

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

Natalie Star Mortgage VS Jeffrey & Kelly Whitinger

NO. 84-08 ED NO. 482-08 JD

DATE/TIME OF SALE: Oct, 1 09:50

BID PRICE (INCLUDES COST) \$ 70000.00

POUNDAGE - 2% OF BID \$ 1400.00

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3280.78

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

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

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

PURCHASER(S) SIGNATURE(S): John & Kelly Whitinger

TOTAL DUE: \$ 3280.78

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 1930.78

# SHERIFF'S SALE COST SHEET

Nathan Star vs. Jeffrey + Kerry Whitinger  
 NO. 84-08 ED NO. 482-08 JD DATE/TIME OF SALE OCT, 1 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>53.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>417.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>876.78</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1035.78</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>42.50</u>
TOTAL *****	\$ <u>52.50</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>14</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>1.00</u>	
TOTAL *****	\$ <u>5.00</u>	

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

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1630.78

ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTIVE PAPER WITH MICROPRINTED BORDER

51220

**Millstead & Associates LLC**  
220 LAKE DRIVE EAST, SUITE 301  
CHERRY HILL, NJ 08002  
856-482-1400



55-136/312		
DATE	CHECK	AMOUNT
10/03/08		**\$1,930.78

\*\*\* ONE THOUSAND NINE HUNDRED THIRTY & 78/100 DOLLARS

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT

⑈051220⑈ ⑆031201360⑆ ⑆78306 2⑈



# MILSTEAD & ASSOCIATES, LLC

## Attorneys at Law

Woodland Falls Corporate Park

220 Lake Drive East, Ste 301

Cherry Hill, New Jersey 08002

TEL. (856) 482-1400 FAX (856) 482-9190

Michael J. Milstead, Esq.  
mmilstead@milsteadlaw.com

Christopher P. Takas, Esq. J.A. & N.J.  
ctakas@milsteadlaw.com

Lisa Ann Thomas, Foreclosure Administrator  
LTHOMAS@MILSTEADLAW.COM

Philadelphia Address:  
235 South 13th Street  
Philadelphia, PA 19107

Please Reply To: NJ Office  
Our File No. 9.07879

October 8, 2008

Office of the Sheriff  
Columbia County Courthouse  
PO Box 380  
Bloomsburg, PA 17815

**Re: Nationstar Mortgage, LLC f/k/a Centex Home Equity  
Company, LLC vs. Jeffrey S. Whitmoyer and Kerry  
L. Whitmoyer  
2008 CV 482 MF      Sale Date:  
Deed Instructions**

Dear Sir/Madam:

Please accept this letter as authorization to prepare and record a sheriff's deed on the above matter into the name of **Nationstar Mortgage, LLC f/k/a Centex Home Equity Company, LLC, 350 Highland Drive, Lewisville, TX, 75067.**

Please forward the original deed back to our office in the enclosed self-addressed stamped envelope.

Thank you for your attention to this matter.

Very truly yours,



Rachel Reckeweg  
Paralegal

REV. 183 EX (9-86)  COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES POST OFFICE BOX 8910 HARRISBURG, PA 17105-8910		<b>REALTY TRANSFER TAX STATEMENT OF VALUE</b>  <b>SEE REVERSE FOR INSTRUCTIONS</b>		RECORDER'S USE ONLY STATE TAX PAID _____ BLOCK NUMBER _____ PAGE NUMBER _____ DATE RECORDED _____	
--	--	--	--	---	--

COMPLETE EACH SECTION AND FILE IN DUPLICATE WITH RECORDER OF DEEDS WHEN (1) THE FULL VALUE/CONSIDERATION IS NOT SET FORTH IN THE DEED, (2) WHEN THE DEED IS WITHOUT CONSIDERATION, OR BY GIFT, OR (3) A TAX EXEMPTION IS CLAIMED. A STATEMENT OF VALUE IS NOT REQUIRED IF THE TRANSFER IS WHOLLY EXEMPT FROM TAX BASES ON: (1) FAMILY RELATIONSHIP FOR (2) PUBLIC UTILITY EASEMENT. IF MORE SPACE IS NEEDED, ATTACH ADDITIONAL SHEET(S).

<b>A. CORRESPONDENT - ALL INQUIRIES MAY BE DIRECTED TO THE FOLLOWING PERSON:</b>					
NAME <b>Mary L. Harbert-Bell, Esquire</b>			TELEPHONE NUMBER <b>856-482-1400</b>		
STREET ADDRESS <b>220 Lake Drive East, Suite 301</b>			CITY/STATE/ZIP CODE <b>Cherry Hill, NJ 08002</b>		
<b>B. TRANSFER DATA</b>					
GRANTOR(S) LESSOR(S) <b>Sheriff of Columbia County</b>			DATE OF ACCEPTANCE OF DOCUMENT <b>Nationstar Mortgage, LLC f/k/a Centex Home Equity Company, LLC</b>		
STREET ADDRESS <b>Columbia County Courthouse PO Box 380</b>			STREET ADDRESS <b>350 Highland Drive</b>		
CITY <b>Bloomsburg</b>	STATE <b>PA</b>	ZIP CODE <b>17815</b>	CITY <b>Lewisville</b>	STATE <b>TX</b>	ZIP CODE <b>75067</b>
<b>C. PROPERTY LOCATION</b>					
STREET ADDRESS <b>3923 C State Route 42</b>			CITY, TOWNSHIP, BOROUGH <b>Millville, PA 17846</b>		
COUNTY <b>Columbia</b>	SCHOOL DISTRICT		TAX PARCEL NUMBER <b>29-05-19 and 29-05-17</b>		
<b>D. VAULTION DATA</b>					
1. ACTUAL CASH CONSIDERATION <b>\$70,000.00</b>		2. OTHER CONSIDERATION <b>\$0</b>		3. TOTAL CONSIDERATION <b>\$70,000.00</b>	
4. COUNTY ASSESSED VALUE <b>\$27,943.00</b>		5. COMMON LEVEL RATIO FACTOR <b>3.76</b>		6. FAIR MARKET VALUE <b>\$105,065.68</b>	
<b>E. EXEMPTION DATA</b>					
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 INTESTATE SUCCESSION \_\_\_\_\_ (NAME OF DECEDENT) \_\_\_\_\_ (ESTATE FILE NUMBER) \_\_\_\_\_
- ☐ TRANSFER TO INDUSTRIAL DEVELOPMENT AGENCY.
- ☐ TRANSFER TO A TRUST. (ATTACH COMPLETE COPY OF TRUST AGREEMENT IDENTIFYING ALL BENEFICIARIES.)
- ☐ TRANSFER BETWEEN PRINCIPAL AND AGENT. (ATTACHE 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 INSTRUMENT NUMBER 200413006
- ☐ CORRECTIVE OR CONFIRMATORY DEED. (ATTACH COMPLETE COPY OF THE PRIOR DEED BEING CORRECTED OR CONFIRMED.)
- ☐ STATUTORY CORPORATE CONSOLIDATION, MERGER OR DIVISION. (ATTACH COPY OF ARTICLES.)
- ☐ OTHER (PLEASE EXPLAIN EXEMPTION CLAIMED, IF OTHER THAN LISTED ABOVE.) \_\_\_\_\_

UNDER PENALTIES OF LAW, I DECLARE THAT I HAVE EXAMINED THIS STATEMENT, INCLUDING ACCOMPANYING INFORMATION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT IS TRUE, CORRECT AND COMPLETE.

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

DATE

*meir* 10/8/07

## MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead, Esq.  
michael@milsteadlaw.com

Nelson Diaz, Esq. PA & NJ  
ndiaz@milsteadlaw.com

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Lisa Ann Thomas, Foreclosure Administrator  
lthomas@milsteadlaw.com

### Attorneys at Law

Woodland Falls Corporate Park  
220 Lake Drive East, Ste 301  
Cherry Hill, New Jersey 08002  
TEL (856) 482-1400 FAX (856) 482-9190

Philadelphia Address:

253 South 13th Street

Philadelphia, PA 19107

Please Reply To: NJ Office  
Our File No. 9.07879

September 30, 2008

Office of the Sheriff  
Columbia County Courthouse  
PO Box 380  
Bloomsburg, PA 17815

via fax: 570-389-5625

**Re: Nationstar Mortgage, LLC i/k/a Centex Home Equity  
Company, LLC vs. Jeffrey S. Whitmoyer and Kerry  
L. Whitmoyer  
2008 CV 482 MF  
Affidavit Pursuant to Pa.R.C.P. 3129.2**

Dear Sir/Madam:

Enclosed please find an Affidavit pursuant to Pa.R.C.P. 3129.2. As of the date of this letter, our office has forwarded the original affidavit to the Prothonotary's office to be filed of record.

Thank you for your attention to this matter.

Very truly yours,



Gregory Wilkins  
Paralegal

**\*\*\*THE PROPERTY IS LISTED FOR THE October 1, 2008 SHERIFF'S SALE.**

MILSTEAD & ASSOCIATES, LLC  
BY: Mary L. Harbert-Bell, Esquire  
ID No. 80763  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney for Plaintiff

**Nationstar Mortgage, LLC f/k/a Centex Home  
Equity Company, LLC,**

**Plaintiff,**

**Vs.**

**Jeffrey S. Whitmoyer**

**and**

**Kerry L. Whitmoyer,**

**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**NO.: 2008 CV 482 MF**

**AFFIDAVIT PURSUANT TO**  
**Pa.R.C.P. 3129.2**

**COMMONWEALTH OF PENNSYLVANIA**

**SS:**

**COUNTY OF COLUMBIA**

I, Mary L. Harbert-Bell, Esquire, being duly sworn according to law upon my oath,  
depose and say,

1. On May 23, 2008, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendants, Jeffrey S. Whitmoyer and Kerry L. Whitmoyer, by the Sheriff's Office of Columbia County. Copies of the Sheriff's returns are attached hereto and made a part hereof as Exhibit "A".

2. On June 18, 2008 and August 8, 2008, a notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made a part hereof as Exhibit "B".



Mary L. Harbert-Bell, Esquire  
Attorney ID No. 80763  
Milstead and Associates, LLC

Dated: September 30, 2008

9.07879

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 389  
BLOOMSBURG, PA 17815  
FAX (717) 389-8825

FAX 717-389-8825

24 HOUR PHONE  
(717) 794-6800

NATIONSTAR MORTGAGE, LLC F/K/A  
CENTEX HOME EQUITY COMPANY, LLC  
VS

Docket # 84ED2008

MORTGAGE FORECLOSURE

JEFFREY S. WHITMOYER  
KERRY L. WHITMOYER

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, MAY 22, 2008, AT 4:05 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JEFFREY WHITMOYER AT COLUMBIA COUNTY SHERIFF'S OFFICE, BLOOMSBURG, BY HANDING TO JEFFREY WHITMOYER, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

*Timothy T. Chamberlain*

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, MAY 23, 2008

*Wendy Westover*  
NOTARY PUBLIC

*J. Carter*  
J. CARTER  
DEPUTY SHERIFF

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



TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (717) 299-6635

PHONE  
(717) 299-6632

24 HOUR PHONE  
(717) 299-6100

9.07979

NATIONSTAR MORTGAGE, LLC F/K/A  
CENTEX HOME EQUITY COMPANY, LLC  
VS

Docket # 84ED2008

MORTGAGE FORECLOSURE

JEFFREY S. WHITMOYER  
KERRY L. WHITMOYER

## AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, MAY 23, 2008, AT 3:50 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON KERRY WHITMOYER AT COLUMBIA COUNTY SHERIFF'S OFFICE,  
BLOOMSBURG BY HANDING TO KERRY WHITMOYER, , A TRUE AND ATTESTED COPY OF  
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

*Timothy T. Chamberlain*

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, MAY 27, 2008

  
NOTARY PUBLIC

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

  
J. ARTER  
DEPUTY SHERIFF

NAME AND ADDRESS OF SENDER		INDICATE TYPE OF MAIL			CHECK APPROPRIATE BLOCK FOR			POSTMARK AND DATE OF RECEIPT				
MILSTEAD & ASSOCIATES, LLC Woodland Falls Corporate Park 220 Lake Drive East, Suite 301 Cherry Hill, NJ 08002		<input checked="" type="checkbox"/> Certificate Mailing <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified Mail			Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without Postal Insurance			Affix stamp here if issued as certificate of mailing or for additional copies of this bill.				
Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (if Regs.)	Insured Value	Due Sender if C.O.D.	R.R. Fee	S.O. Fee	S.H. Fee	Ret. Del. Fee
1		Capital One c/o James C. Warmbrodt, 42524 Weltman, Weinberg & Reis Co. L.P.A. 436 Seventh Ave, Suite 1400 Pittsburgh, PA 15219										
2												
3												
4												
5												
6												
Total Number of Pieces Listed by Sender		1										

25080 - 800  
 AUG 28 2008  
 USPS  
 MAILED FROM ZIP CODE 08002  
 02 1P  
 \$01.10  
 UNITED STATES POSTAGE

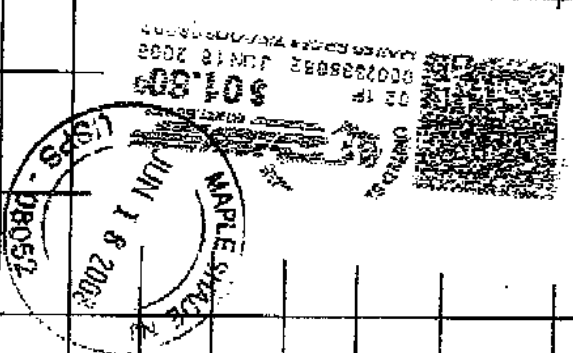
POSTMASTER, PER  
 (Name of receiving employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.

P9 FORM 3877 9.07679

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

NAME AND ADDRESS OF SENDER			INDICATE TYPE OF MAIL			CHECK APPROPRIATE BLOCK FOR			POSTMARK AND DATE OF RECEIPT			
MILSTEAD & ASSOCIATES, LLC Woodland Falls Corporate Park 220 Lake Drive East, Suite 301 Cherry Hill, NJ 08002			<input checked="" type="checkbox"/> Certificate Mailing <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified Mail			Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without Postal Insurance			Affix stamp here if issued as certificate of mailing or for additional copies of this bill.			
Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender if C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee	Fast Del. Fee
1		Tenant/Occupant 3923 C State Route 42 Millville, PA 17846										
2		Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105										
3		Department of Domestic Relations Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815										
4		Vanderbilt Mortgage and Finance, Inc. P.O. Box 9809 Meyville, TN 37802										
5												
6												
7												
8												
9												
10												
Total Number of Pieces Listed by Sender			POSTMASTER, PER (Name of receiving employee)			The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery services also includes special handling services.						



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

(00014118)

**MILSTEAD & ASSOCIATES, LLC**

WOODLAND FALLS CORPORATE PARK  
220 LAKE DRIVE EAST, SUITE 301  
CHERRY HILL, NJ 08002

(856) 482-1400  
fax: (856) 482-9190  
[cgivens@milsteadlaw.com](mailto:cgivens@milsteadlaw.com)

**FACSIMILE TRANSMITTAL SHEET**

TO:	Sheriff Chamberlain	FROM:	Christine Givens
COMPANY:	Columbia County Sheriff	DATE:	July 29, 2008
FAX NUMBER:	570-389-5625	TOTAL NO. OF PAGES INCLUDING COVER:	1
PHONE NUMBER:	570-389-5622	SENDER'S REFERENCE NUMBER:	9.07879
RE:	2008 CV 482 MF Whittmoyer	YOUR REFERENCE NUMBER:	

A follow-up copy ☐ will ☐ not be sent by mail.

**Comments**

Please continue the sale of the above property until September. Sale date is July 30, 2008.

Any Questions please call.

Thank You!

Christine Givens

Oct. 1 9:30 AM

**IF THERE IS A PROBLEM WITH THIS TRANSMISSION  
PLEASE CALL (856) 482-1400**

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INTENDED RECIPIENT(S) NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ADDRESS LISTED ABOVE VIA UNITED STATES POSTAL SERVICE.

## MILLVILLE SCHOOL DISTRICT

2008 SCHOOL REAL ESTATE DATE 07/01/2008 BILL# 005193 TAXCOLLECTOR COP

FINE TWP

MAKE CHECKS PAYABLE TO:

DEBRA R PIATT

211 BEECH GLENN ROAD

BENTON, PA 17814

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	27943	44.900	1030.79	1051.83	1157.0
INSTALLMENT PLAN					
First Installment	350.61	ASSESSED VALUE 27943	1254.64	1030.79	1051.83
Second Installment	250.61	HOMESTEAD REDUCTION -4517	-202.81	IF PAID ON OR BEFORE	IF PAID ON OR BEFORE
Final Installment	350.61	TAXABLE ASSESSMENT 23426	1051.83	AUG 31	OCT 31
				IF PAID AFTER	OCT 31

M

A WHITMOYER KERRY L &amp; JEFFREY S

I 3923-C STATE ROUTE 42

L MILLVILLE PA 17846

T

O

SCHOOL PENALTY AT 101

PROPERTY DESCRIPTION	ACCT.
PARCEL 29 05 01900000	26423
3923 STATE ROUTE 42	17006.00
0728-0312	10937.00
21.50 ACRES	

THIS TAX TURNED  
OVER TO COLLECTION  
JANUARY 1, 2009.

THIS BILL RETURNED TO COURT HOUSE 1/1/09

## MILLVILLE SCHOOL DISTRICT

2008 SCHOOL REAL ESTATE DATE 07/01/2008 BILL# 005192 TAXCOLLECTOR COPY

FINE TWP

MAKE CHECKS PAYABLE TO:

DEBRA R PIATT

211 BEECH GLENN ROAD

BENTON, PA 17814

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	1710	44.900	75.24	76.78	84.46
INSTALLMENT PLAN					
First Installment	25.59	ASSESSED VALUE 1710	76.78	75.24	76.78
Second Installment	25.59			IF PAID ON OR BEFORE	IF PAID ON OR BEFORE
Final Installment	25.60	TAXABLE ASSESSMENT 1710	76.78	AUG 31	OCT 31
				IF PAID AFTER	OCT 31

M

A WHITMOYER KERRY L &amp; JEFFREY S

I 3923-C STATE ROUTE 42

L MILLVILLE PA 17846

T

O

SCHOOL PENALTY AT 10

PROPERTY DESCRIPTION	ACCT.
PARCEL 29 05 01700000	26426
VACANT	1710.00
0728-0312	
2.85 ACRES	

THIS TAX TURNED  
OVER TO COLLECTION  
JANUARY 1, 2009.

MILSTEAD & ASSOCIATES, LLC  
BY: Heidi R. Spivak, Esquire  
ID No. 74770  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

Attorney for Plaintiff

**Nationstar Mortgage, LLC f/k/a Centex  
Home Equity Company, LLC,**

**Plaintiff,**

**Vs.**

**Jeffrey S. Whitmoyer,**

**and**

**Kerry L. Whitmoyer,**

**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

No.: 2008 CV 482 MF

2008-ED-84

**NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY PURSUANT  
TO P.A.R.C.P. 3129**

**TAKE NOTICE:**

Your house (real estate) at 3923 C State Route 42, Millville, PA 17846, is scheduled to be sold at sheriff's sale on July 30, 2008 at 9:30 am in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of \$81,924.12 obtained by Nationstar Mortgage, LLC f/k/a Centex Home Equity Company, LLC.

**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 Milstead & Associates LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 856-482-1400.

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 following page 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.**

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.

NATIONSTAR MORTGAGE LLC.

VS.

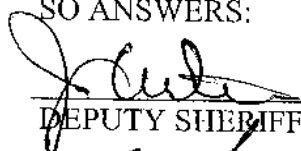
JEFFREY & KERRY WHITMOYER

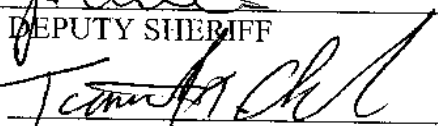
WRIT OF EXECUTION #84 OF 2008 ED

POSTING OF PROPERTY

June 25, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF JEFFREY & KERRY WHITMOYER AT 3923C SR42 MILLVILLE  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

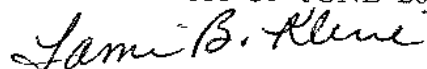
SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 25<sup>TH</sup> DAY OF JUNE 2008



**Proth & Clerk of Sev. Courts**  
**My Com. Ex. 1<sup>st</sup> Monday in 2012**

COMPLETE THIS SECTION

Items 1, 2, a. Also complete stricted Delivery is desired. name and address on the reverse card to the back of the mailpiece, on if space permits.

IF FAIR.  
AGENT OF PUBLIC WELFARE  
1016  
URG, PA 17105

1, February 2004

COMPLETE THIS SECTION

Items 1, 2, a. Also complete stricted Delivery is desired. our name and address on the reverse card to the back of the mailpiece, on if space permits.

erbilt Mortgage and Finance  
ox 9800  
sville, TN 37802

Number  
r from service label)  
3811, February 2004

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Addressee  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *MAY 21 2008*  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

PA 17105

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

7007 0710 0002 4094 5637

Domestic Return Receipt

102595-02-M-1540

PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Addressee  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *MAY 21 2008*  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

PA 17105  
ATTN: SHERIFF SALE

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

7007 0710 0002 4094 5644

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Addressee  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *MAY 21 2008*  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

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

7007 0710 0002 4094 5613

Receipt

102595-02-A

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Addressee  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *MAY 21 2008*  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

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

7007 0710 0002 4094 5620

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Addressee  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *MAY 21 2008*  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

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

7007 0710 0002 4094 5606

Return Receipt

102595-02-A



COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 06/12/2008

Fee: \$5.00

Cert. NO: 4719

WHITMOYER KERRY L & JEFFREY S  
3923-C STATE ROUTE 42  
MILLVILLE PA 17846

District: PINE TWP  
Deed: 0339 -0923  
Location: 3923 STATE ROUTE 42  
Parcel Id:29 -05 -019-00,000

Assessment: 27,943  
Balances as of 06/12/2008

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

By: Timothy T. Chamberlain, Sheriff Per: Jan

COUNTY OF COLUMBIA

REAL ESTATE TAX CERTIFICATION

Date: 06/12/2008

Fee: \$5.00

Cert. NO: 4718

WHITMOYER KERRY L & JEFFREY S  
3923-C STATE ROUTE 42  
MILLVILLE PA 17846

District: PINE TWP  
Deed: 0514 -0540  
Location: VACANT  
Parcel Id:29 -05 -017-00,000

Assessment: 1,710  
Balances as of 06/12/2008

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

By: Timothy T. Chamberlain Per: dm  
Sheriff

PROSECUTIVE SERVICES

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/15/2008

SERVICE# 2 - OF - 12 SERVICES  
DOCKET # 84ED2008

PLAINTIFF NATIONSTAR MORTGAGE, LLC F/K/A CENTEX HOME  
EQUITY COMPANY, LLC

DEFENDANT JEFFREY S. WHITMOYER  
KERRY L. WHITMOYER

ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

PERSON/CORP TO SERVED	PAPERS TO SERVED
KERRY WHITMOYER	MORTGAGE FORECLOSURE
3923C STATE ROUTE 42	
MILLVILLE	

SERVED UPON KERRY

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

DATE 5-23-8 TIME 1550 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

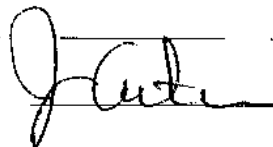
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS


DEPUTY



DATE 5-23-8

# SHERIFF'S SALE

WEDNESDAY JULY 30, 2008 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 76 OF 2008 ED AND CIVIL WRIT NO. 565 OF 2008 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 THOSE CERTAIN two (2) pieces or parcels of land situate in Pine Township, Columbia County, Pennsylvania, bounded and described as follows:

PARCEL NO. 1: BEGINNING at a post in line of now or formerly John Karschner's heirs; THENCE by land of the same South two and one-fourth degrees west, one hundred and four and one-half perches to post; THENCE by other land now or formerly of Frederick Wagner South eighty-six and one-half degrees East, thirty six perches to post by the run; THENCE up said run by land now or formerly of said Wagner North three and one-half degrees East, Forty-eight and one-half perches to post; THENCE North twenty-three degrees East, fourteen perches to Maple; THENCE North two and three-fourth degrees West., forty-one and five tenth perches to post; THENCE by land now or formerly sold to John Robbins North eighty-six and one-half degrees West, thirty-eight and seven tenth perches to the place of BEGINNING.

PARCEL NO.2: BEGINNING at a stake and stones on line of land now or Formerly of Neil Glidewell and Annie Whitmoyer THENCE along line of lands now or formerly of Annie Whitmoyer, South 89 degrees 45 minutes east 535 feet to a stake and stones; THENCE along line of lands now or formerly of Bert Gordner South 18 degrees 45 minutes west 231 feet to a stake and stones; THENCE along line of lands now or formerly of Bert Gordner due West 602 feet to a stake; THENCE along line of lands now or formerly of Neil Glidewell, North 1 degree 0 minutes west 222 feet to a stake and stones, the place of BEGINNING.

Being known as 3923 C State Route 42, Millville, PA 17846

Tax Parcel Number: 29-05-17 and 29-05-19

## 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  
Heidi R. Spivak  
220 Lake Drive East  
Cherry Hill, NJ 08002

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

# SHERIFF'S SALE

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Plaintiff's Attorney  
Heidi R. Spivak  
220 Lake Drive East  
Cherry Hill, NJ 08002

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 5/15/2008

SERVICE# 9 - OF - 12 SERVICES  
DOCKET # 84ED2008

PLAINTIFF NATIONSTAR MORTGAGE, LLC F/K/A CENTEX HOME  
EQUITY COMPANY, LLC

DEFENDANT JEFFREY S. WHITMOYER  
KERRY L. WHITMOYER

ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

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

SERVED UPON DEB Miller

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

DATE 5-20-08 TIME 0845 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY

J. Hester

DATE 5-20-08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/15/2008

SERVICE# 1 - OF - 12 SERVICES  
DOCKET # 84ED2008

PLAINTIFF NATIONSTAR MORTGAGE, LLC F/K/A CENTEX HOME  
EQUITY COMPANY, LLC

DEFENDANT JEFFREY S. WHITMOYER  
KERRY L. WHITMOYER

ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

PERSON/CORP TO SERVED	PAPERS TO SERVED
JEFFREY WHITMOYER	MORTGAGE FORECLOSURE
3923C STATE ROUTE 42	
MILLVILLE	

SERVED UPON JEFFREY

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

DATE 5-22-8 TIME 1605 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

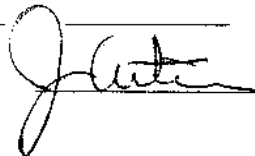
TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY



DATE 5-22-8

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 5/15/2008

SERVICE# 6 - OF - 12 SERVICES  
DOCKET # 84ED2008

PLAINTIFF NATIONSTAR MORTGAGE, LLC F/K/A CENTEX HOME  
EQUITY COMPANY, LLC

DEFENDANT JEFFREY S. WHITMOYER  
KERRY L. WHITMOYER

ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

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

SERVED UPON MAUREEN Cole

RELATIONSHIP Customer Service IDENTIFICATION \_\_\_\_\_

DATE 5-20-08 TIME 1105 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY

J. G. [Signature]

DATE 5-20-08



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/15/2008

SERVICE# 5 - OF - 12 SERVICES  
DOCKET # 84ED2008

PLAINTIFF NATIONSTAR MORTGAGE, LLC F/K/A CENTEX HOME  
EQUITY COMPANY, LLC

DEFENDANT JEFFREY S. WHITMOYER  
KERRY L. WHITMOYER

ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

PERSON/CORP TO SERVED	PAPERS TO SERVED
DEBRA PIATT-TAX COLLECTOR	MORTGAGE FORECLOSURE
211 BEECH GLENN ROAD	
BENTON	

SERVED UPON DEBRA

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

DATE 5-20-8 TIME 1240 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Carter

DATE 5-20-8

ALL THOSE CERTAIN two ( 2 ) pieces or parcels of land situate in Pine Township, Columbia County, Pennsylvania, bounded and described as follows:

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Being known as 3923 C State Route 42, Millville, PA 17846  
Tax Parcel Number: 29-05-17 and 29-05-19

**SHORT DESCRIPTION**

**DOCKET NO:** 2008 CV 482 MF

ALL THOSE CERTAIN lots or pieces of ground situate in Pine Twp., County of Columbia, and Commonwealth of Pennsylvania

**TAX PARCEL NO:** 29-05-17 and 29-05-19

**PROPERTY ADDRESS** 3923 C State Route 42  
Millville, PA 17846

**IMPROVEMENTS:** a Residential Dwelling

**SOLD AS THE PROPERTY OF:** Jeffrey S. Whitmoyer  
Kerry L. Whitmoyer

**ATTORNEY'S NAME:** Heidi R. Spivak, Esquire

**SHERIFF'S NAME:** Timothy T. Chamberlain

**MILSTEAD & ASSOCIATES, LLC**

WOODLAND FALLS CORPORATE PARK  
220 LAKE DRIVE EAST, SUITE 301  
CHERRY HILL, NJ 08002

(856) 482-1400  
fax: (856) 482-9190

---

**FACSIMILE TRANSMITTAL SHEET**

---

TO:	Sheriff Chamberlain	FROM:	Greg Wilkins
COMPANY:	Columbia County Sheriff's Office	DATE:	May 22, 2008
FAX NUMBER:	570-389-5625	TOTAL NO. OF PAGES INCLUDING COVER:	1
PHONE NUMBER:	570-389-5624	SENDER'S REFERENCE NUMBER:	9.07879
RE:	Whitmoyer	YOUR REFERENCE NUMBER:	2008 CV 482 MF

---

A follow-up copy ☐ will ☐ not be sent by mail.

---

**Comments**

I reviewed the loan documents along with the deeds in relation to the above referenced foreclosure case that we have to you to have listed for sheriff's sale. I've attached the correct legal descriptions. You'll see that my client has an interest in two parcels. I've cleaned up the legal description and included two parcel numbers.

Thank you for your attention in this matter.

Thanks,

Gregory Wilkins

**IF THERE IS A PROBLEM WITH THIS TRANSMISSION  
PLEASE CALL (856) 482-1400**

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INTENDED RECIPIENT(S) NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ADDRESS LISTED ABOVE VIA UNITED STATES POSTAL SERVICE.

# REAL ESTATE OUTLINE

ED # 84-08

DATE RECEIVED May 15-08

DOCKET AND INDEX 5-20-08

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LKA

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF SALE

WAIVER OF WATCHMAN

AFFIDAVIT OF LIENS LIST

CHECK FOR \$1,350.00 OR \_\_\_\_\_

✓  
✓  
✓  
✓  
✓  
✓  
✓  
✓

CK# 45889

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

SALE DATE

POSTING DATE

ADV. DATES FOR NEWSPAPER

July 30, 08 TIME 0930

June 24, 08

1<sup>ST</sup> WEEK

2<sup>ND</sup> WEEK

3<sup>RD</sup> WEEK

July 7

16

23 08

Nationstar Mortgage, LLC f/k/a Centex  
Home Equity Company, LLC,

Plaintiff,

Vs.

Jeffrey S. Whitmoyer  
and

Kerry L. Whitmoyer,

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION  
(Mortgage Foreclosure)

NO.: 2008 CV 482 MF

2008-ED-84

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

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

3923 C State Route 42, Millville, PA 17846  
(see legal description attached)

AMOUNT DUE	\$81,924.12
INTEREST	
From 05/15/2008 to Date	\$
of Sale at \$13.47 per diem	
TOTAL DUE	\$
Plus costs as endorsed	

Dated: May 16, 2008

(SEAL)

Sami B. Kline  
(clerk) Office of Judicial Support, Common  
Pleas Court of Columbia County, Penna.

**D. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF COLUMBIA, CITY OF MILLVILLE, AND DESCRIBED AS FOLLOWS:**

ALL THOSE CERTAIN TWO (2) PIECES OR PARCELS OF LAND SITUATE IN PINE TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL NO. 1: BEGINNING AT A POST IN LINE OF NOW OR FORMERLY JOHN KARSCHNER'S HEIRS; THENCE BY LAND OF THE SAME SOUTH TWO AND ONE-FOURTH DEGREES WEST, ONE HUNDRED AND FOUR AND ONE-HALF PERCHES TO POST; THENCE BY OTHER LAND NOW OR FORMERLY OF FREDERICK WAGNER SOUTH EIGHT-SIX AND ONE-HALF DEGREES EAST, THIRTY SIX PERCHES TO POST BY THE RUN; THENCE UP SAID RUN BY LAND NOW OR FORMERLY OF SAID WAGNER NORTH THREE AND ONE-HALF DEGREES EAST, FORTY-EIGHT AND ONE-HALF PERCHES TO POST; THENCE NORTH TWENTY-THREE DEGREES EAST, FOURTEEN PERCHES TO MAPLE; THENCE NORTH TWO AND THREE-FOURTH DEGREES WEST, FORTY-ONE AND FIVE TENTH PERCHES TO POST; THENCE BY LAND NOW OR FORMERLY SOLD TO JOHN ROBBINS NORTH EIGHTY-SIX AND ONE-HALF DEGREES WEST, THIRTY-EIGHT AND SEVEN TENTH PERCHES TO THE PLACE OF BEGINNING. CONTAINING TWENTY FIVE ACRES.

PARCEL NO. 2: BEGINNING AT A STAKE AND STONES ON LINE OF LANDS NOW OR FORMERLY OF NEIL GLIDEWELL AND ANNIE WHITMOYER; THENCE ALONG LINE OF LANDS NOW OR FORMERLY OF ANNIE WHITMOYER SOUTH 89 DEGREES 45 MINUTES EAST 535 FEET TO A STAKE AND STONES; THENCE ALONG LINE OF LANDS NOW OR FORMERLY OF BERT GARDNER SOUTH 18 DEGREES 45 MINUTES WEST 231 FEET TO A STAKE AND STONES; THENCE ALONG LINE OF LANDS NOW OR FORMERLY OF BERT GARDNER DUE WEST 602 FEET TO A STAKE; THENCE, ALONG LINE OF LANDS NOW OR FORMERLY OF NEIL GLIDEWELL, NORTH 1 DEGREE 0 MINUTES WEST 222 FEET TO A STAKE AND STONES, THE PLACE OF BEGINNING. CONTAINING 2.85 ACRES PURSUANT TO SURVEY OF A. CARL WOLFE, REGISTERED SURVEYOR, DATED APRIL 30, 1958 AND A COPY OF WHICH IS FILED TO RECORD BOOK 514 OR PAGE 541.

**Being known as 3923 C State Route 42, Millville, PA 17846**  
**Tax Parcel Number: 29-05-17**

# MILSTEAD & ASSOCIATES, LLC

## Attorneys at Law

Woodland Falls Corporate Park  
220 Lake Drive East, Ste 301  
Cherry Hill, New Jersey 08002  
TEL. (856) 482-1400 FAX (856) 482-9190

Michael J. Milstead, Esq.  
mmilstead@milstead.com

Dina S. Moritzberger, Esq. PA & NJ  
pmoritzberger@milstead.com

Lisa Ann Thomas, Franchise Administrator  
lathomas@milstead.com

Philadelphia Address:  
235 South 13th Street  
Philadelphia, PA 19107

Please Reply To: NJ Office  
Our File No. 9.07879

May 14, 2008

Office of the Sheriff  
Columbia County Courthouse  
PO Box 380  
Bloomsburg, PA 17815

**Re: Nationstar Mortgage, LLC f/k/a Centex Home Equity  
Company, LLC vs. Jeffrey S. Whitmoyer and Kerry  
L. Whitmoyer  
List property for Sheriff's Sale/Service of Defendants**

Dear Sir/Madam:

Please serve the defendant(s) as listed below:

**Jeffrey S. Whitmoyer - 3923 C State Route 42, Millville, PA 17846.**  
**Kerry L. Whitmoyer - 3923 C State Route 42, Millville, PA 17846**

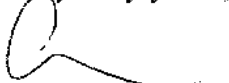
Also post the handbill on the mortgage premises listed below:

**3923 C State Route 42, Millville, PA 17846**

Once service has been completed please forward the returns to our office in the enclosed self addressed stamped envelope.

Thank you for your attention to this matter.

Very truly yours,

  
Gregory Wilkins  
Paralegal



OFFICE OF THE PROTHONOTARY  
COURT OF COMMON PLEAS OF COLUMBIA COUNTY

Prothonotary

To: Jeffrey S. Whitmoyer  
Kerry L. Whitmoyer

<b>Nationstar Mortgage, LLC f/k/a Centex Home Equity Company, LLC,</b>	<b>COURT OF COMMON PLEAS COLUMBIA COUNTY</b>
<b>Plaintiff,</b>	<b>No.: 2008 CV 482 MF</b> <i>2008-ED-84</i>
<b>Vs.</b>	
<b>Jeffrey S. Whitmoyer,</b>	
<b>and</b>	
<b>Kerry L. Whitmoyer,</b>	
<b>Defendants.</b>	

**NOTICE PURSUANT TO RULE 236**

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a Judgment has been entered against you in the above proceeding as indicated below.

Prothonotary

**MORTGAGE FORECLOSURE JUDGMENT BY DEFAULT**

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE, PLEASE CALL:

HEIDI R. SPIVAK, ESQ. #74770  
MILSTEAD & ASSOCIATES, LLC  
856-482-1400

Notice Pursuant To Fair Debt Collection Practices Act  
This is an attempt to collect a debt and any information obtained will be used for that purpose.

OFFICE OF THE PROTHONOTARY  
COURT OF COMMON PLEAS OF COLUMBIA COUNTY

Prothonotary

To: Jeffrey S. Whitmoyer  
Kerry L. Whitmoyer

<b>Nationstar Mortgage, LLC f/k/a Centex Home Equity Company, LLC,</b>	<b>COURT OF COMMON PLEAS COLUMBIA COUNTY</b>
<b>Plaintiff,</b>	<b>No.: 2008 CV 482 MF</b>
<b>Vs.</b>	<b>2008-ED-84</b>
<b>Jeffrey S. Whitmoyer,</b>	
<b>and</b>	
<b>Kerry L. Whitmoyer,</b>	
<b>Defendants.</b>	

**NOTICE PURSUANT TO RULE 236**

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a Judgment has been entered against you in the above proceeding as indicated below.

Prothonotary

**MORTGAGE FORECLOSURE JUDGMENT BY DEFAULT**

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE, PLEASE CALL:

HEIDI R. SPIVAK, ESQ. #74770  
MILSTEAD & ASSOCIATES, LLC  
856-482-1400

Notice Pursuant To Fair Debt Collection Practices Act

This is an attempt to collect a debt and any information obtained will be used for that purpose.

MILSTEAD & ASSOCIATES, LLC  
BY: Heidi R. Spivak, Esquire  
ID No. 74770  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney for Plaintiff

Our file number: 9.07879

**Nationstar Mortgage, LLC f/k/a Centex  
Home Equity Company, LLC,**

**Plaintiff,**

**Vs.**

**Jeffrey S. Whitmoyer**

**and**

**Kerry L. Whitmoyer,**

**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2008 CV 482 MF**

*2008-ED-84*

<b>TO:</b>	Jeffrey S. Whitmoyer 3923 C State Route 42, Millville, PA 17846	Kerry L. Whitmoyer 3923 C State Route 42, Millville, PA 17846
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**DATE OF NOTICE: April 16, 2008**

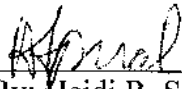
THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT THE INDEBTEDNESS REFERRED TO HEREIN, AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY AS ENFORCEMENT OF LIEN AGAINST PROPERTY.

**IMPORTANT NOTICE**

You are in default because you have failed to enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to claims set forth against you. Unless you act within ten (10) days from the date of this notice, a judgment may be entered against you without a hearing and you may lose your property or other important rights. You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

LAWYERS REFERRAL AND INFORMATION SERVICE  
COLUMBIA COUNTY BAR ASSOCIATION  
168 E. 5TH STREET  
BLOOMSBURG, PA 17815  
570-784-8760

MILSTEAD & ASSOCIATES, LLC

  
By: Heidi R. Spivak, Esquire  
ID No. 74770  
Attorney for Plaintiff

MILSTEAD & ASSOCIATES, LLC  
BY: Heidi R. Spivak, Esquire  
ID No. 74770  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

Attorney for Plaintiff

**Nationstar Mortgage, LLC f/k/a Centex  
Home Equity Company, LLC,**

**Plaintiff,**

**Vs.**

**Jeffrey S. Whitmoyer,**

**and**

**Kerry L. Whitmoyer,**

**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

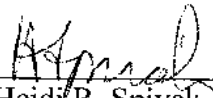
**No.: 2008 CV 482 MF**

*2008-ED-847*

**VERIFICATION OF NON-MILITARY SERVICE**

Heidi R. Spivak, Esquire, hereby verifies that she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, she has knowledge of the following facts, to wit:

1. that the defendants are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldier' and Sailors' Civil Relief Act of Congress of 1940, as amended,
2. defendant, Jeffrey S. Whitmoyer, is over 18 years of age and resides at 3923 C State Route 42, Millville, PA 17846,
3. defendant, Kerry L. Whitmoyer, is over 18 years of age and resides at 3923 C State Route 42, Millville, PA 17846.

  
\_\_\_\_\_  
Heidi R. Spivak, Esquire

**D. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF COLUMBIA, CITY OF MILLVILLE, AND DESCRIBED AS FOLLOWS:**

ALL THOSE CERTAIN TWO (2) PIECES OR PARCELS OF LAND SITUATE IN PINE TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL NO. 1: BEGINNING AT A POST IN LINE OF NOW OR FORMERLY JOHN KARSCHNER'S HEIRS; THENCE BY LAND OF THE SAME SOUTH TWO AND ONE-FOURTH DEGREES WEST, ONE HUNDRED AND FOUR AND ONE-HALF PERCHES TO POST; THENCE BY OTHER LAND NOW OR FORMERLY OF FREDERICK WAGNER SOUTH EIGHT-SIX AND ONE-HALF DEGREES EAST, THIRTY SIX PERCHES TO POST BY THE RUN; THENCE UP SAID RUN BY LAND NOW OR FORMERLY OF SAID WAGNER NORTH THREE AND ONE-HALF DEGREES EAST, FORTY-EIGHT AND ONE-HALF PERCHES TO POST; THENCE NORTH TWENTY-THREE DEGREES EAST, FOURTEEN PERCHES TO MAPLE; THENCE NORTH TWO AND THREE-FOURTH DEGREES WEST, FORTY-ONE AND FIVE TENTH PERCHES TO POST; THENCE BY LAND NOW OR FORMERLY SOLD TO JOHN ROBBINS NORTH EIGHTY-SIX AND ONE-HALF DEGREES WEST, THIRTY-EIGHT AND SEVEN TENTH PERCHES TO THE PLACE OF BEGINNING. CONTAINING TWENTY FIVE ACRES.

PARCEL NO. 2: BEGINNING AT A STAKE AND STONES ON LINE OF LANDS NOW OR FORMERLY OF NEIL GLIDEWELL AND ANNIE WHITMOYER; THENCE ALONG LINE OF LANDS NOW OR FORMERLY OF ANNIE WHITMOYER SOUTH 89 DEGREES 45 MINUTES EAST 535 FEET TO A STAKE AND STONES; THENCE ALONG LINE OF LANDS NOW OR FORMERLY OF BERT GARDNER SOUTH 18 DEGREES 45 MINUTES WEST 231 FEET TO A STAKE AND STONES; THENCE ALONG LINE OF LANDS NOW OR FORMERLY OF BERT GARDNER DUE WEST 602 FEET TO A STAKE; THENCE, ALONG LINE OF LANDS NOW OR FORMERLY OF NEIL GLIDEWELL, NORTH 1 DEGREE 0 MINUTES WEST 222 FEET TO A STAKE AND STONES, THE PLACE OF BEGINNING. CONTAINING 2.85 ACRES PURSUANT TO SURVEY OF A. CARL WOLFE, REGISTERED SURVEYOR, DATED APRIL 30, 1958 AND A COPY OF WHICH IS FILED TO RECORD BOOK 514 OR PAGE 541.

**Being known as 3923 C State Route 42, Millville, PA 17846**  
**Tax Parcel Number: 29-05-17**

MILSTEAD & ASSOCIATES, LLC  
BY: Heidi R. Spivak, Esquire  
ID No. 74770  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney for Plaintiff

**Nationstar Mortgage, LLC f/k/a Centex  
Home Equity Company, LLC,**

**Plaintiff,**

**Vs.**

**Jeffrey S. Whitmoyer  
and  
Kerry L. Whitmoyer,**

**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2008 CV 482 MF**

**2008-ED-84**

**AFFIDAVIT OF SERVICE  
PURSUANT TO RULE 3129.1**

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

**Nationstar Mortgage, LLC f/k/a Centex Home Equity Company, LLC**, Plaintiff in the above entitled cause of action, sets forth as of the date the praecipe for writ of execution was filed the following information concerning the real property located at 3923 C State Route 42, Millville, PA 17846:

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

Jeffrey S. Whitmoyer  
3923 C State Route 42  
Millville, PA 17846

Kerry L. Whitmoyer  
3923 C State Route 42  
Millville, PA 17846

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

Same as above

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

Vanderbilt Mortgage and Finance, Inc.  
P.O. Box 9800  
Maryville, TN 37802

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

Nationstar Mortgage, LLC f/k/a Centex Home  
Equity Company, LLC  
(Plaintiff herein)  
350 Highland Drive  
Lewisville, TX 75067

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

None Known

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:

None Known

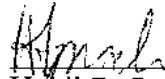
7. Name and address of every person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Tenant/Occupant  
3923 C State Route 42  
Millville, PA 17846

Department of Domestic Relations  
Columbia County Courthouse  
P. O. Box 380  
Bloomsburg, PA 17815

Commonwealth of Pennsylvania  
Department of Welfare  
P.O. Box 2675  
Harrisburg, PA 17105

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

  
Heidi R. Spivak, Esquire  
Attorney for Plaintiff

Date: May 14, 2008



MILSTEAD & ASSOCIATES, LLC  
BY: Heidi R. Spivak, Esquire  
ID No. 74770  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney for Plaintiff

**Nationstar Mortgage, LLC f/k/a Centex  
Home Equity Company, LLC,**

**Plaintiff,**

**Vs.**

**Jeffrey S. Whitmoyer  
and  
Kerry L. Whitmoyer,**

**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2008 CV 482 MF**

**2008-ED-84**

**AFFIDAVIT OF SERVICE  
PURSUANT TO RULE 3129.1**

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

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Millville, PA 17846

Kerry L. Whitmoyer  
3923 C State Route 42  
Millville, PA 17846

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Equity Company, LLC  
(Plaintiff herein)  
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Lewisville, TX 75067

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

None Known

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:

None Known

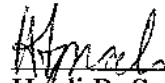
7. Name and address of every person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Tenant/Occupant  
3923 C State Route 42  
Millville, PA 17846

Department of Domestic Relations  
Columbia County Courthouse  
P. O. Box 380  
Bloomsburg, PA 17815

Commonwealth of Pennsylvania  
Department of Welfare  
P.O. Box 2675  
Harrisburg, PA 17105

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



Heidi R. Spivak, Esquire  
Attorney for Plaintiff

Date: May 14, 2008

MILSTEAD & ASSOCIATES, LLC  
BY:Heidi R. Spivak, Esquire  
ID No. 74770  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

**Nationstar Mortgage, LLC f/k/a Centex  
Home Equity Company, LLC,**

**Plaintiff,**

**Vs.**

**Jeffrey S. Whitmoyer,**

**and**

**Kerry L. Whitmoyer,**

**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2008 CV 482 MF**

*2008-ED-64*

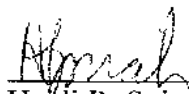
**CERTIFICATION**

**CERTIFICATION**

Heidi R. Spivak, Esquire, hereby verifies that she is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

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

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



Heidi R. Spivak, Esquire  
Attorney for Plaintiff

Date: May 14, 2008

MILSTEAD & ASSOCIATES, LLC  
BY:Heidi R. Spivak, Esquire  
ID No. 74770  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

**Nationstar Mortgage, LLC f/k/a Centex  
Home Equity Company, LLC,**

**Plaintiff,**

**Vs.**

**Jeffrey S. Whitmoyer,**

**and**

**Kerry L. Whitmoyer,**

**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2008 CV 482 MF**

*2008-ED-84*

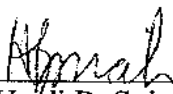
**CERTIFICATION**

**CERTIFICATION**

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

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\_\_\_\_\_  
Heidi R. Spivak, Esquire  
Attorney for Plaintiff

Date: May 14, 2008

MILSTEAD & ASSOCIATES, LLC  
BY: Heidi R. Spivak, Esquire  
ID No. 74770  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

Attorney for Plaintiff

**Nationstar Mortgage, LLC f/k/a Centex  
Home Equity Company, LLC,**

**Plaintiff,**

**Vs.**

**Jeffrey S. Whitmoyer,**

**and**

**Kerry L. Whitmoyer,**

**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2008 CV 482 MF**

**2008-ED-84**

**NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY PURSUANT  
TO P.A.R.C.P.3129**

**TAKE NOTICE:**

Your house (real estate) at 3923 C State Route 42, Millville, PA 17846, is scheduled to be sold at sheriff's sale on \_\_\_\_\_ at \_\_\_\_\_ in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of \$81,924.12 obtained by Nationstar Mortgage, LLC f/k/a Centex Home Equity Company, LLC.

**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 Milstead & Associates LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 856-482-1400.

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 following page 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 bid price by calling Milstead & Associates at 856-482-1400.

2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market value of your property.

3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened you may call Milstead and Associates at 856-482-1400.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the Buyer. At that time, the Buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty 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.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the Sale.

YOU SHOULD TAKE THIS PAPER TO YOU 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.

Lawyers Referral and Information Service  
Columbia County Bar Association  
168 E. 5th Street  
Bloomsburg, PA 17815  
570-784-8760

9.07879

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**Being known as 3923 C State Route 42, Millville, PA 17846**  
**Tax Parcel Number: 29-05-17**

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29-5-19

21.5 ac 27943.00

29-5-19-25

14535.00



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**SHORT DESCRIPTION**

**DOCKET NO:**

2008 CV 482 MF  
2008-ED-84

ALL THAT CERTAIN lot or piece of ground situate in Pine Twp., County of Columbia, and Commonwealth of Pennsylvania

**TAX PARCEL NO:**

29-05-17

**PROPERTY ADDRESS**

3923 C State Route 42  
Millville, PA 17846

**IMPROVEMENTS:**

a Residential Dwelling

**SOLD AS THE PROPERTY OF:**

Jeffrey S. Whitmoyer  
Kerry L. Whitmoyer

**ATTORNEY'S NAME:**

Heidi R. Spivak, Esquire

**SHERIFF'S NAME:**

Timothy T. Chamberlain

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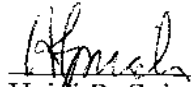
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### **WAIVER OF WATCHMAN**

Any Deputy Sheriff levying upon or attaching any property under within writ may leave same with a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff=s Sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



\_\_\_\_\_  
Heidi R. Spivak, Esquire  
Attorney for Plaintiff

45889

**America's Most Convenient Bank**  
1-800-VFC-2000

55-136/312

05/15/08

**AMOUNT**  
**\*\*\$1,350.00**

\*\*\* ONE THOUSAND THREE HUNDRED FIFTY & 00/100 DOLLARS

ATTORNEY BUSINESS ACCOUNT

SECURITY INFORMATION

of

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE TO MAKE THE PAGE GO AWAY.

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