

# SHERIFF'S SALE COST SHEET

Wm Spackly Mott, vs. Kay + Teri Witchey  
 NO. 21407 ED NO. 1550-07 JD DATE/TIME OF SALE 2-27-08 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>41.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>8.60</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>454.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>694.86</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>919.86</u>

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

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

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>1323.82</u>	
WATER 20	\$	
TOTAL *****		\$ <u>1323.82</u>

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2904.18

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

WM Specialty Mkt. VS Kent & Teri Withey

NO. 21407 ED NO. 1550-07 JD

DATE/TIME OF SALE: 2-27-08 0900

BID PRICE (INCLUDES COST) \$ 2904.18

POUNDAGE - 2% OF BID \$ 58.08

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

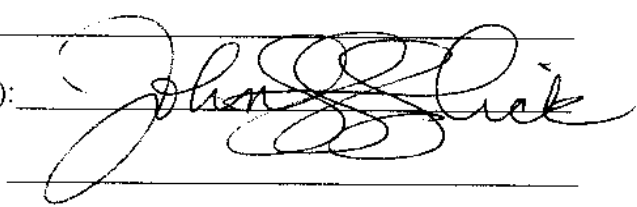
TOTAL AMOUNT NEEDED TO PURCHASE \$ 2962.26

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

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

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

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



TOTAL DUE: \$ 2962.26

LESS DEPOSIT: \$ 2000.00

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

TOTAL DUE IN 8 DAYS \$ 962.26

**GOLDBECK MCCAFFERTY & MCKEEVER**

**Suite 5000 Mellon Independence Center**

**701 Market Street**

**Philadelphia, PA 19106**

[www.goldbecklaw.com](http://www.goldbecklaw.com)

February 28, 2008

SHERIFF OF COLUMBIA COUNTY

Real Estate Division

Sheriff's Office

PO Box 380

Bloomsburg, PA 17815

RE: WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE vs. KENT E. WITCHEY and TERI L. WITCHEY

**Sale Book/Writ No.: /**

Docket Number: 2007 CV 1550 MF

Sale Date: 02/27/2008

Property Address: 2021 Main Street Bloomsburg, PA 17815

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the above-captioned matter. Please deed the property to:

WM SPECIALTY MORTGAGE LLC

10801 6th Street

Suite 130

Rancho Cucamonga, CA 91730

**If funds are required to settle with the Sheriff and they are not enclosed, please call, fax or email the cost sheet to Kristen Fluehr. Please notify our office when the deed is recorded.**

**GOLDBECK MCCAFFERTY & MCKEEVER**

Kristen Fluehr

Post Sale Department

215-825-6323

215-825-6423 (fax)

[KFluehr@goldbecklaw.com](mailto:KFluehr@goldbecklaw.com)

Jeff Nefferdorf

Post Sale Department (FHA & VA)

215-825-6343

215-825-6443 (fax)

[Jnefferdorf@goldbecklaw.com](mailto:Jnefferdorf@goldbecklaw.com)

Antoniette Black – Manager

Sale/Post Sale Department

215-825-6347

215-825-6447 (fax)

[Abblack@goldbecklaw.com](mailto:Abblack@goldbecklaw.com)

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Addressee  
B. Received by (Printed Name) *Donofrio* ☒ Agent ☐ Addressee  
C. Date of Delivery *Dec 17 2007*

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Addressee  
B. Received by (Printed Name) *Well* ☒ Agent ☐ Addressee  
C. Date of Delivery *12/17/07*

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Addressee  
B. Received by (Printed Name) *Faith Alston* ☒ Agent ☐ Addressee  
C. Date of Delivery *Dec 17 2007*

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Addressee  
B. Received by (Printed Name) *[Signature]* ☒ Agent ☐ Addressee  
C. Date of Delivery *Dec 17 2007*

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

FSALE

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

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

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

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

Domestic Return Receipt

102595-02-M-1540

1

102595-02-M-1540

Return Receipt

102595-02-M-1540

Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Addressee  
B. Received by (Printed Name) *[Signature]* ☒ Agent ☐ Addressee  
C. Date of Delivery *Dec 10 2007*

A. Signature *[Signature]* ☒ Agent ☐ Addressee  
B. Received by (Printed Name) *[Signature]* ☒ Agent ☐ Addressee  
C. Date of Delivery *Dec 14 2007*

A. Signature *[Signature]* ☒ Agent ☐ Addressee  
B. Received by (Printed Name) *[Signature]* ☒ Agent ☐ Addressee  
C. Date of Delivery *Dec 17 2007*

A. Signature *[Signature]* ☒ Agent ☐ Addressee  
B. Received by (Printed Name) *[Signature]* ☒ Agent ☐ Addressee  
C. Date of Delivery *Dec 17 2007*

age LLC  
ie PTX B 35

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

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

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

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

7007 0710 0002 4094 9727

7007 0710 0002 4094 9734

7007 0710 0002 4094 9772

Domestic Return Receipt

102595-02-M-1540

Domestic Return Receipt

102595-02-M-1540

PS Form 3811, February 2004

Domestic Return Receipt

102595

## **Assignment of Bid**

NO. 2007 CV 1550 MF – WITCHEY  
2021 Main Street  
Bloomsburg, PA 17815

I, Michael T. McKeever, Esquire, as attorney for the successful bidder, hereby assign my bid at the Sheriff Sale dated February 27, 2008 to:

WM SPECIALTY MORTGAGE LLC  
10801 6th Street  
Suite 130  
Rancho Cucamonga, CA 91730

GOLDBECK MCCAFFERTY & MCKEEVER

Date: February 28, 2008

  
\_\_\_\_\_  
MICHAEL T. MCKEEVER

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

See Reverse for Instructions

**RECORDER'S USE**

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/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 (2) public utility easement. If more space is needed, attach additional sheet(s).

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

NAME	TELEPHONE NUMBER
<b>GOLDBECK, McCAFFERTY &amp; McKEEVER</b>	<b>(215) 627-1322</b>
STREET ADDRESS	CITY STATE ZIP CODE
701 Market Street, Suite 5000 - Mellon Independence Center	Philadelphia PA 19106-1532

**B. TRANSFER DATA**

GRANTOR(S)/LESSOR(S)	DATE OF ACCEPTANCE OF DOCUMENT
SHERIFF OF COLUMBIA COUNTY	GRANTEE(S)/LESSEE(S)
STREET ADDRESS	WM SPECIALTY MORTGAGE LLC
Sheriff's Office, PO Box 380	STREET ADDRESS
CITY STATE ZIP CODE	10801 6th Street, Suite 130
Bloomsburg PA 17815	CITY STATE ZIP CODE
	Rancho Cucamonga CA 91730

**C. PROPERTY LOCATION**

STREET ADDRESS	CITY, TOWNSHIP, BOROUGH
2021 Main Street	Bloomsburg -
COUNTY	SCHOOL DISTRICT
Columbia	TAX PARCEL NUMBER
1. ACTUAL CASH CONSIDERATION	31-1B1-052
\$2,962.26	2. OTHER CONSIDERATION
	+ -0-
	3. TOTAL CONSIDERATION
	= \$2,962.26

**D. VALUATION DATA**

4. COUNTY ASSESSED VALUE	5. COMMON LEVEL RATIO	6. FAIR MARKET VALUE
\$11,632.00	FACTOR	= \$41,293.60
	X 3.55	

**E. EXEMPTION DATA**

1A. AMOUNT OF EXEMPTION	1B. PERCENTAGE OF INTEREST
100%	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 agent or straw party. (Attach copy of agency/straw party agreement.)
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement.) Tax paid prior deed \$ \_\_\_\_\_.
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument #200316509
- ☐ Corrective deed. (Attach copy of the prior deed).
- ☐ Other (Please explain exemption claimed, if other than listed above.) MERS #:

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

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

*Michael T. McKeever*

DATE

February 28, 2008

**GOLDBECK McCAFFERTY & McKEEVER**

A PROFESSIONAL CORPORATION

**ATTORNEYS AT LAW**

SUITE 5000

MELLON INDEPENDENCE CENTER

701 MARKET STREET

PHILADELPHIA, PA 19106-1532

PA (215) 627-1322

FAX (215) 627-7734

**[www.goldbecklaw.com](http://www.goldbecklaw.com)**

**February 28, 2008**

**Addendum to Realty Transfer Tax Statement of Value**

Attn: Pa Department of Revenue – Bureau of Individual Taxes

Re: 2021 Main Street Bloomsburg, PA 17815

Plaintiff: WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE

Date of Judgment: 11/16/2007

Date of Sale: Wednesday, February 27, 2008

Date of Original Mortgage: 12/22/2003

Original Mortgagor: AMERIQUEST MORTGAGE COMPANY

Date Recorded: 12/29/2003

Book, Page, Instrument #: Instrument #200316509

The Plaintiff and Original Mortgagee are not the same. An assignment was recorded into WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE

Assignment of Mortgage Recorded: **05/22/2007**

Book, Page, Instrument #: Instrument #200705233

**GOLDBECK McCAFFERTY & McKEEVER**  
**A PROFESSIONAL CORPORATION**  
SUITE 5000, MELLON INDEPENDENCE CENTER  
701 MARKET ST. PHILADELPHIA, PA 19106  
(215) 627-1322

FIRSTTRUST BANK

3-7380/2360

02/28/2008

PAY

TO THE  
ORDER OF

*Sheriff of Columbia County*

NINE HUNDRED SIXTY-TWO AND 26 / 100

**\$\*\*962.26**

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

MEMO

*Witchey*

  
AUTHORIZED SIGNATURE

⑈328195⑈ ⑆23607380⑆ 70 100018⑈

328195

Security features. Details on back.



STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

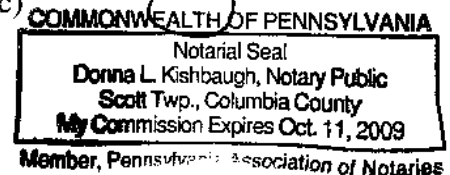
Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice February 6, 13, 20, 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 21<sup>st</sup> day of February, 2008.

Donna L. Kishbaugh

(Notary Public)

My commission expires



And now, ....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 01/31/2008

Fee: \$5.00

Cert. NO: 4179

WITCHEY KENT E & TERI L  
2021 MAIN STREET  
BLOOMSBURG PA 17815

District: SCOTT TWP  
Deed: 0549 -0257  
Location: LIGHTSTREET  
Parcel Id:31 -1B1-052-00,000

Assessment: 11,632  
Balances as of 01/31/2008

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Timothy T. Chamberlain, Per: dm.  
Sheriff

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/20/2007

SERVICE# 12 - OF - 15 SERVICES  
DOCKET # 214ED2007

PLAINTIFF WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE

DEFENDANT KENT E. WITCHEY  
TERIL. WITCHEY

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

SERVED UPON Deb

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

DATE 1-25-08 TIME 1:50 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY TC DATE \_\_\_\_\_

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

WM SPECIALTY MORTGAGE

VS.

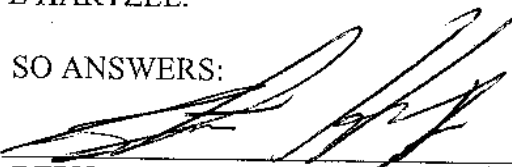
KENT & TERI WITCHEY


WRIT OF EXECUTION #214 OF 2007 ED

POSTING OF PROPERTY

January 23, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF KENT & TERI WITCHEY. AT 2021 MAIN STREET BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF STEVE HARTZEL.

SO ANSWERS:

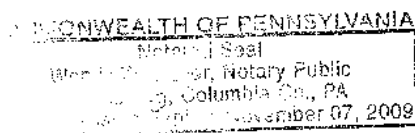
  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23<sup>RD</sup> DAY OF JANUARY 2008





**GOLDBECK McCAFFERTY & McKEEVER**  
**A PROFESSIONAL CORPORATION**  
**SUITE 5000 MELLON INDEPENDENCE CENTER**  
**701 MARKET STREET**  
**PHILADELPHIA, PA 19106**  
**WWW.GOLDBECKLAW.COM**

January 21, 2008

SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

**RE: No. 2007 CV 1550 MF**  
**KENT E. WITCHEY and TERI L. WITCHEY**

Real Estate Division:

The above case may be sold on February 27, 2008. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

**By: Antoniette Black, Paralegal**  
Phone: (215) 825-6347 (direct dial)  
Fax: (215) 825-6447  
Email: [ablack@goldbecklaw.com](mailto:ablack@goldbecklaw.com)

GOLDBECK McCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

57019FC  
CF: 09/28/2007  
SD: 02/27/2008  
\$88,021.01

Attorney for Plaintiff

WM SPECIALTY MORTGAGE LLC, WITHOUT  
RECOURSE  
10801 6th Street  
Suite 130  
Rancho Cucamonga, CA 91730

Plaintiff

vs.

KENT E. WITCHEY  
TERI L. WITCHEY  
Mortgagor(s) and  
Record Owner(s)

2021 Main Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2007 CV 1550 MF

**CERTIFICATE OF SERVICE**  
**PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)**

Joseph A. Goldbeck, Jr., Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ Personal Service by the Sheriff's Office/~~competent adult (copy of return attached)~~ *Per Wendy @ S.O. 11/20/07.*  
( ) Certified mail by Joseph A. Goldbeck, Jr. (original green Postal return receipt attached).  
( ) Certified mail by Sheriff's Office.  
( ) Ordinary mail by Joseph A. Goldbeck, Jr., Esquire to Attorney for Defendant(s) of record (proof of mailing attached).  
( ) Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).  
( ) Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

- ( ) Premises was posted by Sheriff's Office/competent adult (copy of return attached).  
( ) Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).  
( ) Certified Mail & ordinary mail by Joseph A. Goldbeck, Jr. (original receipt(s) for Certified Mail attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Joseph A. Goldbeck, Jr., Esquire (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,

*Joseph A. Goldbeck*  
BY: Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff



**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-825-6320  
Attorney for Plaintiff

WM SPECIALTY MORTGAGE LLC, WITHOUT  
RECIOURSE  
10801 6th Street  
Suite 130  
Rancho Cucamonga, CA 91730

Plaintiff

vs.

KENT E. WITCHEY  
TERI L. WITCHEY  
**Mortgagor(s) and Record Owner(s)**

2021 Main Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2007 CV 1550 MF

**AFFIDAVIT PURSUANT TO RULE 3129**

WM SPECIALTY MORTGAGE LLC, WITHOUT RECIOURSE, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

2021 Main Street  
Bloomsburg, PA 17815

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

KENT E. WITCHEY  
36 Strawberry Lane  
Berwick, PA 18603

TERI L. WITCHEY  
36 Strawberry Lane  
Berwick, PA 18603

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

KENT E. WITCHEY  
36 Strawberry Lane  
Berwick, PA 18603

TERI L. WITCHEY  
36 Strawberry Lane  
Berwick, PA 18603



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

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

WM Specialty Mortgage LLC  
7105 Corporate Drive  
PTX B 35  
Plano, TX 75024-3632

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

WM SPEICALTY MORTGAGE LLC, WITHOUT RECOURSE  
505 City Parkway West  
Suite 100  
Orange, CA 92868

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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

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

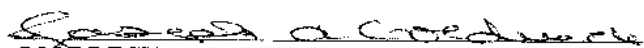
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
2021 Main Street  
Bloomsburg, PA 17815

(attach separate sheet if more space is needed)

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

DATED: January 21, 2008

  
GOEDBECK McCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street  
Bloomsburg, Pennsylvania 17815

Phone (570) 784-6639 • Fax (570) 784-6553

January 18, 2008


Sheriff of Columbia County  
Attention: Tim Chamberlin  
Court House – PO Box 380  
Bloomsburg, PA 17815

Reference: JD#1550JD2007 Docket# 214ED2007  
– Kent Witchey & Terri Witchey  
Property Address – 2021 Main Street - Lightstreet

Dear Tim:

Scott Township Authority has User Fees due for: Mr. & Mrs.  
Witchey at the property in question for the sale, which is to take  
place on February 27, 2008 @9:00am in the amount of \$1323.82.  
The balance in question is the amount due up and including  
February 27, 2008.

Thank you,



Sharon Keller  
Administrative Assistant

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

WM SPECIALTY MORTGAGE LLC,  
WITHOUT RECOURSE

VS

Docket # 214ED2007

MORTGAGE FORECLOSURE

KENT E. WITCHEY  
TERI L. WITCHEY

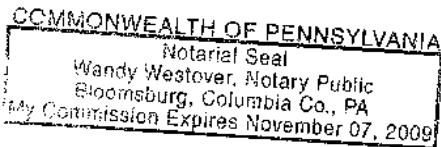
AFFIDAVIT OF SERVICE


NOW, THIS TUESDAY, NOVEMBER 20, 2007, AT 4:45 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON TERI WITCHEY AT 36 STRAWBERRY LANE, BERWICK BY HANDING TO KENT WITCHEY, HUSBAND, 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 TUESDAY, NOVEMBER 27, 2007

  
NOTARY PUBLIC



  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
P. D'ANGELO  
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 764-6300

WM SPECIALTY MORTGAGE LLC,  
WITHOUT RECOURSE

VS

Docket # 214ED2007

MORTGAGE FORECLOSURE

KENT E. WITCHEY  
TERI L. WITCHEY

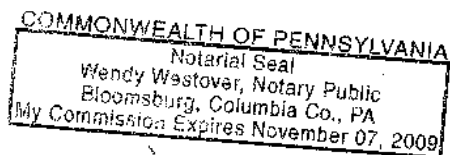
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, NOVEMBER 20, 2007, AT 4:45 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON KENT WITCHEY AT 36 STRAWBERRY LANE, BERWICK BY HANDING TO KENT WITCHEY, , 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 TUESDAY, NOVEMBER 27, 2007

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
P. D'ANGELO  
DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/20/2007

SERVICE# 6 - OF - 15 SERVICES  
DOCKET # 214ED2007

PLAINTIFF WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE

DEFENDANT KENT E. WITCHEY  
TERI L. WITCHEY

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

<b>PERSON/CORP TO SERVED</b>	<b>PAPERS TO SERVED</b>
TENANT(S)	MORTGAGE FORECLOSURE
2021 MAIN STREET	
BLOOMSBURG	

SERVED UPON POSTED

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

DATE 12-5-07 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) VACATE

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
DEPUTY	<u>[Signature]</u>	_____	_____	DATE <u>12-5-07</u>

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/20/2007

SERVICE# 7 - OF - 15 SERVICES  
DOCKET # 214ED2007

PLAINTIFF WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE

DEFENDANT KENT E. WITCHEY  
TERI L. WITCHEY

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

<b>PERSON/CORP TO SERVED</b>
H. JAMES HOCK-TAX COLLECTOR
2626 OLD BERWICK ROAD
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Dropped in mail 12/10/07

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

DATE 12-10-7 TIME 1020 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

### ATTEMPTS

DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Chamberlain

DATE 12-10-7

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/20/2007

SERVICE# 8 - OF - 15 SERVICES  
DOCKET # 214ED2007

PLAINTIFF WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE

DEFENDANT KENT E. WITCHEY  
TERI L. WITCHEY

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
SCOTT TOWNSHIP SEWER	MORTGAGE FORECLOSURE
TENNY STREET	
BLOOMSBURG	

SERVED UPON Deloris Hecle

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

DATE 12-10-7 TIME 1025 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
------	------	---------	---------

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

DEPUTY

DATE 12-10-7

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

Tuesday, November 20, 2007

**H. JAMES HOCK-TAX COLLECTOR  
2626 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815-**

*Re: Sel Aug 31  
pro C+e 4-26-07*

**WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE  
VS  
KENT E. WITCHEY  
TERI L. WITCHEY**

**DOCKET # 214ED2007**

**JD # 1550JD2007**

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*

Timothy T. Chamberlain  
Sheriff of Columbia County



**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-825-6318  
Attorney for Plaintiff

WM SPECIALTY MORTGAGE LLC, WITHOUT  
RECIOURSE  
10801 6th Street  
Suite 130  
Rancho Cucamonga, CA 91730

Plaintiff

vs.

KENT E. WITCHEY  
TERI L. WITCHEY  
Mortgagor(s) and Record Owner(s)

2021 Main Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE  
FORECLOSURE

Term

No. 2007 CV 1550 MF

*2007-ED-214*

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO  
COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO  
COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE  
USED FOR THAT PURPOSE.

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

TO: WITCHEY, KENT E.  
**KENT E. WITCHEY**  
2021 Main Street  
Bloomsburg, PA 17815

Your house at 2021 Main Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale **Feb. 27, 2008**  
on , at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of  
\$88,021.01 obtained by WM SPECIALTY MORTGAGE LLC, WITHOUT RECIOURSE against you.

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

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

1. The sale will be cancelled if you pay to WM SPECIALTY MORTGAGE LLC, WITHOUT  
RECIOURSE, the back payments, late charges, costs and reasonable attorney's fees due. To find out how  
much you must pay call: 215-825-6329 or 1-866-413-2311

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

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice 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 NOT 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 price by calling the Sheriff of Columbia County at 570-389-5622.
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 Sheriff of Columbia County at 570-389-5622.
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 within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES

168 E. 5th Street  
Bloomsburg, PA 17815  
717-784-8760

PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

Resources available for Homeowners in Foreclosure

**ACT NOW!**

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Call the Plaintiff (your lender) at 800-211-6926 and ask to speak to someone about Loss Mitigation or Home Retention options.
- 5). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homeretention@goldbecklaw.com](mailto:homeretention@goldbecklaw.com). Call Judy at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of 57019FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

# REAL ESTATE OUTLINE

ED # 214-07

DATE RECEIVED 11-19-07

DOCKET AND INDEX 11-20-07

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒

COPY OF DESCRIPTION ☒

WHEREABOUTS OF LKA ☒

NON-MILITARY AFFIDAVIT ☒

NOTICES OF SHERIFF SALE ☒

WATCHMAN RELEASE FORM ☒

AFFIDAVIT OF LIENS LIST ☒

CHECK FOR ~~\$1,350.00~~ OR 2000.00 ☒

CK# 316480

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

SALE DATE

Feb. 27, 08 TIME 0900

POSTING DATE

Jan. 29, 08

ADV. DATES FOR NEWSPAPER

1<sup>ST</sup> WEEK Feb. 6

2<sup>ND</sup> WEEK 13

3<sup>RD</sup> WEEK 20, 27

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/20/2007

SERVICE# 1 - OF - 15 SERVICES  
DOCKET # 214ED2007

PLAINTIFF WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE

DEFENDANT KENT E. WITCHEY  
TERI L. WITCHEY

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
KENT WITCHEY	MORTGAGE FORECLOSURE
36 STRAWBERRY LANE	
BERWICK	

SERVED UPON Kent WITCHEY

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

DATE 11-20-07 TIME 1645 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
<u>11-20-07</u>	<u>1030</u>	<u>DANIELLO</u>	<u>U/C</u>

DEPUTY

[Signature] DATE 11.20.07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/20/2007

SERVICE# 2 - OF - 15 SERVICES  
DOCKET # 214ED2007

PLAINTIFF WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE

DEFENDANT KENT E. WITCHEY  
TERI L. WITCHEY

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

<b>PERSON/CORP TO SERVED</b>
TERI WITCHEY
36 STRAWBERRY LANE
BERWICK

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON KENT WITCHEY

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

DATE 11-20-07 TIME 1645 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

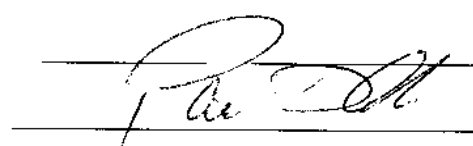
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB \_\_\_\_ POE \_\_\_\_ CCSO \_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

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

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>11-20-07</u>	<u>1030</u>	<u>DAN6060</u>	<u>L/C</u>

DEPUTY

 DATE 11-20-07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/20/2007

SERVICE# 9 - OF - 15 SERVICES  
DOCKET # 214ED2007

PLAINTIFF WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE

DEFENDANT KENT E. WITCHEY  
TERI L. WITCHEY

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

SERVED UPON MAUREEN Coli

RELATIONSHIP Customer Ser IDENTIFICATION \_\_\_\_\_

DATE 12-3-7 TIME 1400 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

[Signature]

DATE 12-3-7

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 27, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 214 OF 2007 ED AND CIVIL WRIT NO. 1550 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 THOSDE TWO tracts of lands situate in the Village of Lightstreet, Scott Township, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

Bounded on the north by an alley; on the east by an alley; on the south by lot late of A.B. White and William Temple; and on the west by the public road leading from Bloomsburg to Orangeville.

Upon which is erected a frame dwelling house, barn and outbuildings.

TRACT NO. 2 Adjoining the above mentioned tract:

BEGINNING at point where the line between the property formerly owned by Selecta Law and A.B. White joins the property formerly owned by A.C. Hidlay;

THENCE along said property, North 76 degrees East, 124 feet to Strawberry Alley;

THENCE South 8 degrees East, 39 feet to lot late of T.H. Tubbs;

THENCE South 82 degrees West, 70 feet to a post;

THENCE West, 56 feet to the place of BEGINNING.

Tax parcel no: 31-1B1-052

## TERMS OF SALE

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

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

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

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

Plaintiff's Attorney  
Joseph A. Goldbeck, Jr.  
701 Market Street  
Philadelphia, PA 19106

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



# SHERIFF'S SALE

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WEDNESDAY FEBRUARY 27, 2008 AT 9:00 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 214 OF 2007 ED AND CIVIL WRIT NO. 1550 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 THOSDE TWO tracts of lands situate in the Village of Lightstreet, Scott Township, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

Bounded on the north by an alley; on the east by an alley; on the south by lot late of A.B. White and William Temple; and on the west by the public road leading from Bloomsburg to Orangeville.

Upon which is erected a frame dwelling house, barn and outbuildings.

TRACT NO. 2 Adjoining the above mentioned tract:

BEGINNING at point where the line between the property formerly owned by Selecta Law and A.B. White joins the property formerly owned by A.C. Hidlay;

THENCE along said property, North 76 degrees East, 124 feet to Strawberry Alley;

THENCE South 8 degrees East, 39 feet to lot late of T.H. Tubbs;

THENCE South 82 degrees West, 70 feet to a post;

THENCE West, 56 feet to the place of BEGINNING.

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Plaintiff's Attorney  
Joseph A. Goldbeck, Jr.  
701 Market Street  
Philadelphia, PA 19106

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

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 27, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 214 OF 2007 ED AND CIVIL WRIT NO. 1550 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 THOSDE TWO tracts of lands situate in the Village of Lightstreet, Scott Township, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

Bounded on the north by an alley; on the east by an alley; on the south by lot late of A.B. White and William Temple; and on the west by the public road leading from Bloomsburg to Orangeville.

Upon which is erected a frame dwelling house, barn and outbuildings.

TRACT NO. 2 Adjoining the above mentioned tract:

BEGINNING at point where the line between the property formerly owned by Selecta Law and A.B. White joins the property formerly owned by A.C. Hidlay;

THENCE along said property, North 76 degrees East, 124 feet to Strawberry Alley;

THENCE South 8 degrees East, 39 feet to lot late of T.H. Tubbs;

THENCE South 82 degrees West, 70 feet to a post;

THENCE West, 56 feet to the place of BEGINNING.

Tax parcel no: 31-1B1-052

## 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  
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Philadelphia, PA 19106

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WRIT OF EXECUTION (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 AND Rule 3257

WM SPECIALTY MORTGAGE LLC, WITHOUT  
RECOURSE

10801 6th Street  
Suite 130  
Rancho Cucamonga, CA 91730

vs.

KENT E. WITCHEY  
TERI L. WITCHEY  
2021 Main Street  
Bloomsburg, PA 17815

In the Court of Common Pleas of  
Columbia County

No. 2007 CV 1550 MF

*2007-ED-714*

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:

PREMISES: 2021 Main Street Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE

\$88,021.01

Interest From **11/16/2007**  
Through Date of Sale

(Costs to be added)

Dated:

Nov. 19, 2007

*Jami B. Kline*

Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy \_\_\_\_\_

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 AND Rule 3257

WM SPECIALTY MORTGAGE LLC, WITHOUT  
RECOURSE  
10801 6th Street  
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TERI L. WITCHEY  
2021 Main Street  
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In the Court of Common Pleas of  
Columbia County

No. 2007 CV 1550 MF

*2007-ED-214*

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:

PREMISES: 2021 Main Street Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE	<u>\$88,021.01</u>
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Dated:

Nov. 19, 2007

*Sami B. Kline*

Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy

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Tax parcel no: 31-1B1-052



Goldbeck McCafferty & McKeever  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
Suite 5000 Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

WM SPECIALTY MORTGAGE LLC, WITHOUT  
RECOURSE

10801 6th Street  
Suite 130  
Rancho Cucamonga, CA 91730

Plaintiff

vs.

KENT E. WITCHEY  
TERI L. WITCHEY  
(Mortgagor(s) and Record Owner(s))  
2021 Main Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007 CV 1550 MF

*2007-ED-214*

**AFFIDAVIT PURSUANT TO RULE 3129**

WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

2021 Main Street  
Bloomsburg, PA 17815

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

KENT E. WITCHEY  
36 Strawberry Lane  
Berwick, PA 18603

TERI L. WITCHEY  
36 Strawberry Lane  
Berwick, PA 18603

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

KENT E. WITCHEY  
36 Strawberry Lane  
Berwick, PA 18603

TERI L. WITCHEY  
36 Strawberry Lane  
Berwick, PA 18603

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432

P.O. Box 2675  
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

WM Specialty Mortgage LLC  
7105 Corporate Drive  
PTX B 35  
Plano, TX 75024-3632

WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE  
505 City Parkway West  
Suite 100  
Orange, CA 92868

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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

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

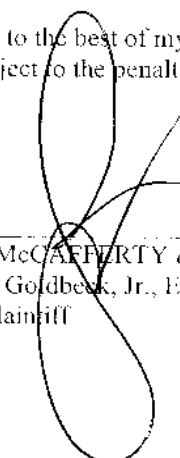
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
2021 Main Street  
Bloomsburg, PA 17815

(attach separate sheet if more space is needed)

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

DATED: November 15, 2007

  
\_\_\_\_\_  
GOLDBECK McCARTHY & McKEEVER  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff



Goldbeck McCafferty & McKeever  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

WM SPECIALTY MORTGAGE LLC, WITHOUT  
RECOURSE  
10801 6th Street  
Suite 130  
Rancho Cucamonga, CA 91730

Plaintiff

vs.

KENT E. WITCHEY  
TERI L. WITCHEY  
(Mortgagor(s) and Record Owner(s))  
2021 Main Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007 CV 1550 MF

*2007-ED-214*

**AFFIDAVIT PURSUANT TO RULE 3129**

WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

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PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432

P.O. Box 2675  
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

WM Specialty Mortgage LLC  
7105 Corporate Drive  
PTX B 35  
Plano, TX 75024-3632

WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE  
505 City Parkway West  
Suite 100  
Orange, CA 92868

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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

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

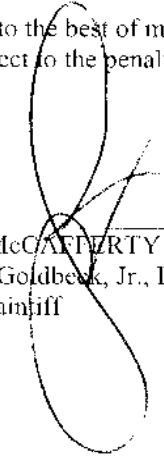
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
2021 Main Street  
Bloomsburg, PA 17815

(attach separate sheet if more space is needed)

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

DATED: November 15, 2007

  
\_\_\_\_\_  
GOLDBECK, McCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-825-6318  
Attorney for Plaintiff

WM SPECIALTY MORTGAGE LLC, WITHOUT  
RECOURSE  
10801 6th Street  
Suite 130  
Rancho Cucamonga, CA 91730

Plaintiff

vs.

KENT E. WITCHEY  
TERI L. WITCHEY  
**Mortgagor(s) and Record Owner(s)**

2021 Main Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE  
FORECLOSURE

Term

No. 2007 CV 1550 MF

*2007-ED-814*

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.**

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

TO: WITCHEY, TERI L.  
**TERI L. WITCHEY**  
2021 Main Street  
Bloomsburg, PA 17815

Your house at 2021 Main Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on , at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$88,021.01 obtained by WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE against you.

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

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

1. The sale will be cancelled if you pay to WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311

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

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice 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 NOT 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 price by calling the Sheriff of Columbia County at 570-389-5622.
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 Sheriff of Columbia County at 570-389-5622.
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 within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

**NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES**

168 E. 5th Street  
Bloomsburg, PA 17815  
717-784-8760

**PENNSYLVANIA BAR ASSOCIATION**

P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

Resources available for Homeowners in Foreclosure

**ACT NOW!**

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Call the Plaintiff (your lender) at 800-211-6926 and ask to speak to someone about Loss Mitigation or Home Retention options.
- 5). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homeretention@goldbecklaw.com](mailto:homeretention@goldbecklaw.com). Call Judy at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of 57019FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-825-6318  
Attorney for Plaintiff

WM SPECIALTY MORTGAGE LLC, WITHOUT  
RECOURSE  
10801 6th Street  
Suite 130  
Rancho Cucamonga, CA 91730

Plaintiff

vs.

KENT E. WITCHEY  
TERI L. WITCHEY  
Mortgagor(s) and Record Owner(s)

2021 Main Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE  
FORECLOSURE

Term

No. 2007 CV 1550 MF

*2007-ED-214*

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**KENT E. WITCHEY**  
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Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.



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Attorney I.D. #16132  
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701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

WM SPECIALTY MORTGAGE LLC, WITHOUT  
RECOURSE

10801 6th Street  
Suite 130  
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Plaintiff

vs.

KENT E. WITCHEY  
TERI L. WITCHEY

**Mortgagor(s) and Record Owner(s)**

2021 Main Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

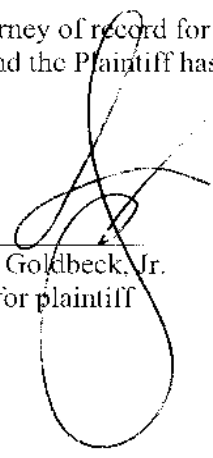
ACTION OF  
MORTGAGE FORECLOSURE

NO. 2007 CV 1550 MF

*2007-ED-214*

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

I, Joseph A. Goldbeck, Jr., Esquire hereby certify that I am the attorney of record for the Plaintiff in this action, and I further certify that this property is subject to Act 91 of 1983 and the Plaintiff has complied with all the provisions of the Act.

  
\_\_\_\_\_  
Joseph A. Goldbeck, Jr.  
Attorney for plaintiff

GOLDBECK McCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
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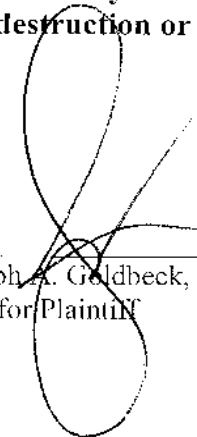
ACTION OF MORTGAGE FORECLOSURE

No. 2007 CV 1550 MF

*2007-ED-214*

**WAIVER OF WATCHMAN**

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

  
\_\_\_\_\_  
BY: Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
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Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

WM SPECIALTY MORTGAGE LLC, WITHOUT  
RECOURSE  
10801 6th Street  
Suite 130  
Rancho Cucamonga, CA 91730

Plaintiff

vs.

KENT E. WITCHEY  
TERI L. WITCHEY  
Mortgagor(s) and Record Owner(s)

2021 Main Street  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION LAW

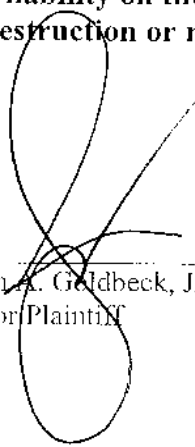
ACTION OF MORTGAGE FORECLOSURE

No. 2007 CV 1550 MF

*2007-ED-214*

**WAIVER OF WATCHMAN**

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

BY:   
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.

Attorney I.D.#16132

Suite 5000 - Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

215-627-1322

Attorney for Plaintiff

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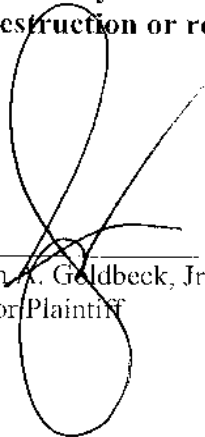
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BY:  Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

ALL THOSE TWO tracts of lands situate in the Village of Lightstreet, Scott Township, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

TRACT NO.1:

Bounded on the north by an alley; on the east by an alley; on the south by lot late of A.B. White and William Temple; and on the west by the public road leading from Bloomsburg to Orangeville.

Upon which is erected a frame dwelling house, barn and outbuildings.

TRACT NO.2 Adjoining the above mentioned tract:

BEGINNING at point where the line between the property formerly owned by Selecta Law and A.B. White joins the property formerly owned by A.C. Hidlay;

THENCE along said property, North 76 degrees East, 124 feet to Strawberry Alley;

THENCE South 8 degrees East, 39 feet to lot late of T.H. Tubbs;

THENCE South 82 degrees West, 70 feet to a post;

THENCE West, 56 feet to the place of BEGINNING.

Tax parcel no: 31-1B1-052

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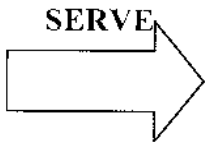
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## SHERIFF'S DEPARTMENT COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE	COURT NUMBER 2007 CV 1550 MF	
DEFENDANT/S/ KENT E. WITCHEY and TERI L. WITCHEY	TYPE OF WRIT OR COMPLAINT MORTGAGE FORECLOSURE	



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
KENT E. WITCHEY

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
36 Strawberry Lane, Berwick, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

PLEASE SERVE DEFENDANT OR PERSON IN CHARGE.

SIGNATURE OF ATTORNEY

***Joseph A.***

TELEPHONE NUMBER  
(215) 627-1322


DATE  
November 15, 2007

ADDRESS OF ATTORNEY

GOLDBECK McCafferty & McKeeever  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532

## SHERIFF'S DEPARTMENT COUNTY

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PLAINTIFF/S/ WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE	COURT NUMBER 2007 CV 1550 MF	
DEFENDANT/S/ KENT E. WITCHEY and TERI L. WITCHEY	TYPE OF WRIT OR COMPLAINT MORTGAGE FORECLOSURE	

<div style="text-align: right;"><b>SERVE</b></div>  <div style="text-align: left;"><b>AT</b></div>	<div style="border-bottom: 1px solid black; margin-bottom: 5px;">NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE KENT E. WITCHEY</div> <div>ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 36 Strawberry Lane, Berwick, PA 18603</div>
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SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

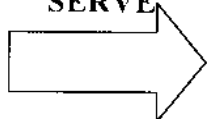
**PLEASE SERVE DEFENDANT OR PERSON IN CHARGE**

SIGNATURE OF ATTORNEY <div style="text-align: center;"><b><i>Joseph A.</i></b></div>	TELEPHONE NUMBER (215) 627-1322	DATE November 15, 2007
ADDRESS OF ATTORNEY  GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

## SHERIFF'S DEPARTMENT COUNTY

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DEFENDANT/S/ KENT E. WITCHEY and TERI L. WITCHEY		TYPE OF WRIT OR COMPLAINT MORTGAGE FORECLOSURE

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
KENT E. WITCHEY

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
2021 MAIN STREET, BLOOMSBURG PA 17815

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

**PLEASE POST HANDBILL**

SIGNATURE OF ATTORNEY  <div style="text-align: center;"><b><i>Joseph A.</i></b></div>	TELEPHONE NUMBER (215) 627-1322	DATE November 15, 2007
ADDRESS OF ATTORNEY  GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

316480

GOLDBECK McCAFFERTY & McKEEVER  
A PROFESSIONAL CORPORATION  
SUITE 5000, MELLON INDEPENDENCE CENTER  
701 MARKET ST. PHILADELPHIA, PA 19106  
(215) 627-1322

FIRSTTRUST BANK

3-7380/2360

11/15/2007

PAY  
TO THE  
ORDER OF

*Sheriff of Columbia County*

\$\*\*2,000.00

TWO THOUSAND AND XX / 100

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

MEMO

*Withey*

  
AUTHORIZED SIGNATURE

⑈316480⑈ ⑆23607380⑆ 70 1100018⑈