

SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. Jeffrey Christopher
 NO. 178-09 ED NO. 687-08 JD DATE/TIME OF SALE Feb. 10 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>50.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>390.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>717.22</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>75.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>55.00</u>
TOTAL ***** \$ <u>65.00</u>	

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

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

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

TOTAL COSTS (OPENING BID) \$1546.22

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Walt Fazio Bank VS Jeffrey Whitcomb

NO. 178-09 ED NO. 687-08 JD

DATE/TIME OF SALE: Feb. 10 09:00

BID PRICE (INCLUDES COST) \$ 1500.00

POUNDAGE - 2% OF BID \$ 30.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ 25.22

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2146.22

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2146.22

LESS DEPOSIT: \$ 1300.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 764.22

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Operator Assisted 215-563-7000, Ext 1477

Automated Assisted 320-0007-Ext, 1477

Fax: 215-563-7009

nora.ferrer@fedphe-pa.com

Nora Ferrer
Legal Assistant, ext.1477

Representing Lenders in
Pennsylvania and New Jersey

February 19, 2010

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

Re: Jeffery John Whitenight
237 Slabtown Road
Catawissa, PA 17820
No. 2008-CV-687

Dear Sir or Madam:

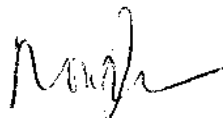
I hereby assign my bid on the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ" to FEDERAL HOME LOAN MORTGAGE CORPORATION, 8200 Jones Branch Drive, Mail Stop 202 McLean, VA 22102.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,



Nora Ferrer

Enclosure

cc: Wells Fargo Bank, N.A.

Account No. 176582

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 Recorders 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

Telephone Number:

PHELAN HALLINAN & SCHMIEG, LLP

Suite 1400

Area Code (215) 563-7000

Street Address

City

State

Zip Code

One Penn Center at Suburban Station
1617 JFK Blvd.

Philadelphia

PA

19103

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Grantee(s)/Lessee(s)

**Timothy T. Chamberlain - Sheriff
Columbia County Courthouse**

FEDERAL HOME LOAN MORTGAGE CORPORATION

Street Address

Street Address

P.O. Box 380, 35 W. Main St.

8200 Jones Branch Drive, Mail Stop 202

City

State

Zip Code

City

State

Zip Code

Bloomsburg

PA

17815

McLean

VA

22102

C PROPERTY LOCATION

Street Address

City, Township, Borough

237 Slabtown Road, Catawissa, PA 17820

Locust Township

County

School District

Tax Parcel Number

COLUMBIA

Locust Township

20-04A-003-00,000

D VALUATION DATA

1. Actual Cash Consideration

2. Other Consideration

3. Total Consideration

\$2,114.22

+ -0-

= \$2,114.22

4. County Assessed Value

5. Common Level Ratio Factor

6. Fair Market Value

\$12,246.00

x 3.69

= \$ 45,187.74

E EXEMPTION DATA

1a. Amount of Exemption Claimed

1b. Percentage of Interest Conveyed

1c. Percentage of Grantor's Interest Conveyed

100%

100%

100 %

2. Check Appropriate Box Below for Exemption Claimed

☐ Will or intestate succession _____
(Name of Decedent) (Estate File Number)

☐ Transfer to Industrial Development Agency.

☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer between principal and agent/straw party. (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 a copy of resolution.)

☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
(If condemnation or in lieu of condemnation, attach copy of resolution.)

☐ 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 to FEDERAL HOME LONA MORTGAGE CORPORATION "This Transfer is an exempt transaction based on 72 P.S. Sect. 8102-C.3.(2) and 12 U.S.C. Sect. 1723a (c) (2)**

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:

Nora M. Ferrer

2/19/2010

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

PHILAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

TD BANK, N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
916576

Pay SEVEN HUNDRED SIXTY FOUR AND 22/100 DOLLARS

DATE	AMOUNT
02/25/2010	*****764.22

Void after 180 days

To The Sheriff of Columbia County
Order 35 W Main Street
Of Bloomsburg, PA 17815

Phelan S. Hallinan

916576 036001808136 150888 8

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

COLUMBIA COUNTY SHERIFF'S OFFICE

Fax

To:	Nora Ferrer	From:	Sheriff Timothy T. Chamberlain
Fax:		Pages:	3
Phone:		Date:	2-22-10
Re:	Derr, Whitenight, McCawley & Schlegel	CC:	

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

● **Comments:**

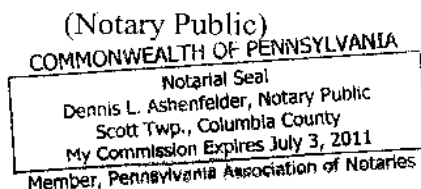
Attached are costs sheets showing \$ due before a deed can be prepared.

Also, the McCawley & Schlegel deed is done but cannot be recorded until I receive a complete copy of the mortgage.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice January 20, 27 and February 3, 2010 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 5th day of February 2010



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.

Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax 215-568-7616

CHRISTINE SCHOFFLER
Legal Assistant, 1286

**Representing Lenders in
Pennsylvania and New Jersey**

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

No. 2008-CV-687

Re: WELLS FARGO BANK, NA VS. JEFFERY JOHN WHITENIGHT
No. 2008-CV-687

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.1 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

*****Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.*****

****Property is listed for the 02/10/2010 Sheriff Sale.****

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

Phelan Hallinan & Schmieg, LLP

By:

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, NA
Plaintiff,

v.

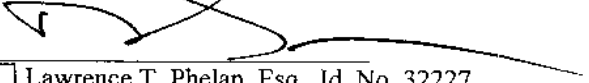
JEFFERY JOHN WHITENIGHT
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No. 2008-CV-687
:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)
COLUMBIA COUNTY) SS:

As required by Pa. R.C.P. 3129.1(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

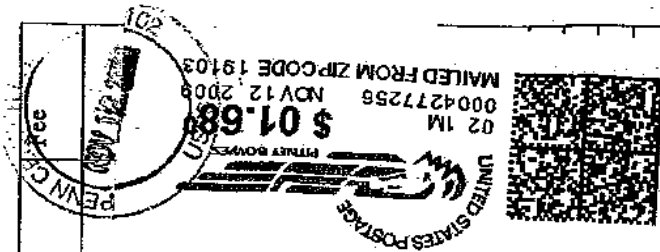

☐ Lawrence T. Phelan, Esq., Id. No. 32227
☐ Francis S. Hallinan, Esq., Id. No. 62695
☒ Daniel G. Schmieg, Esq., Id. No. 62205
☐ Michele M. Bradford, Esq., Id. No. 69849
☐ Judith T. Romano, Esq., Id. No. 58745
☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
☐ Jenine R. Davey, Esq., Id. No. 87077
☐ Lauren R. Tabas, Esq., Id. No. 93337
☐ Vivek Srivastava, Esq., Id. No. 202331
☐ Jay B. Jones, Esq., Id. No. 86657
☐ Peter J. Mulcahy, Esq., Id. No. 61791
☐ Andrew L. Spivack, Esq., Id. No. 84439
☐ Jaime McGuinness, Esq., Id. No. 90134
☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
☐ Joshua I. Goldman, Esq., Id. No. 205047
☐ Courtenay R. Dunn, Esq., Id. No. 206779
☐ Andrew C. Bramblett, Esq., Id. No. 208375
Attorney for Plaintiff

Date: 1-21-10

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Name and Address of Sender
↑
PHILAN HALLINAN & SCHMIEG, LLP
One Penn Center Plaza,
1617 JFK Blvd., Ste 1400
Philadelphia, PA 19103

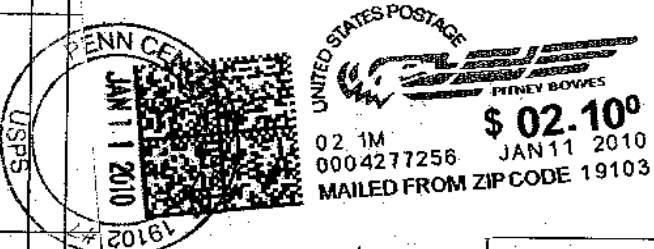
Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 237 SLABTOWN ROAD CATAWISSA, PA 17820	
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	
4		REMIT CORPORATION 36 WEST MAIN STREET, BLOOMSBURG, PA 17815	
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
		RE:JEFFERY JOHN WHITENIGHT PHS #176582. TEAM 3 // HOS	
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)



Name and Address of Sender

PHELAN HALLINAN & SCHMIEG, LLP
One Penn Center Plaza,
1617 JFK Blvd., Ste 1400
Philadelphia, PA 19103

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	CAPITAL ONE BANK (USA), NA 15000 CAPITAL ONE DRIVE RICHMOND, VA 23238		
2	*****	CAPITAL ONE BANK (USA), NA C/O WELTMAN, WEINBERG & REIS WILLIAM T. MOLCZAN, ESQUIRE 2718 KOPPERS BUILDING 436 SEVENTH AVENUE PITTSBURGH, PA 15219		
3		Commonwealth of Pennsylvania Bureau of Individual Tax 6th Floor, Strawberry Square Dept. 280601 Inheritance Tax Division Attention: John Murphy Harrisburg, PA 17128		
4		Internal Revenue Service Federated Investors Tower 13 th Floor, Suite 1300 1001 Liberty Avenue Pittsburgh, PA 15222		
5		Department of Public Welfare TPL Casualty Unit P.O. Box 8486 Willow Oak Building Estate Recovery Program Harrisburg, PA 17105-8486		
6				
7				
8				
9				
10				
11				
12				
13				
14				
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	
RE:JEFFERY JOHN WHITENIGHT		PHS #176582.		



6

Phelan Hallinan & Schmieg, LLP
Attorney for Plaintiff
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

WELLS FARGO BANK, N.A.
Plaintiff,

v.

JEFFERY JOHN WHITENIGHT
Defendant(s).

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-687
:
: COLUMBIA COUNTY

AMENDED AFFIDAVIT PURSUANT TO RULE 3129

WELLS FARGO BANK, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **237 SLABTOWN ROAD, CATAWISSA, PA 17820**.

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

NAME

ADDRESS (If address cannot be reasonably
ascertained, please so indicate.)

JEFFERY JOHN WHITENIGHT

**237 SLABTOWN ROAD
CATAWISSA, PA 17820**

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

NAME

ADDRESS (If address cannot be reasonably
ascertained, please so indicate.)

SAME AS ABOVE

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

NAME

ADDRESS (If address cannot be reasonably
ascertained, please so indicate.)

REMIT CORPORATION

**36 WEST MAIN STREET,
BLOOMSBURG, PA 17815**

CAPITAL ONE BANK (USA) , NA

**15000 CAPITAL ONE DRIVE
RICHMOND, VA 23238**

**CAPITAL ONE BANK (USA), NA
C/O WELTMAN, WEINBERG & REIS
WILLIAM T. MOLCZAN, ESQUIRE**

**2718 KOPPERS BUILDING
436 SEVENTH AVENUE
PITTSBURGH, PA 15219**

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

NAME

ADDRESS (If address cannot be reasonably
ascertained, please so indicate.)

NONE

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

NAME

ADDRESS (If address cannot be reasonably
ascertained, please so indicate.)

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 (If address cannot be reasonably
ascertained, please so indicate.)

NONE

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

NAME

ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

TENANT/OCCUPANT

237 SLABTOWN ROAD
CATAWISSA, PA 17820

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

P.O. BOX 2675
HARRISBURG, PA 17105

COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAX
INHERITANCE TAX DIVISION
ATTENTION: JOHN MURPHY

6TH FLOOR, STRAWBERRY SQUARE DEPT.
280601
HARRISBURG, PA 17128

INTERNAL REVENUE SERVICE
FEDERATED INVESTORS TOWER

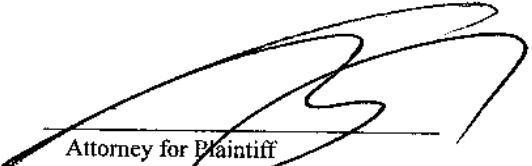
13TH FLOOR, SUITE 1300
1001 LIBERTY AVENUE
PITTSBURGH, PA 15222

DEPARTMENT OF PUBLIC WELFARE
TPL CASUALTY UNIT
ESTATE RECOVERY PROGRAM

P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105-8486

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

January 11, 2010


Attorney for Plaintiff

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☒ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 01/21/2010

Fee: \$5.00

Cert. NO: 6943

WHITENIGHT JEFFERY JOHN
237 SLABTOWN RD
CATAWISSA PA 17820

District: LOCUST TWP
Deed: 20000 -2951
Location: 237 SLABTOWN RD
Parcel Id:20 -04A-003-00,000

Assessment: 12,246
Balances as of 01/21/2010

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

By: Timothy T. Chamberlain Sheriff Per: dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/26/2009

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 178ED2009

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT JEFFERY JOHN WHITENIGHT
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
DEB LONG-TAX COLLECTOR
456A POORHOUSE ROAD
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON ~~Jeffery John Whitenight~~

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-19-10 TIME 1342 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) posted

ATTEMPTS
DATE



TIME

OFFICER

REMARKS

DEPUTY

J. Allison DATE 1-19-10

<p>COMPLETE THIS SECTION ON DELIVERY</p>	
<p>A. Signature</p> <p>X </p>	<p>178</p>
<p><input type="checkbox"/> Agent</p> <p><input checked="" type="checkbox"/> Address</p>	
<p>B. Received by (Printed Name)</p> <p></p>	<p>C. Date of Delivery</p> <p>OCT 28 2009</p>
<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p>	
<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/26/2009

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 178ED2009

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT JEFFERY JOHN WHITENIGHT
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 1-15-10 TIME 0900 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) _____

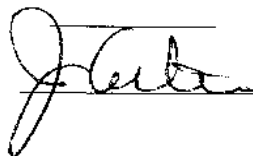
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 1-15-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/26/2009

SERVICE# 2 - OF - 11 SERVICES
DOCKET # 178ED2009

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT JEFFERY JOHN WHITENIGHT
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
REMIT CORPORATION
36 WEST MAIN STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Matthew Campbell

RELATIONSHIP Director of operations IDENTIFICATION _____

DATE 1-14-10 TIME 1850 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. Hallinan

DATE 1-14-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/26/2009

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 178ED2009

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT JEFFERY JOHN WHITENIGHT
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Deb

RELATIONSHIP clerk IDENTIFICATION _____

DATE 1-15 TIME 0910 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

TC DATE _____

PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1478
Operator Assisted # 215-563-7000 ext 1478
Fax # 215-563-8656

December 31, 2009

Office of the Sheriff
COLUMBIA County Courthouse

Dear Sir/Madam,

Enclosed are the Affidavits of Service for filing with your office. We have forwarded the originals of the same to the Prothonotary.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Yours truly,

A handwritten signature in cursive script, appearing to read 'Lisa'.

Lisa Steinman
For PHELAN HALLINAN & SCHMIEG, LLP

AFFIDAVIT OF SERVICE

Plaintiff: WELLS FARGO BANK, N.A.

COLUMBIA County
No 2008-CV-687

Defendant(s): JEFFERY JOHN WHITENIGHT

Serve: JEFFERY JOHN WHITENIGHT
Address: 237 SLABTOWN ROAD
CATAWISSA, PA 17820

Our File#176582
Type of Action
- Notice of Sheriff's Sale

Sale Date: 2/10/2010

****PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES****

SERVED

Served and made known to JEFFERY JOHN WHITENIGHT, Defendant, on the 8th day of DECEMBER, 2009, at 6:40 o'clock P.m., at 237 SLABTOWN ROAD, CATAWISSA, Commonwealth of PENNA, in the manner described below:

☒ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s). Relationship is _____
☐ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant(s)'s office or usual place of business.
_____ an officer of said Defendant(s)'s company.
Other: _____

Description: Age 40^s Height 6'2" Weight 250 Race W Sex M Other _____

I, RONALD MOLL, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed
before me this 8th day
of DECEMBER, 2009
Notary: _____

By: _____

Ronald Moll

KIMBERLY CURTY
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 7, 2013

NOT SERVED

On the _____ day of _____, 200__, at _____ o'clock ____m., Defendant **NOT FOUND** because:

____ Moved ____ Unknown ____ No Answer ____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 200_.
Notary: _____

By: _____

Attorneys for Plaintiff

Phelan Hallinan & Schmieg LLP
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000

AFFIDAVIT OF SERVICE

PLAINTIFF
WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

COLUMBIA COUNTY

PHS # 208206

DEFENDANT
TRACI N. LAPAGLIA
JUSTIN R. BOYLES

SERVICE TEAM/las

COURT NO.: 2009-CV-1253

SERVE TRACI N. LAPAGLIA AT:
2346 MILLERS BOTTOM RD
NEW COLUMBIA, PA 17856-9465

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: 02/24/2010

SERVED

Served and made known to TRACI N. LAPAGLIA, Defendant on the 21st day of DECEMBER 2009, at 12:30 o'clock P. M., at 2346 MILLERS BOTTOM RD., NEW COLUMBIA, PA, in the manner described below:

- ☒ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s).
Relationship is _____.
☐ Adult in charge of Defendant's residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant's office or usual place of business.
☐ _____ an officer of said Defendant's company.
☐ Other: _____

Description: Age 20^s Height 5'4" Weight 150 Race W Sex F Other _____

I, RONALD MULL, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed
before me this 21 day
of Dec, 2009.

Notary: _____ By: _____

KIMBERLY CURTY
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 7, 2013

NOT SERVED

On the _____ day of _____, 200____, at _____ o'clock ____ M., Defendant NOT FOUND because:

- ☐ Vacant ☐ Bad Address ☐ Moved ☐ Does Not Reside (Not Vacant)
☐ No Answer ☐ Service Refused

Other:

Sworn to and subscribed
before me this _____ day
of _____, 200____. By: _____

Notary: _____

ATTORNEY FOR PLAINTIFF

Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schmirg, Esq., Id. No. 62205
Michele M. Bradford, Esq., Id. No. 69849
Judith T. Romano, Esq., Id. No. 58745
Shetal R. Shah-Jani, Esq., Id. No. 81760
Jenine R. Davey, Esq., Id. No. 87077
Lauren R. Tabas, Esq., Id. No. 93337
Vivek Srivastava, Esq., Id. No. 202331
Jay B. Jones, Esq., Id. No. 86657
Peter J. Mulcahy, Esq., Id. No. 61791
Andrew L. Spivack, Esq., Id. No. 84439
Jaimie McGuinness, Esq., Id. No. 90134
Christovalante P. Flakos, Esq., Id. No. 94620
Joshua I. Goldman, Esq., Id. No. 205047
Courtenay R. Dunn, Esq., Id. No. 206779
Andrew C. Bramblett, Esq., Id. No. 208375
One Penn Center at Suburban Station
1617 John F. Kennedy Blvd., Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

AFFIDAVIT OF SERVICE

Plaintiff: BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2005-9

COLUMBIA County
No 2008-CV-1233

Defendant(s): STEPHAN LEVAN, JR.

Our File#182521
Type of Action
- Notice of Sheriff's Sale

Serve: STEPHAN LEVAN, JR.
Address: 330 WEST 3RD STREET, APT. 402
BLOOMSBURG, PA 17815

Sale Date: FEBRUARY 10, 2010

****PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES****

SERVED

Served and made known to STEPHAN LEVAN, JR, Defendant, on the 2ND day of DECEMBER,
2009, at 9:25 o'clock A.m., at 330 W. 3RD ST., Apt. 402, BLOOMSBURG Commonwealth of PENNA, in the
manner described below:

☒ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s). Relationship is _____
☐ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant(s)'s office or usual place of business.
☐ _____ an officer of said Defendant(s)'s company.
☐ Other: _____

Description: Age 59 Height 6'1" Weight 260 Race W Sex M Other _____

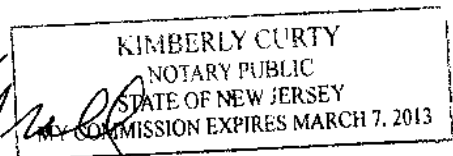
I, RONALD MOLL, a competent adult, being duly sworn according to law, depose and state that I personally handed
a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at
the address indicated above.

Sworn to and subscribed
before me this 2ND day
of DECEMBER, 2009
Notary: _____

By:

Ronald Moll

NOT SERVED



On the _____ day of _____, 200__, at _____ o'clock __.m., Defendant **NOT FOUND** because:

____ Moved ____ Unknown ____ No Answer ____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 200__.

Notary:

By:

Attorney for Plaintiff

Daniel G. Schmieg, Esquire - I.D. No. 62205
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000

11/10

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

PHONE: (570) 389-5622

24 HOUR PHONE

(570) 784-6300

PHONE
(570) 389-5622

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

WELLS FARGO BANK NA

VS.

JEFFREY WHITENIGHT

WRIT OF EXECUTION #178 OF 2009 ED

POSTING OF PROPERTY

JANUARY 6, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF JEFFREY WHITENIGHT AT 237 SLABTOWN ROAD CATAWISSA
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF JENNIFER ALLISON.

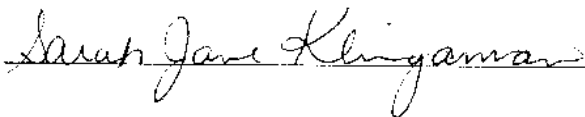
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 7TH DAY OF JANUARY 2010



Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-3625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

WELLS FARGO BANK, N.A.

Docket # 178ED2009

VS

MORTGAGE FORECLOSURE

JEFFERY JOHN WHITENIGHT

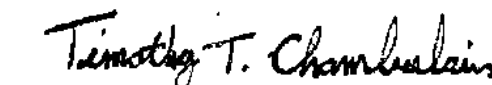
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, NOVEMBER 03, 2009, AT 3:18 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JEFFERY JOHN WHITENIGHT AT 237 SLABTOWN ROAD, CATAWISSA BY HANDING TO JEFFREY WHITENIGHT, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, NOVEMBER 03, 2009


NOTARY PUBLIC


X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
J. ALLISON
DEPUTY SHERIFF

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

PHELAN HALLINAN AND SCHMIEG
1617 JOHN F KENNEDY BLVD ONN PENN CENTER
Suite 140
PHILADELPHIA, PA 19103

Sheriff

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, NA
Plaintiff

vs.

JEFFERY JOHN WHITENIGHT
Defendant

: Court of Common Pleas
:
: Civil Division
:
: COLUMBIA County
:
: No. 2008-CV-687
:

ORDER

AND NOW, this 24 day of Dec, 2009 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$44,775.88
Interest Through February 10, 2010	\$7,447.58
Per Diem \$7.05	
Late Charges	\$51.69
Legal fees	\$1,250.00
Cost of Suit and Title	\$865.03
Sheriff's Sale Costs	\$1,350.00
Property Inspections/ Property Preservation	\$180.00
Appraisal/Brokers Price Opinion	\$0.00
Mortgage Insurance Premium/	\$0.00
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$0.00)
Escrow Deficit	\$536.22
TOTAL	\$56,456.40

Plus interest from February 10, 2010 through the date of sale at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT


J.

COLUMBIA COUNTY SHERIFF'S OFFICE
PROCESS SERVICE ORDER

751-6519

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/26/2009

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 178ED2009

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT JEFFERY JOHN WHITENIGHT
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
JEFFERY JOHN WHITENIGHT
237 SLABTOWN ROAD
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Jeffery

RELATIONSHIP Def IDENTIFICATION _____

DATE 11-3-09 TIME 1518 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

11-3-09

1437

Y

LC

11-3-09

1445

Y

- returned message
a left VM

DEPUTY

J. Allison

DATE

11-3-09

REAL ESTATE OUTLINE

ED # 178-89

DATE RECEIVED 10-28-89
DOCKET AND INDEX 10-26-89

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>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>587612</u>

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

SALE DATE	<u>Feb. 10, 10</u>	TIME <u>09:20</u>
POSTING DATE	<u>Jan. 6, 2010</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Jan. 20</u>	
	2 ND WEEK <u>Jan. 27</u>	
	3 RD WEEK <u>Feb. 3, 2010</u>	

SHERIFF'S SALE

WEDNESDAY FEBRUARY 10, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 178 OF 2009 ED AND CIVIL WRIT NO. 687 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 THAT CERTAIN parcel and lot of land situate in the Township of Locust, County of Columbia and State of Pennsylvania, bounded and described as follows:

BOUNDED on the North by land now or formerly of Frederick Olschefske; on the East by land now or formerly of Mrs. Joseph Glowatskie; on South by a public road leading from Catawissa to Ashland; and on the West by land now or formerly of Mary Stern, and fronting on said public road 40 feet and extending in depth 160 feet, and upon which is erected a single-frame dwelling.

TITLE TO SAID PREMISES IS VESTED IN Jeffery John Whitenight, by Deed from Cecelia M. Marks and Raymond J. Marks, h/w and Jerry C. Marks and Jennifer R. Marks, h/w, dated 03/31/2000, recorded 04/03/2000, in Deed Mortgage Inst#200002951.

Premises being: 237 Slabtown Road, Catawissa, PA 17820

Tax Parcel #20-04A-003-00,000

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 in 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney
Phelan, Hallinan & Schmieg
1617 JFK Blvd
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 10, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 178 OF 2009 ED AND CIVIL WRIT NO. 687 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 THAT CERTAIN parcel and lot of land situate in the Township of Locust, County of Columbia and State of Pennsylvania, bounded and described as follows:

BOUNDED on the North by land now or formerly of Frederick Olschefsckie; on the East by land now or formerly of Mrs. Joseph Glowatskie; on South by a public road leading from Catawissa to Ashland; and on the West by land now or formerly of Mary Stern, and fronting on said public road 40 feet and extending in depth 160 feet, and upon which is erected a single-frame dwelling.

TITLE TO SAID PREMISES IS VESTED IN Jeffery John Whitenight, by Deed from Cecelia M. Marks and Raymond J. Marks, h/w and Jerry C. Marks and Jennifer R. Marks, h/w, dated 03/31/2000, recorded 04/03/2000, in Deed Mortgage Inst#200002951.

Premises being: 237 Slabtown Road, Catawissa, PA 17820

Tax Parcel #20-04A-003-00,000

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 in 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney
Phelan, Hallinan & Schmieg
1617 JFK Blvd
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 10, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 178 OF 2009 ED AND CIVIL WRIT NO. 687 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 THAT CERTAIN parcel and lot of land situate in the Township of Locust, County of Columbia and State of Pennsylvania, bounded and described as follows:

BOUNDED on the North by land now or formerly of Frederick Olschefske; on the East by land now or formerly of Mrs. Joseph Glowatskie; on South by a public road leading from Catawissa to Ashland; and on the West by land now or formerly of Mary Stern, and fronting on said public road 40 feet and extending in depth 160 feet, and upon which is erected a single-frame dwelling.

TITLE TO SAID PREMISES IS VESTED IN Jeffery John Whitenight, by Deed from Cecelia M. Marks and Raymond J. Marks, h/w and Jerry C. Marks and Jennifer R. Marks, h/w, dated 03/31/2000, recorded 04/03/2000, in Deed Mortgage Inst#200002951.

Premises being: 237 Slabtown Road, Catawissa, PA 17820

Tax Parcel #20-04A-003-00,000

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 in 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney
Phelan, Hallinan & Schmieg
1617 JFK Blvd
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 10, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 178 OF 2009 ED AND CIVIL WRIT NO. 687 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 THAT CERTAIN parcel and lot of land situate in the Township of Locust, County of Columbia and State of Pennsylvania, bounded and described as follows:

BOUNDED on the North by land now or formerly of Frederick Olschefskic; on the East by land now or formerly of Mrs. Joseph Glowatskie; on South by a public road leading from Catawissa to Ashland; and on the West by land now or formerly of Mary Stern, and fronting on said public road 40 feet and extending in depth 160 feet, and upon which is erected a single-frame dwelling.

TITLE TO SAID PREMISES IS VESTED IN Jeffery John Whitenight, by Deed from Cecelia M. Marks and Raymond J. Marks, h/w and Jerry C. Marks and Jennifer R. Marks, h/w, dated 03/31/2000, recorded 04/03/2000, in Deed Mortgage Inst#200002951.

Premises being: 237 Slabtown Road, Catawissa, PA 17820

Tax Parcel #20-04A-003-00,000

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 in 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney
Phelan, Hallinan & Schmieg
1617 JFK Blvd
Philadelphia, PA 19106

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

PRAECIPE FOR WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183

WELLS FARGO BANK, N.A.

vs.

JEFFERY JOHN WHITENIGHT

: COURT OF COMMON PLEAS

:

: CIVIL DIVISION

:

: No. 2008-CV-687

:

: COLUMBIA COUNTY

To the Director of the Office of Judicial Support

Issue writ of execution in the above matter:

Amount Due

\$48,178.26

Additional Fees and Costs

\$2,890.03

Interest from to Date of Sale

\$.....and costs.

@ \$7.92 per diem

By: 

Lawrence T. Phelan, Esq., Id. No. 32227

Francis S. Hallinan, Esq., Id. No. 62695

Daniel G. Schmieg, Esq., Id. No. 62205

Michele M. Bradford, Esq., Id. No. 69849

Judith T. Romano, Esq., Id. No. 58745

Sheetal R. Shah-Jani, Esq., Id. No. 81760

Jenine R. Davey, Esq., Id. No. 87077

Lauren R. Tabas, Esq., Id. No. 93337

Vivek Srivastava, Esq., Id. No. 202331

Jay B. Jones, Esq., Id. No. 86657

Peter J. Mulcahy, Esq., Id. No. 61791

Andrew L. Spivack, Esq., Id. No. 84439

Jaime McGuinness, Esq., Id. No. 90134

Chrisovante P. Fliakos, Esq., Id. No. 94620

Joshua I. Goldman, Esq., Id. No. 205047

Courtney R. Dunn, Esq., Id. No. 206779

Andrew C. Bramblett, Esq., Id. No. 208375

Attorneys for Plaintiff

Note: Please attach description of Property.
PHS#176582

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

WELLS FARGO BANK, N.A.

vs.

JEFFERY JOHN WHITENIGHT

: COURT OF COMMON PLEAS

:

: CIVIL DIVISION

:

: No. 2008-CV-687

:

: COLUMBIA COUNTY

2009-ED-178

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 237 SLABTOWN ROAD, CATAWISSA, PA 17820
(See Legal Description attached)

Amount Due

\$48,178.26

Additional Fees and Costs

\$2,890.03

Interest from to Date of Sale

\$_____ and _____

at \$7.92per diem

Lami B. Kline

(Clerk) Office of the Prothy Support
of Columbia County, Penna.

Dated 10/26/2009
(SEAL)

PHS#176582

Phelan Hallinan & Schmieg, LLP
Attorney for Plaintiff
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

WELLS FARGO BANK, N.A.
Plaintiff,

v.

JEFFERY JOHN WHITENIGHT
Defendant(s).

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-687
:
: COLUMBIA COUNTY
:

CERTIFICATION

The undersigned attorney hereby verifies that they are the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because:

- ☐ the mortgage is an FHA mortgage.
- ☐ the premises is non-owner occupied.
- ☐ the premises is vacant.
- ☒ Act 91 procedures have been fulfilled

This Certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

PHELAN HALLINAN & SCHMIEG, LLP

By: 

Attorney for Plaintiff

- ☒ Lawrence T. Phelan, Esq., Id. No. 32227
☐ Francis S. Hallinan, Esq., Id. No. 62695
☐ Daniel G. Schmieg, Esq., Id. No. 62205
☐ Michele M. Bradford, Esq., Id. No. 69849
☐ Judith T. Romano, Esq., Id. No. 58745
☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
☐ Jenine R. Davey, Esq., Id. No. 87077
☐ Lauren R. Tabas, Esq., Id. No. 93337
☐ Vivek Srivastava, Esq., Id. No. 202331
☐ Jay B. Jones, Esq., Id. No. 86657
☐ Peter J. Mulcahy, Esq., Id. No. 61791
☐ Andrew L. Spivack, Esq., Id. No. 84439
☐ Jaime McGuinness, Esq., Id. No. 90134
☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
☒ Joshua I. Goldman, Esq., Id. No. 205047
☐ Courtenay R. Dunn, Esq., Id. No. 206779
☐ Andrew C. Bramblett, Esq., Id. No. 208375

Phelan Hallinan & Schmieg, LLP
Attorney for Plaintiff
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

WELLS FARGO BANK, N.A.
Plaintiff,

v.

JEFFERY JOHN WHITENIGHT
Defendant(s).

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-687
:
: COLUMBIA COUNTY
:

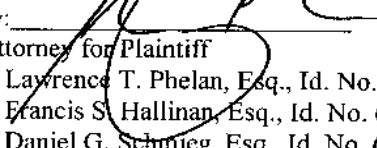
CERTIFICATION

The undersigned attorney hereby verifies that they are the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because:

- ☐ the mortgage is an FHA mortgage.
- ☐ the premises is non-owner occupied.
- ☐ the premises is vacant.
- ☒ Act 91 procedures have been fulfilled

This Certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

PHELAN HALLINAN & SCHMIEG, LLP

By: 
Attorney for Plaintiff
☐ Lawrence T. Phelan, Esq., Id. No. 32227
☒ Francis S. Hallinan, Esq., Id. No. 62695
☐ Daniel G. Schmieg, Esq., Id. No. 62205
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☐ Courtenay R. Dunn, Esq., Id. No. 206779
☐ Andrew C. Bramblett, Esq., Id. No. 208375

SHERIFF'S RETURN

WELLS FARGO BANK, N.A.

Plaintiff

vs.

JEFFERY JOHN WHITENIGHT

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2008-CV-687 CD

WRIT

ISSUED

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 200__ at _____ O'Clock _____ m., served the within

_____ upon _____

_____ at _____

_____ by handing to _____

_____ a true and correct copy of the original Notice of Sale and made known to _____
the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__ _____

Notary Public

BY: _____
Sheriff

_____, 20__, See return endorsed hereon by Sheriff of
_____ County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN


INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Expiration date

Plaintiff
WELLS FARGO BANK, N.A.

Court Number
2008-CV-687

Defendant
JEFFERY JOHN WHITENIGHT &

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE  **AT** { NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
JEFFERY JOHN WHITENIGHT
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 200_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
____ Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number
(215)563-7000

Date

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 20

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.


Expiration date

Plaintiff
WELLS FARGO BANK, N.A.

Court Number
2008-CV-687

Defendant
JEFFERY JOHN WHITENIGHT &

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE  NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 200__ I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
____ Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number
(215)563-7000

Date

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 20__

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Expiration date _____

Plaintiff WELLS FARGO BANK, N.A.	Court Number 2008-CV-687
-------------------------------------	-----------------------------

Defendant JEFFERY JOHN WHITENIGHT &	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
--	---

SERVE **AT** {

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.	
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)	237 SLABTOWN ROAD, CATAWISSA, PA 17820

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

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, _____, 200__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant	Telephone Number (215)563-7000	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
-----------	--------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day	SO ANSWERS Signature of Dep. Sheriff	Date
of _____ 20	Signature of Sheriff	Date
Sheriff of _____		

Phelan Hallinan & Schmieg, LLP

Attorney for Plaintiff

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

WELLS FARGO BANK, N.A.
Plaintiff,

v.

JEFFERY JOHN WHITENIGHT
Defendant(s).

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-687
:
: COLUMBIA COUNTY
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: JEFFERY JOHN WHITENIGHT
237 SLABTOWN ROAD
CATAWISSA, PA 17820

****Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property.****

Your house (real estate) at **237 SLABTOWN ROAD, CATAWISSA, PA 17820** is scheduled to be sold at Sheriff's Sale on _____, at _____ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$48,178.26** obtained by WELLS FARGO BANK, N.A., (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

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, WELLS FARGO BANK, N.A., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call:
(215) 563-7000 ex-1230.
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 better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
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 (215) 563-7000.
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 real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your 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.

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel and lot of land situate in the Township of Locust, County of Columbia and State of Pennsylvania, bounded and described as follows:

BOUNDED on the North by land now or formerly of Frederick Olschefskie; on the East by land now or formerly of Mrs. Joseph Glowatskie; on the South by a public road leading from Catawissa to Ashland; and on the West by land now or formerly of Mary Stern, and fronting on said public road 40 feet and extending in depth 160 feet, and upon which is erected a single-frame dwelling.

TITLE TO SAID PREMISES IS VESTED IN Jeffery John Whitenight, by Deed from Cecelia M. Marks and Raymond J. Marks, h/w and Jerry C. Marks and Jennifer R. Marks, h/w, dated 03/31/2000, recorded 04/03/2000, in Deed Mortgage Inst# 200002951.

Premises being: 237 SLABTOWN ROAD, CATAWISSA, PA 17820

Tax Parcel #20-04A-003-00,000

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2008-CV-687

WELLS FARGO BANK, N.A.

vs.

JEFFERY JOHN WHITENIGHT and

**owner of property situate in the LOCUST TOWNSHIP, Columbia County, Pennsylvania, being
(Municipality)**

237 SLABTOWN ROAD, CATAWISSA, PA 17820

Parcel No. WELLS FARGO BANK, N.A.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGEMENT \$:48,178.26

Attorneys for Plaintiff

Phelan, Hallinan & Schmieg, LLP

Phelan Hallinan & Schmieg, LLP
Attorney for Plaintiff
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

WELLS FARGO BANK, N.A.
Plaintiff,

v.

JEFFERY JOHN WHITENIGHT
Defendant(s).

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-687
:
: COLUMBIA COUNTY
:

AFFIDAVIT PURSUANT TO RULE 3129

WELLS FARGO BANK, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **237 SLABTOWN ROAD, CATAWISSA, PA 17820**.

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

NAME

ADDRESS (If address cannot be reasonably
ascertained, please so indicate.)

JEFFERY JOHN WHITENIGHT

237 SLABTOWN ROAD
CATAWISSA, PA 17820

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

NAME

ADDRESS (If address cannot be reasonably
ascertained, please so indicate.)

SAME AS ABOVE

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

NAME

ADDRESS (If address cannot be reasonably
ascertained, please so indicate.)

REMIT CORPORATION

36 WEST MAIN STREET,
BLOOMSBURG, PA 17815

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

NAME

ADDRESS (If address cannot be reasonably
ascertained, please so indicate.)

NONE

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

NAME

ADDRESS (If address cannot be reasonably
ascertained, please so indicate.)

NONE

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

NAME

ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

TENANT/OCCUPANT

237 SLABTOWN ROAD
CATAWISSA, PA 17820

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

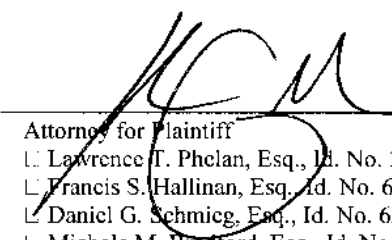
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

P.O. BOX 2675
HARRISBURG, PA 17105

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

October 21, 2009



Attorney for Plaintiff

☐ Lawrence T. Phelan, Esq., Id. No. 32227

☐ Francis S. Hallinan, Esq., Id. No. 62695

☐ Daniel G. Schmieg, Esq., Id. No. 62205

☐ Michele M. Bradford, Esq., Id. No. 69849

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Attorney for Plaintiff
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1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

WELLS FARGO BANK, N.A.
Plaintiff,

v.

JEFFERY JOHN WHITENIGHT
Defendant(s).

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-687
:
: COLUMBIA COUNTY
:

AFFIDAVIT PURSUANT TO RULE 3129

WELLS FARGO BANK, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as follows, date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **237 SLABTOWN ROAD, CATAWISSA, PA 17820**.

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

NAME

ADDRESS (If address cannot be reasonably
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JEFFERY JOHN WHITENIGHT

237 SLABTOWN ROAD
CATAWISSA, PA 17820

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ADDRESS (If address cannot be reasonably
ascertained, please so indicate.)

SAME AS ABOVE

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

NAME

ADDRESS (If address cannot be reasonably
ascertained, please so indicate.)

REMIT CORPORATION

36 WEST MAIN STREET,
BLOOMSBURG, PA 17815

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

NAME

ADDRESS (If address cannot be reasonably
ascertained, please so indicate.)

NONE

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

NAME

ADDRESS (If address cannot be reasonably
ascertained, please so indicate.)

NONE

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

NAME

ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

TENANT/OCCUPANT

237 SLABTOWN ROAD
CATAWISSA, PA 17820

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

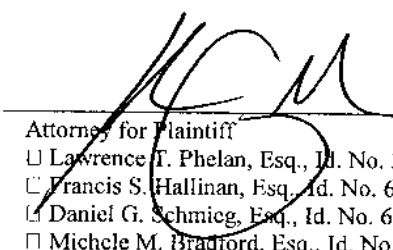
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

P.O. BOX 2675
HARRISBURG, PA 17105

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

October 21, 2009



Attorney for Plaintiff

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Jaime McGuinness, Esq., Id. No. 90134
- ☒ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☒ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel and lot of land situate in the Township of Locust, County of Columbia and State of Pennsylvania, bounded and described as follows:

BOUNDED on the North by land now or formerly of Frederick Olschefskie; on the East by land now or formerly of Mrs. Joseph Glowatskie; on the South by a public road leading from Catawissa to Ashland; on the West by land now or formerly of Mary Stern, and fronting on said public road 40 feet and extending to the rear 160 feet, and upon which is erected a single-frame dwelling.

TITLE TO SAID PREMISES IS VESTED IN Jeffery John Whitenight, by Deed from Cecelia M. Marks and Raymond J. Marks, h/w and Jerry C. Marks and Jennifer R. Marks, h/w, dated 03/31/2000, recorded 04/03/2000, in Deed Mortgage Inst# 200002951.

Premises being: 237 SLABTOWN ROAD, CATAWISSA, PA 17820

Tax Parcel #20-04A-003-00,000

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel and lot of land situate in the Township of Locust, County of Carbon, of Pennsylvania, bounded and described as follows:

BOUNDED on the North by land now or formerly of Frederick Olschefskie; on the East by land now or formerly of Mrs. Joseph Glowatskie; on the South by a public road leading from Catawissa to the West by land now or formerly of Mary Stern, and fronting on said public road 40 feet and 160 feet, and upon which is erected a single-frame dwelling.

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Premises being: 237 SLABTOWN ROAD, CATAWISSA, PA 17820

Tax Parcel #20-04A-003-00,000

LEGAL DESCRIPTION

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Premises being: 237 SLABTOWN ROAD, CATAWISSA, PA 17820

Tax Parcel #20-04A-003-00,000

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Premises being: 237 SLABTOWN ROAD, CATAWISSA, PA 17820

Tax Parcel #20-04A-003-00,000

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2008-CV-687

WELLS FARGO BANK, N.A.

vs.

JEFFERY JOHN WHITENIGHT and

owner of property situate in the LOCUST TOWNSHIP, Columbia County, Pennsylvania, born:
(Municipality)

237 SLABTOWN ROAD, CATAWISSA, PA 17820

Parcel No. WELLS FARGO BANK, N.A.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGEMENT \$:48,178.26

Attorneys for Plaintiff

Phelan, Hallinan & Schmieg, LLP

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2008-CV-687

WELLS FARGO BANK, N.A.

vs.

JEFFERY JOHN WHITENIGHT and

owner of property situate in the LOCUST TOWNSHIP, Columbia County, Pennsylvania, being
(Municipality)

237 SLABTOWN ROAD, CATAWISSA, PA 17820

Parcel No. WELLS FARGO BANK, N.A.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGEMENT \$:48,178.26

Attorneys for Plaintiff

Phelan, Hallinan & Schmieg, LLP

SHORT DESCRIPTION

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WELLS FARGO BANK, N.A.

vs.

JEFFERY JOHN WHITENIGHT and

**owner of property situate in the LOCUST TOWNSHIP, Columbia County, Pennsylvania, being
(Municipality)**

237 SLABTOWN ROAD, CATAWISSA, PA 17820

Parcel No. WELLS FARGO BANK, N.A.

(Acreage or street address)

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JUDGEMENT \$:48,178.26

Attorneys for Plaintiff

Phelan, Hallinan & Schmieg, LLP

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Premises being: 237 SLABTOWN ROAD, CATAWISSA, PA 17820

Tax Parcel #20-04A-003-00,000

PHILAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

TD BANK, N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
867872

DATE		AMOUNT	
10/21/2009		*****1,350.00	

J.R. 10/21/2009

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 180 days

To The Sheriff of Columbia County
Order 35 W Main Street
Of Bloomsburg, PA 17815

Travis S. Hallinan

⑈867872⑈ ⑆036001808⑆36 150866 6⑈