

# SHERIFF'S SALE COST SHEET

The Plaintiff MS. [illegible] vs. William [illegible]  
 NO. 45-07 ED NO. 73-07 JD DATE/TIME OF SALE Aug 1 2000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>135.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>11.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>1391.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>144.44</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1437.44</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>71.50</u>
TOTAL ***** \$ <u>71.50</u>	

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20		\$ <u>360.50</u>
SCHOOL DIST. 20		\$ <u>1430.73</u>
DELINQUENT 20		\$ <u>5.00</u>
TOTAL ***** \$ <u>1786.42</u>		

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

SURCHARGE FEE (DSTE)		\$ <u>100.00</u>
MISC. _____		\$ _____
_____		\$ _____
TOTAL ***** \$ <u>-0-</u>		

TOTAL COSTS (OPENING BID) \$ 3736.86

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

95218

95218

UDREN LAW OFFICES, PC

PA ESCROW ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



America's Most Convenient Bank  
1-800-YES-2000  
3-180/360

NUMBER

AMOUNT

DATE

\$2,311.60

08/02/2007

\*\*Two Thousand Three hundred Eleven dollars and Sixty cents\*\*

PAY  
TO THE  
ORDER  
OF

Sheriff of Columbia County

VOID AFTER 90 DAYS

*Mark A. Udren*

For Sheriff Costs 07010051 White

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

⑈095218⑈ ⑈036001808⑈ 36 589745 3⑈

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

Heirs of W.F. Rust Co. VS William Rust Co.

NO. 4/5-07 ED NO. 173-07 JD

DATE/TIME OF SALE: Aug. 1 0900

BID PRICE (INCLUDES COST) \$ 3736.16

POUNDAGE - 2% OF BID \$ 74.74

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3811.60

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

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

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

PURCHASER(S) SIGNATURE(S): John S. Rust

TOTAL DUE: \$ 3811.60

LESS DEPOSIT: \$ 1500.00

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

TOTAL DUE IN 8 DAYS \$ 2311.60

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD**  
**SUITE 200**

**CHERRY HILL, NEW JERSEY 08003-3620**  
**856. 669. 5400**  
**FAX: 856. 669. 5399**

**PENNSYLVANIA OFFICE**  
**215-568-9300**  
**215-568-1141 FAX**

**MARK J. UDREN\***  
**STUART WINNEG\*\***  
**GAYL SPIVAK ORLOFF\*\*\***  
**HEIDI R. SPIVAK\*\*\***  
**MARISA JOY MYERS\*\*\***  
**LORRAINE DOYLE\*\***  
**ALAN M. MINATO\*\*\***  
**\*ADMITTED NJ, PA, FL**  
**\*\*ADMITTED PA**  
**\*\*\*ADMITTED NJ, PA**  
**TINA MARIE RICH**  
**OFFICE ADMINISTRATOR**

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

**PLEASE RESPOND TO NEW JERSEY OFFICE**

August 2, 2007

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

RE: The Bank of New York Trust Company, N.A. as successor to  
JPMorgan Chase Bank, N.A. as Trustee  
vs.  
William Gary White  
Property: 600 Scenic Avenue  
(Main Township)  
Bloomsburg, PA 17815  
Columbia County C.C.P. No.: 173CV2007  
Sheriff's Sale Date: August 1, 2007

Dear Sir or Madam:

As attorney on the Writ, we are requesting the DEED be recorded in the name of The Bank of New York Trust Company, One Meridian Crossings, Suite 100, Minneapolis, MN. 55423.

Enclosed please find our check in the amount of \$2,311.60 payable to the Sheriff of Columbia County. This check represents payment of the sheriff settlement costs, less previous deposit of \$1500.00. Also enclosed please find two original Realty Transfer Tax Statement of Value forms.

Thank you in advance for your kind assistance in this matter and as always, if you have any questions please feel free to contact me.

Sincerely,

*Sharon Kluge*

Sharon Kluge  
Legal Assistant

Enclosure



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 280603  
HARRISBURG, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name <b>Udren Law Offices, P.C.</b>		Telephone Number: Area Code <b>(856) 482-6900</b>	
Street Address <b>111 Woodcrest Road, Suite 200</b>	City <b>Cherry Hill</b>	State <b>NJ</b>	Zip Code <b>08003</b>

## B TRANSFER DATA

Grantor(s)/Lessor(s) <b>Sheriff of Columbia County</b>		Date of Acceptance of Document	
Street Address <b>P. O. Box 380</b>		Grantee(s)/Lessee(s) <b>The Bank of New York Trust Company</b>	
City <b>Bloomsburg</b>	State <b>PA</b>	Zip Code <b>17815</b>	Street Address <b>GMAC-RFC One Meridian Crossings, Suite 100</b>
City <b>Bloomsburg</b>	State <b>PA</b>	Zip Code <b>17815</b>	City <b>Minneapolis</b>
			State <b>MN</b>
			Zip Code <b>55423</b>

## C PROPERTY LOCATION

Street Address <b>600 Scenic Avenue</b>		City, Township, Borough <b>Bloomsburg</b>
County <b>Columbia</b>	School District <b>Bloomsburg</b>	Tax Parcel Number <b>22-01-C-007</b>

## D VALUATION DATA

1. Actual Cash Consideration <b>\$3,736.86</b>	2. Other Consideration <b>+ 0</b>	3. Total Consideration <b>= \$3,736.86</b>
4. Country Assessed Value <b>\$40,053.00</b>	5. Common Level Ratio Factor <b>x 3.55</b>	6. Fair Market Value <b>= \$142,188.15</b>

## E EXEMPTION DATA

1a. Amount of Exemption Claimed <b>100%</b>	1b. Percentage of Interest Conveyed <b>100%</b>
--	--

### 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or Interstate 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 **Instru.#200306690**, 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.) **Transfer from the sheriff to mortgagee as a result of an action in mortgage foreclosure.**

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


Signature of Correspondent or Responsible Party <i>Sharon Kluge</i>	Date <b>8/1/07</b>
--	-----------------------

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

JUL-31-2007 TUE 03:15 PM Udrén Law

FAX NO. 8564288007

P. 01/01

<b>UNITED STATES BANKRUPTCY COURT</b> <b>MIDDLE DISTRICT OF PENNSYLVANIA - Wilkes-Barre, PA</b> <b>PROCEEDING MEMORANDUM OF COURT</b> <b>Hearing</b>			
<b>DEBTOR(S)</b>  William G White  <b>CAPTION</b>  <b>MATTER</b> Reconsider order dismissing case  <b>DOCUMENT NO:</b> 13	<b>CHAPTER:</b> 13  <b>CASE NO.:</b> 5-07-61159  <b>ADV NO.:</b>  <b>HEARING DATE:</b> July 31, 2007  <b>RECORD</b> <input checked="" type="checkbox"/> <b>NO RECORD</b> <input type="checkbox"/>	<b>(CLERK'S OFFICE USE ONLY)</b>  <div style="border: 2px solid black; padding: 10px; text-align: center;"> <b>FILED</b>      <b>WILKES BARRE PA</b>  <div style="border: 1px solid black; width: 100px; height: 40px; margin: 0 auto; display: flex; align-items: center; justify-content: center;"> <b>JUL 31 2007</b> </div> <b>Clerk, U.S. Bankruptcy Court</b> </div>	
<b>Appearance(s) for Plaintiff/Movant</b>  and ss	<b>Appearance(s) for Defendant/Respondent</b>	<b>Other Appearance(s)</b>	<b>Other Appearance(s)</b>
<b>DECISION:</b> <input type="checkbox"/> GRANTED <input checked="" type="checkbox"/> DENIED <input type="checkbox"/> DENIED WITHOUT PREJUDICE <input type="checkbox"/> WITHDRAWN IN OPEN COURT <input type="checkbox"/> SUSTAINED <input type="checkbox"/> APPROVED <input type="checkbox"/> TAKEN UNDER ADVISEMENT <input type="checkbox"/> OVERRULED  <input type="checkbox"/> Briefs Due from Proponent _____ within _____ days, otherwise, proceeding to be dismissed without prejudice. <input type="checkbox"/> Briefs Due from Opponent _____ within _____ days. <input type="checkbox"/> Settled - Stipulation within <input type="checkbox"/> 20 <input type="checkbox"/> 45 <input type="checkbox"/> 60 _____ days. Otherwise, proceeding to be dismissed without prejudice. <input type="checkbox"/> Findings and conclusions dictated at close of hearing incorporated by reference. <input type="checkbox"/> Debtor to File Amended _____ within _____ days otherwise, upon certification _____ case is dismissed or _____ case is converted to Chapter 7. <input type="checkbox"/> TRANSCRIPT ORDERED BY _____ <input type="checkbox"/> Reopen upon payment within 30 days of _____ required filing fee _____ an assessment in the amount of _____.  <b>CONTINUED TO:</b> (date) _____ (time) _____ (place) _____  <b>AT REQUEST OF</b> _____  <b>TRIAL/FINAL HEARING DATE SET:</b> _____  <b>Discovery deadline:</b> _____ <b>Pre-Trial Motion deadline:</b> _____ <input type="checkbox"/> Stay Continued Until Final Hearing  <b>OTHER:</b> _____ _____ _____  <b>NOTICE of this disposition is to be served by:</b> _____  <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <b>IT IS SO NOTED</b>             _____            Courtroom Deputy            Dated: <u>7/31/07</u> </div> <div style="width: 45%; text-align: right;"> <b>IT IS SO ORDERED</b>              JOHN P. THOMAS, Bankruptcy Judge  <input checked="" type="checkbox"/> Mailing Required    <input type="checkbox"/> Mailing Not Required         </div> </div>			

Attn: Wendi

8/1 Sheriff Sale

FORM PROCESSED BY JULY 2005

**UNITED STATES BANKRUPTCY COURT**  
**MIDDLE DISTRICT OF PENNSYLVANIA-Wilkes-Barre, PA**  
**PROCEEDING MEMO/ORDER OF COURT**  
**Hearing**

<b>DEBTOR(S)</b>  William G White	<b>CHAPTER:</b> 13	<b>(CLERK'S OFFICE USE ONLY)</b>  <div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>FILED</b>      <b>WILKES BARRE PA</b>  <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">JUL 31 2007</div> <b>Clerk, U.S. Bankruptcy Court</b> </div>
	<b>CASE NO.:</b> 5-07-51159 <b>ADV NO.:</b> <b>HEARING DATE:</b> July 31, 2007 <b>RECORD</b> <input checked="" type="checkbox"/> <b>NO RECORD</b> <input type="checkbox"/>	
<b>CAPTION</b>		
<b>MATTER</b> Reconsider order dismissing case		
<b>DOCUMENT NO:</b> 13		

<b>Appearance(s) for Plaintiff/Movant</b>	<b>Appearance(s) for Defendant/Respondent</b>	<b>Other Appearance(s)</b>	<b>Other Appearance(s)</b>
ORD 88			

**DECISION:** ☐ GRANTED ☒ DENIED ☐ DENIED WITHOUT PREJUDICE ☐ WITHDRAWN IN OPEN COURT  
☐ SUSTAINED ☐ APPROVED ☐ TAKEN UNDER ADVISEMENT ☐ OVERRULED

☐ Briefs Due from Proponent \_\_\_\_\_ within \_\_\_\_\_ days, otherwise, proceeding to be dismissed without prejudice.

☐ Briefs Due from Opponent \_\_\_\_\_ within \_\_\_\_\_ days.

☐ Settled - Stipulation within ☐ 30 ☐ 45 ☐ 60 ☐ \_\_\_\_\_ days. Otherwise, proceeding to be dismissed without prejudice.

☐ Findings and conclusions dictated at close of hearing incorporated by reference.

☐ Debtor to File Amended \_\_\_\_\_ within \_\_\_\_\_ days, otherwise, upon certification \_\_\_\_\_ case is dismissed or \_\_\_\_\_ case is converted to Chapter 7.

☐ TRANSCRIPT ORDERED BY \_\_\_\_\_

☐ Reopen upon payment within 30 days of \_\_\_\_\_ required filing fee \_\_\_\_\_ an assessment in the amount of \_\_\_\_\_

**CONTINUED TO:** (date) \_\_\_\_\_ (time) \_\_\_\_\_ (place) \_\_\_\_\_

**AT REQUEST OF** \_\_\_\_\_

**TRIAL/FINAL HEARING DATE SET:** \_\_\_\_\_

Discovery deadline: \_\_\_\_\_ Pre-Trial Motion deadline \_\_\_\_\_

☐ Stay Continued Until Final Hearing

**OTHER:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**NOTICE of this disposition is to be served by:** \_\_\_\_\_

**IT IS SO NOTED**

\_\_\_\_\_  
 Courtroom Deputy  
 Dated: 7/31/07

**IT IS SO ORDERED**  
  
 JOHN J. THOMAS, Bankruptcy Judge

☒ Mailing Required ☐ Mailing Not Required

Attn: Wendi

8/1 Sheriff Sale

**UDREN LAW OFFICES, P.C.**  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620  
856.669.5400  
FAX: 856.669.5399

PENNSYLVANIA OFFICE  
215-568-9500

MARK J. UDREN\*  
STUART WINNEG\*\*  
GAYL SPIYAK ORLOFF\*\*\*  
HEIDI R. SPIYAK\*\*\*  
MARISA JOY COHEN\*\*\*  
LORRAINE DOYLE\*\*  
ALAN M. MINATO\*\*\*  
\*\*ADMITTED NJ, PA, FL  
\*\*\*ADMITTED NJ, PA  
TINA MARIE RICH  
OFFICE ADMINISTRATOR

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

PLEASE RESPOND TO NEW JERSEY OFFICE

May 21, 2007

Sent via telefax #570-389-5625

Columbia County Sheriff's Office  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815  
ATTN: Sheriff Tim Chamberland

Re: The Bank of New York Trust Company, N.A. as successor to  
JPMorgan Chase Bank, N.A. as Trustee  
vs.  
William Gary White  
Columbia County C.C.P. No. 173CV2007  
Premises: 600 Scenic Avenue (Main Township)  
Bloomsburg, PA 17815  
SS Date: May 23, 2007

Dear Tim:

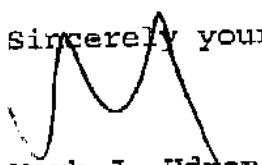
Please postpone the Sheriff's Sale scheduled for May 23, 2007  
to August 1, 2007.

Sale is postponed for the following reason:

Defendant filed Chapter 13 bankruptcy in the Middle District of  
Pennsylvania on May 14, 2007 case no. 07-51159.

Thank you for your attention to this matter.

Sincerely yours,



Mark J. Udren  
UDREN LAW OFFICES, P.C.

/jlg



45

**UDREN LAW OFFICES, P.C.**  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620  
856 . 669 . 5400  
FAX: 856 . 669 . 5399

MARK J. UDREN\*  
STUART WINNEG\*\*  
GAYL SPIVAK \*\*\*  
HEIDI R. SPIVAK\*\*\*  
MARISA JOY COHEN\*\*\*  
LORRAINE DOYLE\*\*  
ALAN M. MINATO\*\*\*  
\*ADMITTED NJ, PA, FL  
\*\*ADMITTED PA  
\*\*\*ADMITTED NJ, PA  
TINA MARIE RICH  
OFFICE ADMINISTRATOR

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

May 10, 2007

Prothonotary of Columbia County  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Re: The Bank of New York Trust Company, N.A. as successor to  
JPMorgan Chase Bank, N.A. as Trustee  
vs.  
William Gary White  
Columbia County C.C.P. No. 173CV2007

Gentlemen:

In connection with the above captioned matter, enclosed for  
filing please find Affidavit of Service Pursuant to Rule 3129.

I have enclosed an extra copy to be time stamped and returned in  
the enclosed self-addressed stamped envelope.

Your assistance in this matter is greatly appreciated.

Sincerely yours,

Mark J. Udren, Esquire  
UDREN LAW OFFICES, P.C.

/jlg

Enclosures

cc: Columbia County Sheriff's Office  
P.O. Box 380  
Bloomsburg, PA 17815

COPIES

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren

ATTY I.D. NO. 04302

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

The Bank of New York Trust  
Company, N.A. as successor to  
JPMorgan Chase Bank, N.A. as  
Trustee  
2711 North Haskell, Suite 900  
Dallas, TX 75204-2915  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

v.

William Gary White  
600 Scenic Avenue  
Bloomsburg, PA 17815  
Defendant(s)

NO. 173CV2007

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

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

1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.

2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".

3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".

4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

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

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

Dated: May 10, 2007

UDREN LAW OFFICES, P.C.

BY:

Mark J. Udren, Esquire  
Attorney for Plaintiff

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

ATTORNEY FOR PLAINTIFF

The Bank of New York Trust Company,  
N.A. as successor to JPMorgan Chase  
Bank, N.A. as Trustee  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

v.  
William Gary White  
Defendant(s)

NO. 173CV2007

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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

**OWNER(S): William Gary White**

**PROPERTY: 600 Scenic Avenue, (Main Township), Bloomsburg, PA 17815**

**Improvements: RESIDENTIAL DWELLING**

The above captioned property is scheduled to be sold at the **Columbia** County Sheriff's Sale on **May 23, 2007**, at 9:00AM, at the Columbia County Courthouse, Bloomsburg, PA. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

**EXHIBIT A**

Name and Address of Sender  
**UDREN LAW OFFICES, P.C.**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003**

ATTN: Kathy Black

☐ Registered  
☐ Insured  
☐ COD  
☐ Certified

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

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

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

Postmark and Date of Receipt  
R.R. Fee  
S.D. Fee  
S.H. Fee  
Rsl. Del. Fee  
Remarks

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regs.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rsl. Del. Fee	Remarks
1		COMMONWEALTH OF PA. DEPT. OF REVENUE, BUREAU OF COMPLIANCE PO Box 281230, Department of Revenue Harrisburg, PA 17128-1230											
2		TENANTS/OCCUPANTS 600 Scenic Avenue (Main Township), Bloomsburg, PA 17815 The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee 2711 North Haskell, Suite 900, Dallas, TX 75204-2915											
3		Fleet National Bank Address to Follow											
4		Columbia County Tax Claim PO Box 380, Bloomsburg, PA 17815											
5		Domestic Relations Section PO Box 380, Bloomsburg, PA 17815											
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual 9900, 9913, and 9921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.								

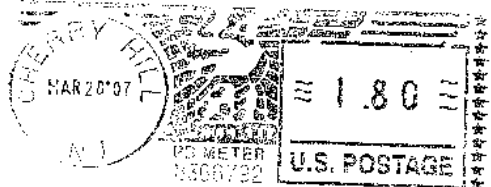
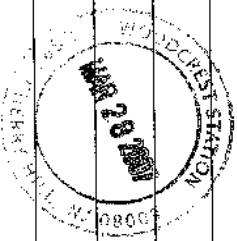


EXHIBIT A

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

THE BANK OF NEW YORK TRUST  
COMPANY, N.A. AS SUCCESSOR TO  
JPMORGAN CHASE BANK, N.A. AS  
TRUSTEE

Docket # 45ED2007

VS

MORTGAGE FORECLOSURE

WILLIAM GARY WHITE

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, MARCH 12, 2007, AT 3:10 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON WILLIAM WHITE AT 600 SCENIC AVE., BLOOMSBURG BY  
HANDING TO JONATHAN WHITE, SON, 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 MONDAY, MARCH 12, 2007

NOTARY PUBLIC

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

X

TIMOTHY T. CHAMBERLAIN  
SHERIFF

J. ARTER  
DEPUTY SHERIFF

EXHIBIT B

# AQUA VANTAGE

POOLS & SPAS

THERE IS/ARE 5 PAGES IN THIS FAX EXCLUDING THIS COVER PAGE

☐ AQUA VANTAGE  
1-80 EXIT 242  
MIFFLINVILLE, PA 18631  
PH: 570-759-2300  
FAX: 570-759-8881

☒ AQUA VANTAGE  
FAIRFIELD RD & OLD RT. 220  
MONTGOMERYVILLE, PA 17754  
PH: 570-388-3300  
FAX: 570-388-1522

DATE: 5/18/07 TIME: 10:05

TO: Sheriff

ATTN: Chamberlain

FROM: Wm White

Here is a copy of  
petition for bankruptcy.

Please lived - off Sheriff Suite

M 600 Scenic Ave  
in May 23, 2007

Form 21. STATEMENT OF SOCIAL SECURITY NUMBER

UNITED STATES BANKRUPTCY COURT  
Middle District of Pennsylvania

CASE #  
507-51159  
FILED 5/14/07

In re

William G. White, Debtor

Address

600 Scenic Avenue  
Bloomsburg, PA 17815

Case No.

Chapter 13

Employer's Tax Identification (EIN) No(s). (if any):

Last four digits of Social Security No(s): (if any)  
4398

STATEMENT OF SOCIAL SECURITY NUMBER(S)

1. Name of Debtor (enter Last, First, Middle): White, William, G.

(Check the appropriate box and, if applicable, provide the required information.)

☒ Debtor has a Social Security Number and it is: 194 - 48 - 4398  
(if more than one, state all.)

☐ Debtor does not have a Social Security Number.

2. Name of Joint Debtor (enter Last, First, Middle): \_\_\_\_\_

(Check the appropriate box and, if applicable, provide the required information.)

☐ Joint Debtor has a Social Security Number and it is: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
(if more than one, state all.)

☐ Joint Debtor does not have a Social Security Number.

I declare under penalty of perjury that the foregoing is true and correct.

x William G. White 5/9/07  
Signature of Debtor Date

\*Joint debtors must provide information for both spouses.

Penalty for making a false statement: Fine of up to \$250,000 or up to 5 years imprisonment or both. 18 U.S.C.  
§§ 152 and 3571.

UNITED STATES BANKRUPTCY COURT  
Middle District of Pennsylvania

In re: William G. White  
Debtor

Case No. \_\_\_\_\_  
(if known)

**EXHIBIT D - INDIVIDUAL DEBTOR'S STATEMENT OF COMPLIANCE WITH  
CREDIT COUNSELING REQUIREMENT**

**Warning:** You must be able to check truthfully one of the five statements regarding credit counseling listed below. If you cannot do so, you are not eligible to file a bankruptcy case, and the court can dismiss any case you do file. If that happens, you will lose whatever filing fee you paid, and your creditors will be able to resume collection activities against you. If your case is dismissed and you file another bankruptcy case later, you may be required to pay a second filing fee and you may have to take extra steps to stop creditors' collection activities.

*Every individual debtor must file this Exhibit D. If a joint petition is filed, each spouse must complete and file a separate Exhibit D. Check one of the five statements below and attach any documents as directed.*

☒ 1. Within the 180 days before the filing of my bankruptcy case, I received a briefing from a credit counseling agency approved by the United States trustee or bankruptcy administrator that outlined the opportunities for available credit counseling and assisted me in performing a related budget analysis, and I have a certificate from the agency describing the services provided to me. *Attach a copy of the certificate and a copy of any debt repayment plan developed through the agency.*

☐ 2. Within the 180 days before the filing of my bankruptcy case, I received a briefing from a credit counseling agency approved by the United States trustee or bankruptcy administrator that outlined the opportunities for available credit counseling and assisted me in performing a related budget analysis, but I do not have a certificate from the agency describing the services provided to me. *You must file a copy of a certificate from the agency describing the services provided to you and a copy of any debt repayment plan developed through the agency no later than 15 days after your bankruptcy case is filed.*

☐ 3. I certify that I requested credit counseling services from an approved agency but was unable to obtain the services during the five days from the time I made my request, and the following exigent circumstances merit a temporary waiver of the credit counseling requirement so I can file my bankruptcy case now. *[Must be accompanied by a motion for determination by the court.] [Summarize exigent circumstances here.]* \_\_\_\_\_

*If the court is satisfied with the reasons stated in your motion, it will send you an order approving your request. You must still obtain the credit counseling briefing within the first 30 days after you file your bankruptcy case and promptly file a certificate from the agency that provided the briefing, together with a copy of any debt management plan developed through the agency. Any extension of the 30-day deadline can be granted only for cause and is limited to a maximum of 15 days. A motion for extension must be filed within the 30-day period. Failure to fulfill these requirements may result in dismissal of your case. If the court is not satisfied with your reasons for filing your bankruptcy case without first receiving a credit counseling briefing, your case may be dismissed.*

☐ 4. I am not required to receive a credit counseling briefing because of: *[Check the applicable statement.] [Must be accompanied by a motion for determination by the court.]*

☐ Incapacity. (Defined in 11 U.S.C. § 109(h)(4) as impaired by reason of mental illness or mental deficiency so as to be incapable of realizing and making rational decisions with respect to financial responsibilities.);

☐ Disability. (Defined in 11 U.S.C. § 109(h)(4) as physically impaired to the extent of being unable, after reasonable effort, to participate in a credit counseling briefing in person, by telephone, or through the Internet.);

☐ Active military duty in a military combat zone.



**Official Form 1, Exh. D (10/06) – Cont.**

☐ 5. The United States trustee or bankruptcy administrator has determined that the credit counseling requirement of 11 U.S.C. § 109(h) does not apply in this district.

I certify under penalty of perjury that the information provided above is true and correct.

Signature of Debtor:

William G. White

William G. White

Date:

5/9/07

Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE  
BUREAU OF COMPLIANCE  
CLEARANCE SUPPORT SECTION  
DEPARTMENT 281230  
HARRISBURG, PA 17128-1230

**Address**  
B. Received by (Printed Name)  
MAR 14 2007  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

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.

**Address**  
B. Received by (Printed Name)  
MAR 14 2007  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

Article Number  
(Transfer from service label)

7005 0390 0001 2235 9301

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1-1-1

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1-1-1

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

1. Article Addressed to:  
or on the front if space permits.  
■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.  
■ Print your name and address on the reverse so that we can return the card to you.  
■ Attach this card to the back of the mailpiece, or on the front if space permits.

2. Article Number  
(Transfer from service label)  
7005 0390 0001 2235 9295

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1-1-1

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1-1-1

1. Article Addressed to:  
or on the front if space permits.  
■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.  
■ Print your name and address on the reverse so that we can return the card to you.  
■ Attach this card to the back of the mailpiece, or on the front if space permits.

2. Article Number  
(Transfer from service label)  
7005 0390 0001 2235 9332

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1-1-1

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1-1-1

PS Form 3811, February 2004

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102595-02-M-1-1-1

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1-1-1

PS Form 3811, February 2004

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

US Bankruptcy Court  
Wilke Barr  
Pc.

2. Article Number

(transfer from service tag)

7005 3110 0000 1218 0005

PS Form 3811, February 2004

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*Julia Rosenberg*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

JULIA ROSENBERG

C. Date of Delivery

5/14/02

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

UNITED STATES POSTAL SERVICE



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

WILLIAM G. White  
600 Scenic Ave  
Bloomsburg Pa. 17815

Woodcrest Corporate Center  
111 Woodcrest Road  
Cherry Hill, New Jersey 08003  
856-669-5400  
856-669-5399

Udren Law Offices, P.C

# Fax

To: Sheriff Chamberland From: Joyce Garcia

Fax: 870-389-3028 Pages: 2 (including cover 40)

Phone: Date: 5-21-07

Re: PG 140 CC:

☒ Urgent ☒ For Review ☐ Please Comment ☒ Please Reply ☐ Please Recycle

• Comments:

We are postponing the Sheriff  
Sale scheduled for 5-23-07  
60 days. Please advise  
of the next available  
Sale date

Thank you

my fax # is 856-428-8007

Attn: Joyce Garcia

Sale will be August 1, 2007 9:00 AM

**UDREN LAW OFFICES, P.C.**  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620  
856.669.5400  
FAX: 856.669.5399

PENNSYLVANIA OFFICE  
215-568-9500

MARK J. UDREN\*  
STUART WINNEG\*\*  
GAYL SPIVAK ORLOFF\*\*\*  
HEIDI R. SPIVAK\*\*\*  
MARISA JOY COHEN\*\*\*  
LORRAINE DOYLE\*\*  
ALAN M. MINATO\*\*\*  
\*ADMITTED N.J. PA, FL  
\*\*ADMITTED PA  
\*\*\*ADMITTED N.J. PA  
TINA MARIE RICH  
OFFICE ADMINISTRATOR

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

PLEASE RESPOND TO NEW JERSEY OFFICE

May 21, 2007

Sent via telefax #570-389-5625

Columbia County Sheriff's Office  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815  
ATTN: Sheriff Tim Chamberland

Re: The Bank of New York Trust Company, N.A. as successor to  
JPMorgan Chase Bank, N.A. as Trustee  
vs.  
William Gary White  
Columbia County C.C.P. No. 173CV2007  
Premises: 600 Scenic Avenue (Main Township)  
Bloomsburg, PA 17815  
SS Date: May 23, 2007

Dear Tim:

Please postpone the Sheriff's Sale scheduled for May 23, 2007  
to

Sale is postponed for the following reason:

Defendant filed Chapter 13 bankruptcy in the Middle District of  
Pennsylvania on May 14, 2007 case no. 07-51159.

Thank you for your attention to this matter.

Sincerely yours,

  
Mark J. Udren  
UDREN LAW OFFICES, P.C.

/jlg

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

May 2, 9, 16, 2007 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 16th day of MAY, 2007.

.....  
.....

(Notary Public)

My commission expires  
Commonwealth Of Pennsylvania  
Notarial Seal  
Dennis L. Achenfelder, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2007

Member, Pennsylvania Association Of Notaries

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

.....

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

THE BANK OF NEW YORK

VS.

WILLIAM GARY WHITE

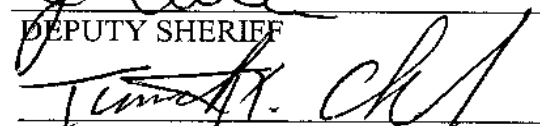
WRIT OF EXECUTION #45 OF 2007 ED

POSTING OF PROPERTY

April 18, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF WILLIAM GARY WHITE. AT 600 SCENIC AVE. BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20<sup>TH</sup> DAY OF APRIL 2007



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



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

THE BANK OF NEW YORK TRUST  
COMPANY, N.A. AS SUCCESSOR TO  
JPMORGAN CHASE BANK, N.A. AS  
TRUSTEE

Docket # 45ED2007

VS

MORTGAGE FORECLOSURE

WILLIAM GARY WHITE

AFFIDAVIT OF SERVICE

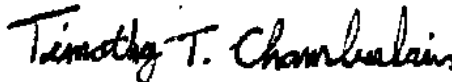
NOW, THIS MONDAY, MARCH 12, 2007, AT 3:10 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON WILLIAM WHITE AT 600 SCENIC AVE., BLOOMSBURG BY  
HANDING TO JONATHAN WHITE, SON, A TRUE AND ATTESTED COPY OF THE ORIGINAL  
WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, MARCH 12, 2007

  
NOTARY PUBLIC

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



X

TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
J. ARTER  
DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/7/2007

SERVICE# 3 - OF - 10 SERVICES  
DOCKET # 45ED2007

PLAINTIFF

THE BANK OF NEW YORK TRUST COMPANY, N.A. AS  
SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS  
TRUSTEE

DEFENDANT  
ATTORNEY FIRM

WILLIAM GARY WHITE  
UDREN LAW OFFICE

PERSON/CORP TO SERVED
MARJORIE LAYTAR-TAX COLLECTOR
332-C MAIN MIFFLIN RD
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON MARJORIE LAYTAR

RELATIONSHIP Tax collector IDENTIFICATION \_\_\_\_\_

DATE 3-13-07 TIME 1050 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

PM-J

DATE 3-13-07

## REAL ESTATE OUTLINE

ED # 45-07

DATE RECEIVED 3-7-07  
DOCKET AND INDEX 3-12-07

### CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WATCHMAN RELEASE FORM	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR <u>1500.00</u>	<u>✓</u>	CK# <u>83575</u>

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

SALE DATE	<u>May 23, 07</u>	TIME <u>0900</u>
POSTING DATE	<u>Apr 19, 07</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>May 2</u>	
	2 <sup>ND</sup> WEEK <u>9</u>	
	3 <sup>RD</sup> WEEK <u>16 07</u>	

# SHERIFF'S SALE

WEDNESDAY MAY 23, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 45 OF 2007 ED AND CIVIL WRIT NO. 173 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 CERTAIN piece, parcel or tract of land situate in Main Township, Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the northern side of Riverview Avenue and the northwest corner of Lot No. 166; thence along the northern line of Riverview Avenue, north 76 degrees 00 minutes 00 seconds west, a distance of 90.87 feet to a point; thence along the southern line of Scenic Avenue, on a curve to the right, having a radius of 35 feet, a tangent of 52.80 feet, a delta angle of 112 degrees 43 minutes 23 seconds; thence along the same on a curve to the right, having a radius of 75 feet, a delta angle of 19 degrees 31 minutes 37 seconds; thence along same, north 56 degrees 00 minutes 16 seconds east, a distance of 61.71 feet to a point; thence along same on a curve to the right having a radius of 290 feet, a delta angle of 13 degrees 49 minutes 48 seconds to a point at the northwest corner of Lot No. 167; thence along the western line of said Lot No. 167, south 34 degrees 07 minutes 36 seconds east, a distance of 120 feet to a point in line of Lot No. 166; thence along the northern line of Lot No. 166 south 56 degrees 24 minutes 34 seconds west, a distance of 110 feet to a point, the place of beginning. Containing 0.454 acres.

BEING UNDER AND SUBJECT TO that portion of a 20 foot wide drainage and utility easement situate near the westerly line of a 20 foot wide drainage and utility easement situate near the southerly line of the above described parcel of land.

All of the above being more fully shown as Lot No. 165 on draft prepared by Bafle, James and Associates dated June 30, 1990, last revised September 12, 1994 (File #8-20).

BEING known and designated as Lot No. 165 of the "Wonderview" Phase II Subdivision.

The following covenants, restrictions, terms and conditions shall pertain with respect to the foregoing conveyance and shall be binding upon, and inure to the benefit of, Grantee and Grantee's successors and assigns:

1. The recreational area, as shown on the final approved subdivision plan, (the "Final Plan"), appearing of record in Columbia County Map Book 7, page 624, shall be maintained in perpetuity by the Wonderview Ski Lodge, Inc. such maintenance to include weed control, grass mowing, litter and refuse pick-up, and painting and the maintenance of any recreational facilities in a condition suitable for such recreational purposes. This covenant shall inure to the benefit of all owners of lots within Phase II of the Wonderview Development, (each such owner being hereinafter called "Lot Owner" and all such owners being hereinafter collectively call "Lot Owners"), and shall be specifically enforceable by any such Lot Owner.
2. It shall be the responsibility of each Lot Owner to maintain that portion of any drainage way and easement that passes through such Lot Owner's property in condition suitable to permit the free flow of surface water and drainage thereof.
3. It shall be the joint and several responsibility of each Lot Owner upon whose lot is situate a portion of a detention pond, as shown on the Final Plan, in conjunction with the other Lot Owner or Owners upon which such detention pond is situate, to maintain such detention pond in a condition suitable to perform the detention pond's intended purpose. With respect to the detention pond located on lots 163, 164 and land of Grantor, such joint and several responsibility shall fall upon the Lot Owners and Grantor and Grantor's successors in interest with respect to ownership of the land upon which said detention pond is located solely on property of Grantor, as shown on the Final Plan, it shall be the responsibility of Grantor and Grantor's successors in interest with respect to ownership of the land upon which said detention pond is situate for the appropriate maintenance thereof.

**TERMS OF SALE**

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

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

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

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

Plaintiff's Attorney  
Mark J. Udren  
111 Woodcrest Road  
Cherry Hill, NJ 08003

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

# SHERIFF'S SALE

WEDNESDAY MAY 23, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 45 OF 2007 ED AND CIVIL WRIT NO. 173 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 CERTAIN piece, parcel or tract of land situate in Main Township, Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the northern side of Riverview Avenue and the northwest corner of Lot No. 166; thence along the northern line of Riverview Avenue, north 76 degrees 00 minutes 00 seconds west, a distance of 90.87 feet to a point; thence along the southern line of Scenic Avenue, on a curve to the right, having a radius of 35 feet, a tangent of 52.80 feet, a delta angle of 112 degrees 43 minutes 23 seconds; thence along the same on a curve to the right, having a radius of 75 feet, a delta angle of 19 degrees 31 minutes 37 seconds; thence along same, north 56 degrees 00 minutes 16 seconds east, a distance of 61.71 feet to a point; thence along same on a curve to the right having a radius of 290 feet, a delta angle of 13 degrees 49 minutes 48 seconds to a point at the northwest corner of Lot No. 167; thence along the western line of said Lot No. 167, south 34 degrees 07 minutes 36 seconds east, a distance of 120 feet to a point in line of Lot No. 166; thence along the northern line of Lot No. 166 south 56 degrees 24 minutes 34 seconds west, a distance of 110 feet to a point, the place of beginning.

Containing 0.454 acres.

BEING UNDER AND SUBJECT TO that portion of a 20 foot wide drainage and utility easement situate near the westerly line of a 20 foot wide drainage and utility easement situate near the southerly line of the above described parcel of land.

All of the above being more fully shown as Lot No. 165 on draft prepared by Bafile, James and Associates dated June 30, 1990, last revised September 12, 1994 (File #8-20).

BEING known and designated as Lot No. 165 of the "Wonderview" Phase II Subdivision.

The following covenants, restrictions, terms and conditions shall pertain with respect to the foregoing conveyance and shall be binding upon, and inure to the benefit of, Grantor and Grantee's successors and assigns:

1. The recreational area, as shown on the final approved subdivision plan, (the "Final Plan"), appearing of record in Columbia County Map Book 7, page 624, shall be maintained in perpetuity by the Wonderview Ski Lodge, Inc. such maintenance to include weed control, grass mowing, litter and refuse pick-up, and painting and the maintenance of any recreational facilities in a condition suitable for such recreational purposes. This covenant shall inure to the benefit of all owners of lots within Phase II of the Wonderview Development, (each such owner being hereinafter called "Lot Owner" and all such owners being hereinafter collectively call "Lot Owners"), and shall be specifically enforceable by any such Lot Owner.
2. It shall be the responsibility of each Lot Owner to maintain that portion of any drainage way and easement that passes through such Lot Owner's property in condition suitable to permit the free flow of surface water and drainage thereof.
3. It shall be the joint and several responsibility of each Lot Owner upon whose lot is situate a portion of a detention pond, as shown on the Final Plan, in conjunction with the other Lot Owner or Owners upon which such detention pond is situate, to maintain such detention pond in a condition suitable to perform the detention pond's intended purpose. With respect to the detention pond located on lots 163, 164 and land of Grantor, such joint and several responsibility shall fall upon the Lot Owners and Grantor and Grantor's successors in interest with respect to ownership of the land upon which said detention pond is located solely on property of Grantor, as shown on the Final Plan, it shall be the responsibility of Grantor and Grantor's successors in interest with respect to ownership of the land upon which said detention pond is situate for the appropriate maintenance thereof.

### **TERMS OF SALE**

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

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

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

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

Plaintiff's Attorney  
Mark J. Udren  
111 Woodcrest Road  
Cherry Hill, NJ 08003

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

# SHERIFF'S SALE

WEDNESDAY MAY 23, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 45 OF 2007 ED AND CIVIL WRIT NO. 173 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 CERTAIN piece, parcel or tract of land situate in Main Township, Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the northern side of Riverview Avenue and the northwest corner of Lot No. 166; thence along the northern line of Riverview Avenue, north 76 degrees 00 minutes 00 seconds west, a distance of 90.87 feet to a point; thence along the southern line of Scenic Avenue, on a curve to the right, having a radius of 35 feet, a tangent of 52.80 feet, a delta angle of 112 degrees 43 minutes 23 seconds; thence along the same on a curve to the right, having a radius of 75 feet, a delta angle of 19 degrees 31 minutes 37 seconds; thence along same, north 56 degrees 00 minutes 16 seconds east, a distance of 61.71 feet to a point; thence along same on a curve to the right having a radius of 290 feet, a delta angle of 13 degrees 49 minutes 48 seconds to a point at the northwest corner of Lot No. 167; thence along the western line of said Lot No. 167, south 34 degrees 07 minutes 36 seconds east, a distance of 120 feet to a point in line of Lot No. 166; thence along the northern line of Lot No. 166 south 56 degrees 24 minutes 34 seconds west, a distance of 110 feet to a point, the place of beginning.

Containing 0.454 acres.

BEING UNDER AND SUBJECT TO that portion of a 20 foot wide drainage and utility easement situate near the westerly line of a 20 foot wide drainage and utility easement situate near the southerly line of the above described parcel of land.

All of the above being more fully shown as Lot No. 165 on draft prepared by Bafle, James and Associates dated June 30, 1990, last revised September 12, 1994 (File #8-20).

BEING known and designated as Lot No. 165 of the "Wonderview" Phase II Subdivision.

The following covenants, restrictions, terms and conditions shall pertain with respect to the foregoing conveyance and shall be binding upon, and inure to the benefit of, Grantee and Grantee's successors and assigns:

1. The recreational area, as shown on the final approved subdivision plan, (the "Final Plan"), appearing of record in Columbia County Map Book 7, page 624, shall be maintained in perpetuity by the Wonderview Ski Lodge, Inc. such maintenance to include weed control, grass mowing, litter and refuse pick-up, and painting and the maintenance of any recreational facilities in a condition suitable for such recreational purposes. This covenant shall inure to the benefit of all owners of lots within Phase II of the Wonderview Development, (each such owner being hereinafter called "Lot Owner" and all such owners being hereinafter collectively call "Lot Owners"), and shall be specifically enforceable by any such Lot Owner.
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# **TERMS OF SALE**

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Plaintiff's Attorney  
Mark J. Udren  
111 Woodcrest Road  
Cherry Hill, NJ 08003

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

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

ATTORNEY FOR PLAINTIFF

The Bank of New York Trust  
Company, N.A. as successor to  
JPMorgan Chase Bank, N.A. as  
Trustee

Plaintiff

v.

William Gary White  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 173CV2007

*2007-ED-45*

**WRIT OF EXECUTION**

TO THE SHERIFF OF Columbia COUNTY:

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

600 Scenic Avenue (Main Township) Bloomsburg, PA 17815  
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$143,278.44

Interest From March 7, 2007

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

Ongoing Per Diem of \$40.41

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

(Costs to be added)

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

By \_\_\_\_\_

Prothonotary

*Sami B. Kline*

Clerk

Date March 7, 2007

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

ATTORNEY FOR PLAINTIFF

The Bank of New York Trust  
Company, N.A. as successor to  
JPMorgan Chase Bank, N.A. as  
Trustee

Plaintiff

v.

William Gary White

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 173CV2007

**CERTIFICATE TO THE SHERIFF**

I HEREBY CERTIFY THAT:


- I. The judgment entered in the above matter is based on an Action:
- ☐ A. In Assumpsit (Contract)
  - ☐ B. In Trespass (Accident)
  - ☒ C. In Mortgage Foreclosure
  - ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.

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

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

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

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

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

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

pleadings@udren.com

The Bank of New York Trust  
Company, N.A. as successor to  
JPMorgan Chase Bank, N.A. as  
Trustee

Plaintiff

v.

William Gary White

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 173CV2007

*2007-ED-46*

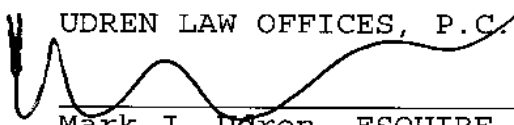
C E R T I F I C A T E

Mark J. Udren, Esquire, hereby states that he is the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- ( ) An FHA insured mortgage
- ( ) Non-owner occupied
- ( ) Vacant
- ( X ) Act 91 procedures have been fulfilled.
- ( ) Over 24 months delinquent.

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

UDREN LAW OFFICES, P.C.

  
Mark J. Udren, ESQUIRE  
ATTORNEY FOR PLAINTIFF

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

ATTORNEY FOR PLAINTIFF

The Bank of New York Trust  
Company, N.A. as successor to  
JPMorgan Chase Bank, N.A. as  
Trustee

Plaintiff  
v.

William Gary White  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 173CV2007

*2007-ED-45*

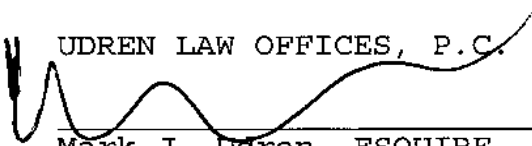
C E R T I F I C A T E

Mark J. Udren, Esquire, hereby states that he is the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- ( ) An FHA insured mortgage
- ( ) Non-owner occupied
- ( ) Vacant
- ( X ) Act 91 procedures have been fulfilled.
- ( ) Over 24 months delinquent.

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

UDREN LAW OFFICES, P.C.

  
Mark J. Udren, ESQUIRE  
ATTORNEY FOR PLAINTIFF

ALL THAT CERTAIN piece, parcel or tract of land situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

- BEGINNING at a point on the northern side of Riverview Avenue and the northwest corner of Lot No. 186; thence along the northern line of Riverview Avenue, north 76 degrees 00 minutes 00 seconds west, a distance of 90.87 feet to a point; thence along the southern line of Beards Avenue, on a curve to the right, having a radius of 55 feet, a tangent of 82.80 feet, a delta angle of 112 degrees 43 minutes 23 seconds; thence along the same on a curve to right, having a radius of 75 feet, a delta angle of 19 degrees 31 minutes 37 seconds; thence along same, north 55 degrees 03 minutes 15 seconds east, a distance of 81.71 feet to a point; thence along same on a curve to the right having a radius of 290 feet, a delta angle of 13 degrees 48 minutes 48

seconds to a point at the northwest corner of Lot No. 187; thence along the western line of said Lot No. 187, south 34 degrees 07 minutes 30 seconds east, a distance of 120 feet to a point in line of Lot No. 186; thence along the northern line of Lot No. 186 south 50 degrees 24 minutes 34 seconds west, a distance of 110 feet to a point, the place of beginning. Containing 0.454 acres

BEING UNDER AND SUBJECT TO that portion of a 20 foot wide drainage and utility easement situate near the westerly line and a 20 foot wide drainage and utility easement situate near the southerly line of the above described parcel of land.

All of the above being more fully shown as Lot No. 165 on a draft prepared by Balle, James and Associates dated June 30, 1990, last revised September 12, 1994 (File # B-20).

BEING known and designated as Lot No. 165 of the "Wonderview" Phase II Subdivision.

The following covenants, restrictions, terms and conditions shall pertain with respect to the foregoing conveyance and shall be binding upon, and inure to the benefit of, Grantee and Grantor's successors and assigns:

1. The recreational area, as shown on the final approved subdivision plan, (the "Final Plan"), appearing of record in Columbia County Map Book 7, page 624, shall be maintained in perpetuity by the Wonderview Ski Lodge, Inc., such maintenance to include weed control, grass mowing, litter and refuse pick-up, and painting and the maintenance of any recreational facilities is a condition suitable for such recreational purposes. This covenant shall inure to the benefit of all owners of lots within Phase II of the Wonderview Development, (each such owner being hereinafter called "Lot Owner" and all such owners being hereinafter collectively called "Lot Owners"), and shall be specifically enforceable by any such Lot Owner.

2. It shall be the responsibility of each Lot Owner to maintain that portion of any drainage way and easement that passes through such Lot Owner's property in condition suitable to permit the free flow of surface water and drainage thereof.

3. It shall be the joint and several responsibility of each Lot Owner upon whose lot is situate a portion of a detention pond, as shown on the Final Plan, in conjunction with the other Lot Owner or Owners upon which such detention pond is situate, to maintain such detention pond in a condition suitable to perform the detention pond's intended purpose. With respect to the detention pond located on lots 163, 164 and land of Grantor, each joint and several responsibility shall fall upon the Lot Owners and Grantor and Grantor's successors in interest with respect to ownership of the land upon which said detention pond is located. With respect to the detention pond located solely on property of Grantor, as shown on the Final Plan, it shall be the responsibility of Grantor and Grantor's successors in interest with respect to ownership of the land upon which said detention pond is situate for the appropriate maintenance thereof.

BEING KNOWN AS: 600 Scenic Avenue (Main Township)  
Bloomsburg, PA 17815

PROPERTY ID NO.: 22-01-C-007

TITLE TO SAID PREMISES IS VESTED IN WILLIAM GARY WHITE BY DEED FROM JOHN ALAN YOHEY, JOINED BY HIS SPOUSE ANGELA S. YOHEY DATED 5/19/03 RECORDED 6/3/03 INSTRUMENT NO.: 200306689.

ALL THAT CERTAIN piece, parcel or tract of land situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northern side of Riverview Avenue and the northwest corner of Lot No. 188; thence along the northern line of Riverview Avenue, north 76 degrees 00 minutes 00 seconds west, a distance of 90.87 feet to a point; thence along the southern line of Scenic Avenue, on a curve to the right, having a radius of 35 feet, a tangent of 82.00 feet, a deflection angle of 112 degrees 43 minutes 23 seconds; thence along the same on a curve to right, having a radius of 76 feet, a deflection angle of 10 degrees 31 minutes 37 seconds; thence along same, north 66 degrees 00 minutes 16 seconds east, a distance of 81.71 feet to a point; thence along same on a curve to the right having a radius of 290 feet, a deflection angle of 13 degrees 48 minutes 48

seconds to a point at the northwest corner of Lot No. 187; thence along the western line of said Lot No. 187, south 34 degrees 07 minutes 34 seconds east, a distance of 120 feet to a point in line of Lot No. 186; thence along the northern line of Lot No. 186 south 66 degrees 24 minutes 34 seconds west, a distance of 110 feet to a point, the place of beginning. Containing 0.454 acres

BEING UNDER AND SUBJECT TO that portion of a 20 foot wide drainage and utility easement situate near the westerly line and a 20 foot wide drainage and utility easement situate near the southerly line of the above described parcel of land.

All of the above being more fully shown as Lot No. 186 on a draft prepared by Bello, James and Associates dated June 30, 1990, last revised September 12, 1994 (File # B-20).

BEING known and designated as Lot No. 186 of the "Wonderview" Phase II Subdivision.

The following covenants, restrictions, terms and conditions shall pertain with respect to the foregoing conveyance and shall be binding upon, and inure to the benefit of, Grantee and Grantee's successors and assigns:

1. The recreational area, as shown on the final approved subdivision plan, (the "Final Plan"), appearing of record in Columbia County Map Book 7, page 624, shall be maintained in perpetuity by the Wonderview Ski Lodge, Inc., such maintenance to include weed control, grass mowing, litter and refuse pick-up, and painting and the maintenance of any recreational facilities in a condition suitable for such recreational purposes. This covenant shall inure to the benefit of all owners of lots within Phase II of the Wonderview Development, (each such owner being hereinafter called "Lot Owner" and all such owners being hereinafter collectively called "Lot Owners"), and shall be specifically enforceable by any such Lot Owner.

2. It shall be the responsibility of each Lot Owner to maintain that portion of any drainage way and easement that passes through such Lot Owner's property in condition suitable to permit the free flow of surface water and drainage thereof.

3. It shall be the joint and several responsibility of each Lot Owner upon whose lot is situate a portion of a detention pond, as shown on the Final Plan, in conjunction with the other Lot Owner or Owners upon which such detention pond is situate, to maintain such detention pond in a condition suitable to perform the detention pond's intended purposes. With respect to the detention pond located on lots 183, 184 and land of Grantor, each joint and several responsibility shall fall upon the Lot Owners and Grantor and Grantor's successors in interest with respect to ownership of the land upon which said detention pond is located. With respect to the detention pond located solely on property of Grantor, as shown on the Final Plan, it shall be the responsibility of Grantor and Grantor's successors in interest with respect to ownership of the land upon which said detention pond is situate for the appropriate maintenance thereof.

BEING KNOWN AS: 600 Scenic Avenue (Main Township)  
Bloomsburg, PA 17815

PROPERTY ID NO.: 22-01-C-007

TITLE TO SAID PREMISES IS VESTED IN WILLIAM GARY WHITE BY DEED FROM JOHN ALAN YOHEY, JOINED BY HIS SPOUSE ANGELA S. YOHEY DATED 5/19/03 RECORDED 6/3/03 INSTRUMENT NO.: 200306689.

ALL THAT CERTAIN piece, parcel or tract of land situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northern side of Riverview Avenue and the northwest corner of Lot No. 186; thence along the northern line of Riverview Avenue, north 76 degrees 00 minutes 00 seconds west, a distance of 90.87 feet to a point; thence along the southern line of Scenic Avenue, on a curve to the right, having a radius of 55 feet, a tangent of 82.80 feet, a deflection angle of 112 degrees 43 minutes 23 seconds; thence along the same on a curve to right, having a radius of 75 feet, a deflection angle of 10 degrees 31 minutes 37 seconds; thence along same, north 66 degrees 00 minutes 15 seconds east, a distance of 61.71 feet to a point; thence along same on a curve to the right having a radius of 220 feet, a deflection angle of 13 degrees 46 minutes 48

seconds to a point at the northwest corner of Lot No. 187; thence along the western line of said Lot No. 187, south 34 degrees 07 minutes 36 seconds east, a distance of 120 feet to a point in line of Lot No. 186; thence along the northern line of Lot No. 186 south 66 degrees 24 minutes 34 seconds west, a distance of 110 feet to a point, the place of beginning. Containing 0.454 acres

BEING UNDER AND SUBJECT TO that portion of a 20 foot wide drainage and utility easement situate near the westerly line and a 20 foot wide drainage and utility easement situate near the southerly line of the above described parcel of land.

All of the above being more fully shown as Lot No. 185 on a draft prepared by Baffo, James and Associates dated June 30, 1990, last revised September 12, 1994 (File # 8-20).

BEING known and designated as Lot No. 185 of the "Wonderview" Phase II Subdivision.

The following covenants, restrictions, terms and conditions shall pertain with respect to the foregoing conveyance and shall be binding upon, and inure to the benefit of, Grantee and Grantee's successors and assigns:

1. The recreational area, as shown on the final approved subdivision plan, (the "Final Plan"), appearing of record in Columbia County Map Book 7, page 624, shall be maintained in perpetuity by the Wonderview Sid Lodge, Inc., such maintenance to include weed control, grass mowing, litter and refuse pick-up, and painting and the maintenance of any recreational facilities in a condition suitable for such recreational purposes. This covenant shall inure to the benefit of all owners of lots within Phase II of the Wonderview Development, (each such owner being hereinafter called "Lot Owner" and all such owners being hereinafter collectively called "Lot Owners"), and shall be specifically enforceable by any such Lot Owner.

2. It shall be the responsibility of each Lot Owner to maintain that portion of any drainage way and easement that passes through such Lot Owner's property in condition suitable to permit the free flow of surface water and drainage thereof.

3. It shall be the joint and several responsibility of each Lot Owner upon whose lot is situate a portion of a detention pond, as shown on the Final Plan, in conjunction with the other Lot Owner or Owners upon which each detention pond is situate, to maintain such detention pond in a condition suitable to perform the detention pond's intended purpose. With respect to the detention pond located on lots 163, 164 and land of Grantor, such joint and several responsibility shall fall upon the Lot Owners and Grantor and Grantor's successors in interest with respect to ownership of the land upon which said detention pond is located. With respect to the detention pond located solely on property of Grantor, as shown on the Final Plan, it shall be the responsibility of Grantor and Grantor's successors in interest with respect to ownership of the land upon which said detention pond is situate for the appropriate maintenance thereof.

BEING KNOWN AS: 600 Scenic Avenue (Main Township)  
Bloomsburg, PA 17815

PROPERTY ID NO.: 22-01-C-007

TITLE TO SAID PREMISES IS VESTED IN WILLIAM GARY WHITE BY DEED FROM JOHN ALAN YOHEY, JOINED BY HIS SPOUSE ANGELA S. YOHEY DATED 5/19/03 RECORDED 6/3/03 INSTRUMENT NO.: 200306689.



ALL THAT CERTAIN piece, parcel or tract of land situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northern side of Riverview Avenue and the northwest corner of Lot No. 166; thence along the northern line of Riverview Avenue, north 76 degrees 00 minutes 00 seconds west, a distance of 90.87 feet to a point; thence along the southern line of Scenic Avenue, on a curve to the right, having a radius of 35 feet, a tangent of 82.80 feet, a delta angle of 112 degrees 43 minutes 20 seconds; thence along the same on a curve to right, having a radius of 75 feet, a delta angle of 10 degrees 31 minutes 37 seconds; thence along same, north 65 degrees 00 minutes 16 seconds east, a distance of 81.71 feet to a point; thence along same on a curve to the right having a radius of 280 feet, a delta angle of 13 degrees 48 minutes 42

seconds to a point at the northwest corner of Lot No. 167; thence along the western line of said Lot No. 167, south 34 degrees 07 minutes 30 seconds east, a distance of 120 feet to a point in line of Lot No. 166; thence along the northern line of Lot No. 166 south 60 degrees 24 minutes 34 seconds west, a distance of 110 feet to a point, the place of beginning. Containing 0.454 acres

BEING UNDER AND SUBJECT TO that portion of a 20 foot wide drainage and utility easement situate near the westerly line and a 20 foot wide drainage and utility easement situate near the southerly line of the above described parcel of land.

All of the above being more fully shown as Lot No. 165 on a draft prepared by Baffle, James and Associates dated June 30, 1980, last revised September 12, 1984 (File # E-20).

BEING known and designated as Lot No. 165 of the "Wonderview" Phase II Subdivision.

The following covenants, restrictions, terms and conditions shall pertain with respect to the foregoing conveyance and shall be binding upon, and inure to the benefit of, Grantee and Grantee's successors and assigns:

1. The recreational area, as shown on the final approved subdivision plan, (the "Final Plan"), appearing of record in Columbia County Map Book 7, page 624, shall be maintained in perpetuity by the Wonderview 8th Lodge, Inc., such maintenance to include weed control, grass mowing, litter and refuse pick-up, and painting and the maintenance of any recreational facilities in a condition suitable for such recreational purposes. This covenant shall inure to the benefit of all owners of lots within Phase II of the Wonderview Development, (each such owner being hereinafter called "Lot Owner" and all such owners being hereinafter collectively called "Lot Owners"), and shall be specifically enforceable by any such Lot Owner.

2. It shall be the responsibility of each Lot Owner to maintain that portion of any drainage way and easement that passes through such Lot Owner's property in condition suitable to permit the free flow of surface water and drainage thereof.

3. It shall be the joint and several responsibility of each Lot Owner upon whose lot is situate a portion of a detention pond, as shown on the Final Plan, in conjunction with the other Lot Owner or Owners upon which each detention pond is situate, to maintain such detention pond in a condition suitable to perform the detention pond's intended purpose. With respect to the detention pond located on lots 163, 164 and land of Grantor, such joint and several responsibility shall fall upon the Lot Owners and Grantor and Grantor's successors in interest with respect to ownership of the land upon which said detention pond is located. With respect to the detention pond located solely on property of Grantor, as shown on the Final Plan, it shall be the responsibility of Grantor and Grantor's successors in interest with respect to ownership of the land upon which said detention pond is situate for the appropriate maintenance thereof.

BEING KNOWN AS: 600 Scenic Avenue (Main Township)  
Bloomsburg, PA 17815

PROPERTY ID NO.: 22-01-C-007

TITLE TO SAID PREMISES IS VESTED IN WILLIAM GARY WHITE BY DEED FROM JOHN ALAN YOHEY, JOINED BY HIS SPOUSE ANGELA S. YOHEY DATED 5/19/03 RECORDED 6/3/03 INSTRUMENT NO.: 200306689.

ALL THAT CERTAIN piece, parcel or tract of land situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

- BEGINNING at a point on the northern side of Riverview Avenue and the northwest corner of Lot No. 186; thence along the northern line of Riverview Avenue, north 76 degrees 00 minutes 00 seconds west, a distance of 90.87 feet to a point; thence along the southern line of Scenic Avenue, on a curve to the right, having a radius of 35 feet, a tangent of 82.80 feet, a delta angle of 112 degrees 43 minutes 23 seconds; thence along the same on a curve to right, having a radius of 75 feet, a delta angle of 19 degrees 31 minutes 37 seconds; thence along same, north 66 degrees 00 minutes 15 seconds east, a distance of 81.71 feet to a point; thence along same on a curve to the right having a radius of 220 feet, a delta angle of 13 degrees 48 minutes 42

seconds to a point at the northwest corner of Lot No. 187; thence along the western line of said Lot No. 187, south 34 degrees 07 minutes 30 seconds east, a distance of 120 feet to a point in line of Lot No. 188; thence along the northern line of Lot No. 188 south 60 degrees 24 minutes 34 seconds west, a distance of 110 feet to a point, the place of beginning; Containing 0.454 acres

BEING UNDER AND SUBJECT TO that portion of a 20 foot wide drainage and utility easement situate near the westerly line and a 20 foot wide drainage and utility easement situate near the southerly line of the above described parcel of land.

All of the above being more fully shown as Lot No. 185 on a draft prepared by Balle, James and Associates dated June 30, 1990, last revised September 12, 1994 (File # 5-20).

BEING known and designated as Lot No. 185 of the "Wonderview" Phase II Subdivision.

The following covenants, restrictions, terms and conditions shall pertain with respect to the foregoing conveyance and shall be binding upon, and inure to the benefit of, Grantee and Grantee's successors and assigns:

1. The recreational area, as shown on the final approved subdivision plan, (the "Final Plan"), appearing of record in Columbia County Map Book 7, page 824, shall be maintained in perpetuity by the Wonderview Sid Lodge, Inc., such maintenance to include weed control, grass mowing, litter and refuse pick-up, and painting and the maintenance of any recreational facilities in a condition suitable for such recreational purposes. This covenant shall inure to the benefit of all owners of lots within Phase II of the Wonderview Development, (each such owner being hereinafter called "Lot Owner" and all such owners being hereinafter collectively called "Lot Owners"), and shall be specifically enforceable by any such Lot Owner.

2. It shall be the responsibility of each Lot Owner to maintain that portion of any drainage way and easement that passes through such Lot Owner's property in condition suitable to permit the free flow of surface water and drainage thereof.

3. It shall be the joint and several responsibility of each Lot Owner upon whose lot is situate a portion of a detention pond, as shown on the Final Plan, in conjunction with the other Lot Owner or Owners upon which such detention pond is situate, to maintain such detention pond in a condition suitable to perform the detention pond's intended purpose. With respect to the detention pond located on lots 183, 184 and land of Grantor, each joint and several responsibility shall fall upon the Lot Owners and Grantor and Grantor's successors in interest with respect to ownership of the land upon which said detention pond is located. With respect to the detention pond located solely on property of Grantor, as shown on the Final Plan, it shall be the responsibility of Grantor and Grantor's successors in interest with respect to ownership of the land upon which said detention pond is situate for the appropriate maintenance thereof.

BEING KNOWN AS: 600 Scenic Avenue (Main Township)  
Bloomsburg, PA 17815

PROPERTY ID NO.: 22-01-C-007

TITLE TO SAID PREMISES IS VESTED IN WILLIAM GARY WHITE BY DEED FROM JOHN ALAN YOHEY, JOINED BY HIS SPOUSE ANGELA S. YOHEY DATED 5/19/03 RECORDED 6/3/03 INSTRUMENT NO.: 200306689.

ALL THAT CERTAIN piece, parcel or tract of land situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point on the northern side of Riverview Avenue and the northwest corner of Lot No. 188; thence along the northern line of Riverview Avenue, north 78 degrees 00 minutes 00 seconds west, a distance of 90.87 feet to a point; thence along the southern line of Board Avenue, on a curve to the right, having a radius of 35 feet, a tangent of 82.80 feet, a delta angle of 112 degrees 43 minutes 23 seconds; thence along the same on a curve to right, having a radius of 75 feet, a delta angle of 19 degrees 31 minutes 37 seconds; thence along same, north 65 degrees 00 minutes 15 seconds east, a distance of 81.71 feet to a point; thence along same on a curve to the right having a radius of 280 feet, a delta angle of 13 degrees 48 minutes 48

seconds to a point at the northwest corner of Lot No. 187; thence along the western line of said Lot No. 187, south 34 degrees 07 minutes 36 seconds west, a distance of 120 feet to a point in line of Lot No. 186; thence along the northern line of Lot No. 186 south 50 degrees 24 minutes 34 seconds west, a distance of 110 feet to a point, the place of beginning. Containing 0.464 acres

**BEING UNDER AND SUBJECT TO** that portion of a 20 foot wide drainage and utility easement situate near the westerly line and a 20 foot wide drainage and utility easement situate near the southerly line of the above described parcel of land.

All of the above being more fully shown as Lot No. 185 on a draft prepared by Baffle, James and Associates dated June 30, 1990, last revised September 12, 1994 (File # E-20).

**BEING** known and designated as Lot No. 185 of the "Wonderview" Phase II Subdivision.

The following covenants, restrictions, terms and conditions shall pertain with respect to the foregoing conveyance and shall be binding upon, and inure to the benefit of, Grantee and Grantee's successors and assigns:

1. The recreational area, as shown on the final approved subdivision plan, (the "Final Plan"), appearing of record in Columbia County Map Book 7, page 624, shall be maintained in perpetuity by the Wonderview Ski Lodge, Inc., such maintenance to include weed control, grass mowing, litter and refuse pick-up, and painting and the maintenance of any recreational facilities in a condition suitable for such recreational purposes. This covenant shall inure to the benefit of all owners of lots within Phase II of the Wonderview Development, (each such owner being hereinafter called "Lot Owner" and all such owners being hereinafter collectively called "Lot Owners"), and shall be specifically enforceable by any such Lot Owner.

2. It shall be the responsibility of each Lot Owner to maintain that portion of any drainage way and easement that passes through such Lot Owner's property in condition suitable to permit the free flow of surface water and drainage thereof.

3. It shall be the joint and several responsibility of each Lot Owner upon whose lot is situate a portion of a detention pond, as shown on the Final Plan, in conjunction with the other Lot Owner or Owners upon which such detention pond is situate, to maintain such detention pond in a condition suitable to perform the detention pond's intended purpose. With respect to the detention pond located on lots 183, 184 and land of Grantor, each joint and several responsibility shall fall upon the Lot Owners and Grantor and Grantor's successors in interest with respect to ownership of the land upon which said detention pond is located. With respect to the detention pond located solely on property of Grantor, as shown on the Final Plan, it shall be the responsibility of Grantor and Grantor's successors in interest with respect to ownership of the land upon which said detention pond is situate for the appropriate maintenance thereof.

BEING KNOWN AS: 600 Scenic Avenue (Main Township)  
Bloomsburg, PA 17815

PROPERTY ID NO.: 22-01-C-007

TITLE TO SAID PREMISES IS VESTED IN WILLIAM GARY WHITE BY DEED FROM JOHN ALAN YOHEY, JOINED BY HIS SPOUSE ANGELA S. YOHEY DATED 5/19/03 RECORDED 6/3/03 INSTRUMENT NO.: 200306689.

ALL THAT CERTAIN piece, parcel or tract of land situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

-BEGINNING at a point on the northern side of Riverview Avenue and the northwest corner of Lot No. 186; thence along the northern line of Riverview Avenue, north 78 degrees 00 minutes 00 seconds west, a distance of 90.87 feet to a point; thence along the southern line of Scenic Avenue, on a curve to the right, having a radius of 35 feet, a tangent of 82.80 feet, a delta angle of 112 degrees 43 minutes 23 seconds; thence along the same on a curve to right, having a radius of 75 feet, a delta angle of 19 degrees 31 minutes 37 seconds; thence along same, north 85 degrees 00 minutes 15 seconds east, a distance of 81.71 feet to a point; thence along same on a curve to the right having a radius of 280 feet, a delta angle of 13 degrees 48 minutes 43

seconds to a point at the northwest corner of Lot No. 187; thence along the western line of said Lot No. 187, south 34 degrees 07 minutes 30 seconds east, a distance of 120 feet to a point in line of Lot No. 186; thence along the northern line of Lot No. 186 south 86 degrees 24 minutes 34 seconds west, a distance of 110 feet to a point, the place of beginning. Containing 0.454 acres

BEING UNDER AND SUBJECT TO that portion of a 20 foot wide drainage and utility easement situate near the westerly line and a 20 foot wide drainage and utility easement situate near the southerly line of the above described parcel of land.

All of the above being more fully shown as Lot No. 185 on a draft prepared by Balle, Jones and Associates dated June 30, 1990, last revised September 12, 1994 (File # B-20).

BEING known and designated as Lot No. 185 of the "Wonderview" Phase II Subdivision.

The following covenants, restrictions, terms and conditions shall pertain with respect to the foregoing conveyance and shall be binding upon, and inure to the benefit of, Grantor and Grantor's successors and assigns:

1. The recreational area, as shown on the final approved subdivision plan, (the "Final Plan"), appearing of record in Columbia County Map Book 7, page 624, shall be maintained in perpetuity by the Wonderview Ski Lodge, Inc., such maintenance to include weed control, grass mowing, litter and refuse pick-up, and painting and the maintenance of any recreational facilities in a condition suitable for such recreational purpose. This covenant shall inure to the benefit of all owners of lots within Phase II of the Wonderview Development, (each such owner being hereinafter called "Lot Owner" and all such owners being hereinafter collectively called "Lot Owners"), and shall be specifically enforceable by any such Lot Owner.

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BEING KNOWN AS: 600 Scenic Avenue (Main Township)  
Bloomsburg, PA 17815

PROPERTY ID NO.: 22-01-C-007

TITLE TO SAID PREMISES IS VESTED IN WILLIAM GARY WHITE BY DEED FROM JOHN ALAN YOHEY, JOINED BY HIS SPOUSE ANGELA S. YOHEY DATED 5/19/03 RECORDED 6/3/03 INSTRUMENT NO.: 200306689.

**UDREN LAW OFFICES, P.C.**

**WOODCREST CORPORATE CENTER**

**111 WOODCREST ROAD**

**SUITE 200**

**CHERRY HILL, NEW JERSEY 08003-3620**

**856 . 669-5400**

**FAX: 856 . 669-5399**

**pleadings@udren.com**

**PENNSYLVANIA OFFICE**

**215-568-9500**

**215-568-1141 FAX**

**MARK J. UDREN\***  
**STUART WINNEG\*\***  
**GAYL SPIVAK ORLOFF\*\*\***  
**HEIDI R. SPIVAK\*\*\***  
**MARISA JOY MYERS\*\*\***  
**LORRAINE DOYLE\*\***  
**ALAN M. MINATO\*\*\***  
**DWIGHT MICHAELSON\*\*\***  
**\*ADMITTED NJ, PA, FL**  
**\*\*ADMITTED PA**  
**\*\*\*ADMITTED NJ, PA**  
**TINA MARIE RICH**  
**OFFICE ADMINISTRATOR**

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

**PLEASE RESPOND TO NEW JERSEY OFFICE**

March 6, 2007

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

Re: The Bank of New York Trust Company, N.A. as successor to  
JPMorgan Chase Bank, N.A. as Trustee  
vs.  
William Gary White  
Columbia County C.C.P. No. 173CV2007

Dear Sir:

Please serve the Defendant(s), William Gary White at 600 Scenic  
Avenue Bloomsburg, PA 17815.

Please then, **POST** the property with the Handbill at 600 Scenic  
Avenue (Main Township) Bloomsburg, PA 17815.

UDREN LAW OFFICES, P.C.

Mark J. Udren, Esquire  
Attorney for Plaintiff

**UDREN LAW OFFICES, P.C.**

**WOODCREST CORPORATE CENTER**

**111 WOODCREST ROAD**

**SUITE 200**

**CHERRY HILL, NEW JERSEY 08003-3620**

**856 . 669-5400**

**FAX: 856 . 669-5399**

***pleadings@udren.com***

**PENNSYLVANIA OFFICE**

**215-568-9500**

**215-568-1141 FAX**

**MARK J. UDREN\***

**STUART WINNEG\*\***

**GAYL SPIVAK ORLOFF\*\*\***

**HEIDI R. SPIVAK\*\*\***

**MARISA JOY MYERS\*\*\***

**LORRAINE DOYLE\*\***

**ALAN M. MINATO\*\*\***

**DWIGHT MICHAELSON\*\*\***

**\*ADMITTED NJ, PA, FL**

**\*\*ADMITTED PA**

**\*\*\*ADMITTED NJ, PA**

**TINA MARIE RICH**

**OFFICE ADMINISTRATOR**

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

**PLEASE RESPOND TO NEW JERSEY OFFICE**

March 6, 2007

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

Re: The Bank of New York Trust Company, N.A. as successor to  
JPMorgan Chase Bank, N.A. as Trustee  
vs.  
William Gary White  
Columbia County C.C.P. No. 173CV2007

Dear Sir:

Please serve the Defendant(s), William Gary White at 600 Scenic  
Avenue Bloomsburg, PA 17815.

Please then, **POST** the property with the Handbill at 600 Scenic  
Avenue (Main Township) Bloomsburg, PA 17815.

UDREN LAW OFFICES, P.C.

Mark J. Udren, Esquire  
Attorney for Plaintiff

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

**UDREN LAW OFFICES, PC**

PA ESCROW ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003

**Commerce**

**Bank**

America's Most Convenient Bank®  
1-800-YES-2000  
3-180/360

83575

83575

NUMBER

DATE

AMOUNT

02/26/2007

\$1,500.00

\*\*One Thousand Five hundred dollars and Zero cents\*\*

Y  
THE  
ORDER  
OF

Sheriff of Columbia County

For Sheriff sale deposit 07010051 White

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

⑈083575⑈ ⑈03E001808⑈ 36 589745 3⑈

VOID AFTER 90 DAYS

*W. B. J. White*

SECURE  
Safeguard  
Security

Security Features Included

Details on back

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

ATTORNEY FOR PLAINTIFF

The Bank of New York Trust  
Company, N.A. as successor to  
JPMorgan Chase Bank, N.A. as  
Trustee

Plaintiff

v.

William Gary White

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 173CV2007

*2007-ED-45*

AFFIDAVIT PURSUANT TO RULE 3129.1

The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 600 Scenic Avenue (Main Township) Bloomsburg, PA 17815

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

William Gary White 600 Scenic Avenue  
Bloomsburg, PA 17815

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

SAME AS #1 ABOVE

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

None



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

Name	Address
The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee	2711 North Haskell, Suite 900 Dallas, TX 75204-2915

Fleet National Bank	Address to Follow
---------------------	-------------------

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

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

None

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

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

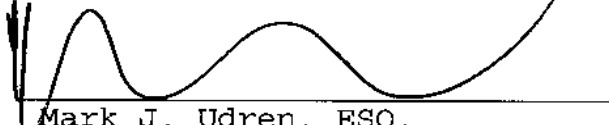
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name	Address
Tenants/Occupants	600 Scenic Avenue (Main Township) Bloomsburg, PA 17815

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

UDREN LAW OFFICES, P.C.

DATED: March 6, 2007

  
Mark J. Udren, ESQ.  
Attorney for Plaintiff

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

ATTORNEY FOR PLAINTIFF

The Bank of New York Trust  
Company, N.A. as successor to  
JPMorgan Chase Bank, N.A. as  
Trustee

Plaintiff

v.

William Gary White  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 173CV2007

*2007-ED-45*

AFFIDAVIT PURSUANT TO RULE 3129.1

The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 600 Scenic Avenue (Main Township) Bloomsburg, PA 17815

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

William Gary White 600 Scenic Avenue  
Bloomsburg, PA 17815

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

SAME AS #1 ABOVE

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

None

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

Name

Address

The Bank of New York Trust  
Company, N.A. as successor  
to JPMorgan Chase Bank,  
N.A. as Trustee

2711 North Haskell, Suite 900  
Dallas, TX 75204-2915

Fleet National Bank

Address to Follow

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

Name

Address

None

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

Name

Address

Columbia County Tax Claim

PO Box 380, Bloomsburg, PA 17815

Domestic Relations Section

PO Box 380, Bloomsburg, PA 17815

Commonwealth of PA,  
Department of Revenue

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

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

Name

Address

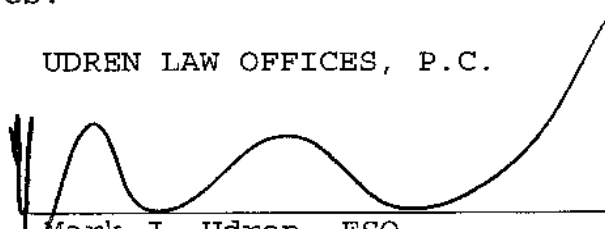
Tenants/Occupants

600 Scenic Avenue  
(Main Township)  
Bloomsburg, PA 17815

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

UDREN LAW OFFICES, P.C.

DATED: March 6, 2007



Mark J. Udren, ESQ.  
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

pleadings@udren.com

The Bank of New York Trust  
Company, N.A. as successor to  
JPMorgan Chase Bank, N.A. as  
Trustee

Plaintiff

v.

William Gary White

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 173CV2007

*2007-ED-45*

AFFIDAVIT PURSUANT TO RULE 3129.1

The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 600 Scenic Avenue (Main Township) Bloomsburg, PA 17815

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

Name

Address

William Gary White

600 Scenic Avenue  
Bloomsburg, PA 17815

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

Name

Address

SAME AS #1 ABOVE

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

Name

Address

None

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

Name

Address

The Bank of New York Trust  
Company, N.A. as successor  
to JPMorgan Chase Bank,  
N.A. as Trustee

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Dallas, TX 75204-2915

Fleet National Bank

Address to Follow

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Name

Address

None

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Name

Address

Columbia County Tax Claim

PO Box 380, Bloomsburg, PA 17815

Domestic Relations Section

PO Box 380, Bloomsburg, PA 17815

Commonwealth of PA,  
Department of Revenue

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

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

Name

Address

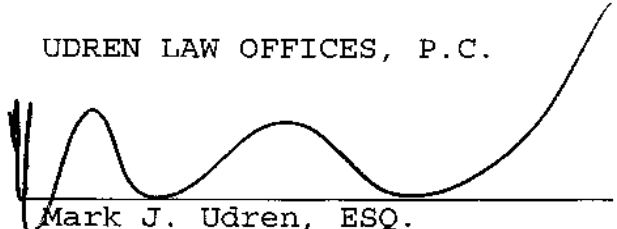
Tenants/Occupants

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(Main Township)  
Bloomsburg, PA 17815

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UDREN LAW OFFICES, P.C.

DATED: March 6, 2007

  
Mark J. Udren, ESQ.  
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

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The Bank of New York Trust  
Company, N.A. as successor to  
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Plaintiff

v.

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Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 173CV2007

*2007-ED-45*

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

TO: William Gary White  
600 Scenic Avenue  
Bloomsburg, PA 17815

Your house (real estate) at 600 Scenic Avenue (Main Township)  
Bloomsburg, PA 17815 is scheduled to be sold at the Sheriff's  
Sale on \_\_\_\_\_, at \_\_\_\_\_ in the Columbia County  
Courthouse, Bloomsburg, PA, to enforce the court judgment of  
\$143,278.44, obtained by Plaintiff above (the mortgagee) against  
you. If the sale is postponed, the property will be relisted for  
the Next Available Sale.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

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