said Addition.

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TITLE TO SAID PREMISES IS VESTED IN Roger W. Hutton by Deed from Carl Cusano and Marie Cusano, his wife and John C. Pacenta, single, dated 3/19/1988 and recorded 5/9/1988 in Record Book 408, Page 308.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/15/2003

SERVICE# 2 - OF - 12 SERVICES  
DOCKET # 94ED2003

PLAINTIFF WM SPECIALTY MORTGAGE, LLC

DEFENDANT ROGER W. HUTTON

<b>PERSON/CORP TO SERVED</b>
TENANT(S)
10TH & PINE STREETS
BERWICK

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

SERVED UPON Post

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

DATE 8-4 TIME 11:25 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

8-4-03

**COLUMBIA COUNTY TAX CLAIM BUREAU  
LIEN CERTIFICATE**

Date July 28, 2003

OWNER OR REPUTED OWNER

Roger W Hutton

DESCRIPTION OF PROPERTY

1000 Pine St  
.14 acre

PARCEL NUMBER

04A,03-026-00,000

IN ~~Berwick Township~~ Borough Township  
Borough  
City

This is to certify that, according to our records, there are no unpaid Taxes on  
the above mentioned property as of December 31 2002.

Excluding: Interim Tax Billings

Requested by: Harry Roadarmel, Sheriff

FEE - \$5.00  
Per Parcel

COLUMBIA COUNTY TAX CLAIM BUREAU

**TAX NOTICE** 2003 SCHOOL REAL ESTATE  
 BERWICK BOROUGH  
**MAKE CHECKS PAYABLE TO:**  
 CONNIE C. GINGHER  
 1615 LINCOLN AVENUE  
 BERWICK, PA 18603

**HOURS** MON, TUES, THURS, FRI 9:30am  
 -4pm DURING DISCT. CLOSED WED  
 FRI AND HOLIDAY AFTER DISCT.  
**PHONE 570-752-7442**

**M A I L T O**

**HUTTON ROGER**  
**1000 B PINE STREET**  
**BERWICK PA 18603**

FOR BERWICK AREA SCHOOL DISTRICT					DATE 07/01/03	BILL# 001928
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC	PENALTY
REAL ESTATE	18753	31.400	577.06	588.84		647.72
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.						
		<b>PAY THIS AMOUNT</b>	<b>AUG 31 IF PAID ON OR BEFORE</b>	<b>OCT 31 IF PAID ON OR BEFORE</b>	<b>OCT 31 IF PAID AFTER</b>	

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION		ACCT.	3965
PARCEL 04A03 02600000			
1000 PNE	2500.00		
0408-0308	16253.00		
0.14 ACRES			

THIS TAX RETURNED  
 TO COURT HOUSE:  
 JANUARY 1, 2004

**Original**

**Tax Notice** 2003 County & Municipality  
 BERWICK BORO  
**MAKE CHECKS PAYABLE TO:**  
 Connie C Gingher  
 1615 Lincoln Avenue  
 Berwick PA 18603

**HOURS** MON, TUE, THUR & FRI : 9:30AM - 4PM  
 CLOSED WEDNESDAY & HOLIDAYS.  
 CLOSED FRIDAY AFTER DISCOUNT  
**PHONE: 570-752-7442**

FOR: COLUMBIA COUNTY					DATE 03/01/2003	BILL NO. 4140
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL	PENALTY
GENERAL	18,753	5.646	103.76	105.88		116.47
SINKING		.845	15.53	15.85		17.44
LIGHT		.75	13.78	14.06		14.76
FIRE		1.25	22.97	23.44		24.61
BORO RE		6.1	112.10	114.39		120.11
The discount & penalty have been calculated for your convenience						
	<b>PAY THIS AMOUNT</b>		<b>April 30 If paid on or before</b>	<b>273.62</b>	<b>June 30 If paid after</b>	<b>293.39</b>

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

**HUTTON ROGER**  
**1000 B PINE STREET**  
**BERWICK PA 18603**

Cnty TWP Discount 2 % 2 % Penalty 10 % 5 % PARCEL: 04A-03 -026-00,000 1000 PINE 1/2 11& 12 LESS 4 FT .1384 Acres Land Buildings 2,500 Total Assessment 16,253 18,753	This tax returned to courthouse on: January 1, 2004
--	---

**FILE COPY**

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

**BERWICK AREA JOINT SEWER AUTHORITY**

**7474D COLUMBIA BOULEVARD  
BERWICK, PENNSYLVANIA 18603  
(570) 752-8477 FAX# (570) 752-8479**

July 23, 2003

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County  
Court House- P.O. Box 380  
Bloomsburg, PA 17815

**RE: WM SPECIALTY MORTGAGE, LLC**

**VS**

**ROGER W. HUTTON**

**DOCKET # 94ED2003**

**JD# 588JD2003**

Dear Harry:

The outstanding balance on sewer account #104112/123725 for the property located at 10<sup>th</sup> & Pine Streets, Berwick, Pennsylvania through October 2003 is \$423.20.

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

Sincerely,



Kristy Romig  
Authority Clerk

**BERWICK AREA JOINT SEWER AUTHORITY**

7474 D COLUMBIA BOULEVARD  
BERWICK, PENNSYLVANIA 18603  
(570) 752-8477 FAX: (570) 752-8479

DATE: July 24, 2003

NUMBER OF PAGES  
(Including cover page) 2

To: Harry Roadarmel, Jr.

Company: Sheriff of Columbia County

Facsimile: (570) 389-5625

Phone Number: (570) 389-5622

From: Kristy Romig, Authority Clerk

Company: BAJSA

Subject: Sheriff sale letter

If you do not receive all of the pages, or if any part of the transmittal is illegible, please call us at (570) 752-8477.

KR  
Facsimile Operator

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/15/2003

SERVICE# 4 - OF - 12 SERVICES  
DOCKET # 94ED2003

PLAINTIFF WM SPECIALTY MORTGAGE, LLC

DEFENDANT ROGER W. HUTTON

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Postcard

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

DATE 7-23 TIME 1315 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 7-23-03



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/15/2003

SERVICE# 6 - OF - 12 SERVICES  
DOCKET # 94ED2003

PLAINTIFF WM SPECIALTY MORTGAGE, LLC

DEFENDANT ROGER W. HUTTON

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

SERVED UPON Jean Remiller

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

DATE 7-23-03 TIME 1140 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

J. Cuda

DATE 7-23-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/15/2003

SERVICE# 5 - OF - 12 SERVICES  
DOCKET # 94ED2003

PLAINTIFF WM SPECIALTY MORTGAGE, LLC

DEFENDANT ROGER W. HUTTON

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER AUTHORITY	WRIT OF EXECUTION - MORTGAGE
7474D COLUMBIA BLVD	FORECLOSURE
BERWICK	

SERVED UPON Kristy Romig

RELATIONSHIP Authority Clerk IDENTIFICATION \_\_\_\_\_

DATE 7-23-03 TIME 1405 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 7-23-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/15/2003

SERVICE# 9 - OF - 12 SERVICES  
DOCKET # 94ED2003

PLAINTIFF WM SPECIALTY MORTGAGE, LLC

DEFENDANT ROGER W. HUTTON

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Renee Neubart

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

DATE 7-23-3 TIME 1105 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

J. C. Cullen

DATE 7-23-3

# REAL ESTATE OUTLINE

ED # 94-03

DATE RECEIVED 7-15-03  
DOCKET AND INDEX 7-22-03  
SET FILE FOLDER UP 7-24-03

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA ✓  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF SALE ✓  
WATCHMAN RELEASE FORM ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR \$1,350.00 OR ✓ CK# 286967

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

SALE DATE Oct. 22, 2003 TIME 0900  
POSTING DATE Sept. 17, 03  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK 0 1-03  
2<sup>ND</sup> WEEK 8  
3<sup>RD</sup> WEEK 15

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

**WM SPECIALTY MORTGAGE, LLC**

**Plaintiff**

**vs.**

**ROGER W. HUTTON**

**Defendant(s)**

**: COURT OF COMMON PLEAS**

**: COLUMBIA COUNTY, PA**

**:**

**: NO: 2003-CV-588**

**:**

**:**

**:**

**:**

**:**

**(MORTGAGE FORECLOSURE)**

*2003-ED-94*  
**WRIT OF EXECUTION**

**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: 10TH AND PINE STREETS  
BERWICK, PA 18603

(see attached legal description)

Amount Due \$61,455.31

Interest from 7/11/03 \$ \_\_\_\_\_  
to sale date  
(per diem-\$10.10)

Total \$ \_\_\_\_\_ Plus Costs as endorsed.

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

Dated: *7/15/2003*  
(Seal)

### DESCRIPTION

ALL THOSE TWO CERTAIN lots, pieces or parcels of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Northeasterly corner of Tenth and Pine Streets; thence along Pine Street in a Northerly direction 90 feet 9 inches to line of land now or late of John Hoppler; thence along same in an Easterly direction, parallel with Tenth Street 53-1/2 feet; thence continuing along same in a Northerly direction, parallel with Pine Street 90 feet 9 inches to an alley; thence along said alley in an Easterly direction 45 feet 6 inches to line of Lot No. 13; thence along said lot in a Southerly direction 181-1/2 feet to Tenth Street; thence along said Street in a Westerly direction 99 feet to the place of beginning. Same being parts of Lots No. 11 and 12 as marked and numbered on Richard Thompson's Addition to the Borough of Berwick, but designated in earlier Deeds in the Chain of Title as Lots No. 12 and 13 of said Addition.

EXCEPTING AND RESERVING a part of said premises conveyed to Craig E. Wagner and J. Lorraine Wagner, his wife, by Deed of Carl Cusano and Marie M. Cusano, his wife, dated August 3, 1976 and recorded September 13, 1976 in Columbia County Deed Book 278 at Page 163.

Tax Parcel #04A-03-26

BEING KNOWN AS 10<sup>TH</sup> AND PINE STREETS, BERWICK, PA 18603.

TITLE TO SAID PREMISES IS VESTED IN Roger W. Hutton by Deed from Carl Cusano and Marie Cusano, his wife and John C. Pacenta, single, dated 3/19/1988 and recorded 5/9/1988 in Record Book 408, Page 308.

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

**WM SPECIALTY MORTGAGE, LLC**

**Plaintiff**

**vs.**

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**Defendant(s)**

**: COURT OF COMMON PLEAS**  
**: COLUMBIA COUNTY, PA**  
**:**  
**: NO: 2003-CV-588**  
**: 2003-ED-94**  
**: WRIT OF EXECUTION**  
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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.

ROGER W. HUTTON

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2003-CV-588

:

:

:

2003-ED-94

CERTIFICATION

FRANK FEDERMAN, ESQUIRE, hereby states that he is the 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. § 4904 relating to unsworn falsification to authorities.

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

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

**ATTORNEY FOR PLAINTIFF**

**WM SPECIALTY MORTGAGE, LLC**

**Plaintiff**

**vs.**

**ROGER W. HUTTON**

**Defendant(s)**

**: COLUMBIA County**

**:**

**: Court of Common Pleas**

**:**

**: CIVIL DIVISION**

**:**

**: NO. 2003-CV-588**

**:**

**:**

**:**

*2003-ED-94*

**CERTIFICATION**

FRANK FEDERMAN, ESQUIRE, hereby states that he is the 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. § 4904 relating to unsworn falsification to authorities.

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

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ATTORNEY FOR PLAINTIFF

WM SPECIALTY MORTGAGE, LLC

Plaintiff

vs.

ROGER W. HUTTON

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2003-CV-588

:

: 2003-ED-94

**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 **10TH AND PINE STREETS, 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)

ROGER W. HUTTON

436 WEST FRONT STREET  
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: **JULY 10, 2003**

**FEDERMAN and PHELAN, L.L.P.**  
**By: FRANK FEDERMAN**  
**Identification No. 12248**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
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**ATTORNEY FOR PLAINTIFF**

**WM SPECIALTY MORTGAGE, LLC**

**Plaintiff**

**vs.**

**ROGER W. HUTTON**

**Defendant(s)**

**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2003-CV-588**  
**:**  
**:**  
**:**

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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

**NONE**

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**

**10TH AND PINE STREETS  
BERWICK, PA 18603**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

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

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FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

DATE: **JULY 10, 2003**

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ATTORNEY FOR PLAINTIFF

WM SPECIALTY MORTGAGE, LLC

Plaintiff

vs.

ROGER W. HUTTON

Defendant(s)

: COLUMBIA County

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: Court of Common Pleas

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: NO. 2003-CV-588

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FRANK FEDERMAN, ESQUIRE

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**By: FRANK FEDERMAN**  
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**ATTORNEY FOR PLAINTIFF**

**WM SPECIALTY MORTGAGE, LLC**

**Plaintiff**

**vs.**

**ROGER W. HUTTON**

**Defendant(s)**

**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2003-CV-588**  
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LAST KNOWN ADDRESS

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

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LAST KNOWN ADDRESS

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

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NONE

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  
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**TENANT/OCCUPANT**

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FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

DATE: JULY 10, 2003



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By: FRANK FEDERMAN  
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ATTORNEY FOR PLAINTIFF

WM SPECIALTY MORTGAGE, LLC

Plaintiff

vs.

ROGER W. HUTTON

Defendant(s)

: COLUMBIA County

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**ATTORNEY FOR PLAINTIFF**

**WM SPECIALTY MORTGAGE, LLC**

**Plaintiff**

**vs.**

**ROGER W. HUTTON**

**Defendant(s)**

**: COLUMBIA County**  
**:**  
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**LAST KNOWN ADDRESS**

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**LAST KNOWN ADDRESS**

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

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

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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**

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BERWICK, PA 18603**

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DEPARTMENT OF WELFARE**

**P.O. BOX 2675  
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FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

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FEDERMAN and PHELAN, L.L.P.  
By: FRANK FEDERMAN  
Identification No. 12248  
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(215) 563-7000

ATTORNEY FOR PLAINTIFF

WM SPECIALTY MORTGAGE, LLC

Plaintiff

vs.

ROGER W. HUTTON

Defendant(s)

: COLUMBIA County

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: Court of Common Pleas

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ATTORNEY FOR PLAINTIFF

WM SPECIALTY MORTGAGE, LLC

Plaintiff

vs.

ROGER W. HUTTON

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
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: NO. 2003-CV-588  
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**AFFIDAVIT PURSUANT TO RULE 3129.1**

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LAST KNOWN ADDRESS

**NONE**

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

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**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE  
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**10TH AND PINE STREETS  
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**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

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FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

DATE: JULY 10, 2003

FEDERMAN and PHELAN, L.L.P.  
By: FRANK FEDERMAN  
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Suite 1400  
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(215) 563-7000

ATTORNEY FOR PLAINTIFF

WM SPECIALTY MORTGAGE, LLC  
Plaintiff

vs.

ROGER W. HUTTON

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2003-CV-588  
: 2003-ED-94  
:  
:  
:

**\*\*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**

**JULY 10, 2003**

**TO: ROGER W. HUTTON  
436 WEST FRONT STREET  
BERWICK, PA 18603**

Your house (real estate) at **10TH AND PINE STREETS, BERWICK, PA 18603**, is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$61,455.31** 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. 5<sup>th</sup> STREET,  
BLOOMSBURG, PA 17815  
(570) 784-8760**



### DESCRIPTION

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BEGINNING at the Northeasterly corner of Tenth and Pine Streets; thence along Pine Street in a Northerly direction 90 feet 9 inches to line of land now or late of John Hoppler; thence along same in an Easterly direction, parallel with Tenth Street 53-1/2 feet; thence continuing along same in a Northerly direction, parallel with Pine Street 90 feet 9 inches to an alley; thence along said alley in an Easterly direction 45 feet 6 inches to line of Lot No. 13; thence along said lot in a Southerly direction 181-1/2 feet to Tenth Street; thence along said Street in a Westerly direction 99 feet to the place of beginning. Same being parts of Lots No. 11 and 12 as marked and numbered on Richard Thompson's Addition to the Borough of Berwick, but designated in earlier Deeds in the Chain of Title as Lots No. 12 and 13 of said Addition.

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Tax Parcel #04A-03-26

BEING KNOWN AS 10<sup>TH</sup> AND PINE STREETS, BERWICK, PA 18603.

TITLE TO SAID PREMISES IS VESTED IN Roger W. Hutton by Deed from Carl Cusano and Marie Cusano, his wife and John C. Pacenta, single, dated 3/19/1988 and recorded 5/9/1988 in Record Book 408, Page 308.

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

SHERIFF'S  
COPY

WM SPECIALTY MORTGAGE, LLC

: COLUMBIA County

Plaintiff

: Court of Common Pleas

vs.

:

: CIVIL DIVISION

ROGER W. HUTTON

:

: NO. 2003-CV-588

Defendant(s)

:

2003-ED-94

**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 **10TH AND PINE STREETS, 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)

ROGER W. HUTTON

436 WEST FRONT STREET  
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: **JULY 10, 2003**

FEDERMAN and PHELAN, L.L.P.  
By: FRANK FEDERMAN  
Identification No. 12248  
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ATTORNEY FOR PLAINTIFF

WM SPECIALTY MORTGAGE, LLC

Plaintiff

vs.

ROGER W. HUTTON

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2003-CV-588  
:  
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**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 **10TH AND PINE STREETS, BERWICK, PA 18603**.

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

NAME

LAST KNOWN ADDRESS

ROGER W. HUTTON

436 WEST FRONT STREET  
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

**NONE**

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**

**10TH AND PINE STREETS  
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: **JULY 10, 2003**

**FEDERMAN and PHELAN, L.L.P.**  
**By: FRANK FEDERMAN**  
**Identification No. 12248**  
**One Penn Center at Suburban Station**  
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**Philadelphia, PA 19103-1814**  
**(215) 563-7000**

**ATTORNEY FOR PLAINTIFF**

**WM SPECIALTY MORTGAGE, LLC**

**Plaintiff**

**vs.**

**ROGER W. HUTTON**

**Defendant(s)**

**: COLUMBIA COUNTY**

**:**

**: Court of Common Pleas**

**:**

**: CIVIL DIVISION**

**:**

**: NO. 2003-CV-588**

**:**

**:**

**:**

**VERIFICATION OF NON-MILITARY SERVICE**

FRANK FEDERMAN, 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 **ROGER W. HUTTON** is over 18 years of age and resides at **436 WEST FRONT STREET, BERWICK, PA 18603.**

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

  
**FRANK FEDERMAN**  
**Attorney for Plaintiff**

**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.**

**ROGER W. HUTTON**  
  
**Defendant(s)**

**: COLUMBIA COUNTY**

**:**

**: Court of Common Pleas**

**:**

**: CIVIL DIVISION**

**:**

**: NO. 2003-CV-588**

**:**

**:**

**:**

**VERIFICATION OF NON-MILITARY SERVICE**

FRANK FEDERMAN, 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 **ROGER W. HUTTON** is over 18 years of age and resides at **436 WEST FRONT STREET, BERWICK, PA 18603**.

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**FRANK FEDERMAN**  
**Attorney for Plaintiff**

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.

Frank Federman (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.

Frank Federman (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 ROGER.W.  
HUTTON

The defendant will be found at 436 WEST FRONT STREET,  
BERWICK, PA 18603

Frank Federman 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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Frank Federman (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.

Frank Federman (SEAL)  
(Attorney for Plaintiff(s))

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BERWICK, PA.18603

Frank Federman 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 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY**

**PLAINTIFF**

**WM SPECIALTY MORTGAGE, LLC**

**DEFENDANT**

**ROGER W. HUTTON**

**COURT NO.: 2003-CV-588**

**SERVE AT:**

**10TH AND PINE STREETS**

**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**

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EXCEPTING AND RESERVING a part of said premises conveyed to Craig E. Wagner and J. Lorraine Wagner, his wife, by Deed of Carl Cusano and Marie M. Cusano, his wife, dated August 3, 1976 and recorded September 13, 1976 in Columbia County Deed Book 278 at Page 163.

Tax Parcel #04A-03-26

BEING KNOWN AS 10<sup>TH</sup> AND PINE STREETS, BERWICK, PA 18603.

TITLE TO SAID PREMISES IS VESTED IN Roger W. Hutton by Deed from Carl Cusano and Marie Cusano, his wife and John C. Pacenta, single, dated 3/19/1988 and recorded 5/9/1988 in Record Book 408, Page 308.

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EXCEPTING AND RESERVING a part of said premises conveyed to Craig E. Wagner and J. Lorraine Wagner, his wife, by Deed of Carl Cusano and Marie M. Cusano, his wife, dated August 3, 1976 and recorded September 13, 1976 in Columbia County Deed Book 278 at Page 163.

Tax Parcel #04A-03-26

BEING KNOWN AS 10<sup>TH</sup> AND PINE STREETS, BERWICK, PA 18603.

TITLE TO SAID PREMISES IS VESTED IN Roger W. Hutton by Deed from Carl Cusano and Marie Cusano, his wife and John C. Pacenta, single, dated 3/19/1988 and recorded 5/9/1988 in Record Book 408, Page 308.



### DESCRIPTION

ALL THOSE TWO CERTAIN lots, pieces or parcels of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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

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

COMMERCE BANK  
PHILADELPHIA, PA 19148  
CHECK NO 000286967

DATE	AMOUNT
07/10/2003	*****1,350.00

VOID after 90 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

*Frank Federman*

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

⑈ 286967⑈ ⑆ 036001808⑆ 36 150866 6⑈