

SHERIFF'S SALE COST SHEET

Wm Specialty Mortgage vs. Renold Polk
 NO. 203-07 ED / NO. 1202-07 JD DATE/TIME OF SALE 5-7-08 1100

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>35.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>383.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>936.36</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1161.36</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>pd</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$1710.86

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

WM Specialty Mortgage VS Ronald R/K

NO. 203-07 ED NO. 1202-07 JD

DATE/TIME OF SALE: 5-7-08 1100

BID PRICE (INCLUDES COST) \$ 1710.86

POUNDAGE - 2% OF BID \$ 34.22

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1745.08

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): R/K

TOTAL DUE: \$ 1745.08

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 395.08

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire*
M. Troy Freedman
Michael J. Clark**
* Also Admitted In MD
** Also Admitted In NJ

One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790 Fax: (215) 886-8791

May 7, 2008

VIA FACSIMILE AND
OVERNIGHT DELIVERY
Office of the Sheriff
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

RE: WM Specialty Mortgage, LLC v. Ronald D. Polk
Columbia County Docket No. 2007-CV-1202

Dear Sheriff Chamberlain:

Many thanks, again, for your courtesy in allowing the property to be sold to the Plaintiff at the May 7, 2008 Sheriff's Sale.

This letter and a copy of the Sheriff's Real Estate Final Cost Sheet, which I have signed as attorney on the writ, will be faxed to your office.

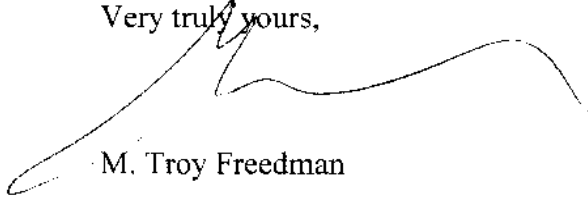
The following documents will be overnighted to your office:

1. Cost Sheet, bearing my original signature;
2. Our Check in the amount of \$395.08, representing the balance due to your office;
3. Copies of the Realty Transfer Tax Statement of Value

Kindly issue the Sheriff's Deed to: **WM Specialty Mortgage, LLC**. The address of the grantee is: **P.O. Box 11000, Santa Ana, CA 92711**.

Please call our office should you have any questions with regard to this matter.

Very truly yours,



M. Troy Freedman

MTF/pam
enclosures

RICHARD M. SQUIRE & ASSOCIATES, LLC
ESCROW ACCOUNT
ONE JENKINTOWN STATION SUITE 104
115 WEST AVENUE
JENKINTOWN, PA 19046
PH. 215-886-8790

ABINGTON BANK
JENKINTOWN, PA 19046

12067

12067

80-7156/2319

***Three hundred Ninety Five dollars and Eight cents**

PAY
TO THE
ORDER
OF

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

DATE

5/7/2008

AMOUNT

\$395.08

VOID AFTER 90 DAYS

For AMQ-1008-Polk-Balance to Sheriff

⑆0⑆2067⑆ ⑆231971568⑆ 0292010550⑆



COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

WM Specialty Mortgage VS Ronald Polk

NO. 203-07 ED NO. 1202-07 JD

DATE/TIME OF SALE: 5-7-08 1100

BID PRICE (INCLUDES COST) \$ 1710.86

POUNDAGE - 2% OF BID \$ 34.22

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1745.08

PURCHASER(S): M. T. 204 CREEDMAN ESS, APT 2027 ON WEST

ADDRESS: 115 WEST AVE, SUITE 104, JEFFERSON, PA 15046

NAMES(S) ON DEED: WM SPECIALTY MORTGAGE LLC

PURCHASER(S) SIGNATURE(S): [Signature]

TOTAL DUE: \$ 1745.08

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ -

TOTAL DUE IN 8 DAYS \$ 395.08



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17125-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name Richard M. Squire & Associates, LLC		Telephone Number: (215) 886-8790	
Street Address 115 West Avenue, Suite 104	City Jenkintown	State PA	Zip Code 19046

B. TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s) Sheriff of Columbia County			Grantee(s)/Lessee(s) WM Specialty Mortgage, LLC		
Street Address 35 West Main Street			Street Address P.O. Box 11000		
City Bloomsburg	State PA	Zip Code 17815	City Santa Ana	State CA	Zip Code 92711

C. PROPERTY LOCATION

Street Address 6670 Second Street, Bloomsburg, PA 17815		City, Township, Borough South Centre Township	
County Columbia County	School District Central Columbia School District	Tax Parcel Number 12-03D-032	

D. VALUATION DATA

1. Actual Cash Consideration 1,745.08	2. Other Consideration + 0.00	3. Total Consideration = 1,745.08
4. County Assessed Value 22,697.00	5. Common Level Ratio Factor X 3.55	6. Fair Market Value = 80,574.35

E. EXEMPTION DATA

1a. Amount of Exemption Claimed 100.00	1b. Percentage of Interest Conveyed 100%
---	---

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 2005, Page Number 10468.
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

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

Signature of Correspondent or Responsible Party

Date

5/7/08

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



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG PA 17128-0603

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Street Address 115 West Avenue, Suite 104	City Jenkintown	State PA	Zip Code 19046

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Date of Acceptance of Document

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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.

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RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire*
M. Troy Freedman
Michael J. Clark**
* Also Admitted In MD
** Also Admitted In NJ

One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790 Fax: (215) 886-8791

May 7, 2008

VIA FACSIMILE AND
OVERNIGHT DELIVERY
Office of the Sheriff
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

RE: WM Specialty Mortgage, LLC v. Ronald D. Polk
Columbia County Docket No. 2007-CV-1202

Dear Sheriff Chamberlain:

Many thanks, again, for your courtesy in allowing the property to be sold to the Plaintiff at the May 7, 2008 Sheriff's Sale.

This letter and a copy of the Sheriff's Real Estate Final Cost Sheet, which I have signed as attorney on the writ, will be faxed to your office.

The following documents will be overnighted to your office:

1. Cost Sheet, bearing my original signature;
2. Our Check in the amount of \$395.08, representing the balance due to your office;
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Kindly issue the Sheriff's Deed to: **WM Specialty Mortgage, LLC**. The address of the grantee is: **P.O. Box 11000, Santa Ana, CA 92711**.

Please call our office should you have any questions with regard to this matter.

Very truly yours,


M. Troy Freedman

MTF/pam
enclosures

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

WM Specialty Mortgage vs Ronald PeikNO. 203-07 ED NO. 1203-07 JDDATE/TIME OF SALE: 5-7-08 1100BID PRICE (INCLUDES COST) \$ 1710.86POUNDAGE - 2% OF BID \$ 34.22TRANSFER TAX - 2% OF FAIR MKT \$ -MISC. COSTS \$ -TOTAL AMOUNT NEEDED TO PURCHASE \$ 1745.08PURCHASER(S): M. TROY FREEDMAN ESQ., ATTORNEY ON WRITADDRESS: 115 WEST AVE, SUITE 104, JERAMINTOWN PA 19046NAMES(S) ON DEED: WM SPECIALTY MORTGAGE LLCPURCHASER(S) SIGNATURE(S): TOTAL DUE: \$ 1745.08LESS DEPOSIT: \$ 1350.00DOWN PAYMENT: \$ -TOTAL DUE IN 8 DAYS \$ 395.08

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire*
M. Troy Freedman
Michael J. Clark**
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Tel.: (215) 886-8790 Fax: (215) 886-8791

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Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

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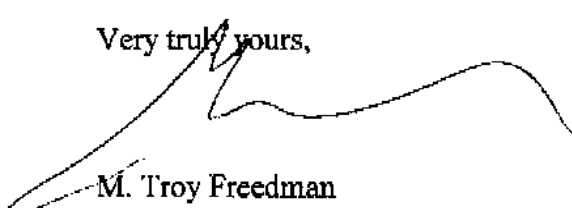
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Please call our office should you have any questions with regard to this matter.

Very truly yours,



M. Troy Freedman

MTF/pam
enclosures

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

WM Specialty Mortgage VS Ronald PolkNO. 203-07 ED NO. 1202-07 JDDATE/TIME OF SALE: 5-7-08 1100BID PRICE (INCLUDES COST) \$ 1710.86POUNDAGE - 2% OF BID \$ 34.22TRANSFER TAX - 2% OF FAIR MKT \$ -MISC. COSTS \$ -TOTAL AMOUNT NEEDED TO PURCHASE \$ 1745.08PURCHASER(S): M. TROY FREEDMAN ESQ., ATTORNEY ON WRITADDRESS: 115 WEST AVE. SUITE 104, JENKINTOWN PA 19046NAMES(S) ON DEED: WM SPECIALTY MORTGAGE LLCPURCHASER(S) SIGNATURE(S): [Signature]TOTAL DUE: \$ 1745.08LESS DEPOSIT: \$ 1350.00DOWN PAYMENT: \$ -TOTAL DUE IN 8 DAYS \$ 395.08

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

FACSIMILE TRANSMITTAL SHEET

TO: *Pat Miller* FROM: *Tim Chamberlain*
COMPANY: DATE: *5-7-06*
FAX NUMBER: TOTAL NO. OF PAGES INCLUDING COVER: *3*
PHONE NUMBER: SENDER'S REFERENCE NUMBER:
RE: YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire*
M. Troy Freedman
Michael J. Clark**
* Also Admitted In MD
** Also Admitted In NJ

One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790 Fax: (215) 886-8791

May 7, 2008

VIA FACSIMILE: 570-389-5625

Office of the Sheriff
Columbia County Courthouse
35 West main Street
Bloomsburg, PA 17815

RE: WM Specialty Mortgage, LLC v. Ronald D. Polk
Columbia County Docket No. 2007-CV-1202

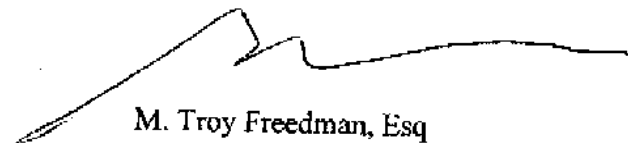
Dear Sir or Madam:

Thank you for calling our office this morning. We had arranged with the law firm of Dennehey, Marks and McLaughlin to attend the sheriff's sale on our behalf. Donna of their office marked her calendar that the sale was occurring at 1:00 p.m.

Thank you for your courtesy in allowing the sale to continue and for the property to be sold to the plaintiff for costs. We will take appropriate steps to ensure that this does not reoccur. Thank you again.

As you requested, attached is a copy of the Order granting relief from the bankruptcy automatic stay.

Very truly yours,



M. Troy Freedman, Esq

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

In Re: Ronald D. Polk

Chapter 7

Bankruptcy No. 5:07-bk-52977-RNO

11 U.S.C. § 362

Citi Residential Lending, Inc., as Servicer

for the Mortgagee of Record and

WM Specialty Mortgage, LLC,

Movants

vs.

Ronald D. Polk

Debtor

and

Robert P. Sheils, Jr., Esquire

Trustee

RESPONDENTS

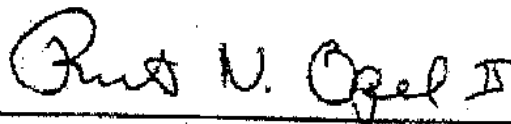
ORDER MODIFYING THE AUTOMATIC STAY UNDER 11 U.S.C. § 362

AND NOW, this _____ day of _____, 2007, upon Motion of Movants above, it is hereby

ORDERED and DECREED that the Automatic Stay of all proceedings, as provided under § 362 of the Bankruptcy Reform Act of 2005, 11 U.S.C. § 362, as amended, is modified with respect to the mortgaged premises situated at: 6670 2nd Street, Bloomsburg, PA 17815 as to allow the Movants to immediately foreclose on its Mortgage and allow the purchaser of the mortgaged premises at Sheriff's Sale (or purchaser's assignee) to take any/all legal or consensual action for enforcement of its right to possession of, or title to, the mortgaged premises; and it is

FURTHER ORDERED and DECREED that Movants may offer and provide Debtor with information regarding a potential Forbearance Agreement, Loan Modification, Refinance Agreement, or other loan workout/loss mitigation agreement, and may enter into such agreement with Debtor; however, Movants may not enforce, or threaten to enforce, any personal liability against Debtor if Debtor's personal liability is discharged in this bankruptcy case.

Date: January 23, 2008



Robert N. Opel, II, Bankruptcy Judge

This document is electronically signed and filed on the same date.

(JAT)

As10-1008

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Attorney ID Nos. 04267 / 85165
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791
Attorneys for Plaintiff

WM Specialty Mortgage LLC, Without
Recourse,
PLAINTIFF,

v.

Ronald D. Polk
6670 2ND Street
Bloomsburg, PA 17815,

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2007-CV-1202

CIVIL ACTION

MORTGAGE FORECLOSURE

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

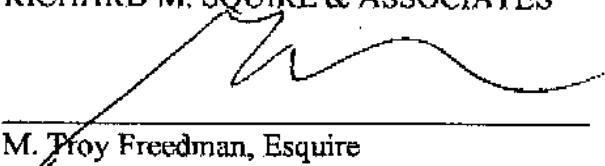
Plaintiff, by its undersigned attorney, M. Troy Freedman, Esquire, hereby verifies that:

1. A copy of the Notice of Sheriff's Sale was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for Writ of Execution on the date(s) appearing on the Certificate(s) of Mailing, attached hereto as Exhibit "1."
2. Proof of service of the Notice of Sheriff's Sale is attached hereto as Exhibit "2."
☒ Service effectuated by Sheriff
☒ Service effectuated by Private Process Server
☐ Service effectuated per Court Order. Certificate of Service attached containing:
Court Order;
Posting Affidavit; and
Mailing receipts.

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

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

RICHARD M. SQUIRE & ASSOCIATES



M. Troy Freedman, Esquire
Attorney for Plaintiff

Dated: April 24, 2008

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) 704-6300

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, COMMONWEALTH
OF PENNSYLVANIA.

WM SPECIALTY MORTGAGE LLC.

VS.

RONALD POLK.

WRIT OF EXECUTION #203 OF 2007 ED

POSTING OF PROPERTY

January 2, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF RONALD POLK. AT 6670 2ND STREET BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

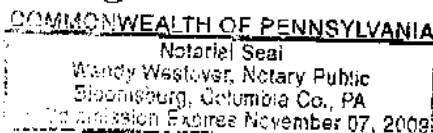
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 2ND DAY OF JANUARY 2008



SHERIFF'S SALE

WEDNESDAY FEBRUARY 6, 2008 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 203 OF 2007 ED AND CIVIL WRIT NO. 1202 OF 2007 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 TRACT OF LAND SITUATE IN THE PLAN OF CENTREVILLE, CENTER TOWNSHIP, NOW THE VILLAGE OF LIME RIDGE, SOUTH CENTER TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A CEMENT POST - IT BEING THE INTERSECTION OF THE NORTH EAST CORNER OF LAND, NOW OR LATE, THE ESTATE OF E. W. KELCHNER, DECEASED; THE SOUTH SIDE OF SECOND OR CANAL STREET, AND THE LAND OF JAMES LOWELL; THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERN LINE OF THE LAND OF THE SAID JAMES LOWELL A DISTANCE OF 140 FEET TO LAND FORMERLY THE D. L. & W. R. R. COMPANY, BUT NOW THE LAND OF THE ESTATE OF E. W. KELCHNER, DECEASED; THENCE CONTINUING ALONG THE WESTERN LINE OF THE SAID LAND OF JAMES LOWELL, SOUTH 32 DEGREES 45 MINUTES EAST, A DISTANCE OF 152.3 FEET TO THE SOUTHEAST CORNER OF THE LAND, FORMERLY D. L. & W. R.R. COMPANY, BUT NOW THE SOUTHEAST CORNER OF THE LAND OF THE ESTATE OF E. W. KELCHNER; THENCE ALONG THE SOUTHERN LINE OF SAID ESTATE OF E. W. KELCHNER SOUTH 56 DEGREES 45 MINUTES WEST A DISTANCE OF 92 FEET TO A PIN CORNER; THENCE ACROSS LAND, NOW, THE ESTATE OF E. W. KELCHNER, DECEASED; AND, ADJACENT TO THE LAND NOW BEING PURCHASED BY ROBERT S. KELCHNER AND MADELINE KELCHNER, HIS WIFE; NORTH 32 DEGREES 45 MINUTES WEST A TOTAL DISTANCE OF 292.3 FEET TO THE SOUTH SIDE OF THE SAID SECOND STREET-SOMETIMES KNOWN AS CANAL STREET; THENCE ALONG THE SOUTHERN LINE OF SAID CANAL STREET IN AN EASTERLY DIRECTION A DISTANCE OF 92 FEET TO LAND OF THE SAID JAMES LOWELL, THE CEMENT POST, THE PLACE OF BEGINNING. A DWELLING HOUSE AND ADDITIONAL IMPROVEMENTS ARE ERECTED THEREON.

BEING KNOWN AS 6670 2ND STREET, BLOOMSBURG, PA 17815.

BEING KNOWN AS TAX PARCEL NO. 12-03D-032.

BEING the same premises which Albert L. Polk and Ethel M. Polk, husband and wife, granted and conveyed unto Ronald D. Polk by Deed dated August 8, 1986 and recorded in the Office of the Recorder of Deeds of Columbia County, Pennsylvania, on August 13, 1986 in Deed Book 372, page 695.

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
Richard M. Squire
115 West Avenue
Jenkintown, PA 19046

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

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

In Re: Ronald D. Polk : Chapter 7
: Bankruptcy No. 5:07-bk-52977-RNO
: 11 U.S.C. § 362

Citi Residential Lending, Inc., as Servicer
for the Mortgagee of Record and
WM Specialty Mortgage, LLC,
Movants

vs.
Ronald D. Polk

Debtor

and
Robert P. Sheils, Jr., Esquire

Trustee
RESPONDENTS


ORDER MODIFYING THE AUTOMATIC STAY UNDER 11 U.S.C. § 362

AND NOW, this _____ day of _____, 2007, upon Motion of Movants above, it is hereby

ORDERED and DECREED that the Automatic Stay of all proceedings, as provided under § 362 of the Bankruptcy Reform Act of 2005, 11 U.S.C. § 362, as amended, is modified with respect to the mortgaged premises situated at: 6670 2nd Street, Bloomsburg, PA 17815 as to allow the Movants to immediately foreclose on its Mortgage and allow the purchaser of the mortgaged premises at Sheriff's Sale (or purchaser's assignee) to take any/all legal or consensual action for enforcement of its right to possession of, or title to, the mortgaged premises; and it is

FURTHER ORDERED and DECREED that Movants may offer and provide Debtor with information regarding a potential Forbearance Agreement, Loan Modification, Refinance Agreement, or other loan workout/loss mitigation agreement, and may enter into such agreement with Debtor; however, Movants may not enforce, or threaten to enforce, any personal liability against Debtor if Debtor's personal liability is discharged in this bankruptcy case.

Date: January 23, 2008



Robert N. Opel, II, Bankruptcy Judge

(JAT)

This document is electronically signed and filed on the same date.

A10-1008

NAME AND ADDRESS OF SENDER

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

INDICATE TYPE OF MAIL

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

CHECK APPROPRIATE BLOCK FOR

☐ Registered Mail
☐ With Postal Insurance
☐ Without Postal Insurance

POSTMARK AND DATE OF RECEIPT

Affix stamp here if issued its certificate of mailing 750
or for additional copies of this form 1.750 MEIER
NOV 16 07 3841148

JENKINTOWN PA 19046

U.S. POSTAGE

Line	Number of Article	Name of Addressee, Street and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (if Regs.)	Insured Value	Due Sender if C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee	Rest. Del. Fee	Remarks
1	AMQ-1008F Polk LH NOS	PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230											
2	AMQ-1008F Polk LH NOS	Department of Public Welfare Attn.: Legal Department Health and Welfare Building P.O. Box 2675 Harrisburg, PA 17105-2675											
3	AMQ-1008F Polk LH NOS	Columbia County Domestic Relations 15 Perry Avenue Bloomsburg, PA 17815											
4	AMQ-1008F Polk LH NOS	Columbia County Tax Claim Bureau Columbia County Courthouse 35 West Main Street Bloomsburg, PA 17815											
5	AMQ-1008F Polk LH NOS	Tenant/Occupant 6670 - 2 nd Street Bloomsburg, PA 17815											
6													
7													
8													
9													
10													
11													
12													
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	POSTMASTER, PER (Name of receiving employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$100. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery services also includes special handling service.								
5		5	83										

PS FORM 3877

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

Exhibit 1

Exhibit 2

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:

Ameriquet Mortgage Co.
10801 6th Street, Ste 130
Rancho Cucamonga, CA 91730

2. Article Number
(Transfer from service label)

7007 0710 0002 4094 9147

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Address

B. Received by (Printed Name)

C. Date of Delivery

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

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:

Dept of Public Welfare
PO box 2675
Harrisburg, PA 17105

2. Article Number
(Transfer from service label)

7007 0710 0002 4094 9154

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Address

B. Received by (Printed Name)

DEC 10 2007

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

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:

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

2. Article Number
(Transfer from service label)

7007 0710 0002 4094 9222

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Address

B. Received by (Printed Name)

DEC 10 2007

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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA. 17815
FAX: (717) 380-5625

PHONE
(717) 380-5622

24 HOUR PHONE
(717) 784-4380

WM SPECIALTY MORTGAGE LLC,
WITHOUT RECOURSE

Docket # 203ED2007

VS

MORTGAGE FORECLOSURE

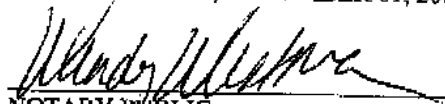
RONALD D. POLK

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, NOVEMBER 01, 2007, AT 9:40 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON RONALD POLK AT 6670 2ND STREET, BLOOMSBURG BY HANDING TO RONALD POLK, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

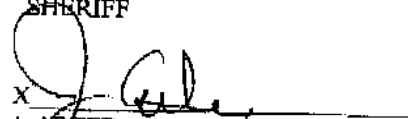
SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, NOVEMBER 01, 2007


NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Wastover, Notary Public
Bloomsburg, Columbia Co., PA
Commission Expires November 07, 2008



X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
J. ARTER
DEPUTY SHERIFF

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA
AFFIDAVIT OF SERVICE

WM SPECIALTY MORTGAGE LLC.
 Plaintiff (Petitioner) vs.

RONALD D. POLK
 Defendant (Respondent)

CASE and/or DOCKET: 2007-CV-1202

I, Robert Wagner declare that I am a Pennsylvania State Constable and/or Process Server, in and for the County of Berks, that I am not a party to this action, not an employee of a party to this action, or an attorney to the action, and that within the boundaries of the state where service was effected. I was authorized by law to perform the said service.

SERVICE UPON: RONALD D. POLK

ADDRESS: 320 EAST 13TH STREET, LOT 1 TRAILER 1, BERWICK PA 18603

On: 2/18/08 At: 10:42 AM

Description: Approximate Age 40 Height 5'9 Weight 170 Race W Sex M Hair Gray

With Documents: NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Manner of Service

By handing to:

- ☒ DEFENDANT(S) PERSONALLY SERVED
☐ ADULT FAMILY MEMBER WITH WHOM THE SAID DEFENDANT(S) RESIDE.
☐ NAME: _____ RELATIONSHIP: _____
☐ ADULT IN CHARGE OF DEFENDANT'S RESIDENCE.
☐ NAME: _____ RELATIONSHIP: _____
☐ POSTED PROPERTY
☐ AGENT OR PERSON IN CHARGE OF PLACE OF BUSINESS.
☐ NAME: _____ TITLE: _____
☐ MILITARY STATUS: NO / YES BRANCH: _____

COMMENTS: DEFENDANT STATED HE WILL BE MOVING IN A FEW DAYS TO 320 EAST 13TH STREET, TRAILER #3, BERWICK PA 18603

DEFENDANT WAS NOT SERVED BECAUSE:

___ MOVED ___ UNKNOWN ___ NO ANSWER ___ VACANT ___ OTHER: _____

SERVICE WAS ATTEMPTED ON THE FOLLOWING DATES/TIMES:

1.) _____ 2.) _____ 3.) _____

SWORN TO AND SUBSCRIBED
 BEFORE ME THIS 18 DAY OF

Feb, 2008

NOTARY

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

TERESA A. MINZOLA, Notary Public

Washington Twp., Berks County

My Commission Expires December 5, 2009

Robert Wagner
 CONSTABLE/PROCESS SERVER

AMQ-1008

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire*
M. Troy Freedman
Michael J. Clark**
* Also Admitted In MD
** Also Admitted In NJ

One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790 Fax: (215) 886-8791

February 5, 2008

Office of the Prothonotary
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

RE: WM Specialty Mortgage LLC v. Ronald D. Polk
Docket No. 2007-CV-1202

Dear Sir or Madam:

Enclosed for filing, please find the original Praeipie to Reissue Writ of Execution in Mortgage Foreclosure in the above-referenced matter. Please return the time-stamped copy of the Praeipie/Writ of Execution to our office in the stamped, self-addressed envelope enclosed.

Please call our office should you have any questions with regard to this matter.

Very truly yours,



M. Troy Freedman

MTF/pam
enclosures

cc: Sheriff of Columbia County ✓
(w/ enclosure)

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire

M. Troy Freedman, Esquire

ID. Nos. 04267 / 85165

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

WM Specialty Mortgage LLC, Without
Recourse,

PLAINTIFF,

v.

Ronald D Polk

6670 2ND Street

Bloomsburg, PA 17815,

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2007-CV-1202

CIVIL ACTION

MORTGAGE FORECLOSURE

PRAECIPE TO REISSUE WRIT OF EXECUTION

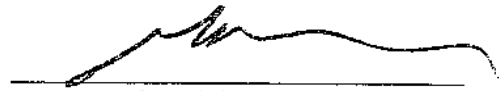
(Mortgage Foreclosure)

To the Prothonotary:

Issue Writ of Execution in the above matter.

Amount Due	\$106,933.91
Interest From 09/17/2007 to 5/7/2008	\$ 4,548.96
@ \$19.44 per diem	\$111,482.87
* plus fees and costs	

Dated: February 5, 2008



Attorney for Plaintiff

Docket No. 2007-CV-1202

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA
WM Specialty Mortgage LLC, Without Recourse,

v.

Ronald D. Polk
6670 2ND Street
Bloomsburg, PA 17815,

Defendant.

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed: _____

Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff



Attorney for Plaintiff

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
ID. Nos. 04267 / 85165

One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

WM Specialty Mortgage LLC, Without
Recourse,

PLAINTIFF,

v.

Ronald D Polk
6670 2ND Street
Bloomsburg, PA 17815,
DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2007-CV-1202

CIVIL ACTION

WRIT OF EXECUTION
(Mortgage Foreclosure)

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

6670 2ND Street, Bloomsburg, PA 17815
Parcel No. 12-03D-032
(See attached legal description)

Amount Due	\$106,933.91
Interest From 09/17/2007 to 5/7/2008	<u>\$ 4,548.96</u>
@ \$19.44 per diem	\$111,482.87
* plus fees and costs	

PROTHONOTARY

Seal of Court

BY:

Deputy Prothonotary

Date _____

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA
WM Specialty Mortgage LLC, Without Recourse,
Plaintiff,

v.

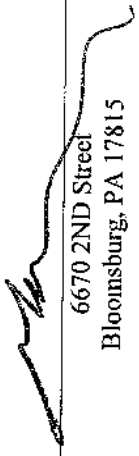
Ronald D. Polk
6670 2ND Street
Bloomsburg, PA 17815,

Defendant.

WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed: _____

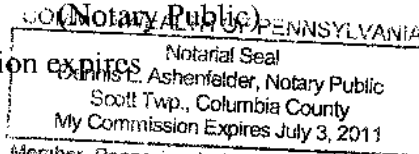
Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Richard M. Squire & Associates, LLC
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff


6670 2ND Street
Bloomsburg, PA 17815

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry 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 January 16, 23, 30, 2008 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner 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 30th day of JANUARY, 2008.

My commission expires

Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
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.

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:28-JAN-08

FEE:\$5.00

CERT. NO:4154

POLK RONALD
6670 SECOND STREET LIME RIDGE
BLOOMSBURG PA 17815

DISTRICT: CENTRE SOUTH TWP
DEED 0372-0695
LOCATION: 6670 SECOND ST BLOOMSBURG
PARCEL: 12 -03D-032-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2007	PRIM	1,098.59	8.12		0.00	1,106.71
TOTAL DUE :						\$1,106.71

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: February ,2008

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF
DECEMBER 31, 2007

REQUESTED BY:

Timothy T. Chamberlain, Sheriff, Jm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/26/2007

SERVICE# 18 - OF - 21 SERVICES
DOCKET # 205ED2007

PLAINTIFF CITIBANK, N.A., AS TRUSTEE FOR CHASE MANHATTAN
MORTGAGE 03-1

DEFENDANT FRANK MENDICINO
PIETRO PUGLIESE

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Deb

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-25-08 TIME 1550 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

TC

DATE _____

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

WM SPECIALTY MORTGAGE LLC,
WITHOUT RECOURSE

VS

Docket # 203ED2007

MORTGAGE FORECLOSURE

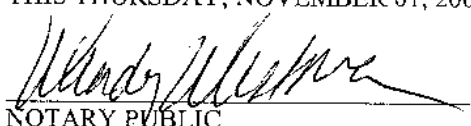
RONALD D. POLK

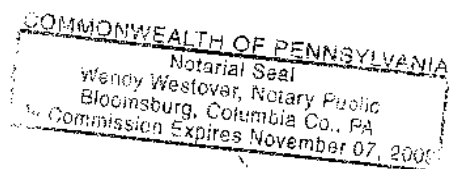
AFFIDAVIT OF SERVICE

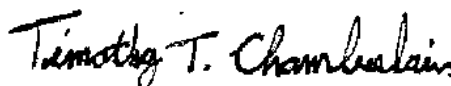
NOW, THIS THURSDAY, NOVEMBER 01, 2007, AT 9:40 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON RONALD POLK AT 6670 2ND STREET, BLOOMSBURG BY HANDING TO RONALD POLK, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, NOVEMBER 01, 2007


NOTARY PUBLIC

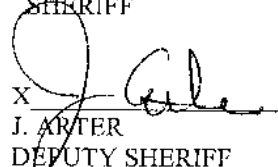




X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X


J. ARTER
DEPUTY SHERIFF

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire*
M. Troy Freedman
Michael J. Clark**
* Also Admitted In MD
** Also Admitted In NJ

One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790 Fax: (215) 886-8791

December 26, 2007

VIA FACSIMILE: 570-389-5625
Office of the Sheriff
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

RE: WM Specialty Mortgage, LLC
v. Ronald D. Polk; Docket 2007-CV-1202
Sale Date: February 6, 2008

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff, WM Specialty Mortgage, LLC, in connection with the above-referenced mortgage foreclosure proceeding.

Kindly postpone the Sheriff's Sale in this matter, due to the recent filing of a Bankruptcy Petition filed by the Defendant. A copy of the Notice of Chapter 7 Bankruptcy Filing is attached for your records.

We would appreciate postponing the sale of this property for three months. Please advise of the new sale date once the property has been relisted.

Thank you for your courtesies.

Very truly yours,



M. Troy Freedman, Esq.
Ext. 12

MTF:pam
cc: Jeff Kirby

NEW SALE DATE: May 7, 2008
11:00 AM

FORM B9A (Chapter 7 Individual or Joint Debtor No Asset Case) (12/07)

Case Number 5:07-bk-52977-RNO

UNITED STATES BANKRUPTCY COURT

Middle District of Pennsylvania

Notice of Chapter 7 Bankruptcy Case, Meeting of Creditors, & Deadlines

A chapter 7 bankruptcy case concerning the debtor(s) listed below was filed on 11/15/07.

You may be a creditor of the debtor. **This notice lists important deadlines.** You may want to consult an attorney to protect your rights. All documents filed in the case may be inspected at the bankruptcy clerk's office at the address listed below or electronically through "PACER" (Public Access to Court Electronic Records).

NOTE: The staff of the bankruptcy clerk's office cannot give legal advice.

See Reverse Side For Important Explanations.

Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, and trade):

Ronald D Polk
aka Ronnie Douglas Polk, aka Ronnie D Polk
320 East Thirteenth Street
Lot 1 Trailer 1
Berwick, PA 18603

Case Number:
5:07-bk-52977-RNO

Last four digits of Social Security No., Individual
Taxpayer-ID(ITIN) No. or EIN No.:
189-38-3991

Attorney for Debtor(s) (name and address):
James Beatrice Jr
Beatrice Law Offices
PO Box 70
Hughesville, PA 17737
Telephone number: 570 546-2050

Bankruptcy Trustee (name and address):
Robert P. Sheils, Jr (Trustee)
Sheils Law Associates, PC
108 North Abington Road
Clarks Summit, PA 18411
Telephone number: 570 587-2600

Meeting of Creditors

All individual debtors must provide personal identification and proof of social security number to be admitted to the meeting of creditors.

Date: 01/25/2008

Time: 09:00 AM

Location: Courtroom #3, Max Rosenn US Courthouse, 197 South Main Street, Wilkes-Barre, PA

Deadlines

Papers must be received by the bankruptcy clerk's office by the following deadlines:

**Deadline to File a Complaint Objecting to Discharge of Debtor or to
Determine Dischargeability of Certain Debts: March 25, 2008**

Deadline to Object to Exemptions:
Thirty (30) days after the conclusion of the meeting of creditors.

Creditors May Not Take Certain Actions

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

Please Do Not File a Proof of Claim Unless You Receive a Notice To Do So.

CREDITORS WITH A FOREIGN ADDRESS

A creditor to whom this notice is sent at a foreign address should read the information under "Do Not File a Proof of Claim at This Time" on the reverse side.

Address of the Bankruptcy Clerk's Office:

U.S. Bankruptcy Court
274 Max Rosenn U.S. Courthouse
197 South Main Street
Wilkes-Barre, PA 18701
Telephone number: 570-826-6450

Hours Open: Monday - Friday 8:00 AM - 5:00 PM

Clerk of the Bankruptcy Court

Date: 12/19/07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/23/2007

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 203ED2007

PLAINTIFF WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE

DEFENDANT RONALD D. POLK
ATTORNEY FIRM RICHARD M. SQUIRE ESQ.

PERSON/CORP TO SERVED
LINDA FEDDER-TAX COLLECTOR
6390 THIRD STREET
BLOOMSBURG /

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON LINDA FEDDER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12-06-07 TIME 1700 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) _____

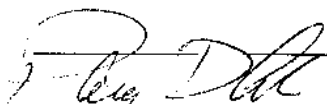
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 12-06-07

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

Monday, October 29, 2007

**LINDA FEDDER-TAX COLLECTOR
6390 THIRD STREET
BLOOMSBURG, PA 17815-**

**WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE
VS
RONALD D. POLK**

DOCKET # 203ED2007

JD # 1202JD2007

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

CENTRAL COLUMBIA SCHOOL DIST

2007 SCHOOL REAL ESTATE DATE 07/01/2007 BILL# 000742 TAXCOLLECTOR COPY

SOUTH CENTRE TOWNSHIP

MAKE CHECKS PAYABLE TO:

Linda Fedder
6390 Third Street
Bloomsburg, PA 17815

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	22697	32.320	718.90	733.57	806.93
INSTALLMENT PLAN					
First Installment	244.52				
Second Installment	244.52				
Final Installment	244.53				
ASSESSED VALUE	22697	733.57	718.90	733.57	806.93
TAXABLE ASSESSMENT	22697	733.57	AUG 31	OCT 31	NOV 1

SCHOOL PENALTY AT 10%

M
A POLK RONALD
I 6670 SECOND STREET LIME RIDGE
L BLOOMSBURG PA 17815

PROPERTY DESCRIPTION	ACCT.
PARCEL 12 03D03200000	18699
6670 SECOND ST	6065.00
0372-0695	16632.00
0.62 ACRES	

THIS TAX RETURNED
TO COURT HOUSE
JANUARY 1, 2008.

Tax Notice 2007 County & Municipality
CENTRE SOUTH TWP

MAKE CHECKS PAYABLE TO:

LINDA J FEDDER
6390 THIRD STREET-LIME RIDGE
Bloomsburg PA 17815

HOURS: STARTING MARCH 6:
MONDAY - 3PM TO 6PM
TUESDAY - 3PM TO 6PM

PHONE: 570-784-0219

FOR: COLUMBIA COUNTY

DATE
03/01/2007

BILL NO.
15020

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	22,697	6.146	136.71	139.50	153.45
SINKING		1.345	29.92	30.53	33.58
FIRE		.5	11.12	11.35	12.49
TWP RE		1.671	37.17	37.93	41.72
LIGHT	FRONT 92	.35	31.56	32.20	35.42
The discount & penalty have been calculated for your convenience			246.48	251.51	276.66
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 & PAYABLE - PROMPT PAYMENT IS REQUESTED

POLK RONALD
6670 SECOND STREET LIME RIDGE
BLOOMSBURG PA 17815

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 12 -03D-032-00,000
6670 SECOND ST
.6188 Acres Land 6,065
Buildings 16,632
Total Assessment 22,697

This tax returned to
courthouse on:
January 1, 2008

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/23/2007

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 203ED2007

PLAINTIFF WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE

DEFENDANT RONALD D. POLK
ATTORNEY FIRM RICHARD M. SQUIRE ESQ.

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

SERVED UPON MAUREEN Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 12-3-7 TIME 1400 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) _____

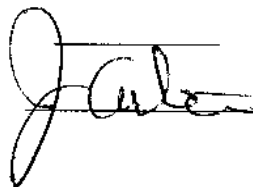
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 12-3-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/23/2007

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 203ED2007

PLAINTIFF WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE

DEFENDANT RONALD D. POLK
ATTORNEY FIRM RICHARD M. SQUIRE ESQ.

PERSON/CORP TO SERVED

RONALD POLK

6670 2ND STREET

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Ronald

RELATIONSHIP Debt IDENTIFICATION _____

DATE 11-1-7 TIME 0940 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

10-31-7 1440 2 Cd

DEPUTY

J. C. [Signature]

DATE 11-1-7

REAL ESTATE OUTLINE

ED # 203-07

DATE RECEIVED 10-23-07
DOCKET AND INDEX 10-29-07

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WATCHMAN RELEASE FORM	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR	<input checked="" type="checkbox"/>	CK# <u>7856</u>

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

SALE DATE	<u>Feb. 6, 08</u>	TIME <u>1100</u>
POSTING DATE	<u>Jan 2, 08</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Jan 2 - 8</u>	
	2 ND WEEK <u>Jan 9 - 15</u>	
	3 RD WEEK <u>Jan 16 - 22</u>	

SHERIFF'S SALE

WEDNESDAY FEBRUARY 6, 2008 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 203 OF 2007 ED AND CIVIL WRIT NO. 1202 OF 2007 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 TRACT OF LAND SITUATE IN THE PLAN OF CENTREVILLE, CENTER TOWNSHIP, NOW THE VILLAGE OF LIME RIDGE, SOUTH CENTER TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A CEMENT POST - IT BEING THE INTERSECTION OF THE NORTH EAST CORNER OF LAND, NOW OR LATE, THE ESTATE OF E. W. KELCHNER, DECEASED; THE SOUTH SIDE OF SECOND OR CANAL STREET, AND THE LAND OF JAMES LOWELL; THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERN LINE OF THE LAND OF THE SAID JAMES LOWELL A DISTANCE OF 140 FEET TO LAND FORMERLY THE D. L. & W. R. R. COMPANY, BUT NOW THE LAND OF THE ESTATE OF E. W. KELCHNER, DECEASED; THENCE CONTINUING ALONG THE WESTERN LINE OF THE SAID LAND OF JAMES LOWELL, SOUTH 32 DEGREES 45 MINUTES EAST, A DISTANCE OF 152.3 FEET TO THE SOUTHEAST CORNER OF THE LAND, FORMERLY D. L. & W. R.R. COMPANY, BUT NOW THE SOUTHEAST CORNER OF THE LAND OF THE ESTATE OF E. W. KELCHNER; THENCE ALONG THE SOUTHERN LINE OF SAID ESTATE OF E. W. KELCHNER SOUTH 56 DEGREES 45 MINUTES WEST A DISTANCE OF 92 FEET TO A PIN CORNER; THENCE ACROSS LAND, NOW, THE ESTATE OF E. W. KELCHNER, DECEASED; AND, ADJACENT TO THE LAND NOW BEING PURCHASED BY ROBERT S. KELCHNER AND MADELINE KELCHNER, HIS WIFE; NORTH 32 DEGREES 45 MINUTES WEST A TOTAL DISTANCE OF 292.3 FEET TO THE SOUTH SIDE OF THE SAID SECOND STREET-SOMETIMES KNOWN AS CANAL STREET; THENCE ALONG THE SOUTHERN LINE OF SAID CANAL STREET IN AN EASTERLY DIRECTION A DISTANCE OF 92 FEET TO LAND OF THE SAID JAMES LOWELL, THE CEMENT POST, THE PLACE OF BEGINNING. A DWELLING HOUSE AND ADDITIONAL IMPROVEMENTS ARE ERECTED THEREON.

BEING KNOWN AS 6670 2ND STREET, BLOOMSBURG, PA 17815.

BEING KNOWN AS TAX PARCEL NO. 12-03D-032.

BEING the same premises which Albert L. Polk and Ethel M. Polk, husband and wife, granted and conveyed unto Ronald D. Polk by Deed dated August 8, 1986 and recorded in the Office of the Recorder of Deeds of Columbia County, Pennsylvania, on August 13, 1986 in Deed Book 372, page 695.

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
Richard M. Squire
115 West Avenue
Jenkintown, PA 19046

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

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Plaintiff's Attorney
Richard M. Squire
115 West Avenue
Jenkintown, PA 19046

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

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BEING KNOWN AS 6670 2ND STREET, BLOOMSBURG, PA 17815.

BEING KNOWN AS TAX PARCEL NO. 12-03D-032.

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Plaintiff's Attorney
Richard M. Squire
115 West Avenue
Jenkintown, PA 19046

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

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
ID. Nos. 04267 / 85165
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

WM Specialty Mortgage LLC, Without
Recourse,

PLAINTIFF,

v.

Ronald D Polk
6670 2ND Street
Bloomsburg, PA 17815,
DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2007-CV-1202

CIVIL ACTION

2007-ED-203

WRIT OF EXECUTION
(Mortgage Foreclosure)

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

6670 2ND Street, Bloomsburg, PA 17815
Parcel No. 12-03D-032
(See attached legal description)

Amount Due \$106,933.91
Interest From 09/17/2007 to Date of Sale \$
@ \$19.44 per diem \$
* plus fees and costs

Lami B. Kline
PROTHONOTARY

Seal of Court

BY:

Date 10/23/2007

Deputy Prothonotary

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire

M. Troy Freedman, Esquire

ID. Nos. 04267 / 85165

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

WM Specialty Mortgage LLC, Without
Recourse,

PLAINTIFF,

v.

Ronald D Polk

6670 2ND Street

Bloomsburg, PA 17815,

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2007-CV-1202

CIVIL ACTION

2007-ED-203

WRIT OF EXECUTION

(Mortgage Foreclosure)

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

6670 2ND Street, Bloomsburg, PA 17815

Parcel No. 12-03D-032

(See attached legal description)

Amount Due \$106,933.91

Interest From 09/17/2007 to Date of Sale \$

@ \$19.44 per diem \$

* plus fees and costs

Lami B. Kline
PROTHONOTARY

Seal of Court

BY:

Date 10/23/2007

Deputy Prothonotary

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
ID. Nos. 04267 / 85165
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

WM Specialty Mortgage LLC, Without
Recourse,

PLAINTIFF,

v.

Ronald D Polk
6670 2ND Street
Bloomsburg, PA 17815,

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2007-CV-1202

CIVIL ACTION

2007-ED-203

WRIT OF EXECUTION
(Mortgage Foreclosure)

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

6670 2ND Street, Bloomsburg, PA 17815
Parcel No. 12-03D-032
(See attached legal description)

Amount Due \$106,933.91
Interest From 09/17/2007 to Date of Sale \$
@ \$19.44 per diem \$
* plus fees and costs

Lami B. Klein
PROTHONOTARY

Seal of Court

BY:

Date 10/23/07

Deputy Prothonotary

Richard M. Squire & Associates, LLC

By: Richard M. Squire, Esquire

M. Troy Freedman, Esquire

I.D. Nos. 04267 / 85165

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

(215) 886-8790 Fax (215) 886-8791

Attorneys for Plaintiff

WM Specialty Mortgage LLC, Without
Recourse,

PLAINTIFF,

v.

Ronald D. Polk

6670 2ND Street

Bloomsburg, PA 17815,

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2007-CV-1202

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

WM Specialty Mortgage LLC, Without Recourse, Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 6670 2ND Street, Bloomsburg, PA 17815:

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

Ronald D. Polk, 6670 2ND Street, Bloomsburg, PA 17815

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

Ronald D. Polk, 6670 2ND Street, Bloomsburg, PA 17815

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

WM Specialty Mortgage, LLC

10801 6th Street, Suite 130

Rancho Cucamonga, CA 91730

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

Ameriquet Mortgage Company

10801 6th Street, Suite 130

Rancho Cucamonga, CA 91730

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

None other.

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:

PA Department of Revenue
Bureau of Compliance
P.O. Box 281230

Harrisburg, PA 17128-1230

Department of Public Welfare
Attn : Legal Department

Health & Welfare Building
P. O. Box 2675
Harrisburg, PA 17105-2675

Columbia County Domestic Relations

15 Perry Avenue
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau

Courthouse
35 West Main Street
Bloomsburg, PA 17815

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Tenant/Occupant

6670 2ND Street
Bloomsburg, PA 17815

VERIFICATION

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

Richard M. Squire & Associates, LLC

By: 

M. Troy Freedman, Esquire
115 West Avenue, Suite 104
Jenkintown, PA 19046
(215) 886-8790
Attorneys for Plaintiff

Date: October 18, 2007

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
I.D. Nos. 04267 / 85165
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff

WM Specialty Mortgage LLC, Without
Recourse,

PLAINTIFF,

v.

Ronald D. Polk
6670 2ND Street
Bloomsburg, PA 17815,

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2007-CV-1202

CIVIL ACTION

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

WM Specialty Mortgage LLC, Without Recourse, Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praeceptum for the Writ of Execution was filed, the following information concerning the real property located at 6670 2ND Street, Bloomsburg, PA 17815:

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

Ronald D. Polk, 6670 2ND Street, Bloomsburg, PA 17815

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

Ronald D. Polk, 6670 2ND Street, Bloomsburg, PA 17815

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

WM Specialty Mortgage, LLC 10801 6th Street, Suite 130
Rancho Cucamonga, CA 91730

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

Ameriquest Mortgage Company 10801 6th Street, Suite 130
Rancho Cucamonga, CA 91730

5. Name and address of every other person who has any record lien on the property:
- None other.
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:
- | | |
|---|--|
| PA Department of Revenue
Bureau of Compliance
P.O. Box 281230 | Harrisburg, PA 17128-1230 |
| Department of Public Welfare
Attn : Legal Department | Health & Welfare Building
P. O. Box 2675
Harrisburg, PA 17105-2675 |
| Columbia County Domestic Relations | 15 Perry Avenue
Bloomsburg, PA 17815 |
| Columbia County Tax Claim Bureau | Courthouse
35 West Main Street
Bloomsburg, PA 17815 |
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:
- | | |
|-----------------|---|
| Tenant/Occupant | 6670 2ND Street
Bloomsburg, PA 17815 |
|-----------------|---|

VERIFICATION

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

Richard M. Squire & Associates, LLC

By: 

M. Troy Freedman, Esquire
115 West Avenue, Suite 104
Jenkintown, PA 19046
(215) 886-8790
Attorneys for Plaintiff

Date: October 18, 2007

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
I.D. Nos. 04267 / 85165
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff

WM Specialty Mortgage LLC, Without
Recourse

PLAINTIFF,

v.

Ronald D Polk
6670 2ND Street
Bloomsburg, PA 17815

DEFENDANTS.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2007-CV-1202

CIVIL ACTION

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Ronald D Polk
6670 2ND Street
Bloomsburg, PA 17815

Your house (real estate) at 6670 2ND Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on _____ at _____ Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815 to enforce the court judgment of \$106,933.91 plus interest to the sale date obtained by WM Specialty Mortgage LLC, Without Recourse against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay back to WM Specialty Mortgage LLC, Without Recourse, the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: Richard M. Squire, Esquire or M. Troy Freedman, Esquire at (215) 886-8790.

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Columbia County Sheriff's Office at (570)389-5624.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Columbia County Courthouse at (570)389-5618.
4. If the amount due from the buyer is not paid to the Sheriff, you will, remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than 30 days after the Sheriff's Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

**Lawyer Reference Service
North Penn Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
(570)784-8760**

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
ID. Nos. 04267 / 85165

One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

WM Specialty Mortgage LLC, Without
Recourse,

PLAINTIFF,

v.

Ronald D Polk
6670 2ND Street
Bloomsburg, PA 17815,

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2007-CV-1202

CIVIL ACTION

MORTGAGE FORECLOSURE

Date: OCTOBER 18, 2007

To: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF' SALE
OF REAL PROPERTY

OWNER(S): Ronald D. Polk

PROPERTY: 6670 2ND Street
Bloomsburg, PA 17815

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff Sale, on _____ at _____ at Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

Richard M. Squire & Associates, LLC

By: Richard M. Squire, Esquire

M. Troy Freedman, Esquire

ID. Nos. 04267 / 85165

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

Attorneys for Plaintiff

WM Specialty Mortgage LLC, Without Recourse,
PLAINTIFF,

v.

Ronald D. Polk
6670 2ND Street
Bloomsburg, PA 17815,

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2007-CV-1202

CIVIL ACTION

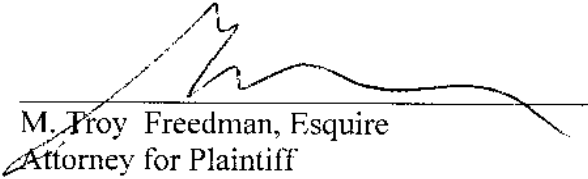
CERTIFICATION

M. Troy Freedman, Esquire, hereby verifies that he is an attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- () An FHA Mortgage
- () Non-owner occupied
- () Vacant
- (X) Act 91 Procedures have been fulfilled

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

Date: October 18, 2007


M. Troy Freedman, Esquire
Attorney for Plaintiff

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
ID. Nos. 04267 / 85165

One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

WM Specialty Mortgage LLC, Without Recourse,
PLAINTIFF,

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

v.

DOCKET NO. 2007-CV-1202

Ronald D. Polk
6670 2ND Street
Bloomsburg, PA 17815,

CIVIL ACTION

DEFENDANT.

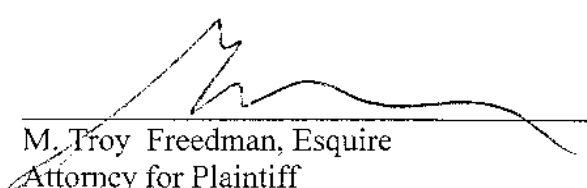
CERTIFICATION

M. Troy Freedman, Esquire, hereby verifies that he is an attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ An FHA Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

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

Date: October 18, 2007


M. Troy Freedman, Esquire
Attorney for Plaintiff

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
ID. Nos. 04267 / 85165
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

WM Specialty Mortgage LLC, Without Recourse,
PLAINTIFF,

v.

Ronald D. Poik
6670 2ND Street
Bloomsburg, PA 17815,

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2007-CV-1202

CIVIL ACTION

CERTIFICATION

M. Troy Freedman, Esquire, hereby verifies that he is an attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ An FHA Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

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

Date: October 18, 2007


M. Troy Freedman, Esquire
Attorney for Plaintiff

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire

M. Troy Freedman, Esquire

ID. Nos. 04267 / 85165

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

WM Specialty Mortgage LLC, Without Recourse,
PLAINTIFF,

v.

Ronald D. Polk

6670 2ND Street

Bloomsburg, PA 17815,

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2007-CV-1202

CIVIL ACTION

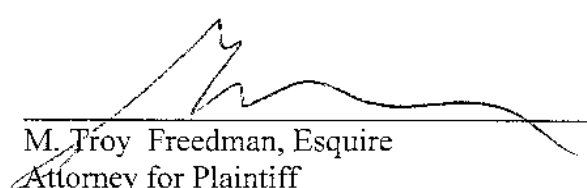
CERTIFICATION

M. Troy Freedman, Esquire, hereby verifies that he is an attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ An FHA Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

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

Date: October 18, 2007


M. Troy Freedman, Esquire
Attorney for Plaintiff

Richard M. Squire & Associates, LLC

By: Richard M. Squire, Esquire

M. Troy Freedman, Esquire

ID. Nos. 04267 / 85165

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

Attorneys for Plaintiff

WM Specialty Mortgage LLC, Without Recourse,
PLAINTIFF,

v.

Ronald D. Polk

6670 2ND Street

Bloomsburg, PA 17815,

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2007-CV-1202

CIVIL ACTION

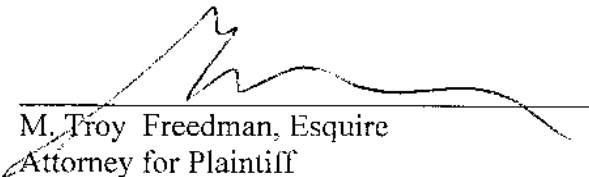
CERTIFICATION

M. Troy Freedman, Esquire, hereby verifies that he is an attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ An FHA Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

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

Date: October 18, 2007


M. Troy Freedman, Esquire
Attorney for Plaintiff

Richard M. Squire & Associates, LLC

By: Richard M. Squire, Esquire

M. Troy Freedman, Esquire

ID. Nos. 04267 / 85165

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

Attorneys for Plaintiff

WM Specialty Mortgage LLC, Without Recourse,
PLAINTIFF,

v.

Ronald D. Polk

6670 2ND Street

Bloomsburg, PA 17815,

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2007-CV-1202

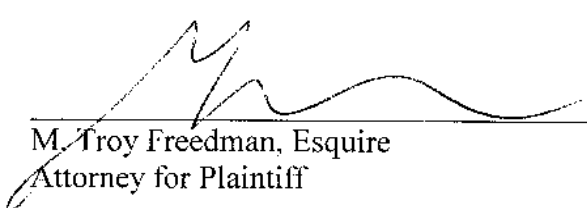
CIVIL ACTION

AFFIDAVIT OF LAST KNOWN ADDRESSES

I, M. Troy Freedman, Esquire, being duly sworn according to law, hereby depose and say that I am one of the attorneys for Plaintiff in the above matter and that the last known address for the Defendant herein is as follows:

Defendant: 6670 2nd Street
Bloomsburg, PA 17815

Date: October 18, 2007


M. Troy Freedman, Esquire
Attorney for Plaintiff

Richard M. Squire & Associates, LLC

By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
ID. Nos. 04267 / 85165

One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

WM Specialty Mortgage LLC, Without Recourse,
PLAINTIFF,

v.

Ronald D. Polk
6670 2ND Street
Bloomsburg, PA 17815,

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2007-CV-1202

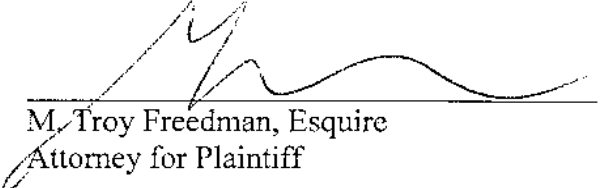
CIVIL ACTION

AFFIDAVIT OF LAST KNOWN ADDRESSES

I, M. Troy Freedman, Esquire, being duly sworn according to law, hereby depose and say that I am one of the attorneys for Plaintiff in the above matter and that the last known address for the Defendant herein is as follows:

Defendant: 6670 2nd Street
Bloomsburg, PA 17815

Date: October 18, 2007


M. Troy Freedman, Esquire
Attorney for Plaintiff

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
ID. Nos. 04267 / 85165

One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

WM Specialty Mortgage LLC, Without Recourse,
PLAINTIFF,

v.

Ronald D. Polk
6670 2ND Street
Bloomsburg, PA 17815,

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2007-CV-1202

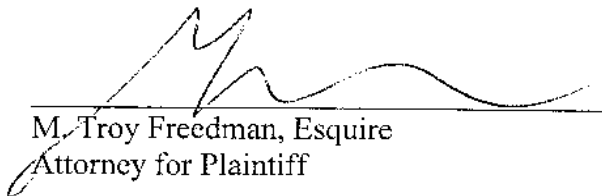
CIVIL ACTION

AFFIDAVIT OF LAST KNOWN ADDRESSES

I, M. Troy Freedman, Esquire, being duly sworn according to law, hereby depose and say that I am one of the attorneys for Plaintiff in the above matter and that the last known address for the Defendant herein is as follows:

Defendant: 6670 2nd Street
Bloomsburg, PA 17815

Date: October 18, 2007


M. Troy Freedman, Esquire
Attorney for Plaintiff

Richard M. Squire & Associates, LLC

By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
ID. Nos. 04267 / 85165

One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

WM Specialty Mortgage LLC, Without Recourse,
PLAINTIFF,

v.

Ronald D. Polk
6670 2ND Street
Bloomsburg, PA 17815,

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2007-CV-1202

CIVIL ACTION

VERIFICATION OF NON-MILITARY SERVICE

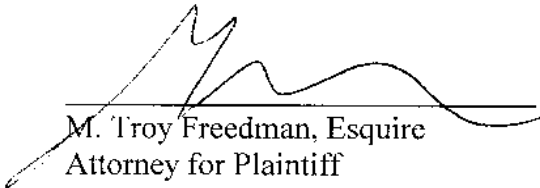
M. Troy Freedman, Esquire, hereby verifies that he is one of the attorneys for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the Defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that Defendant is over 18 years of age and resides at 6670 2nd Street, Bloomsburg, PA 17815.

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

Dated: October 18, 2007


M. Troy Freedman, Esquire
Attorney for Plaintiff

Richard M. Squire & Associates, LLC

By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
ID. Nos. 04267 / 85165

One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Attorneys for Plaintiff

WM Specialty Mortgage LLC, Without Recourse,
PLAINTIFF,

v.

Ronald D. Polk
6670 2ND Street
Bloomsburg, PA 17815,

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

DOCKET NO. 2007-CV-1202

CIVIL ACTION

VERIFICATION OF NON-MILITARY SERVICE

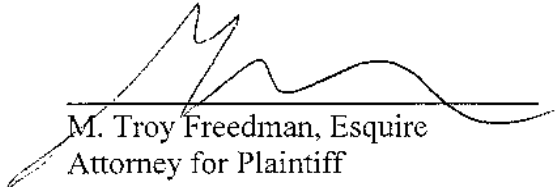
M. Troy Freedman, Esquire, hereby verifies that he is one of the attorneys for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the Defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that Defendant is over 18 years of age and resides at 6670 2nd Street, Bloomsburg, PA 17815.

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

Dated: October 18, 2007


M. Troy Freedman, Esquire
Attorney for Plaintiff

LEGAL DESCRIPTION

ALL THAT TRACT OF LAND SITUATE IN THE PLAN OF CENTREVILLE, CENTER TOWNSHIP, NOW THE VILLAGE OF LIME RIDGE, SOUTH CENTER TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CEMENT POST - IT BEING THE INTERSECTION OF THE NORTH EAST CORNER OF LAND, NOW OR LATE, THE ESTATE OF E. W. KELCHNER, DECEASED; THE SOUTH SIDE OF SECOND OR CANAL STREET, AND THE LAND OF JAMES LOWELL; THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERN LINE OF THE LAND OF THE SAID JAMES LOWELL A DISTANCE OF 140 FEET TO LAND FORMERLY THE D. L. & W. R. R. COMPANY, BUT NOW THE LAND OF THE ESTATE OF E. W. KELCHNER, DECEASED; THENCE CONTINUING ALONG THE WESTERN LINE OF THE SAID LAND OF JAMES LOWELL, SOUTH 32 DEGREES 45 MINUTES EAST, A DISTANCE OF 152.3 FEET TO THE SOUTHEAST CORNER OF THE LAND, FORMERLY D. L. & W. R.R. COMPANY, BUT NOW THE SOUTHEAST CORNER OF THE LAND OF THE ESTATE OF E. W. KELCHNER; THENCE ALONG THE SOUTHERN LINE OF SAID ESTATE OF E. W. KELCHNER SOUTH 56 DEGREES 45 MINUTES WEST A DISTANCE OF 92 FEET TO A PIN CORNER; THENCE ACROSS LAND, NOW, THE ESTATE OF E.W. KELCHNER, DECEASED; AND, ADJACENT TO THE LAND NOW BEING PURCHASED BY ROBERT S. KELCHNER AND MADELINE KELCHNER, HIS WIFE; NORTH 32 DEGREES 45 MINUTES WEST A TOTAL DISTANCE OF 292.3 FEET TO THE SOUTH SIDE OF THE SAID SECOND STREET - SOMETIMES KNOWN AS CANAL STREET; THENCE ALONG THE SOUTHERN LINE OF SAID CANAL STREET IN AN EASTERLY DIRECTION A DISTANCE OF 92 FEET TO LAND OF THE SAID JAMES LOWELL, THE CEMENT POST, THE PLACE OF BEGINNING. A DWELLING HOUSE AND ADDITIONAL IMPROVEMENTS ARE ERECTED THEREON.

BEING KNOWN AS 6670 2ND STREET, BLOOMSBURG, PA 17815.

BEING KNOWN AS TAX PARCEL NO. 12-03D-032.

BEING the same premises which Albert L. Polk and Ethel M. Polk, husband and wife, granted and conveyed unto Ronald D. Polk by Deed dated August 8, 1986 and recorded in the Office of the Recorder of Deeds of Columbia County, Pennsylvania, on August 13, 1986 in Deed Book 372, page 695.

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Richard M. Squire & Associates, LLC

By: Richard M. Squire, Esquire

M. Troy Freedman, Esquire

I.D. Nos. 04267 / 85165

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

(215) 886-8790 Fax (215) 886-8791

Attorneys for Plaintiff

WM Specialty Mortgage LLC, Without
Recourse,

PLAINTIFF,

v.

Ronald D. Polk
6670 2ND Street
Bloomsburg, PA 17815,

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

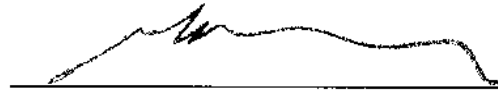
DOCKET NO. 2007-CV-1202

CIVIL ACTION

MORTGAGE FORECLOSURE

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which 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 on the part of such deputy of the Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



M. Troy Freedman, Esquire
Attorney for Plaintiff

Dated: October 18, 2007

Richard M. Squire & Associates, LLC
By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
I.D. Nos. 04267 / 85165
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790 Fax (215) 886-8791
Attorneys for Plaintiff

WM Specialty Mortgage LLC, Without
Recourse,

PLAINTIFF,

v.

Ronald D. Polk
6670 2ND Street
Bloomsburg, PA 17815,

DEFENDANT.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA


DOCKET NO. 2007-CV-1202

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M. Troy Freedman, Esquire
Attorney for Plaintiff

Dated: October 18, 2007

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire*
M. Troy Freedman
* Also Admitted In MD

One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790 Fax: (215) 886-8791

October 19, 2007

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

RE: WM Specialty Mortgage, LLC v. Ronald D. Polk
Columbia County CCP No. 2007-CV-1202

Dear Sir or Madam:

Enclosed for filing with your office is a Writ of Execution package for the above-referenced matter.

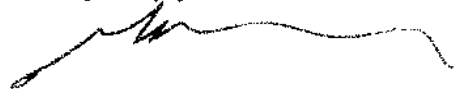
Kindly post the Handbill upon the property of the defendant: 6670 Second Street, Bloomsburg, PA 17815.

Kindly serve the Notices of Sale upon the defendant at his residence of 6670 Second Street, Bloomsburg, PA 17815.

Enclosed is our Check in the amount of \$1,350.00 representing payment of the Sheriff's Sale deposit.

Please call our office should you have any questions with regard to this matter.

Very truly yours,



M. Troy Freedman

MTF/pam
enclosures

RICHARD M. SQUIRE & ASSOCIATES, LLC
ESCROW ACCOUNT

ONE JENKINTOWN STATION SUITE 104
115 WEST AVENUE
JENKINTOWN, PA 19046
PH. 215-886-8790

ABINGTON BANK
JENKINTOWN, PA 19046

9856

09856

60-1156/2319

****One Thousand Three hundred Fifty dollars and Zero cents****

PAY
TO THE
ORDER
OF

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

For AMQ-1008/Polk sale deposit

DATE

10/19/2007

AMOUNT

\$1,350.00

VOID AFTER 90 DAYS

⑈009856⑈ ⑆231971568⑆ 0292010550⑈

