#### SHERIFF'S SALE COST SHEET

WILL Specialty Mestine Vs. Renold Polk	
NO. 203-07 ED/NO. 1202-07 JD DATE/TIME OF SA	ALE 5-7-08 1100
DOCKET/RETURN \$15.00	
SERVICE PER DEF. \$ 150.00	
LEVY (PER PARCEL \$15.00	
MAILING COSTS \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
ADVERTISING SALE BILLS & COPIES \$17.50	
ADVERTISING SALE (NEWSPAPER) \$15.00	
MILEAGE \$ 16.00	
POSTING HANDBILL \$15.00	
CRYING/ADJOURN SALE \$10.00	
SHERIFF'S DEED \$35.00	
TRANSFER TAX FORM \$25.00	
DISTRIBUTION FORM \$25.00	
COPIES \$ 5.00	
NOTARY \$ 10.00	
TOTAL *********** \$ 383	1,60
101/1E 3 <u>0-2</u>	<del></del>
WEB POSTING \$150.00	
PRESS ENTERPRISE INC. \$936.36	
SOLICITOR'S SERVICES \$75.00	
TOTAL *********** \$ //6/	36
DD OMYSON COLUMN	<u>-</u>
PROTHONOTARY (NOTARY) \$10.00	
RECORDER OF DEEDS \$ 4/,50  TOTAL **************************** \$ 5 /.	
TOTAL *********** \$ \(\frac{1}{2}\).	50
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20 \$ Pa	
SCHOOL DIST. 20 \$	
DELINOUENT 20 S 5.60	
TOTAL ******* \$ 5	$\alpha$
*	<del></del>
MUNICIPAL FEES DUE:	
SEWER 20 \$	
WATER 20 \$	
SEWER 20_ \$	<u>-</u>
OUDCHARCE FEE (DOTE)	
SURCHARGE FEE (DSTE) \$_//0,4	
MISC	
TOTAI ************************************	and the same of th
MISC	
TOTAL COSTS (OPENING BID)	s/7/0/86

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

win specialty mortigge vs	Kanald R	1 Kin
	NO. /202-07	
DATE/TIME OF SALE: $5-7-08$	1100	
BID PRICE (INCLUDES COST)	s_1710.86	
POUNDAGE 2% OF BID	\$ 34,22	
TRANSFER TAX – 2% OF FAIR MKT	\$	
MISC. COSTS	\$	
TOTAL AMOUNT NEEDED TO PURCH.	ASE	\$ 1745,08
PURCHASER(S):ADDRESS:		
NAMES(S) ON DEED:		
PURCHASER(S) SIGNATURE(S):	· ·	
TOTAL DUE:		\$ 1745.08
LESS DEPOSIT:		\$ 1350,60
DOWN PAYMENT:		\$
TOTAL DUE IN 8 D	AYS	s 395,08

## RICHAR M. SQUIRE & ASSOCIATES, LLC

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 trul¶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

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

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

For AMQ-1008-Polk-Balance to Sheriff

#0120691" #231971568# 0292010558#

12067

60-7156/2319

AMOUNT

5/7/2008

DATE

\$395.08

VOID AFTER 90 DAYS

#### COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET NO. 1202-07 NO. 203-07 ED JD. DATE/TIME OF SALE: 5-7-08 1100 \$ 1710.86 BID PRICE (INCLUDES COST) POUNDAGE – 2% OF BID TRANSFER TAX -- 2% OF FAIR MKT MISC. COSTS TOTAL AMOUNT NEEDED TO PURCHASE PURCHASER(S): M 1204 MEEDINAN ESQ. ATTOCKET ON WOLT ADDRESS: 115 WEST AVE SUITE 104, JENKING SON PA 18046 NAMES(S) ON DEED: UM SPECIALTY MORTOAGE PURCHASER(S) SIGNATURE(S): TOTAL DUÉ: LESS DEPOSIT: \$ DOWN PAYMENT: 395,08 TOTAL DUE IN 8 DAYS



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

# 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).

Name Richard M. Squire & Associates, LLC Street Address City State Zip Coor Jenkintown PA 19046  B. TRANSFER DATA Date of Acceptance of Document	A. CORRESPONDENT - All inquiri	es may	/ be directe	ed to the following	ng person:		
Street Address  RANSFER DATA  Grantorts/Lessor(s) Sheriff of Columbia County State   Date of Acceptance of Document Grantorts/Lessor(s) Sheriff of Columbia County Street Address Street A	Name	oo maj	, bo allook			umber:	
### Date of Acceptance of Document    State   Date of Acceptance of Document	Richard M. Squire & Associates, LLC				(215) 886-	-8790	
B. TRANSFER DATA  Date of Acceptance of Document  Grantors/Lessor(s)  Street/ Address 35 West Main Street  Dity  State 35 West Main Street  Dity  Bloomsburg  PA  17815  Santa Ana  CA  92711  Columbia County  State  City, Township, Borough  South Centre Township  County  Columbia County  Columbia County  County  Columbia County  County  Columbia County  County  County  Columbia County  County  Columbia County  Contral Columbia School District  Columbia County  Contral Columbia School District  Tax Parcel Number  Columbia County	Street Address			City		State	Zip Code
Granter(s)Lessor(s) Sheriff of Columbia County  Street Address 35 West Main Street Bloomsburg PA 17815 Santa Ana Cty Street Address 35 West Main Street Cry Bloomsburg PA 17815 Santa Ana Cty Street Address Cty South Centre Township Columbia County Central Columbia School District 12-03D-032  D. VALUATION DATA  1. Actual Cash Consideration 1.745.08 1. County Assessed Value 22.697.00 5. Common Level Ratio Factor 2. Check Appropriate Box Below for Exemption Claimed 100.00 100%  2. Check Appropriate Box Below for Exemption Claimed Will or intestate succession Character Conveyed 100%  Character School Sc	115 West Avenue, Suite 104			Jenkintown		PA	19046
Sheeff of Columbia County  Street Address 35 West Main Street Dity Street Address 75 P.O. Box 11000  Street Address 35 West Main Street P.O. Box 11000  CA 92711  C. PROPERTY LOCATION  Street Address 8670 Second Street, Bloomsburg, PA 17815  County	B. TRANSFER DATA			Date of Accept	tance of Documer	nt	
Street Address 35 West Main Street    State   Zip Code   City   City   Code   City   Code   City   Code   City   Code   City   City   Code   City   Cit	Grantor(s)/Lessor(s)						
State   Zip Code   City   State   Zip Code					lortgage, LLC		
City   State   Zip Code   PA   17815   Santa Ana   State   Zip Code   PA   17815   Santa Ana   Zip Code   92711    C. PROPERTY LOCATION  Street Address   City, Township, Borough   South Centre Township    County   School District   Columbia County   Central Columbia School District   Tax Parcel Number    Columbia County   Central Columbia School District   Tax Parcel Number    Columbia County   Central Columbia School District   Tax Parcel Number    Columbia County   Central Columbia School District   Tax Parcel Number    Columbia County   Central Columbia School District   Tax Parcel Number    Columbia County   Central Columbia School District   Tax Parcel Number    Columbia County   Central Columbia School District   Tax Parcel Number    D. VALUATION DATA   2. Other Consideration   3. Total Consideration    1. Actual Cash Consideration   4. O.00   = 1.745.08    8. Fair Market Value   22.697.00   8. Fair Market Value    22.697.00   X 3.55   = 80.574.35    8. EXEMPTION DATA   10.0%   10.0%    1. Actual Cash Consideration   10.0%   10.0%    1. County Assessed Value   5. Common Level Ratio Factor   5. Fair Market Value    22.697.00   X 3.55   = 80.574.35    8. Fair Market Value   22.674.35    8. Fair Market Value   22.684    9. Fair Market V	+						
Size   Address   CA   92711		1	<del> </del>		·	la:	T-12
City Township, Borough   School District   Tax Parcel Number   Country   School District   Tax Parcel Number   12-03D-032	•		1 '	'			1 '
Street Address   City, Township, Borough   South Centre Township   South Centre Township		PA	1/815	Santa Ana		CA	92/11
Second Street, Bloomsburg, PA 17815  South Centre Township  Columby  Columbia County  D. VALUATION DATA  1. Actual Cash Consideration 1.745.08 1. County Assessed Value 2. Other Consideration 2. Common Level Ratio Factor 2. Second Street, Bloomsburg, PA 1.00 2. Common Level Ratio Factor 3. Total Consideration 1.745.08 3. Total Consideration 1.745.08 4. County Assessed Value 2. Common Level Ratio Factor 2. Second Street, Bloomsburg, PA 1.00 5. Common Level Ratio Factor 2. Second Street, Bloomsburg, PA 1.00 5. Fair Market Value 2. Sept. PA 1.00 6. Fair Market Value 2. Sept. PA 1.00 7. Second Street, Bloomsburg, PA 1.00 7. Second Street, Bloomsburg, PA 1.00 8. Fair Market Value 8. Second Street, Bloomsburg, PA 1.00 8. Fair Market Value 8. Second Street, Bloomsburg, PA 1.00 8. Fair Market Value 8. Second Street, Bloomsburg, PA 1.00 8. Fair Market Value 8. Second Street, Bloomsburg, PA 1.00 8. Fair Market Value 8. Second Street, Bloomsburg, PA 1.00 8. Fair Market Value 8. Second Street, Bloomsburg, PA 1.00 8. S							
School District   Tax Parcel Number   12-03D-032		47045					
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D. VALUATION DATA  1. Actual Cash Consideration				School District			
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22,697.00   x 3.55   = 80,574.35    E. EXEMPTION DATA  Is. Amount of Exemption Claimed   10.0%   100%    2. Check Appropriate Box Below for Exemption Claimed   (Name of Decedent)   (Estate File Number)    Transfer to Industrial Development Agency.   (Name of Decedent)   (Estate File Number)    Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)    Transfers 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, attach copy of resolution.)   10 4 6 8 8 1	·						
Example   It.   Amount of Exemption Claimed   It.   Percentage of Interest Conveyed   100.00   100%				o Factor			
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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 lof my knowledge and belief, it is true, correct and complete.	Transfer from mortgagor to a hole	der of a	mortgage in d	default. Mortgage Bo	ook Number <u>2೦೦೯</u>	, P <del>age N</del>	<del>umber</del>
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 lost my knowledge and belief, it is true, correct and complete.	Corrective or confirmatory deed.	(Attach	complete co	py of the prior deed	being corrected or c	onfirmed.	)
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Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the lof my knowledge and belief, it is true, correct and complete.		_			-		
of my knowledge and belief, it is true, correct and complete.  Signature of Correspondent or Responsible Party	Utiles (Please explain exemption	i cialine	u, ii omei ma	in listed above.)			
of my knowledge and belief, it is true, correct and complete.  Signature of Correspondent or Responsible Party							
Signature of Correspondent or Responsible Party				atement, including a	accompanying inform	nation, and	i to the bes
signature or Correspondent or Responsible Party			na complete.			Data	
	signature of Correspondent or Responsible Party	,	_est	The same of the sa			1 -



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

# REALTY TRANSFER TAX STATEMENT OF VALUE

#### See Reverse for Instructions

RECO	RDER'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).

Telephone Number	A. CORRESPONDENT - All inquiri	es mav	/ be directe	d to the followin	na person:		<del></del>	
Steet Address    City	Name	· · · · · · · · · · · · ·			Telephone Nu			
115 West Avenue, Suite 104  B. TRANSFER DATA  Granter(sy)Lessor(s) Sheriff of Columbia County Street Address 35 West Main Street City Bloomsburg PA 17815 Santa Ana CA 92711  C. PROPERTY LOCATION Street Address Columbia County Street Address 35 West Main Street Columbia County PA 17815 Santa Ana City, Township, Borough Columbia County Columbia Columbia Columbia Columbia Columbia Columbia Columbia Columbia Columb	Richard M. Squire & Associates, LLC				(215) 886-8	3790		
B. TRANSFER DATA  Carator(s)/Lessor(s) Sheriff of Columbia County Street Address 35 West Main Street City Bloomsburg PA 17815 Santa Ana CA 92711  CPROPERTY LOCATION  Street Address City Columbia County Cou	Street Address			1 '		1	1 '	
Granter(s)N.essor(s) Sheriff of Columbia County Street Address 35 West Main Street City Bloomsburg PA 17815 Santa Ana CA 92711  C. PROPERTY LOCATION Street Address 8670 Second Street, Bloomsburg, PA 17815 School District Columbia County Central Columbia School District Columbia County Columbia County Central Columbia School District Columbia County Contral Columbia School District Columbia County Columbia Columbia Columbia Co				Jenkintown		PA	19046	
Sheriff of Columbia County  Street Address 35 West Main Street  City PA 17815 Santa Ana CA 92711  C. PROPERTY LOCATION  Street Address 6670 Second Street, Bloomsburg, PA 17815 South Centre Township  County Columbia County Co	B. TRANSFER DATA					<u>t</u>		
Street Address 35 West Main Street City Bloomsburg PA 17815 Santa Ana CA 92711  C. PROPERTY LOCATION  Street Address 6670 Second Street, Bloomsburg, PA 17815 South Centre Township, Borough School District Columbia County School District Columbia County Central Columbia School District Tax Parcel Number Columbia County Columbia Cash Consideration 1,745.08 1,745.08 1,745.08 1,745.08 1,000 1,745.08 1,000 1,745.08 1,000 1,745.08 1,000 1,0	the state of the s			, , ,	,			
State   Zip Code   City   State   Zip Code   Zip					ongage, LLC			
State   Zip Code   City   Santa Ana   City   City   Township   South Centre Township   County   School District   Central Columbia School District   Tax Parcel Number   County   Central Columbia School District   Tax Parcel Number   Central Columbia School District   C								
South Care   South Centre Township   South Centre To		State	Zin Code	<b></b>	·	State	Zin Cado	
Street Address   School Street, Bloomsburg, PA 17815   South Centre Township			1 -	, ,			1 -	
City, Township, Borough   South Centre Township		FA	17015	Santa Ana		CA	92/11	
South Centre Township   South Centre Township   South Columbia County   School District   Tax Parcel Number   12-03D-032		<del></del>		01 T 11 D				
Country Columbia County Contral Columbia School District Central Columbia School District Central Columbia School District D. VALUATION DATA  1. Actual Cash Consideration 1.745.08 1. Country Assessed Value 2. Other Consideration 2. Other Consideration 1.745.08 1. Country Assessed Value 2. Sep7.00 2. Sep7.00 2. Sep7.00 2. Sep7.00 3. Total Consideration 1.745.08 1. Country Assessed Value 2. Sep7.00 2. Sep7.00 3. Total Consideration 1. Taylour Sep7.00 4. Country Assessed Value 2. Sep7.00 5. Common Level Ratio Factor 1. Sep7.00 5. Common Level Ratio Factor 1. Sep7.00 6. Fair Market Value 2. Sep7.00 6. Fair M		17015			•			
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1. Actual Cash Consideration 1.745.08 4. County Assessed Value 22.697.00 5. Common Level Ratio Factor 22.697.00 E. EKEMPTION DATA 1a. Amount of Exemption Claimed 100.00 1		OCITA	ar oolarribla c	Johnson District	12-005-002			
1,745.08	<del></del>	10.00	- 0 : 1 !'		10 7 410 - 11 115			
5. Common Level Ratio Factor x 3.55 = 80,574.35  E. EXEMPTION DATA  1a. Amount of Exemption Claimed 100.00   100%  2. Check Appropriate Box Below for Exemption Claimed 100%  2. Check Appropriate Box Below for Exemption Claimed 100%  2. Check Appropriate Box Below for Exemption Claimed   (Estate File Number) (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 lie of condemnation. (If condemnation or in lie of condemnation, attach copy of resolution.)   10 + 1.8    Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 2005, Page Number    Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)   Statutory corporate consolidation, merger or division. (Attach copy of articles.)    Other (Please explain exemption claimed, if other than listed above.)    Date   Da								
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 ≥ □ , Page Number     Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)   Statutory corporate consolidation, merger or division. (Attach copy of articles.)   Other (Please explain exemption claimed, if other than listed above.)   Judger 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.				Eactor				
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of my knowledge and belief, it is true, correct and complete.  Signature of Correspondent or Responsible Party  Date								
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	Signature of Correspondent or Responsible Party		A		D	ate ,		
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COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES PO BOX 280603 HARRISBURG PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

#### See Reverse for Instructions

RECORDER'S US	SEONLY
State Tax Paid	
Book Number	
Page Number	
Date Recorded	777.

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 inqu	uiries may	be directe	ed to the following	ng person:			
Name				Telephone Ni			
Richard M. Squire & Associates, LL	_C			(215) 886-		T =	
Street Address 115 West Avenue, Suite 104			City Jenkintown		State	Zip Code 19046	
B. TRANSFER DATA	· · · · · · · · · · · · · · · · · · ·			tance of Documer		1 19040	
Grantor(s)/Lessor(s)			Grantee(s)/Lessee(s		11.		
Sheriff of Columbia County			WM Specialty M	•			
Street Address			Street Address	.01.9490, 220			
35 West Main Street			P.O. Box 11000				
City	State	Zip Code	City		State	Zip Code	
Bloomsburg	PA	17815	Santa Ana		CA	92711	
C. PROPERTY LOCATION	177	1 11010	Carita / tria			02111	
Street Address			City, Township, Boro				
6670 Second Street, Bloomsburg, F	ΡΔ 17815		South Centre To				
County	School	District	Godin Genire 1	Tax Parcel Number		~	
Columbia County			School District	12-03D-032			
D. VALUATION DATA	001111	<u> </u>		.2 332 332			
1. Actual Cash Consideration	0.045-	. 0	<del></del>	La Turi Divisioni	<u> </u>	<del></del>	
1,745.08	2. Other	r Consideration		= 1,745.08	3. Total Consideration		
4, County Assessed Value		mon Level Ratio	Factor	6. Fair Market Value			
22,697.00	x 3.5		7 I AÇIOI	= 80,574.35			
	X 3.3	·	·····	- 00,574.55			
E. EXEMPTION DATA	4. 5.						
1a. Amount of Exemption Claimed	16. Pero	centage of Inter	est Conveyed				
2. Check Appropriate Box Below	for Exemp	tion Claime	ed				
☐ Will or intestate succession							
			Name of Decedent)		(Estate File	Number)	
☐ Transfer to Industrial Develop	oment Agen	cy.					
Transfer to a trust. (Attach co	mplete cop	y of trust agr	eement identifying a	all beneficiaries.)			
Transfer between principal an	nd agent. (A	ttach comple	ete copy of agency/s	straw party agreemer	nt.)		
Transfers to the Commonwea of condemnation. (If condemn	alth, the Uni	ted States ar	nd Instrumentalities	by gift, dedication, co	•		
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Corrective or confirmatory de					-		
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☐ Statutory corporate consolida	tion, merge	r or division.	(Attach copy of arti	cles.)			
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Other (Please explain exempt	tion claimed	d, if other tha	n listed above.)				
Jnder penalties of law, I declare that of my knowledge and belief, it is true	e, correct an		atement, including a	accompanying inform	ation, and	to the be	
Signature of Correspondent or Responsible P	arty			: [	Date	-	
		and the			~ / / ~	1/08	

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

### RICHARD M. SQUIRE & ASSOCIATES, LLC

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

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

paclath Mortgae NO. 203-07 ED NO. 1202-07 DATE/TIME OF SALE: 5-7-08 }}00 BID PRICE (INCLUDES COST) POUNDAGE - 2% OF BID TRANSFER TAX - 2% OF FAIR MKT MISC. COSTS TOTAL AMOUNT NEEDED TO PURCHASE PURCHASER(S): M. TROY FRESOMEN ESQ., ATTORNEY ON WRIT ADDRESS: 115 WEST AVE SUITE 134. JENKINTS -12 PA 19044 NAMES(S) ON DEED: WM SPECIALTY MORTORUE PURCHASER(S) SIGNATURE(S): TOTAL DUÉ: LESS DEPOSIT: DOWN PAYMENT: 395,08 TOTAL DUE IN 8 DAYS

## RICHARD M. SQUIRE & ASSOCIATES, LLC

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

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M. Troy Freedman

MTF/pam enclosures

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

NO. 203-07 NO. 1202-07 ED DATE/TIME OF SALE: 5-7-08 1/00 \$ 1710.86 BID PRICE (INCLUDES COST) POUNDAGE - 2% OF BID TRANSFER TAX -- 2% OF FAIR MKT MISC. COSTS 745,08 TOTAL AMOUNT NEEDED TO PURCHASE PURCHASER(S): M TROY FREEDMAN ESQ. ATTORNEY ON WRIT ADDRESS: 115 WEST AVE SUITE 134. JENEURS AND PA 19046 NAMES(S) ON DEED: WM SPECIALTY MORTURUS PURCHASER(S) SIGNATURE(S): Pin TOTAL DUÉ: LESS DEPOSIT: DOWN PAYMENT: 395,08

TOTAL DUE IN 8 DAYS

#### **TIMOTHY T. CHAMBERLAIN**



PHONE (570) 389-5622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 389-5625

24 HOUR PHONE (570) 784-6300

	F	ACSIMILE TRANSMIT	TAL SHEET	Γ	
TO: Pat	- moller	FROM:	Tim	Ch	amberlan'h
COMPANY:	1 1 1 1	DATE:	(	5-7-	
FAX NUMBER:		TOTAL	NO, OF PAGES IN	OCLUDING	COVER: 3
PHONE NUMBE	R:	SENDE	R'S REFERENCE Y	NUMBER:	
RE:		YOUR R	EFERENCE NUM	BER:	
☐ CRGENT	☐ FOR REVIEW	☐ PLEASE COMMENT	□ please r	EPI.Y	□ PLEASE RECYCLE
NOTES/COMME		CUMENTS FROM TH	Ė COLUM	BIA CC	MINTY SHERIFE'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
C's David-A' 17 4	<u> </u>	11 U.S.C. § 362
Citi Residential Lending, Inc.,	as Servicer	•
for the Mortgagee of Record as	ad	
WM Specialty Mortgage, LLC	•	
, N	Aovants	
VS.		
Ronald D. Polk		
E	ebtor	
and		
Robert P. Sheils, Jr., Esquire		
T	nistee	
R	ESPONDENTS	
ORDER MODIFYING	G THE AUTOMA	TIC STAV IINDED 11 HO C. O. C.

#### AUTOMATIC STAY UNDER 11 U.S.C. § 362

hcreby	AND NOW, this	day of	, 2007, upon Motion of Movants above, it i
_			

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.

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.

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

٧.

DOCKET NO. 2007-CV-1202

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

CIVIL ACTION

DEFENDANT.

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 Praccipe 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
	"7001 of solvice of the Notice of Sheriff's Sale is attached hereto as Exhibit "7

\_X \_ Service effectuated by Sheriff

X 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. Proy Freedman, Esquire Attorney for Plaintiff

Dated: April 24, 2008

#### TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA. 17815 FAX: (570) 389-5625

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 2<sup>ND</sup> 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 2<sup>ND</sup>

DAY OF JANUARY 2008

COMMONWEALTH OF PENNSYLVANIA

Notariel Seai Wandy Westover, Notary Public Standard Colombia Co. 100

Sipomsburg, Columbia Co., PA 23 Artission Expires November 07, 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.

IMPORT ANT 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: Konaid D. Polk	: Chapter /
	: Bankruptcy No. 5:07-bk-52977-RNO
	: 11 U.S.C. § 362
Citi Residential Lending, Inc., as Service	<del>o</del> r
for the Mortgagee of Record and	
WM Specialty Mortgage, LLC,	
Movants	
vs.	
Ronald D. Polk	
Debtor	
and	
Robert P. Sheils, Jr., Esquire	
Trustee	
RESPONI	DENTS
ORDER MODIFYING THE A	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	at the Automatic Stay of all proceedings, as provided

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 2<sup>nd</sup> 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.

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C	Received at Post Office	Total #1										Bloomsburg, PA 17815	Tenant/Occupant 6670 – 2 <sup>M</sup> Street	Bloomsburg, PA 17815	Columbia County Courthouse 35 West Main Street	Columbia County Tay Claim Burgar	15 Perry Avenue	Harrisburg, PA 17105-2675	Atm: Legal Department Health and Welfare Building P.O. Box 2675	Department of Public Welfare	P.O. Box 281230 Harrisburg, PA 17128-1230	PA Department of Revenue	Post-Office Address		ociates 104	
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# Exhibit 1

# Exhibit 2

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul> <li>Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> <li>Article Addressed to:</li> <li>Ameriquest Mortgage Co. 10801 6th Street, Ste 130 Rancho Cucamonga, CA 91730</li> </ul>	A. Signature  Agent Agent Address B. Received by (Printed Name) C. Date of Delivery  D. Is delivery address different from Item 1? If Yes If YES, enter delivery address below: No  3. Service Type Certified Mall Registered Return Receipt for Merchand Insured Mail C.O.D.
2. Article Number 7.007	4. Restricted Delivery? (Extra Fee)
(Transfer from service label)	B. 32 GOC 10 11 134
PS Form 3811, February 2004 Domestic Re	eturn Receipt 102595-02-M-1
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul> <li>Complete items 1, 2,</li></ul>	A. Signature  X  B. Received by (Printed Name)  D. Is delivery address different from item 1?  If YES, enter delivery address below:
Harrisburg, PA 17105	
•	3. Service Type
	4. Restricted Delivery? (Extra Fee) ☐ Yes
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PS Form 3811, February 2004 Domestic Re	eturn Receipt 102595-02-M-1
SENDER: COMPLETE THIS SECTION  Complete items 1, 2, 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.	A. Signature  X Address  B. Réceived by ( Printed No. 1 Control of Deliver)
OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE	D. Is delivery address different from item 1? ☐ Yes  If YES, enter delivery address below: ☐ No
PO BOX 8016 HARRISBURG, PA 17105	3. Service Type
2. Article Number	4. Restricted Delivery? (Extra Fee)
2. Arucie Number 7001	7 0710 0002 4094 9222

TIMOTHY T. CHAMBERLAIN



PHONE 5700 300-5422

24 HOUR PHONE PLOOMSBURG, PA 17815 FAR- (578) 180-5625

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

<u>COMMONWEALTH OF PENNSYLVANIA</u> Notarial Seal Wendy Wastover, Notary Pucific

\* Commission Expires November 07,

TIMOTHY T. CHAMBERLAIN

SHERIFF

TER DEFUTY 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 Lagram declare that I am a County of Berks, that I am not a party to this action, no that within the boundaries of the state were service was SERVICE UPON: RONALD D. POLK	Pennsylvania State Constable and/or Process Server, in and for the of an employee of a party to this action, or an attorney to the action, and seffected. I was authorized by law to perform the said service.
ADDRESS: 320 EAST 13 <sup>TR</sup> STREET, LOT 1 TRA	ALER I, BERWICK PA 18603
On: 2/18/68 At: 1042Am	
Description: Approximate Age <u>40</u> Height <u>519</u> Weight	NORace W Sex M Hair GRY
With Documents: NOTICE OF SHERIFF'S SALE	OF REAL PROPERTY
ADULT IN CHARGE OF DEFENDAN  NAME: REI  POSTED PROPERTY  AGENT OR PERSON IN CHARGE OF  NAME: TIT  MILITARY STATUS: NO / YES BRAN	HOM THE SAID DEPENDANT(S) RESIDE.  LATIONSHIP: TS RESIDENCE,  LATIONSHIP: PLACE OF BUSINESS.  LE: ICH:
COMMENTS: DEFENDANT STATED HE WILL E TRAILER #3, BERWICK PA 18603	BE MOVING IN A FEW DAYS TO 320 EAST 13 <sup>TH</sup> STREET,
DEFENDANT WAS NOT SERVED BECAUSE:MOVEDUNKNOWNNO ANSWERV	ACANTOTHER:
SERVICE WAS ATTEMPTED ON THE FOLLOWING 1.)	DATESTONES
SWORN TO AND SUBSCIBED  BEFORE ME THIS 18 DAY OF	(Pant-Wagner

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL TERESA A. MINZOLA, Notary Public

CONSTABLE/PROCESS SERVER

Washington Twp., Berks County

My Commission Expires December 5, 2009

My Commission Expires December 5, 2009

PROVEST, LEC P.O BOX 1180, 93 HAST MAIN STREET, BAY SHORE, NY 11706 631.666.6168 631.666 6795 (F)

# 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 Praecipe to Reissue Writ of Execution in Mortgage Foreclosure in the above-referenced matter. Please return the time-stamped copy of the Praecipe/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

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

Attorneys for Plaintiff

v.

DOCKET NO. 2007-CV-1202

Ronald D Polk 6670 2ND Street

Bloomsburg, PA 17815,

CIVIL ACTION

MORTGAGE FORECLOSURE

DEFENDANT.

#### PRAECIPE TO REISSUE WRIT OF EXECUTION

(Mortgage Foreclosure)

To the Prothonotary:

Issue Writ of Execution in the above matter.

Amount Due Interest From 09/17/2007 to 5/7/2008

\$106,933.91

@ \$19.44 per diem

\$ 4,548.96 \$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,

>

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 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	Attorneys for Plaintiff
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, DEFENDANT.	CIVIL ACTION
·	IT OF EXECUTION Iortgage Foreclosure)
COMMONWEALTH OF PENNSYLVANI COUNTY OF COLUMBIA	A :
TO THE SHERIFF OF COLUMBIA COUN	NTY, PENNSYLVANIA:
To satisfy the judgment, interest and sell the following described property (specif	costs in the above matter you are directed to levy upon and ically describe property below):
6670 2ND Street, Blo Parcel No. 12-03D-03 (See at	
Amount Due Interest From 09/17/2 @ \$19.44 per diem * plus fees and costs	\$106,933.91 \$007 to 5/7/2008 \$\frac{\\$4.548.96}{\\$111,482.87}
	PROTHONOTARY
Seal of Court	BY:
	Deputy Prothonotary
Date	• •

# Docket No. 2007-CV-1202

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

<u>.</u>

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

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 30 day of 5000 2008
	My commission expires 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 \$ fee for this affidavit have been paid i	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

			PEND]	[NG To	OTAL AMOUNT
YEAR	BILL ROLL	AMOUNT	INTEREST	COSTS	DUE
				·	
2007	PRIM	1,098.59	8.12	0.00	1,106.71
		<b></b>		<del></del>	<b></b>
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 MORTGAC	C, N.A., AS TRUSTEE FOR CHASE MANHATTAN GE 03-1
DEFENDANT	FRANK MI PIETRO PU	
ATTORNEY FIRM	McCabe, W	eisberg and Conway, PC
PERSON/CORP TO		PAPERS TO SERVED
COLUMBIA COUNT	Y TAX CLAIM	MORTGAGE FORECLOSURE
PO BOX 380		
BLOOMSBURG		
SERVED UPON	Deb	
RELATIONSHIP		IDENTIFICATION
DATE 1-25-0811	IME <u>1550</u> M	ILEAGE OTHER
Race Sex I	Height Weight _	Eyes Hair Age Military
TYPE OF SERVICE:	B. HOUSEHOLD I C. CORPORATIO D. REGISTERED E. NOT FOUND A	ERVICE AT POA POB POE CCSO MEMBER: 18+ YEARS OF AGE AT POA N MANAGING AGENT AGENT AT PLACE OF ATTEMPTED SERVICE
ATTEMPTS DATE	TIME	OFFICER REMARKS
DEPUTY	7_	DATE

#### TIMOTHY T. CHAMBERLAIN



PHONE 1570) 369-5622 COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 389-5625

24 HOUR PHONE (370) 784-5300

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

Notarial Seal

Wendy Westovar, Notary Public Bloomsburg, Columbia Co., PA Commission Expires November 07, 2000

J. ARTER

SHERIFF

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN

Dec. 26. 2007 12:31 PM

#### RICHARD M. SQUIRE & ASSOCIATED, 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

> WM Specialty Mortgage, LLC RE:

> > 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.

M. Troy Freedman, Esq.

Ext. 12

MTF:pam

Jeff Kirby cc:

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

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 Fast Thirteenth Street

Lot 1 Trailer 1

Berwick, PA 18603

Case Number:

5:07-bk-52977-RNO

Attorney for Debtor(s) (name and address):

James Beatrice Jr. Beatnee Law Offices

PO Box 70

Hughesville, PA 17737

Telephone number: 570 546-2050

ast four digits of Social Security No., Individual

Taxpayer-ID(ITIN) No. or EIN No.:

189-38-3991

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

Mountes of Creditors

All endirents in Creditors made provide services described in some provided provided service services and provided provided services and the creditors of excitors.

Date: 01/25/2008

Time: 09:00 AM

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

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.

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. Bankruptey 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 SERVICE# 4 - OF - 11 SERVICES DATE RECEIVED 10/23/2007 DOCKET # 203ED2007 PLAINTIFF WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE DEFENDANT RONALD D. POLK ATTORNEY FIRM RICHARD M. SQUIRE ESO. PERSON/CORP TO SERVED PAPERS TO SERVED LINDA FEDDER-TAX COLLECTOR MORTGAGE FORECLOSURE 6390 THIRD STREET BLOOMSBURG / 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 \_\_\_\_ DATE 12.06.07



PHONE (\$70) 369-5622 24 HOUR PHONE (\$70) 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. POŁK

**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

Timothy T. Chambalain

CENTRAL COLUMBIA SCHOOL DIST	2007 вснос	L REAL	ESTATE DA	TE 07/01	/2 <sup>00</sup> 7 BILL	# 00074	12 TAXCOLT	ECTOR COPY	
SOUTH CENTRE TOWNSHIP	DESCRIPT		ASSESSME					10% PENALTY	
MAKE CHECKS PAYABLE TO:	REAL ESTAT	E	·		<del>_ +</del>	18.90	733.57		
Linda Fedder						10.50	,55.5.	000.93	
6390 Third Street									
Bloomsburg, PA 17815									
			•						
INSTALLMENT PLAN	ASSESSED VAL	UE 688 C	22697	  -   -   -   -   -   -   -   -   -	}5®			· · · · · · · · · · · · · · · · · · ·	
First Installment 244.5		- <del></del>			7	18.90	733.57	306.93	
Second Installment 244.5			Mile .	· · · · · · · · · · · · · · · · · · ·	IF PAII		IF PAID ON	IF PAID	
<b></b>					OR BE	ere	OR BEFORE	A congruid (	
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A POLK RONALD						PENA	LTY AT 10	) §	
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		6670 \$	SECOND ST			6065.0	THIS TAX	RETURNED	
т		1	0372-0695			16632.0	TO COURT	HOUSE	
0		0.62 7	ACRES				JANUARY :	JANUARY 1, 2008.	
ax Notice 2007 County & Municipality	EOB: COLUM	DIA COI	INITY		DAT			L NO.	
CENTRE SOUTH TWP	FOR: COLUM			Adli i C	03/01/2	007	1	5020	
CENTRE SOUTH TWP  MAKE CHECKS PAYBLE TO:  LINDA J FEDDER	DESCRIPTION		ASSESSMENT	MILLS	03/01/2 LESS DISCOU	007 NT   AX	1: AMOUNT DUE	5020 INCL PENALTY	
CENTRE SOUTH TWP  MAKE CHECKS PAYBLE TO:  LINDA J FEDDER 6390 THIRD STREET-LIME RIDGE				MILLS 6.146 1.345	03/01/2 LESS DISCOU 136	007 NT   AX / .71	1: AMOUNT DUE 139.50	5020 INCL PENALTY 153.45	
CENTRE SOUTH TWP  MAKE CHECKS PAYBLE TO:  LINDA J FEDDER	DESCRIPTION GENERAL SINKING FIRE		ASSESSMENT	6.146 1.345 .5	03/01/2 LESS DISCOU 136 29	007 NT   AX	1: AMOUNT DUE	5020 INCL PENALTY	
CENTRE SOUTH TWP  MAKE CHECKS PAYBLE TO:  LINDA J FEDDER 6390 THIRD STREET-LIME RIDGE	DESCRIPTION GENERAL SINKING FIRE TWP RE		22,697	6.146 1.345 .5 1.671	03/01/2 LESS DISCOU 136 29 11 37	007 NT AX .71 .92 .12 .17	19 AMOUNT DUE 139.50 30.53 11.35 37.93	5020 INCL PENALTY 153.45 33.58 12.49 41.72	
CENTRE SOUTH TWP  MAKE CHECKS PAYBLE TO:  LINDA J FEDDER 6390 THIRD STREET-LIME RIDGE Bloomsburg PA 17815  HOURS:STARTING MARCH 6:  MONDAY - 3PM TO 6PM	DESCRIPTION GENERAL SINKING FIRE		ASSESSMENT	6.146 1.345 .5	03/01/2 LESS DISCOU 136 29 11 37	007 NT   AX / .71 .92 .12	19 AMOUNT DUE 139.50 30.53 11.35	5020 INCL PENALTY 153.45 33.58 12.49	
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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:	10/20/2007		5 - OF - 11 SERV	VICES
DATE RECEIVED	10/23/2007	DOCKET #	# 203ED2007	
PLAINTIFF	WM S	SPECIALTY MORTGA	AGE LLC, WITHO	UT RECOURSE
DEFENDANT ATTORNEY FIRM	I RICH	ALD D. POLK ARD M. SQUIRE ESQ	).	
PERSON/CORP T	O SERVED	PAPERS T	TO SERVED	
DOMESTIC RELA	TIONS		GE FORECLOSUR	Œ
15 PERRY AVE.				
BLOOMSBURG				
SERVED UPON	MAUREEN	Colo		
RELATIONSHIP (	CUSTOMER SER	DENTI	FICATION	<del></del>
DATE 12-3-7	TIME 1406	MILEAGE	OTHER	<del></del>
Race Sex	_ Height Wo	eight Eyes Ha	ir Age ]	Military
TYPE OF SERVIC	B. HOUSEH C. CORPOR D. REGISTE	AL SERVICE AT POA OLD MEMBER: 18+ ATION MANAGING A RED AGENT JND AT PLACE OF A	YEARS OF AGE A AGENT	AT POA
	F. OTHER (S	SPECIFY)		
ATTEMPTS DATE	TIME	OFFICER	REMARK	s
DEPUTY	ale	DA7	ГЕ <u>; 73- 7</u>	

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

	AMBERLAIN		OF - 11 SERVICES
DATE RECEIVED 1	0/23/2007	DOCKET # 203E	D2007
PLAINTIFF	WM SPECIALT	TY MORTGAGE L	LC, WITHOUT RECOURSE
DEFENDANT ATTORNEY FIRM	RONALD D. PO		
	SERVED		
RONALD POLK 6670 2ND STREET		MORTGAGE FO	RECLOSURE
BLOOMSBURG	=		
SERVED UPON R	DIANG	<del>_</del>	
RELATIONSHIP 2	ž (²	IDENTIFICAT	ION
DATE <u>//-/-</u> > TI	ME <u>0940</u> MILEA	AGE	OTHER
Race Sex H	cight Weight 1	Eyes Hair	Age Military
TYPE OF SERVICE:	A. PERSONAL SERVIB. HOUSEHOLD MENC. CORPORATION M. D. REGISTERED AGE. NOT FOUND AT P.	MBER: 18+ YEAR ANAGING AGEN' ENT	Т
	F. OTHER (SPECIFY)		
ATTEMPTS DATE	TIME OF	FICER	REMARKS
10-31-7 145	10 2		Cf
			<del></del>
<b>ДЕРИТУ</b>	Cula	DATE //	-1-7

### REAL ESTATE OUTLINE

ED#<u>203-07</u>

DATE RECEIVED DOCKET AND INDEX 10-39	. 57 6 )
CHECK FOR PROPER 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 **IF ANY OF ABOVE IS MISSING	CK# 7856
SALE DATE POSTING DATE ADV. DATES FOR NEWSPAPER	TIME 100  1ST WEEK 2ND WEEK 3RD WEEK

# 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.

IMPORT ANT 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

## SHERIFF'S SALE

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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

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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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#### 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.

IMPORT ANT 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

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 IN THE COURT OF COMMON PLEAS Recourse. COLUMBIA COUNTY, PENNSYLVANIA PLAINTIFF, DOCKET NO. 2007-CV-1202 v. Ronald D Polk CIVIL ACTION 6670 2ND Street Bloomsburg, PA 17815, 2007-ED-203 DEFENDANT. 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

BY:

*DeputyProthonotary* 

Seal of Court

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 IN THE COURT OF COMMON PLEAS Recourse. COLUMBIA COUNTY, PENNSYLVANIA PLAINTIFF, DOCKET NO. 2007-CV-1202  $\mathbf{V}$ . Ronald D Polk CIVIL ACTION 6670 2ND Street Bloomsburg, PA 17815, 2007-50-203 DEFENDANT. 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

BY:

DeputyProthonotary

Seal of Court

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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 IN THE COURT OF COMMON PLEAS Recourse. COLUMBIA COUNTY, PENNSYLVANIA PLAINTIFF, DOCKET NO. 2007-CV-1202  $\mathbf{V}_{\cdot}$ Ronald D Polk CIVIL ACTION 6670 2ND Street 2007-ED-203 Bloomsburg, PA 17815, DEFENDANT. 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

BY:

DeputyProthonotary

Scal of Court

Date 10/23/07

Bv:

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,

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

1 2211111111

V.

DOCKET NO. 2007-CV-1202

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

MORTGAGE FORECLOSURE

DEFENDANT.

#### **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 6<sup>th</sup> Street, Suite 130

Rancho Cucamonga, CA 91730

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

Ameriquest Mortgage Company

10801 6<sup>th</sup> Street, Suite 130 Rancho Cucamonga, CA 91730

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

None other.

Name and address of every other person who has any record interest in the property and 6. 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

Name and address of every other person of whom the plaintiff has knowledge who has 7. 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

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,

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

MORTGAGE FORECLOSURE

DEFENDANT.

#### 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:

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

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,

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

٧.

NO. 2007-CV-1202

Ronald D Polk 6670 2ND Street

Bloomsburg, PA 17815

CIVIL ACTION

MORTGAGE FORECLOSURE

DEFENDANTS.

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

TO: Ronald D Polk 6670 2ND Street

Bloomsburg, PA 17815

Your house (real estate) at 6670 2NI	O Street, B	loomsburg, PA	17815 is schedule	ed to be sol	ld at
Sheriff's Sale on	_ at	_ Columbia Co	unty Courthouse,	P.O. Box 3	380,
Bloomsburg, PA 17815 to enforce the court ju	udgment of	`\$106,933.91 pl	us interest to the sa	le date obtai	ined
by WM Specialty Mortgage LLC, Without Re	ecourse aga	inst 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

By: Richard M. Squire, Esquire

M. Troy Freedman, Esquire

WM Specialty Mortgage LLC, Without

ID. Nos. 04267 / 85165

One Jenkintown Station, Suite 104

v.

115 West Avenue

Jenkintown, PA 19046 Telephone: 215-886-8790

Fax: 215-886-8791

Recourse.

IN THE COURT OF COMMON PLEAS

COLUMBIA COUNTY, PENNSYLVANIA

Attorneys for Plaintiff

PLAINTIFF,

DOCKET NO. 2007-CV-1202

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

CIVIL ACTION

MORTGAGE FORECLOSURE

DEFENDANT.

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 Attorneys for Plaintiff Richard M. Squire, Esquire By: 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, IN THE COURT OF COMMON PLEAS PLAINTIFF. COLUMBIA COUNTY, PENNSYLVANIA  $\mathbf{v}_{\cdot}$ DOCKET NO. 2007-CV-1202 Ronald D. Polk 6670 2ND Street CIVIL ACTION Bloomsburg, PA 17815, 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 (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. Proy Freedman, Esquire

Richard M. Squire & Associates, LLC Attorneys for Plaintiff Richard M. Squire, Esquire By: 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, IN THE COURT OF COMMON PLEAS PLAINTIFF. COLUMBIA COUNTY, PENNSYLVANIA v. DOCKET NO. 2007-CV-1202 Ronald D. Polk 6670 2ND Street CIVIL ACTION Bloomsburg, PA 17815, 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 Attorneys for Plaintiff Richard M. Squire, Esquire Bv: 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, IN THE COURT OF COMMON PLEAS PLAINTIFF, COLUMBIA COUNTY, PENNSYLVANIA  $\mathbf{v}$ . DOCKET NO. 2007-CV-1202 Ronald D. Polk 6670 2ND Street CIVIL ACTION Bloomsburg, PA 17815, 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. Proy Freedman, Esquire Attorney for Plaintiff

Richard M. Squire & Associates, LLC Attorneys for Plaintiff 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, IN THE COURT OF COMMON PLEAS PLAINTIFF. COLUMBIA COUNTY, PENNSYLVANIA ٧. DOCKET NO. 2007-CV-1202 Ronald D. Polk 6670 2ND Street CIVIL ACTION Bloomsburg, PA 17815, 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 (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.

M. Troy Freedman, Esquire

Attorney for Plaintiff

Date: October 18, 2007

Richard M. Squire & Associates, LLC Attorneys for Plaintiff 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, IN THE COURT OF COMMON PLEAS PLAINTIFF, COLUMBIA COUNTY, PENNSYLVANIA v. DOCKET NO. 2007-CV-1202 Ronald D. Polk 6670 2ND Street CIVIL ACTION Bloomsburg, PA 17815, 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 falsification to authorities.

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

Date: October 18, 2007

M. Troy Freedman, Esquire Attorney for Plaintiff

Richard M. Squire, Esquire

M. Troy Freedman, Esquire ID. Nos. 04267 / 85165

One Jenkintown Station, Suite 104

115 West Avenue

By:

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.

Attorneys for Plaintiff

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 2<sup>nd</sup> Street

Bloomsburg, PA 17815

Date: October 18, 2007

M. Troy Freedman, Esquire

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.

Attorneys for Plaintiff

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 2<sup>nd</sup> Street

Bloomsburg, PA 17815

Date: October 18, 2007

M. Troy Freedman, Esquire

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,

ν.

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

DEFENDANT.

Attorneys for Plaintiff

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 2<sup>nd</sup> Street

Bloomsburg, PA 17815

Date: October 18, 2007

M. Troy Freedman, Esquire

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

Attorneys for Plaintiff

DEFENDANT.

#### **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 2<sup>nd</sup> 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

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.

Attorneys for Plaintiff

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 2<sup>nd</sup> 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

#### 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 2<sup>ND</sup> 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, Esquire By:

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.

COLUMBIA COUNTY, PENNSYLVANIA

IN THE COURT OF COMMON PLEAS

DOCKET NO. 2007-CV-1202

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

 $\mathbf{V}_{\bullet}$ 

CIVIL ACTION

MORTGAGE FORECLOSURE

DEFENDANT.

#### 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

Bv: Richard M. Squire, Esquire

M. Troy Freedman, Esquire

J.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.

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M. Troy Freedman, Esquire

Attorney for Plaintiff

Dated: October 18, 2007

### RICHARD M. SQUIRE & ASSOCIATES, LLC

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

9856

09856

. 60-7156/2319

DATE

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

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

10/19/2007

\$1,350.00

AMOUNT

VOID AFTER 90 DAYS

PAY TO THE ORDER

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

For AMQ-1008/Polk sale deposit

#0550f02620 #895126162#