

SHERIFF'S SALE COST SHEET

WM Specialty Mott vs. Kathleen Saroka
 NO. 108-05 ED/ NO. 572-05 JD DATE/TIME OF SALE 11-9-05 1030

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</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>6.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>450.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>652.52</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>877.52</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	<u>771.35</u> <i>rol</i>
DELINQUENT 20	\$	<u>5.00</u>
TOTAL *****	\$	<u>5.00</u>

MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$	
TOTAL *****	\$	<u>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. <u>422. - Service</u>	\$ <u>52.00</u>
TOTAL *****	\$ <u>52.00</u>

TOTAL COSTS (OPENING BID) \$ 1576.52

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

WM Specialty Mort. vs Rathleen Sgrokq

NO. 108-05 ED NO. 572-05 JD

DATE/TIME OF SALE: 11-9-05 1030

BID PRICE (INCLUDES COST) \$ 1576.52

POUNDAGE - 2% OF BID \$ 31.53

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1608.05

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Christ J. Marsh

TOTAL DUE: \$ 1608.05

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 258.05

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:
Daniel G. Schmieg, Esquire	Suite 1400
Street Address	Area Code (215) 563-7000
One Penn Center at Suburban Station, 1617 JFK Blvd.	City Philadelphia State PA Zip Code 19103

B TRANSFER DATA

Grantor(s)/Lessor(s)	Date of Acceptance of Document
Timothy T. Chamberlain - Sheriff Columbia County Courthouse	Grantee(s)/Lessee(s) WM SPECIALTY MORTGAGE, LLC
Street Address	Street Address
P.O. Box 380, 35 W. Main Street	505 CITY PARKWAY WEST, SUITE 100
City State Zip Code	City State Zip Code
Bloomsburg PA 17815	ORANGE CA 92868

C PROPERTY LOCATION

Street Address	City, Township, Borough	
RD 3 BOX 203A, SHICKSHINNY, PA 18655	TOWNSHIP OF BRIAR CREEK	
County	School District	Tax Parcel Number
Columbia	TOWNSHIP OF BRIAR CREEK	07-05C-025-00-00

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$1608.05	+ -0-	= \$1608.05
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$15,670.00	x 3.26	= \$51,084.20

E EXEMPTION DATA

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

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____
(Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 200102160.
- ☐ 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.)
- ☐ 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
Daniel G. Schmieg, ESQUIRE

Date:
11/14/05

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

PHELAN HALLINAN & SCHMIEG, LLP

1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Fax: 215-563-8656

Katherine Trautz
Legal Assistant, ext. 1493

Representing Lenders in
Pennsylvania and New Jersey

November 14, 2005

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

Re: SAROKA, JAMES A. & KATHLEEN
RD 3 BOX 203A
SHICKSHINNY, PA 18655
No. 2005-CV-572

Dear Sir or Madam:

With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to WM SPECIALTY MORTGAGE, LLC, 505 CITY PARKWAY WEST, SUITE 100, 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,


Katherine Trautz
Enclosure

cc: AMC MORTGAGE SERVICES Account No. 0019754498

ORIGINAL DOCUMENTS ARE RETURNED TO THE ISSUING OFFICE UNLESS OTHERWISE NOTED
PHELAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148
3-180/360
CHECK NO
463762

DATE	AMOUNT
11/14/2005	*****258.05

JMS 11/04/2005

Pay TWO HUNDRED FIFTY EIGHT AND 05/100 DOLLARS

Void after 180 days

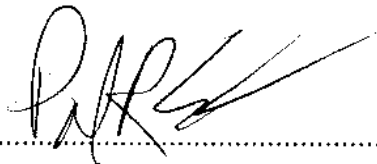
To The
Order
Of
Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

Travis S. Hallinan

⑈463762⑈ ⑆036001808⑆36 150866 6⑈

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly, President, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice October 19, 26, November 2, 2005, as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Sworn and subscribed to before me this 3rd day of November 2005.



(Notary Public)

My commission expires
Commonwealth of Pennsylvania
Notarial Seal
Dennis L. Ashenfelter, Notary Public
Scott Twp., Columbia County
My Commission Expires J. 13, 2007
Member Pennsylvania Association of Notaries

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.

105
PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1478
Operated Assisted # 215-563-7000 ext 1478
Fax # 215-563-8656
Lisa.Steinman@fedphe.com

October 12, 2005

Office of the Sheriff
COLUMBIA County Courthouse
P.O. BOX 380
BLOOMSBURG, PA 17815

RE: WM SPECIALTY MORTGAGE, LLC
V. KATHLEEN R. SAROKA A/K/A KATHLEEN RUTH SAROKA
COLUMBIA COUNTY, NO. 2005-CV-572

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129
Dear Sir or Madam:

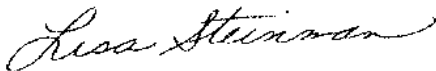
Enclosed please find the following:

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.

*******IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.*******

Yours truly,



LISA STEINMAN
for PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 11/9/05 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: WM SPECIALTY MORTGAGE, LLC

) CIVIL ACTION

vs.

KATHLEEN R. SAROKA A/K/A
KATHLEEN RUTH SAROKA

) CIVIL DIVISION
) NO. 2005-CV-572

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **WM SPECIALTY MORTGAGE, LLC** hereby verify that on **9/2/05** 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: October 12, 2005

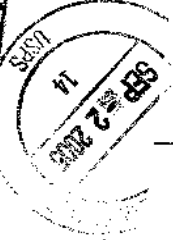


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

NAME and
Address
Of Sender
FELAN HALLINAN & SCHMIEG, LLP
One Penn Center at Suburban Station Suite 1400
Philadelphia, PA 19103-1814 TEAM 3/

Line	A. Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	Tenant/Occupant RD 3 BOX 203A SHICKSHINNY, PA 18655		
2		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. Box 380 Bloomsburg, PA 17815		
4		COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAX INHERITANCE TAX DIVISION 6 TH FLOOR, STRAWBERRY SQUARE DEPT. 280601 HARRISBURG, PA 17128		
5		DEPARTMENT OF PUBLIC WELFARE TPL CASUALTY UNIT ESTATE RECOVERY PROGRAM P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105-8486		
6		INTERNAL REVENUE SERVICE FEDERATED INVESTORS TOWER THIRTEENTH FLOOR, SUITE 1300 1001 LIBERTY AVENUE HARRISBURG, PA 15222		
7		RE-RECEIVED SAROKA A/K/A KATHLEEN RUTH SAROKA TEAM 3		
Total Number of Pieces Listed By Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name Of Receiving Employee)	

UNITED STATES POSTAGE
\$01.80
02 1A
0004300377
MAILED FROM ZIP CODE 19103
SEP 02 2005



The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000.00 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, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.

TIMOTHY T. CHAMBERLAIN



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.

KATHLEEN SAROKA

WRIT OF EXECUTION #108 OF 2005 ED

POSTING OF PROPERTY

October 3, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF KATHLEEN SAROKA AT 533 SNOWFLAKE LANE BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF KRISTOPHER KEEFER.

SO ANSWERS:

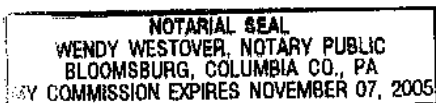

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 3RD DAY OF OCTOBER 2005





Luzerne County Sheriff's Department
Luzerne County Courthouse



200 North River Street
Wilkes-Barre, Pennsylvania 18711
(570) 825-1651

COLUMBIA COUNTY

WRIT 2005 ED 108

WM SPECIALTY MORTGAGE LLC

VS

KATHLEEN R SAROKA A/K/A KATHLEEN RUTH SAROKA

STATE OF PENNSYLVANIA
LUZERNE COUNTY SS:

MARK SENCZAKOWICZ, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on MONDAY the TWENTY-NINTH day of AUGUST 20 05 at 10:10AM M., prevailing time, he served the within NOTICE OF SHERIFFS SALE

upon KATHLEEN R SAROKA A/K/A KATHLEEN RUTH SAROKA

the within named, by handing to HER personally, at 430 S. MAIN STREET; WAPWALLOPEN

_____ in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

this THIRTY-FIRST day of AUGUST 20 05

A handwritten signature in black ink, appearing to be "B. L. Stankus", written over a horizontal line.

Sheriff of Luzerne County

A handwritten signature in black ink, appearing to be "J. A. Moran", written over a horizontal line.
Prothonotary of Luzerne CountyA handwritten signature in black ink, appearing to be "Mark Senczakowicz", written over a horizontal line.
by _____
Deputy Sheriff of Luzerne County, Pennsylvania

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/19/2005

SERVICE# 2 - OF - 14 SERVICES
DOCKET # 108ED2005

PLAINTIFF WM SPECIALTY MORTGAGE, LLC

DEFENDANT KATHLEEN R. SAROKA A/K/A KATHLEEN RUTH
SAROKA

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
533 SNOWFLAKE LN	FORECLOSURE
BERWICK	

SERVED UPON POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 08-24-05 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

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

Plan Del

DATE

08-24-05

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/19/2005

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 108ED2005

PLAINTIFF WM SPECIALTY MORTGAGE, LLC

DEFENDANT KATHLEEN R. SAROKA A/K/A KATHLEEN RUTH SAROKA

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
JOAN ROTHERY-TAX COLLECTOR
122 TWIN CHURCH RD
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 08-24-05 TIME 10:55 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 08-24-05

JOAN M. ROTHERY
BRIAR CREEK TOWNSHIP
TAX COLLECTOR

FACSIMILE COVER SHEET

TO: Sheriff's office

FAX: 389-5625

DATE: 8-25-05

PAGES (inc. cover): 1

Re: Sheriff sale

TAX NOTICE 2005 SCHOOL REAL ESTATE
BRIAR CREEK TOWNSHIP
MAKE CHECKS PAYABLE TO:
JOAN M. ROTHERY
122 TWIN CHURCH ROAD
BERWICK, PA 18603

HOURS TUES, WED, THURS 9PM TO 9PM
WED 1PM TO 4PM
PHONE 570-759-2219

FOR BERWICK AREA SCHOOL DISTRICT			DATE 08/01/2005		BUILD# C01383
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	15670	44.750	687.21	701.23	771.35
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.			PAY THIS AMOUNT	887.21	701.23
			Sept 30	Nov 30	Dec 1-15
			IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER

NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION		ACCT.	24141
PARCEL 07 05CC2300000			
LAND	3750.00	SCHOOL PENALTY 10%	
0.69 ACRES	11920.00	TAX RETURNED TO	
		COURTHOUSE DEC 15	

Copy 2

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

M
A SARORA JAMES A & KATHLEEN R
I P O BOX 96
L WAPWALLOPEN PA 18660

T
O

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 08/24/2005

Fee: \$5.00

Cert. NO: 1178

SAROKA JAMES A & KATHLEEN R
P O BOX 95
WAPWALLOPEN PA 18660 0095

District: BRIARCREEK TWP
Deed: 0401 -0885
Location: LOT 533
Parcel Id:07 -05C-025-00,000

Assessment: 15,670
Balances as of 08/24/2005

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain Per: dm.

Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/19/2005

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 108ED2005

PLAINTIFF WM SPECIALTY MORTGAGE, LLC

DEFENDANT KATHLEEN R. SAROKA A/K/A KATHLEEN RUTH SAROKA

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON Leslie L. VAN

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION CUST. SER

DATE 8-24-5 TIME 1345 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. Carter DATE 8-24-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/19/2005

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 108ED2005

PLAINTIFF WM SPECIALTY MORTGAGE, LLC

DEFENDANT KATHLEEN R. SAROKA A/K/A KATHLEEN RUTH
SAROKA

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON DEB ALI/1/ER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8-24-5 TIME 1230 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. Carter DATE 8-24-5

REAL ESTATE OUTLINE

ED # 108-05

DATE RECEIVED 8-19-05
DOCKET AND INDEX 8-24-05
SET FILE FOLDER UP 8-24-05

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# 445882

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

SALE DATE Nov. 9, 05 TIME 1030
POSTING DATE Oct. 5
ADV. DATES FOR NEWSPAPER
1ST WEEK Oct. 19
2ND WEEK 26
3RD WEEK Nov. 2, 05

533 Snowflake Ln

SHERIFF'S SALE

WEDNESDAY NOVEMBER 9, 2005 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 108 OF 2005 ED AND CIVIL WRIT NO. 572 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

All that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, more particularly bounded and described as follows, to wit: BEGINNING at a point on the southerly side of Snow Flake Lane, at the northwest corner of Lot No. 535; THENCE along Snow Flake Lane South 75 degrees West 150 feet to the northeast corner of Lot No. 531; THENCE along the easterly line of Lot No. 531, South 15 degrees 30 minutes East 200 feet to a corner, the northeast corner of Lot No. 32 and the northwest corner of Lot No. 434; THENCE along Lot No. 434 North 75 degrees East 150 feet to the southwest corner of Lot No. 535; THENCE along the westerly line of Lot No. 535 North 15 degrees 30 minutes West 200 feet to the southerly line of Snowflake Lane aforesaid, the place of beginning.

BEING Lot No. 533 as shown on a draft of lots prepared December 17, 1971, by James H. Patton, R. S.

Being Parcel #07-05C-025-00-00

TITLE TO SAID PREMISES IS VESTED IN James A. Saroka and Kathleen Ruth Saroka, his wife, by Deed from James A. Saroka, executor of Last Will and Testament of Anna E. Hewitt, deceased, and James A. Saroka and Kathleen Ruth Saroka, his wife, dated 2-4-99, recorded 3-22-99 in Deed Book 718, page 770.

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
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY NOVEMBER 9, 2005 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 108 OF 2005 ED AND CIVIL WRIT NO. 572 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

All that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, more particularly bounded and described as follows, to wit: BEGINNING at a point on the southerly side of Snow Flake Lane, at the northwest corner of Lot No. 535; THENCE along Snow Flake Lane South 75 degrees West 150 feet to the northeast corner of Lot No. 531; THENCE along the easterly line of Lot No. 531, South 15 degrees 30 minutes East 200 feet to a corner, the northeast corner of Lot No. 32 and the northwest corner of Lot No. 434; THENCE along Lot No. 434 North 75 degrees East 150 feet to the southwest corner of Lot No. 535; THENCE along the westerly line of Lot No. 535 North 15 degrees 30 minutes West 200 feet to the southerly line of Snowflake Lane aforesaid, the place of beginning.

BEING Lot No. 533 as shown on a draft of lots prepared December 17, 1971, by James H. Patton, R. S.

Being Parcel #07-05C-025-00-00

TITLE TO SAID PREMISES IS VESTED IN James A. Saroka and Kathleen Ruth Saroka, his wife, by Deed from James A. Saroka, executor of Last Will and Testament of Anna E. Hewitt, deceased, and James A. Saroka and Kathleen Ruth Saroka, his wife, dated 2-4-99, recorded 3-22-99 in Deed Book 718, page 770.

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Plaintiff's Attorney
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
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SHERIFF'S SALE

WEDNESDAY NOVEMBER 9, 2005 AT 10:30 AM

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BEING Lot No. 533 as shown on a draft of lots prepared December 17, 1971, by James H. Patton, R. S.

Being Parcel #07-05C-025-00-00

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Plaintiff's Attorney
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

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

WM SPECIALTY MORTGAGE, LLC

Plaintiff

vs.

**KATHLEEN R. SAROKA A/K/A
KATHLEEN RUTH SAROKA**

Defendant(s)

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

: NO: 2005-CV-572

**: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)**

*Writ
2005 ED 108*

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: RD 3 BOX 203A
SHICKSHINNY, PA 18655

(see attached legal description)

Amount Due \$50,146.16

Interest from 8/16/05 \$ _____
to sale date
(per diem-\$8.24)

Total \$ _____ Plus Costs as endorsed.

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

Dated: 8/19/05
(Seal)

Proth. & Clk. Of Sec. Court
My Com. Ex. 1st Mon. Jan 2006

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Snow Flake Lane, at the northwest corner of Lot No. 535;

THENCE along Snow Flake Lane South 75 degrees West 150 feet to the northeast corner of Lot No. 531;

THENCE along the easterly line of Lot No. 531, South 15 degrees 30 minutes East 200 feet to a corner, the northeast corner of Lot No. 32 and the northwest corner of Lot No. 434;

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BEING Lot No. 533 as shown on a draft of lots prepared December 17, 1971, by James H. Patton, R.S.

Being Parcel # 07-05C-025-00-00

TITLE TO SAID PREMISES IS VESTED IN James A. Saroka and Kathleen Ruth Saroka, his wife, by Deed from James A. Saroka, Executor of Last Will and Testament of Anna E. Hewitt, deceased, and James A. Saroka and Kathleen Ruth Saroka, his wife, dated 2-4-99, recorded 3-22-99 in Deed Book 718, page 770.

Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.	Article Addressed to: COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERI BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 ARRISBURG, PA 17128-1230	Article Number (Transfer from service label) 7004	Domestic Return Form 3811, February 2004
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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 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. 	<p>A. Signature <input type="checkbox"/> Agent</p> <p style="font-size: 1.2em; font-family: cursive;">Samuel J. Ventres</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p style="text-align: right; font-weight: bold;">AUG 25 2005</p> <p>D. Is delivery address different from item 1? <input checked="" type="checkbox"/> Yes</p> <p style="padding-left: 20px;">If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p style="padding-left: 40px;">Commonwealth of PA Dept. 280601 Harrisburg, PA 17128</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number</p> <p style="padding-left: 20px;">(Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p style="font-size: 1.5em; letter-spacing: 0.5em;">7004 2890 0001 4116 0919</p>	

<p>SENDER: COMPLETE THIS SECTION</p> <ul style="list-style-type: none"> ■ Complete items 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. <p>1. Article Addressed to:</p> <p style="margin-left: 40px;">Dept. of Public Welfare PO Box 8486 Harrisburg, PA 17105</p>	<p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number</p> <p style="margin-left: 40px;">(Transfer from service label)</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 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. 	<div style="border: 1px solid black; padding: 5px;"> <p>A. Signature 108</p> <p style="text-align: center;">X </p> <div style="text-align: right;"> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address </div> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>B. Received by (Printed Name) AUG 25 2001</p> <p style="text-align: center;"></p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</p> <p style="padding-left: 20px;">If YES, enter delivery address below: <input type="checkbox"/> No</p> </div>
<p>1. Article Addressed to:</p> <p style="text-align: center; padding-top: 20px;">OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105</p>	<div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>3. Service Type</p> <div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail </div> <div> <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D. </div> </div> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p> </div>
<p>2. Article Number</p> <p style="padding-left: 20px;">(Transfer from service label)</p>	<p style="text-align: center; font-size: 1.2em; font-weight: bold;">7004 2890 0001 4116 0957</p>
<div style="display: flex; justify-content: space-between; font-size: 0.8em;"> PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M </div>	

SENDER: COMPLETE THIS SECTION

- Complete items 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:

Internal Revenue Service
1001 Liberty Ave.
Pittsburgh, PA 15222

2. Article Number
(Transfer from service label)

7004 2890 0001 4116 0896

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1.

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

108

☐ Agent☒ Address

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 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:

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

2. Article Number
(Transfer from service label)

7004 2890 0001 4116 0940

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

108

☐ Agent☒ Address

B. Received by (Printed Name)

C. Date of Delivery

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

Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 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:

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

2. Article Number
(Transfer from service label)

7004 2890 0001 4116 0964

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

108

☐ Agent☒ Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf 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

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

WM SPECIALTY MORTGAGE, LLC

Plaintiff

vs.

KATHLEEN R. SAROKA A/K/A
KATHLEEN RUTH SAROKA

Defendant(s)

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA

: NO: 2005-CV-572

: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)

Writ
2005 ED 108

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: RD 3 BOX 203A
SHICKSHINNY, PA 18655

(see attached legal description)

Amount Due \$50,146.16

Interest from 8/16/05 \$ _____
to sale date
(per diem-\$8.24)

Total \$ _____ Plus Costs as endorsed.

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

Dated: 8/19/05 **Proth. & Clk. Of Com. Court**
(Seal) **My Com. Ex. 1st Mon. Jan 2006**

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Snow Flake Lane, at the northwest corner of Lot No. 535;

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THENCE along the easterly line of Lot No. 531, South 15 degrees 30 minutes East 200 feet to a corner, the northeast corner of Lot No. 32 and the northwest corner of Lot No. 434;

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BEING Lot No. 533 as shown on a draft of lots prepared December 17, 1971, by James H. Patton, R.S.

Being Parcel # 07-05C-025-00-00

TITLE TO SAID PREMISES IS VESTED IN James A. Saroka and Kathleen Ruth Saroka, his wife, by Deed from James A. Saroka, Executor of Last Will and Testament of Anna E. Hewitt, deceased, and James A. Saroka and Kathleen Ruth Saroka, his wife, dated 2-4-99, recorded 3-22-99 in Deed Book 718, page 770.

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
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.

KATHLEEN R. SAROKA A/K/A
KATHLEEN RUTH SAROKA

Defendant(s)

: COBURNIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005-CV-572
:

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

WM SPECIALTY MORTGAGE, LLC, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **RD 3 BOX 203A, SHICKSHINNY, PA 18655**.

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

NAME

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

**KATHLEEN R. SAROKA
A/K/A KATHLEEN RUTH SAROKA**

**430 SOUTH MAIN STREET
WAPWALLOPEN, PA 18660**

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.


DANIEL G. SCHMIEG, ESQUIRE

Date: **8/15/05**

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
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.

KATHLEEN R. SAROKA A/K/A
KATHLEEN RUTH SAROKA

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005-CV-572
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129.1

WM SPECIALTY MORTGAGE, LLC, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **RD 3 BOX 203A, SHICKSHINNY, PA 18655**.

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

NAME

LAST KNOWN ADDRESS

KATHLEEN R. SAROKA
A/K/A KATHLEEN RUTH SAROKA

430 SOUTH MAIN STREET
WAPWALLOPEN, PA 18660

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

**RD 3 BOX 203A
SHICKSHINNY, PA 18655**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

**COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAX
INHERITANCE TAX DIVISION**

**6TH FLOOR, STRAWBERRY SQUARE
DEPT. 280601
HARRISBURG, PA 17128**

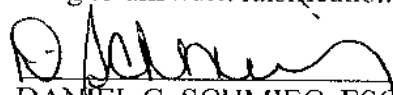
**DEPARTMENT OF PUBLIC WELFARE
TPL CASUALTY UNIT
ESTATE RECOVERY PROGRAM**

**P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105-8486**

**INTERNAL REVENUE SERVICE
FEDERATED INVESTORS TOWER**

**THIRTEENTH FLOOR, SUITE 1300
1001 LIBERTY AVENUE
HARRISBURG, PA 15222**

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.


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: 8/15/05

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
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.

KATHLEEN R. SAROKA A/K/A
KATHLEEN RUTH SAROKA

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005-CV-572
:

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

WM SPECIALTY MORTGAGE, LLC, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **RD 3 BOX 203A, SHICKSHINNY, PA 18655**.

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

NAME

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

KATHLEEN R. SAROKA
A/K/A KATHLEEN RUTH SAROKA

430 SOUTH MAIN STREET
WAPWALLOPEN, PA 18660

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.


DANIEL G. SCHMIEG, ESQUIRE

Date: 8/15/05

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
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.

KATHLEEN R. SAROKA A/K/A
KATHLEEN RUTH SAROKA

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
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: CIVIL DIVISION
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: NO. 2005-CV-572
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AFFIDAVIT PURSUANT TO RULE 3129.1

WM SPECIALTY MORTGAGE, LLC, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **RD 3 BOX 203A, SHICKSHINNY, PA 18655**.

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

NAME

LAST KNOWN ADDRESS

KATHLEEN R. SAROKA
A/K/A KATHLEEN RUTH SAROKA

430 SOUTH MAIN STREET
WAPWALLOPEN, PA 18660

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

**RD 3 BOX 203A
SHICKSHINNY, PA 18655**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

**COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAX
INHERITANCE TAX DIVISION**

**6TH FLOOR, STRAWBERRY SQUARE
DEPT. 280601
HARRISBURG, PA 17128**

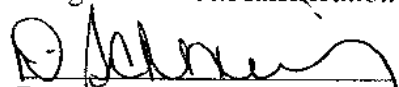
**DEPARTMENT OF PUBLIC WELFARE
TPL CASUALTY UNIT
ESTATE RECOVERY PROGRAM**

**P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105-8486**

**INTERNAL REVENUE SERVICE
FEDERATED INVESTORS TOWER**

**THIRTEENTH FLOOR, SUITE 1300
1001 LIBERTY AVENUE
HARRISBURG, PA 15222**

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.


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: 8/15/05

Phelan Hallinan & Schmieg, L.L.P. ~
By: DANIEL G. SCHMIEG
Identification No. 62205
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.

**KATHLEEN R. SAROKA A/K/A
KATHLEEN RUTH SAROKA**

Defendant(s)

**: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
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: NO. 2005-CV-572
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****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR
THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A
DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE
CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT
ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

8/15/05

**TO: KATHLEEN R. SAROKA A/K/A KATHLEEN RUTH SAROKA
430 SOUTH MAIN STREET
WAPWALLOPEN, PA 18660**

Your house (real estate) at **RD 3 BOX 203A, SHICKSHINNY, PA 18655**, 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 **\$50,146.16** obtained by **WM SPECIALTY MORTGAGE, LLC** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Snow Flake Lane, at the northwest corner of Lot No. 535;

THENCE along Snow Flake Lane South 75 degrees West 150 feet to the northeast corner of Lot No. 531;

THENCE along the easterly line of Lot No. 531, South 15 degrees 30 minutes East 200 feet to a corner, the northeast corner of Lot No. 32 and the northwest corner of Lot No. 434;

THENCE along Lot No. 434 North 75 degrees East 150 feet to the southwest corner of Lot No. 535;

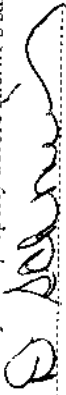
THENCE along the westerly line of Lot No. 535 North 15 degrees 30 minutes West 200 feet to the southerly line of Snow Flake Lane aforesaid, the place of beginning.

BEING Lot No. 533 as shown on a draft of lots prepared December 17, 1971, by James H. Patton, R.S.

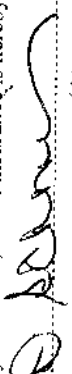
Being Parcel # 07-05C-025-00-00

TITLE TO SAID PREMISES IS VESTED IN James A. Saroka and Kathleen Ruth Saroka, his wife, by Deed from James A. Saroka, Executor of Last Will and Testament of Anna E. Hewitt, deceased, and James A. Saroka and Kathleen Ruth Saroka, his wife, dated 2-4-99, recorded 3-22-99 in Deed Book 718, page 770.

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability o the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

 (SEAL)
(Attorney for Plaintiff(s))

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

 (SEAL)
(A true and correct copy of the original is hereby certified to be a true and correct copy.)

....., 20

HARRY A. ROADARMEL

Sheriff

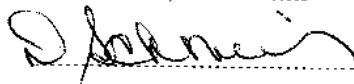
COLUMBIA County, Pa.

Sir: — There will be placed in your hands

for service a Writ ofEXECUTION (REAL ESTATE)....., styled as

follows: WM.SPECIALTY.MORTGAGE,LLC vs KATHLEEN.R. SAROKA A/K/A.KATHLEEN.RUTH.SAROKA and

The defendant will be found at 430 SOUTH MAIN STREET, WAPWALLOPEN, PA 18660



.....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.....

.....
.....
.....

DESCRIPTION

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THENCE along the easterly line of Lot No. 531, South 15 degrees 30 minutes East 200 feet to a corner, the northeast corner of Lot No. 32 and the northwest corner of Lot No. 434;

THENCE along Lot No. 434 North 75 degrees East 150 feet to the southwest corner of Lot No. 535;

THENCE along the westerly line of Lot No. 535 North 15 degrees 30 minutes West 200 feet to the southerly line of Snow Flake Lane aforesaid, the place of beginning.

BEING Lot No. 533 as shown on a draft of lots prepared December 17, 1971, by James H. Patton, R.S.

Being Parcel # 07-05C-025-00-00

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THENCE along Lot No. 434 North 75 degrees East 150 feet to the southwest corner of Lot No. 535;

THENCE along the westerly line of Lot No. 535 North 15 degrees 30 minutes West 200 feet to the southerly line of Snow Flake Lane aforesaid, the place of beginning.

BEING Lot No. 533 as shown on a draft of lots prepared December 17, 1971, by James H. Patton, R.S.

Being Parcel # 07-05C-025-00-00

TITLE TO SAID PREMISES IS VESTED IN James A. Saroka and Kathleen Ruth Saroka, his wife, by Deed from James A. Saroka, Executor of Last Will and Testament of Anna E. Hewitt, deceased, and James A. Saroka and Kathleen Ruth Saroka, his wife, dated 2-4-99, recorded 3-22-99 in Deed Book 718, page 770.

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
445882

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
08/15/2005	*****1,350.00

Void after 180 days

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

Travis S. Hallinan

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE AND IMAGE DISAPPEARS WITH HEAT.
445882 003600180882 150882 6