

# SHERIFF'S SALE

## Distribution Sheet

Mortgage Electronic Registration Systems, Inc. vs. G. Michael Whitaker aka George Michael Whitaker  
 NO. 64-2006 JD Susan H. Whitaker  
 NO. 55-2006 ED DATE OF SALE: July 12, 2006

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) July 12, 2006 and (time) 10:00 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Dale Beagle for the price or sum of \$222,690.42 (Two Hundred Twenty Two Thousand Six Hundred Ninety Dollars. and 42/100) being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$	<u>215,000.00</u>	
Poundage .....		<u>4,300.00</u>	
Transfer Taxes .....		<u>3,140.42</u>	
Total Needed to Purchase .....	\$		<u>222,690.42</u>
Amount Paid Down .....			<u>20,000.00</u>
Balance Needed to Purchase .....			<u>202,690.42</u>

### EXPENSES:

Columbia County Sheriff - Costs.....	\$	<u>422.50</u>	
Poundage .....		<u>4,300.00</u>	\$ <u>4,722.50</u>
Newspaper .....			<u>763.00</u>
Printing .....			<u>-0-</u>
Solicitor .....			<u>75.00</u>
Columbia County Prothonotary .....			<u>10.00</u>
Columbia County Recorder of Deeds -			<u>41.50</u>
		Deed copy work	
		Realty transfer taxes	<u>1,570.21</u>
		State stamps	<u>1,570.21</u>
Tax Collector (			<u>2,258.83</u>
Columbia County Tax Assessment Office.....			<u>1,822.55</u>
State Treasurer .....			<u>140.00</u>
Other: <u>Web Posting</u>			<u>150.00</u>
<u>Lien Search Certificate</u>			<u>250.00</u>
<u>Notary</u>			<u>15.00</u>
TOTAL EXPENSES:	\$		<u>13,388.80</u>

Total Needed to Purchase	\$	<u>222,690.42</u>
Less Expenses		<u>13,388.80</u>
Net to First Lien Holder		<u>209,301.62</u>
Plus Deposit		<u>1,500.00</u>
Total to First Lien Holder	\$	<u>210,801.62</u>

Sheriff's Office, Bloomsburg, Pa.

So answers

Aug. 18, 2006

*[Signature]*

Sheriff

# SHERIFF'S SALE COST SHEET

NO. 11175 VS. Michael J. Sean  
 NO. 11175 ED NO. 11175 JD DATE/TIME OF SALE 11/12/00 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>175.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>0.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>0.00</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>15.00</u>
TOTAL ***** \$ <u>457.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>162.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>787.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>11.00</u>
TOTAL ***** \$ <u>21.00</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>702.04</u>
SCHOOL DIST. 20	\$ <u>156.04</u>
DELINQUENT 20	\$ <u>122.55</u>
TOTAL ***** \$ <u>980.63</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>0.00</u>
WATER 20	\$ <u>0.00</u>
TOTAL ***** \$ <u>0.00</u>	

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC.	\$ <u>0.00</u>
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$ 5678.13

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

W/ERS vs Michael & Susan Whitaker

NO. 55-06 ED NO. 64-2006 JD

DATE/TIME OF SALE: July 12 1000

BID PRICE (INCLUDES COST) \$ 215,000.00

POUNDAGE - 2% OF BID \$ 4,300.00

TRANSFER TAX - 2% OF FAIR MKT \$ 3,140.42

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 222,690.42

PURCHASER(S): X [Signature]

ADDRESS: [Signature]

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

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

TOTAL DUE: \$ 222,690.42

LESS DEPOSIT: \$ 20,000.00

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

TOTAL DUE IN 8 DAYS \$ 202,690.42

41215

**DERR, PURSEL, LUSCHAS & NORTON**  
REAL ESTATE ESCROW ACCOUNT  
120 WEST MAIN STREET  
BLOOMSBURG, PA 17815

FIRST COLUMBIA BANK  
& TRUST CO.  
MEMBER FDIC  
60-593-313

8/18/2006

PAY TO THE  
ORDER OF

Sheriff of Columbia County

\$ \*\*202,690.42

Two Hundred Two Thousand Six Hundred Ninety and 42/100\*\*\*\*\* DOLLARS

Beagle

MEMO

Sales Proceeds (Whitaker)

*C. Purse*

⑈041215⑈ ⑈031305936⑈ 019⑈588⑈2⑈⑈

Security Features included. Details on back.

# SHERIFF'S SALE

## Distribution Sheet

\_\_\_\_\_ VS. \_\_\_\_\_  
 NO. \_\_\_\_\_ JD \_\_\_\_\_  
 NO. \_\_\_\_\_ ED \_\_\_\_\_ DATE OF SALE: \_\_\_\_\_

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) July 2 and (time) 10:00, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Dave Long for the price or sum of 222,690.42 Dollars, being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ <u>215,000.00</u>	
Poundage .....	<u>4300.00</u>	
Transfer Taxes .....	<u>3140.42</u>	
Total Needed to Purchase .....		\$ <u>222,690.42</u>
Amount Paid Down .....		<u>20,000.00</u>
Balance Needed to Purchase .....		<u>202,690.42</u>

### EXPENSES:

Columbia County Sheriff - Costs .....	\$ <u>122.50</u>	
Poundage .....	<u>4300.00</u>	\$ <u>4722.50</u>
Newspaper .....		<u>763.00</u>
Printing .....		
Solicitor .....		<u>75.00</u>
Columbia County Prothonotary .....		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>41.50</u>
	Realty transfer taxes	<u>1570.21</u>
	State stamps	<u>1570.21</u>
Tax Collector (	)	<u>2258.83</u>
Columbia County Tax Assessment Office .....		<u>1822.55</u>
State Treasurer .....		<u>140.00</u>
Other: <u>Webb Kohn</u>		<u>150.00</u>
<u>Lien Search</u>		<u>250.00</u>
<u>Notary</u>		<u>15.00</u>
TOTAL EXPENSES:		\$ <u>13388.80</u>

Total Needed to Purchase	\$ <u>222,690.42</u>
Less Expenses	<u>13388.80</u>
Net to First Lien Holder	<u>209301.62</u>
Plus Deposit	<u>1560.00</u>
Total to First Lien Holder	\$ <u>210861.62</u>

Sheriff's Office, Bloomsburg, Pa. }

So answers

Sheriff

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

Mortgage Electronic  
Registration Systems, Inc.  
1270 Northland Drive, Suite  
200  
Mendota Heights, MN 55120  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

v.

G. Michael Whitaker  
a/k/a George Michael Whitaker  
Susan H. Whitaker  
10 West 5th Street  
Bloomsburg, PA 17815  
Defendant(s)

NO. 2006-CV-64MF

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

Plaintiff, by its/his/her Attorney, Mark J. Udren, Esquire, hereby verifies that:

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

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

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

Dated: July 7, 2006

UDREN LAW OFFICES, P.C.

BY: Mark J. Udren, Esquire  
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

Mortgage Electronic  
Registration Systems, Inc.  
1270 Northland Drive, Suite  
200  
Mendota Heights, MN 55120  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2006-CV-64MF

v.

G. Michael Whitaker  
a/k/a George Michael Whitaker  
Susan H. Whitaker  
10 West 5th Street  
Bloomsburg, PA 17815  
Defendant(s)

DATE: May 16, 2006

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

OWNER(S): G. Michael Whitaker a/k/a George Michael Whitaker &  
Susan H. Whitaker

PROPERTY: 10 West 5th Street, Bloomsburg, PA 17815

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on July 12, 2006, at 10:00am, at the COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PA. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

EXHIBIT A

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003

☐ Registered  
☐ Insured  
☐ COD  
☐ Certified

☐ Return Receipt for  
Merchandise  
☐ Init Recorded Del.  
☐ Express Mail

Check appropriate block for  
Registered Mail:  
☐ With Postal Insurance  
☐ Without postal insurance

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

Postmark and Date of Receipt

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (if Regs.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Post. Def. Fee
1	WHITAKER	COLUMBIA CO TAX CLAIM BUREAU PO BOX 380, BLOOMSBURG, PA 17815										
2		DOMESTIC RELATIONS SECTION PO BOX 380, BLOOMSBURG, PA 17815										
3		COM OF PA, DEPT OF REV, BUR OF COMPLIANCE DEPT 281230, HARRISBURG, PA 17128-1230										
4	04100304	TENANTS/OCCUPANTS 10 WEST 5TH STREET BLOOMSBURG, PA 17815										
5		CITIBANK SOUTH DAKOTA, NA 7930 NW 110TH STREET, KANSAS CITY, MO 64153										
6		DISCOVER BANK, BY AGENT DISCOVER FINANCIAL SERVICES, INC. PO BOX 6011, DOVER, DE 19903-6011										
7		COMMONWEALTH FINANCIAL SYSTEMS, INC. 120 NORTH KEYSER AVENUE SCRANTON, PA 18504										
8	COLUMBIA											
9												
10												
11	K. BLACK											
12												
13												
14												
15												
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	<p>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 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R800, S813, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.</p>								

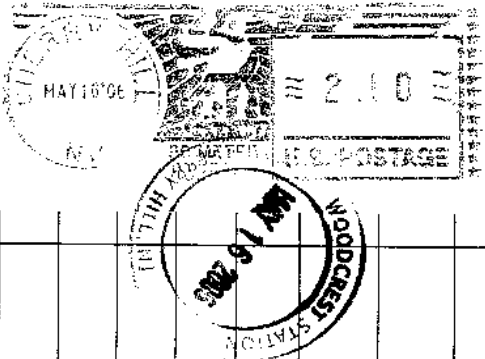


EXHIBIT A



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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. Docket # 55ED2006

VS

MORTGAGE FORECLOSURE

G. MICHAEL WHITAKER A/K/A GEORGE  
MICHAEL WHITAKER  
SUSAN H. WHITAKER

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, MARCH 24, 2006, AT 12:30 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON SUSAN WHITAKER AT 10 WEST 5TH ST, BLOOMSBURG BY HANDING TO ALEXIS YORKS, DAUGHTER, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, MARCH 24, 2006

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Wendy Westover, Notary Public  
Bloomsburg, Columbia Co., PA  
My Commission Expires November 07, 2009

X

TIMOTHY T. CHAMBERLAIN  
SHERIFF

J. ARTER  
DEPUTY SHERIFF

EXHIBIT **B**

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. Docket # 55ED2006

VS

MORTGAGE FORECLOSURE


G. MICHAEL WHITAKER A/K/A GEORGE  
MICHAEL WHITAKER  
SUSAN H. WHITAKER

AFFIDAVIT OF SERVICE

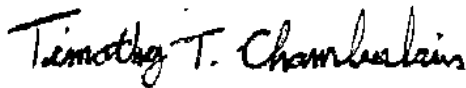
NOW, THIS FRIDAY, MARCH 24, 2006, AT 12:30 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON G. MICHAEL WHITAKER AT 819 8TH ST., BLOOMSBURG BY HANDING TO ALEXIS YORKS, DAUGHTER, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,


SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, MARCH 24, 2006

  
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Wendy Westover, Notary Public  
Bloomsburg, Columbia Co., PA  
My Commission Expires November 07, 2009



X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
J. CARTER  
DEPUTY SHERIFF

EXHIBIT 

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

Mortgage Electronic  
Registration Systems, Inc.  
1270 Northland Drive, Suite 200  
Mendota Heights, MN 55120  
Plaintiff

v.

G. Michael Whitaker  
a/k/a George Michael Whitaker  
Susan H. Whitaker  
10 West 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-64MF

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**

Mortgage Electronic Registration Systems, Inc., Plaintiff in the above action, by its attorney, Mark J. Udren, 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: 10 West 5<sup>th</sup> Street, Bloomsburg, PA 17815

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

Name

Address

G. Michael Whitaker, a/k/a      819 8<sup>th</sup> Street  
George Michael Whitaker      Bloomsburg, PA 17815

Susan H. Whitaker      10 West 5<sup>th</sup> Street  
Bloomsburg, PA 17815

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

Name

Address

SAME AS #1 ABOVE

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

Name

Address

Citibank South Dakota, NA      7930 NW 110<sup>th</sup> St.  
Kansas City, MO 64153

Discover Bank, by Agent      P.O. Box 6011  
Discover Financial      Dover, DE 19903-6011  
Services, Inc.

Commonwealth Financial  
Systems, Inc.

120 North Keyser Avenue  
Scranton, PA 18504

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

Name	Address
------	---------

Plaintiff herein.	See Caption above.
-------------------	--------------------

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

Name	Address
------	---------

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:

Name	Address
------	---------

Columbia County Tax Claim Bureau	P.O. Box 380, Bloomsburg, PA 17815
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Domestic Relations Section	P.O. Box 380, Bloomsburg, PA 17815
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Commonwealth of PA, Department of Revenue	Bureau of Compliance, PO Box 281230 Harrisburg, PA 17128-1230
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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:

Name	Address
------	---------

Tenants/Occupants	10 West 5 <sup>th</sup> Street Bloomsburg, PA 17815
-------------------	--

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

UDREN LAW OFFICES, P.C.

DATED: July 7, 2006

---

Mark J. Udren, ESQ.  
Attorney for Plaintiff

3465

60-5937313  
0262607

DALE E. BEAGLE  
344 MARKET ST. PH. 570-389-1103  
BLOOMSBURG, PA 17815

DATE 7/12 06

\$20,000.00

AMOUNT IN FIGURES

DOLLARS

PAY TO THE ORDER OF

*One Penny Savings*  
*Twenty Thousand & No/100*



*Dale E. Beagle*

MP

MEMO

0262607 3465

0313059361

8-20017-11-000

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Brandon R. Eyerly, Publisher 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 June 21, 28 and July 5, 2006 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.

*B. Eyerly*  
.....

Sworn and subscribed to before me this 6th day of July 2006

*[Signature]*  
.....

(Notary Public)  
Commonwealth of Pennsylvania  
My commission expires .....  
Notarial Seal  
Dennis L. Ashenfelter, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 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.

.....

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

Thursday, March 23, 2006

**MARY WARD-TAX COLLECTOR  
2ND ST  
BLOOMSBURG, PA 17815-**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
VS  
G. MICHAEL WHITAKER A/K/A GEORGE MICHAEL WHITAKER  
SUSAN H. WHITAKER**

**DOCKET # 55ED2006**

**JD # 64JD2006**

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

Mortgage Electronic  
Registration Systems, Inc.  
1270 Northland Drive, Suite 200  
Mendota Heights, MN 55120  
Plaintiff

v.

G. Michael Whitaker  
a/k/a George Michael Whitaker  
Susan H. Whitaker  
10 West 5th Street  
Bloomsburg, PA 17815  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-64MF

*2006-ED-55*

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: G. Michael Whitaker  
a/k/a George Michael Whitaker  
819 8<sup>th</sup> Street  
Bloomsburg, PA 17815

Your house (real estate) at 10 West 5<sup>th</sup> Street, Bloomsburg, PA 17815 is scheduled to be sold at the Sheriff's Sale on July 12, 2006 at 10:00 am in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$252,771.34, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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 payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
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 856-669-5400.
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 856-669-5400.
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 schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. 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 Schedule of Distribution is filed.
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.**

**LAWYER REFERRAL SERVICE**  
Susquehanna Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760

**ASSOCIATION DE LICENCIADOS**  
Susquehanna Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760

## MAKE CHECKS PAYABLE TO:

Mary F Ward  
TOWN HALL  
301 E Second St  
BLOOMSBURG PA 17815

HOURS: THURSDAY AND FRIDAY: 9:00AM TO 4:30 PM  
DURING DISCOUNT

FRIDAY: 9:00 TO 4:30 AFTER DISCOUNT

PHONE: 570-784-1581

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	45,251	5.646	250.38	255.49	281.04
SINKING		1.345	59.64	60.86	66.95
FIRE/LIBRARY		.596	26.43	26.97	29.67
DEBT SERVICE		.895	39.69	40.50	44.55
STREET LIGHT		.968	42.92	43.80	48.18
TOWN RE		4.659	206.60	210.82	231.90
The discount & penalty have been calculated for your convenience			625.66	638.44	702.29
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

## TAXES ARE DUE &amp; PAYABLE - PROMPT PAYMENT IS REQUESTED

WHITAKER G MICHAEL & SUSAN H  
10 WEST FIFTH STREET  
BLOOMSBURG PA 17815

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 10 %  
PARCEL: 05W-03 -172-00,000  
10 W FIFTH ST  
.1531 Acres Land 4,002  
Buildings 41,249  
Total Assessment 45,251

This tax returned to  
courthouse on:  
January 1, 2007

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

TAX NOTICE 2006 SCHOOL REAL ESTATE  
TOWN OF BLOOMSBURG

## MAKE CHECKS PAYABLE TO:

MARY F. WARD  
301 East Second Street  
Bloomsburg, PA 17815

## FOR BLOOMSBURG SCHOOL DISTRICT

DATE 07/01/06

BILL# 002949

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	45251	35.100	1556.54	1588.31	1747.14
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.			1556.54	1588.31	1747.14
PAY THIS AMOUNT			AUG 31 IF PAID ON OR BEFORE	OCT 31 IF PAID ON OR BEFORE	OCT 31 IF PAID AFTER

SCHOOL PENALTY AT 10%

WHITAKER G MICHAEL & SUSAN H  
819 E EIGHTH ST  
BLOOMSBURG PA 17815

PROPERTY DESCRIPTION	ACCT.
PARCEL 05W03 17200000	13759
10 W FIFTH ST	4002.00
0555-0804	41249.00
0.15 ACRES	

THIS TAX RETURNED  
TO COURT HOUSE  
JANUARY 1, 2007

Copy 1

NAME AND ADDRESS CORRECTION REQUESTED

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.

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. .

VS.

G. MICHAEL & SUSAN WHITAKER

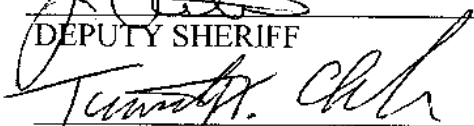
WRIT OF EXECUTION #55 OF 2006 ED

POSTING OF PROPERTY

May 31, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF G. MICHAEL & SUSAN WHITAKER AT 10 W. 5<sup>TH</sup> STREET BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 31<sup>TH</sup> DAY OF MAY 2006



COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Wendy Westover, Notary Public  
Bloomsburg, Columbia Co., PA  
My Commission Expires November 07, 2009

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.

Commonwealth Financial Systems  
120 North Keyser Ave.  
Scranton, PA 18504

**X** ☒ Agent  
B. Received by (Printed Name) Michael White  
C. Date of Delivery 3/27/05  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

☐ 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.

**X** ☒ Address  
B. Received by (Printed Name) Michael White  
MAR 27 2005  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

OFFICE OF FAIR  
DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105

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

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

Article Number  
(Transfer from service label)  
3 Form 3811, February 2004

2004 1160 0005 9399 1269

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

1. Article Addressed to:  
Susan Whitaker  
527 S. 71bbs Road  
Dalton, GA 30720  
2. Article Number  
(Transfer from service label)  
3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:  
G. Michael Whitaker  
527 S. 71bbs Road  
Dalton, GA 30720  
2. Article Number  
(Transfer from service label)  
3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:  
Citibank South Dakota, NA  
7930 NW 110th St.  
Kansas City, MO 64153  
2. Article Number  
(Transfer from service label)  
3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes  
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  
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  
D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

(Transfer from service label)

7004 1160 0005 9399 1290

2. Article Number

4. Restricted Delivery? (Extra Fee)

☐ Yes☐ Insured Mail☐ Registered☐ Return Receipt for Merchandise☐ Certified Mail☐ Express Mail

Service Type

HARRISBURG, PA 17128-1230

DEPARTMENT 281230

CLEARANCE SUPPORT SECTION

BUREAU OF COMPLIANCE

DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE

COMMONWEALTH OF PENNSYLVANIA

1. Article Addressed to:

- 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.

SENDER: COMPLETE THIS SECTION

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

B. Received by (Printed Name)

A. Signature

COMPLETE THIS SECTION ON DELIVERY

(Transfer from service label)

7004 1160 0005 9399 1306

2. Article Number

4. Restricted Delivery? (Extra Fee)

☐ Yes☐ Insured Mail☐ Registered☐ Return Receipt for Merchandise☐ Certified Mail☐ Express Mail

3. Service Type

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

1. Article Addressed to:

- 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.

SENDER: COMPLETE THIS SECTION

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

B. Received by (Printed Name)

A. Signature

COMPLETE THIS SECTION ON DELIVERY

(Transfer from service label)

7004 1160 0005 9399 1320

2. Article Number

4. Restricted Delivery? (Extra Fee)

☐ Yes☐ Insured Mail☐ Registered☐ Return Receipt for Merchandise☐ Certified Mail☐ Express Mail

3. Service Type

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

1. Article Addressed to:

- 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.

SENDER: COMPLETE THIS SECTION

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

B. Received by (Printed Name)

A. Signature

COMPLETE THIS SECTION ON DELIVERY

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) 784-6306

MORTGAGE ELECTRONIC REGISTRATION Docket # 55ED2006  
SYSTEMS, INC.

VS

MORTGAGE FORECLOSURE

G. MICHAEL WHITAKER A/K/A GEORGE  
MICHAEL WHITAKER  
SUSAN H. WHITAKER

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, MARCH 24, 2006, AT 12:30 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON SUSAN WHITAKER AT 10 WEST 5TH ST, BLOOMSBURG BY  
HANDING TO ALEXIS YORKS, DAUGHTER, A TRUE AND ATTESTED COPY OF THE  
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, MARCH 24, 2006

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Wendy Westover, Notary Public  
Bloomsburg, Columbia Co., PA  
My Commission Expires November 07, 2009

X

TIMOTHY T. CHAMBERLAIN  
SHERIFF

CARTER  
DEPUTY SHERIFF

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. Docket # 55ED2006

VS

MORTGAGE FORECLOSURE

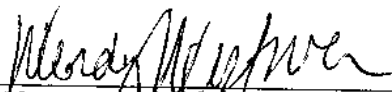
G. MICHAEL WHITAKER A/K/A GEORGE  
MICHAEL WHITAKER  
SUSAN H. WHITAKER

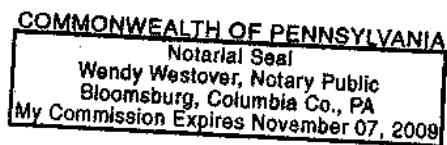
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, MARCH 24, 2006, AT 12:30 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON G. MICHAEL WHITAKER AT 819 8TH ST., BLOOMSBURG BY HANDING TO ALEXIS YORKS, DAUGHTER, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,


SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, MARCH 24, 2006

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
J. ARTER  
DEPUTY SHERIFF

**MUNICIPAL AUTHORITY  
of the  
TOWN OF BLOOMSBURG**

Chairman  
Thomas Evans  
Vice Chairman  
George Hemingway  
Treasurer  
Michael Upton  
Secretary-Asst. Treasurer  
Carol L. Mas  
Solicitor  
Gary E. Norton, Esq.

**TOWN HALL  
301 EAST SECOND STREET  
BLOOMSBURG PA 17815  
570~784~5422  
570~784~1518 (FAX)**

Board of Directors

Robert Linn  
George Hemingway  
Michael Upton  
Thomas Evans  
George Turner

March 24, 2006

Tim Chamberlain  
Sheriff of Columbia County  
Columbia County Court House  
P. O. Box 380  
Bloomsburg PA 17815

RE: G. Michael Whitaker A/K/A George Michael Whitaker, Susan H. Whitaker  
10 West 5<sup>th</sup> Street  
Bloomsburg Pa. 17815

Docket # 55ED2006

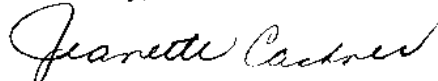
JD# 64JD2006

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you it holds no claims for unpaid sewer service charges.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,

  
Jeanette Cashner  
Office Manager



# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/23/2006

SERVICE# 1 - OF - 14 SERVICES  
DOCKET # 55ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC.

DEFENDANT G. MICHAEL WHITAKER A/K/A GEORGE MICHAEL  
WHITAKER

ATTORNEY FIRM SUSAN H. WHITAKER  
MARK J. UDREN & ASSOCIATES

PERSON/CORP TO SERVED	PAPERS TO SERVED
G. MICHAEL WHITAKER	MORTGAGE FORECLOSURE
819 8TH ST.	
BLOOMSBURG	

SERVED UPON Alexis Yorks

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

DATE 3-24-6 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) 819 8th Bloomsbury

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

~~3-24-6~~ ~~1230~~ ~~T. Chamberlain~~ \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY

DATE 3-24-6

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/23/2006

SERVICE# 2 - OF - 14 SERVICES  
DOCKET # 55ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT G. MICHAEL WHITAKER A/K/A GEORGE MICHAEL WHITAKER

ATTORNEY FIRM SUSAN H. WHITAKER  
MARK J. UDREN & ASSOCIATES

PERSON/CORP TO SERVED
SUSAN WHITAKER
<del>10 WEST 5TH ST</del>
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Alexis Yorks

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

DATE 3-24-6 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

10 WEST 5TH ST EMPTY HOUSE

F. OTHER (SPECIFY) 819 8TH ST Bloomsburg

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

3-24-6

1210

Arter

Empty House

DEPUTY

[Signature]

DATE 3-24-6

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/23/2006

SERVICE# 6 - OF - 14 SERVICES  
DOCKET # 55ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT G. MICHAEL WHITAKER A/K/A GEORGE MICHAEL WHITAKER  
SUSAN H. WHITAKER

ATTORNEY FIRM MARK J. UDREN & ASSOCIATES

PERSON/CORP TO SERVED	PAPERS TO SERVED
MARY WARD-TAX COLLECTOR	MORTGAGE FORECLOSURE
2ND ST	
BLOOMSBURG	

SERVED UPON MARY

RELATIONSHIP Tax Collector IDENTIFICATION \_\_\_\_\_

DATE 3-24-6 TIME 1:55 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

DATE 3-24-6

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/23/2006

SERVICE# 7 - OF - 14 SERVICES  
DOCKET # 55ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT G. MICHAEL WHITAKER A/K/A GEORGE MICHAEL WHITAKER

ATTORNEY FIRM SUSAN H. WHITAKER  
MARK J. UDREN & ASSOCIATES

PERSON/CORP TO SERVED	PAPERS TO SERVED
BLOOMSBURG SEWER	MORTGAGE FORECLOSURE
2ND ST.	
BLOOMSBURG	

SERVED UPON JEANETTE CASHNER

RELATIONSHIP Municipal Authority officer IDENTIFICATION \_\_\_\_\_

DATE 3-24-06 TIME 1200 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) \_\_\_\_\_

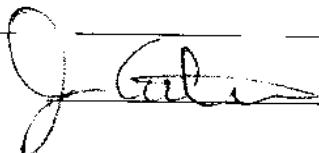
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 3-24-06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/23/2006

SERVICE# 8 - OF - 14 SERVICES  
DOCKET # 55ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC.

DEFENDANT G. MICHAEL WHITAKER A/K/A GEORGE MICHAEL  
WHITAKER

ATTORNEY FIRM SUSAN H. WHITAKER  
MARK J. UDREN & ASSOCIATES

<b>PERSON/CORP TO SERVED</b>	<b>PAPERS TO SERVED</b>
DOMESTIC RELATIONS	MORTGAGE FORECLOSURE
15 PERRY AVE.	
BLOOMSBURG	

SERVED UPON Leslie Levan

RELATIONSHIP Cost Service IDENTIFICATION \_\_\_\_\_

DATE 3-24-6 TIME 1110 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eys \_\_\_\_\_ 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 3-24-6

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/23/2006

SERVICE# 11 - OF - 14 SERVICES  
DOCKET # 55ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC.

DEFENDANT G. MICHAEL WHITAKER A/K/A GEORGE MICHAEL  
WHITAKER

ATTORNEY FIRM SUSAN H. WHITAKER  
MARK J. UDREN & ASSOCIATES

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Deb Miller

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

DATE 3-23-6 TIME 1600 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature] DATE 3-23-6

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:23-MAR-06

FEE:\$5.00

CERT. NO:1846

WHITAKER G MICHAEL & SUSAN H  
819 E EIGHTH ST  
BLOOMSBURG PA 17815

DISTRICT: TOWN OF BLOOMSBURG  
DEED 0555-0803  
LOCATION: 10 W 5TH ST  
PARCEL: 05W-03 -172-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2005	PRIM	1,737.52	50.03		30.00	1,817.55
TOTAL DUE :						\$1,817.55

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: July ,2006

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2005

REQUESTED BY: Timothy I. Chamberlain, Sheriff  
dm.

# REAL ESTATE OUTLINE

ED # SS-06

DATE RECEIVED 3-23-06  
DOCKET AND INDEX 3-23-06  
SET FILE FOLDER UP 3-23-06

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 1500.00 ✓ CK# SS189  
**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE July 12, 06 TIME 1000  
POSTING DATE June 8, 06  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK June 21  
2<sup>ND</sup> WEEK 28  
3<sup>RD</sup> WEEK July 5, 06



# SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 55 OF 2006 ED AND CIVIL WRIT NO. 64 OF 2006 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, PARCEL OR LOT OF LAND SITUATE IN THE TOWN OF BLOOMSBURG COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT IN THE SOUTHERN LINE OF WEST FIFTH STREET, 94.1 FEET WEST OF THE SOUTHWEST CORNER OF THE INTERSECTION OF WEST FIFTH STREET AND CENTER STREET, WHICH POINT IS ALSO IN LINE OF LOT NOW OR FORMERLY OF FRANK H. WILSON; THENCE BY THE LATTER, SOUTH 26 DEGREES 00 MINUTES EAST, 182 FEET TO A POINT IN THE NORTHERN LINE OF STERNER AVENUE; THENCE BY THE SAME, NORTH 63 DEGREES 35 MINUTES EAST 9 FEET TO A POINT IN LINE OF LANDS NOW OR FORMERLY OF ARIEL C. BOOP; THENCE BY THE SAME, THE FOLLOWING TWO COURSES AND DISTANCES; NORTH 26 DEGREES 00 MINUTES WEST, 42 FEET TO A POINT; THENCE NORTH 63 DEGREES 35 MINUTES EAST, 35.1 FEET TO A POINT IN THE WESTERN LINE OF LOT NOW OR FORMERLY OF LEO SCHNEIDER; THENCE BY THE SAME NORTH 26 DEGREES 00 MINUTES WEST, 140 FEET TO A POINT IN THE SOUTHERN LINE OF WEST FIFTH STREET; THENCE BY THE SAME, SOUTH 63 DEGREES 35 MINUTES WEST, 44.1 FEET TO THE PLACE OF BEGINNING. THIS DESCRIPTION WAS PREPARED FROM A DRAFT OF SURVEY MADE BY H. C. SCHULDE, REGISTERED ENGINEER.

BEING KNOWN AS: 10 WEST 5TH STREET, BLOOMSBURG, PA 17815

PROPERTY ID NO.: 05W-03-172

TITLE TO SAID PREMISES IS VESTED IN G. MICHAEL WHITAKER AND SUSAN H. WHITAKER BY DEED FROM FRANCIS F. BARTONE DATED 12/13/93 RECORDED 12/14/93 IN DEED BOOK 555 PAGE 804.

## 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  
Mark J. Udren  
111 Woodcrest Road  
Cherry Hill, NJ 08003

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

Mortgage Electronic  
Registration Systems, Inc.  
1270 Northland Drive, Suite 200  
Mendota Heights, MN 55120  
Plaintiff  
v.

G. Michael Whitaker  
a/k/a George Michael Whitaker  
Susan H. Whitaker  
10 West 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-64MF

*2006-ED-55*

WRIT OF EXECUTION

TO THE SHERIFF OF Columbia COUNTY:

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

10 West 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
SEE LEGAL DESCRIPTION ATTACHED

Amount due

\$252,771.34

Interest From 3/22/06

to Date of Sale \_\_\_\_\_

Ongoing Per Diem of \$59.59

to actual date of sale including if sale is  
held at a later date

(Costs to be added)

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

Prothonotary

By Lami B. Klein  
Clerk

Date 3-21-2006

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UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

Mortgage Electronic  
Registration Systems, Inc.  
1270 Northland Drive, Suite 200  
Mendota Heights, MN 55120

Plaintiff  
v.

G. Michael Whitaker  
a/k/a George Michael Whitaker  
Susan H. Whitaker  
10 West 5th Street  
Bloomsburg, PA 17815  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-64MF

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

To: G. Michael Whitaker  
a/k/a George Michael Whitaker  
819 8<sup>th</sup> Street  
Bloomsburg, PA 17815

Your house (real estate) at 10 West 5<sup>th</sup> Street, Bloomsburg, PA 17815 is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at 10:00 am in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$252,771.34, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

**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 payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
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 856-669-5400.

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 856-669-5400.

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 schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. 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 Schedule of Distribution is filed.

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.**

**LAWYER REFERRAL SERVICE**  
Susquehanna Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760

**ASSOCIATION DE LICENCIADOS**  
Susquehanna Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

Mortgage Electronic  
Registration Systems, Inc.  
1270 Northland Drive, Suite 200  
Mendota Heights, MN 55120

Plaintiff

v.

G. Michael Whitaker  
a/k/a George Michael Whitaker  
Susan H. Whitaker  
10 West 5<sup>th</sup> Street  
Bloomsburg, PA 17815

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-64MF

*2006-ED-55*

**CERTIFICATE TO THE SHERIFF**

I HEREBY CERTIFY THAT:

I. The judgment entered in the above matter is based on an Action:

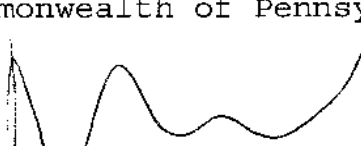
- ☐ A. In Assumpsit (Contract)
- ☐ B. In Trespass (Accident)
- ☒ C. In Mortgage Foreclosure
- ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.

II. The Defendant(s) own the property being exposed to sale as:

- ☐ A. An individual
- ☒ B. Tenants by Entireties
- ☐ C. Joint Tenants with right of survivorship
- ☐ D. A partnership
- ☐ E. Tenants in Common
- ☐ F. A corporation

III. The Defendant(s) is (are):

- ☒ A. Resident in the Commonwealth of Pennsylvania
  - ☐ B. Not resident in the Commonwealth of Pennsylvania
  - ☐ C. If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the Commonwealth of Pennsylvania.
- Resident:

  
Mark J. Udren, ESQUIRE  
Address & I.D. # as above

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

Mortgage Electronic  
Registration Systems, Inc.  
1270 Northland Drive, Suite 200  
Mendota Heights, MN 55120  
Plaintiff

v.

G. Michael Whitaker  
a/k/a George Michael Whitaker  
Susan H. Whitaker  
10 West 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-64MF

*2006-ED-55*

### C E R T I F I C A T E

Mark J. Udren, 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 insured mortgage
- ( ) Non-owner occupied
- ( ) Vacant
- ( x ) Act 91 procedures have been fulfilled.
- ( ) Over 24 months delinquent.

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

UDREN LAW OFFICES, P.C.

Mark J. Udren, ESQUIRE  
ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

Mortgage Electronic  
Registration Systems, Inc.  
1270 Northland Drive, Suite 200  
Mendota Heights, MN 55120

Plaintiff

v.

G. Michael Whitaker  
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Susan H. Whitaker  
10 West 5<sup>th</sup> Street  
Bloomsburg, PA 17815

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-64MF

2006-ED-546 COPY

### C E R T I F I C A T E

Mark J. Udren, 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 insured mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 procedures have been fulfilled.
- ☐ Over 24 months delinquent.

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

UDREN LAW OFFICES, P.C.

Mark J. Udren, ESQUIRE  
ATTORNEY FOR PLAINTIFF



UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

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Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-64MF

*2006-ED-55*

AFFIDAVIT PURSUANT TO RULE 3129.1

Mortgage Electronic Registration Systems, Inc., Plaintiff in the above action, by its attorney, Mark J. Udren, 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:  
10 West 5<sup>th</sup> Street, Bloomsburg, PA 17815

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

G. Michael Whitaker, a/k/a 819 8<sup>th</sup> Street  
George Michael Whitaker Bloomsburg, PA 17815

Susan H. Whitaker 10 West 5<sup>th</sup> Street  
Bloomsburg, PA 17815

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

SAME AS #1 ABOVE

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

Citibank South Dakota, NA 7930 NW 110<sup>th</sup> St., Kansas City, MO

Discover Bank, by Agent P.O. Box 6011, Dover, DE 19903-6011  
Discover Financial  
Services, Inc.

Commonwealth Financial 120 North Keyser Avenue  
Systems, Inc. Scranton, PA 18504

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

Name

Address

Plaintiff herein.

See Caption above.

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

Name

Address

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:

Name

Address

Columbia County Tax  
Claim Bureau

P.O. Box 380, Bloomsburg, PA 17815

Domestic Relations Section

P.O. Box 380, Bloomsburg, PA 17815

Commonwealth of PA,  
Department of Revenue

Bureau of Compliance, PO Box 281230  
Harrisburg, PA 17128-1230

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:

Name

Address

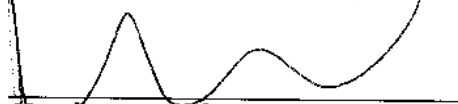
Tenants/Occupants

10 West 5<sup>th</sup> Street  
Bloomsburg, PA 17815

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

DATED: March 21, 2006

UDREN LAW OFFICES, P.C.

  
Mark J. Udren, ESQ.  
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

Mortgage Electronic  
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Plaintiff

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Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-64MF

*2006-ED-55*

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Address

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:

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Address

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Claim Bureau

P.O. Box 380, Bloomsburg, PA 17815

Domestic Relations Section

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Commonwealth of PA,  
Department of Revenue

Bureau of Compliance, PO Box 281230  
Harrisburg, PA 17128-1230

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Name

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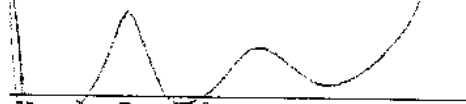
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UDREN LAW OFFICES, P.C.

  
Mark J. Udren, ESQ.  
Attorney for Plaintiff

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN THE TOWN OF BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE SOUTHERN LINE OF WEST FIFTH STREET, 94.1 FEET WEST OF THE SOUTHWEST CORNER OF THE INTERSECTION OF WEST FIFTH STREET AND CENTER STREET, WHICH POINT IS ALSO IN LINE OF LOT NOW OR FORMERLY OF FRANK H. WILSON; THENCE BY THE LATTER, SOUTH 26 DEGREES 00 MINUTES EAST, 182 FEET TO A POINT IN THE NORTHERN LINE OF STERNER AVENUE; THENCE BY THE SAME, NORTH 63 DEGREES 35 MINUTES EAST 9 FEET TO A POINT IN LINE OF LANDS NOW OR FORMERLY OF ARIEL C. BOOP; THENCE BY THE SAME, THE FOLLOWING TWO COURSES AND DISTANCES; NORTH 26 DEGREES 00 MINUTES WEST, 42 FEET TO A POINT; THENCE NORTH 63 DEGREES 35 MINUTES EAST, 35.1 FEET TO A POINT IN THE WESTERN LINE OF LOT NOW OR FORMERLY OF LEO SCHNEIDER; THENCE BY THE SAME NORTH 26 DEGREES 00 MINUTES WEST, 140 FEET TO A POINT IN THE SOUTHERN LINE OF WEST FIFTH STREET; THENCE BY THE SAME, SOUTH 63 DEGREES 35 MINUTES WEST, 44.1 FEET TO THE PLACE OF BEGINNING. THIS DESCRIPTION WAS PREPARED FROM A DRAFT OF SURVEY MADE BY H. C. SCHULDE, REGISTERED ENGINEER.

BEING KNOWN AS: 10 WEST 5<sup>TH</sup> STREET, BLOOMSBURG, PA 17815

PROPERTY ID NO.: 05W-03-172

TITLE TO SAID PREMISES IS VESTED IN G. MICHAEL WHITAKER AND SUSAN H. WHITAKER BY DEED FROM FRANCIS F. BARTONE DATED 12/13/93 RECORDED 12/14/93 IN DEED BOOK 555 PAGE 804.

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TINA MARIE RICH  
OFFICE ADMINISTRATOR

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FREDDIE MAC  
PENNSYLVANIA  
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

March 21, 2006

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

Re: Mortgage Electronic Registration Systems, Inc.  
vs.  
G. Michael Whitaker  
a/k/a George Michael Whitaker  
Susan H. Whitaker  
Columbia County C.C.P. No. 2006-CV-64MF

Dear Sir:

Please serve the Defendant(s), G. Michael Whitaker, a/k/a George Michael Whitaker at 819 8<sup>th</sup> Street, Bloomsburg, PA 17815 and Susan H. Whitaker at 10 West 5<sup>th</sup> Street, Bloomsburg, PA 17815.

Please then, POST the property with the Handbill at 10 West 5<sup>th</sup> Street, Bloomsburg, PA 17815.

UDREN LAW OFFICES, P.C.

Mark J. Udren, Esquire  
Attorney for Plaintiff

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**COPY**

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UDREN LAW OFFICES, P.C.

Mark J. Udren, Esquire  
Attorney for Plaintiff



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03/15/2006

AMOUNT

\$1,500.00

PAY  
TO THE  
ORDER  
OF

Sheriff of Columbia County

VOID AFTER 90 DAYS

*W. J. Whitaker*

For SHERIFF SALE DEPOSIT 04100304 Whitaker

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

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