

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

QUICKEN LOANS INC

VS. JESSICA WEBSTER

NO. 116-2019 ED

NO. 785-2019 JD

DATE/TIME OF SALE: JANUARY 29, 2020 AT 9:00 AM

BID PRICE (INCLUDES COST) \$ 2296,50

POUNDAGE - 2% OF BID \$ 45,93

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2342,43

PURCHASER(S):  M. Trey Freedman, Esq.

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 2342,43

LESS DEPOSIT: \$ 1356,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 992,43

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
QUICKEN LOANS INC

vs.

Defendant
JESSICA WEBSTER

Attorney for the Plaintiff:
RICHARD SQUIRE & ASSOCIATES LLC
ONE JENKINTOWN STATION
115 WEST AVENUE
JENKINTOWN, PA 19046

Sheriff's Sale Date: Wednesday, January 29, 2020

Writ of Execution No. : 2019CV785

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 2951 STATE ROUTE 42, MILLVILLE, PA 17846

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,465.25
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$150.00
Service Mileage	\$16.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$110.00
Total Sheriff Costs	\$2,223.75

Distribution Costs

Recording Fees	\$72.75
Total Distribution Costs	\$72.75

Grand Total: \$2,296.50

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 236139	Invoice Date: 02/19/2020 11:07:06 AM	RECEIPT	Reg/Drw ID: 0102
Customer:	Last Change:	Receipt By: WALK-IN	By: BSL
SHERIFF			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$72.75	202001342	GREENWOOD
	Grantor - WEBSTER, JESSICA L		02/19/20 11:07:12 AM	TOWNSHIP
	Grantee - QUICKEN LOANS INC			
	Consideration - \$2,342.43			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.50		
	RECORDING FEES - RECORDER	\$13.50		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$72.75		
	PAYMENTS			
	CHECK: 8786 - SHERIFF	\$72.75		
	TOTAL PAYMENTS	\$72.75		
	AMOUNT DUE	\$72.75		
	PAYMENT ON INVOICE	(\$72.75)		
	BALANCE DUE ON INVOICE	\$0.00		

SHERIFF'S OFFICE OF CUMBERLAND COUNTY

Ronny R Anderson
Sheriff

Jody S Smith
Chief Deputy

Richard W Stewart
Solicitor



Quicken Loans Inc.
vs.
Jessica Webster

Case Number
2019CV785

SHERIFF'S RETURN OF SERVICE

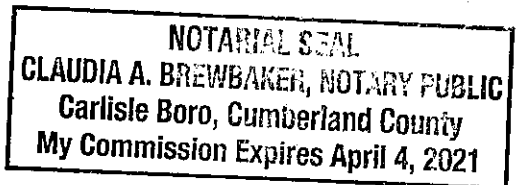
10/01/2019 Ronny R Anderson, Sheriff, being duly sworn according to law, states he made diligent search and inquiry for the within named Defendant to wit: Jessica Webster, but was unable to locate the Defendant in his bailiwick. The Sheriff therefore returns the within requested Complaint & Notice as "Not Found" at 22 S. Prince Street Apt 4, Shippensburg Borough, Shippensburg, PA 17257. Current resident is Jessica Lynn Pursel. She does not know the defendant.

SHERIFF COST: \$49.25

October 04, 2019

SO ANSWERS

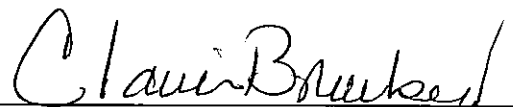

RONNY RANDERSON, SHERIFF



Affirmed and subscribed to before me this

NOTARY

14 day of October, 2019



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



QUICKEN LOANS INC
vs.
WEBSTER, JESSICA

Case Number
2019CV785

SERVICE COVER SHEET

Service Details:

Category: Civil Action - Notice to Defend

Zone:

Part. 2

Manner: Deputize

Expires: 10/04/2019

Warrant:

Notes:

Serve To:

Name: JESSICA WEBSTER

Primary Address: 22 S. PRINCE STREET
APT #4

Phone: SHIPPENSBURG, PA 17257 DOB:

Alternate Address: 2951 STATE ROUTE 42
MILLVILLE, PA 17846

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Notes / Special Instructions:

Now, September 04, 2019 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Cumberland County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

WEBSTER, JESSICA

2019CV785

22 S. PRINCE STREET, APT #4, SHIPPENSBURG, PA 17257 EXP: 10/04/2019

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



QUICKEN LOANS INC
vs.
WEBSTER, JESSICA

Case Number
2019CV785

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 116

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JESSICA WEBSTER

Primary Address: 249 HOLLOW ROAD
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address: 2951 STATE ROUTE 42
MILLVILLE, PA 17846

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: CCSO

Relation: Def.

Date: 10/15/19

Time: 4:10

Deputy: 1

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:	8:49				
Mileage:					
Deputy:					

Service Attempt Notes:

1. 4C

2.

3.

4.

5.

6.

WEBSTER, JESSICA

2019CV785

249 HOLLOW ROAD, CATAWISSA, PA 17820

NO EXPIRATION

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW
www.squirelaw.com

Richard M. Squire *
M. Troy Freedman
Chandra M. Arkema ^
Paul S. Huntington
* Also admitted in MD
^ Also admitted in NJ

One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790 Fax: (215) 886-8791

1415 Route 70 East
Suite 600
Cherry Hill, NJ 08034
(609) 246-2418

Please reply to:
☒ Jenkintown
☐ Cherry Hill

January 31, 2020

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

RE: Quicken Loans Inc. v. Jessica L. Webster a/k/a Jessica Lynn Webster a/k/a Jessica Lynn Pursel

Columbia County Docket No. 2019-CV-785
Premises: 2951 STATE ROUTE 42, MILLVILLE, PA 17846

Dear Sir or Madam:

The above property was sold to the plaintiff at Sheriff Sale on 01/29/2020. Kindly issue Deed Poll or Sheriff's Deed to the above property to "Quicken Loans Inc." The address of the grantee should be listed as 1050 Woodward Avenue, Detroit, MI 48226.

Enclosed please find Realty Transfer Statement of value in duplicate, along with copies of the recorded mortgage and any applicable assignments.

Tax bills should now be sent to 1050 Woodward Avenue, Detroit, MI 48226.

Please contact our office should you have any questions or need for further information or documentation with regard to this matter.

Kindest Regards,

Katrina Bakal
Paralegal
Richard M. Squire & Associates, LLC

Enclosures



(EX) MOD 04-19 (FI)

1830019105

RECORDER'S USE ONLY

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

REV-183BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603**REALTY TRANSFER TAX
STATEMENT OF VALUE**

COMPLETE EACH SECTION

SECTION I TRANSFER DATA

Date of Acceptance of Document			
Grantor(s)/Lessor(s) Columbia County Sheriff	Telephone Number (570) 389-5622	Grantee(s)/Lessee(s) Quicken Loans Inc.	Telephone Number
Mailing Address 35 West Main Street		Mailing Address 1050 Woodward Avenue	
City Bloomsburg	State PA	ZIP Code 17815	City Detroit
		State MI	ZIP Code 48226

SECTION II REAL ESTATE LOCATION

Street Address 2951 State Road 42		City, Township, Borough Millville
County Columbia	School District Millville Area	Tax Parcel Number 17 02B02500000

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? <input type="radio"/> YES <input checked="" type="radio"/> NO		
1. Actual Cash Consideration 2,342.43	2. Other Consideration + 0.00	3. Total Consideration = 2,342.43
4. County Assessed Value 15,047.00	5. Common Level Ratio Factor x 4.41	6. Computed Value = 66,357.27

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 66,357.27	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
---	--	--

2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. 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. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name Richard M. Squire & Associates, LLC		Telephone Number (215) 886-8790	
Mailing Address 115 West Avenue, Suite 104	City Jenkintown	State PA	ZIP Code 19046

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

Signature of Correspondent or Responsible Party <i>Katrina Bahal</i>	Date 01/31/2020
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105

REV-183

BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

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Mailing Address 35 West Main Street		Mailing Address 1050 Woodward Avenue	
City Bloomsburg	State PA	ZIP Code 17815	City Detroit
			State MI
			ZIP Code 48226

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County Columbia	School District Millville Area	Tax Parcel Number 17 02B02500000

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- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
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Mailing Address 115 West Avenue, Suite 104	City Jenkintown	State PA
		ZIP Code 19046

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

Signature of Correspondent or Responsible Party <i>Katrina Bahal</i>	Date 01/31/2020
---	--------------------

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



1830019105

1830019105

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

James T Micklow 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, published on dates listed below, and 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.

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV786

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JANUARY 29, 2020 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THOSE TWO CERTAIN tracts of land situate in Greenwood Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Tract No. 1:
BEGINNING at an iron stake along side of the state Road leading through said village at line of land now or formerly of Clara Robbins; THENCE North along said road 42 feet to an iron stake; THENCE in a Westerly direction 40 feet, more or less, to an iron stake at the tail of the race leading from the grist mill; THENCE in a Southwesterly direction 42 feet along said race to an iron post at the corner of said Clara Robbins; THENCE along said line in an Easterly direction 40 feet, more or less, to the place of BEGINNING.
CONTAINING 1,120 square feet, by the same, more or less.

Tract No. 2:
BEGINNING at a point in other lands now or formerly of William Fowler and in the Westerly line of the State Highway; THENCE by the Westerly line of said State Highway in a Northerly direction 20 feet; THENCE by other lands now or formerly of William Fowler in a Westerly direction 131 feet, more or less, to a post near the corner of a barn; THENCE by the same in a Southerly direction 48 feet to a telephone pole; THENCE in an Easterly direction along lands now or formerly of Clara Evans 72 feet to a corner of other lands now or formerly of William Fowler; THENCE by line of lands now or formerly of William Fowler in a Northerly direction 42 feet; THENCE by the same in an Easterly direction 40 feet to a point the place of BEGINNING.
Parcel # 1702B02600
Commonly Known As: 2051 State Route 42, Millville, PA 17846

PROPERTY ADDRESS: 2051 STATE ROUTE 42, MILLVILLE, PA 17846
UR / TAX PARCEL NUMBER: 1702B02600

Seized and taken into execution to be sold as the property of JESSICA WEBSTER in suit of CLICKEN LOANS INC.

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. **REMARKING BALANCE OF BID PRICE** Any remaining amount of the bid price is to be paid within eight (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 to either 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 default all sums paid by the 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.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff
RICHARD SQUIRE & ASSOCIATES LLC
JENKINTOWN, PA

Ad Text: JESSICA WEBSTER SALE

Date(s) Published: 1/8/2020, 1/15/2020, 1/22/2020

James T Micklow

Sworn and subscribed to before me
this 23 day of January, 2020.

Albert Lee Jensen
(Notary Public)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ALBERT LEE JENSEN, Notary Public
Scott Township, Columbia County
My Commission Expires April 21, 2020

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.

RICHARD M. SQUIRE & ASSOCIATES, LLC
ATTORNEYS AT LAW

Richard M. Squire *
M. Troy Freedman
Chandra M. Arkema
Paul Huntington
* Also Admitted in MD
^ Also Admitted in NJ

Montgomery County Office
One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790 Fax: (215) 886-8791
www.squirelaw.com

New Jersey:
1415 Route 70 East
Suite 600
Cherry Hill, NJ 08034
(609) 246-2418

February 4, 2020

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

RE: Quicken Loans, Inc. V. Jessica Webster
Docket 2019-CV-785
2951 State Route 42, Millville, PA 17846

Dear Sir or Madam,

Thank you for your recent telephone call that the amount of \$45.93 is due to their office in payment of the sheriff's poundage:

Property sold for costs	\$2,342.43
Less Amount shown on Cost Sheet	<u>\$2,296.50</u>
Difference	\$ 45.93

Enclosed is our Check No. 23295 in the amount of \$45.93.

Very truly yours,

Patricia Miller
Paralegal

SHERIFF'S SALE COST SHEET

19-785

VS.
NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</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>383.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1465.25</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1715.25</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>72.75</u>	
TOTAL *****		\$ <u>82.75</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	\$ <u>-0-</u>	
TOTAL *****		\$ <u>-0-</u>

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

TOTAL COSTS (OPENING BID) \$ 2296.50

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

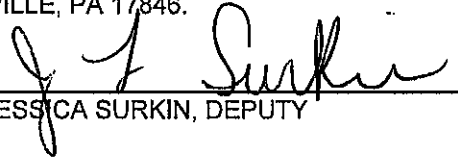


QUICKEN LOANS INC
vs.
JESSICA WEBSTER

Case Number
2019CV785

SHERIFF'S RETURN OF SERVICE

12/02/2019 02:22 PM - DEPUTY JESSICA SURKIN, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 2951 STATE ROUTE 42, MILLVILLE, PA 17846.


JESSICA SURKIN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 02, 2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020

NOTARY

Affirmed and subscribed to before me this

2ND day of DECEMBER, 2019



Attorney: RICHARD SQUIRE & ASSOCIATES LLC, ONE JENKINTOWN STATION, 115 WEST AVENUE, JENKINTOWN, P.

(c) CountySuite Sheriff. Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



QUICKEN LOANS INC
vs.
WEBSTER, JESSICA

Case Number
2019CV785

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 2951 STATE ROUTE 42
MILLVILLE, PA 17846

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 12-2-19

Time: 14:22

Deputy: 8

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

(POSTING)

2019CV785

2951 STATE ROUTE 42, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



QUICKEN LOANS INC
vs.
JESSICA WEBSTER

Case Number
2019CV785

SHERIFF'S RETURN OF SERVICE

10/15/2019 04:10 PM - SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JESSICA WEBSTER AT THE COLUMBIA COUNTY SHERIFF'S OFFICE, P.O. BOX 380, BLOOMSBURG, PA 17815.


TIMOTHY T. CHAMBERLAIN, SHERIFF

October 16, 2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020

NOTARY

Affirmed and subscribed to before me this

16TH day of OCTOBER, 2019



Attorney

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

Press Enterprise

2700 Lackawanna Ave

Bloomsburg, PA 17815

Date: 10-7-2019

Re: Sheriff's Sale Advertising Dates

Quicken Loans Inc. vs. Jessica L. Webster

Case No: 116 ED 20 19 and Case No. 785 CV 20 19

Dear Sir / Madam:

Please advertise the enclosed SHERIFF SALE on following dates:

1st Week Jan. 8th 2020

2nd Week Jan. 15th 2020

3rd Week Jan. 22nd 2020

SALE DATE: January 29 2020

Feel free to contact Sarah Klingaman or Sheriff Chamberlain if you have any questions. Thank you

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV785

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JANUARY 29, 2020
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THOSE TWO CERTAIN tracts of land situate in Greenwood Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Tract No. 1:

BEGINNING at an iron stake along side of the state Road leading through said village at line of land now or formerly of Clara Robbins; THENCE North along said road 42 feet to an iron stake; THENCE in a Westerly direction 40 feet, more or less, to an iron stake at the tail of the race leading from the grist mill; THENCE in a Southwesterly direction 42 feet along said race to an iron post at line now or formerly of said Clara Robbins; THENCE along said line in an Easterly direction 40 feet, more or less, to the place of BEGINNING.

CONTAINING 1,120 square feet, be the same, more or less.

Tract No. 2:

BEGINNING at a point in other lands now or formerly of William Fowler and In the Westerly Line of the State Highway; THENCE by the Westerly line of said State Highway in a Northerly direction 20 feet; THENCE by other lands now or formerly of William Fowler in a Westerly direction 131 feet, more or less, to a post near the corner of a barn; THENCE by the same in a Southerly direction 46 feet to a telephone pole; THENCE in an Easterly direction along lands now or formerly of Clara Eves 72 feet to a corner of other lands now or formerly of William Fowler; THENCE by line of lands now or formerly of William Fowler in a Northerly direction 42 feet; THENCE by the same in an Easterly direction 40 feet to a point, the place of BEGINNING.

Parcel# 1702B02500

Commonly Known As: 2951 State Route 42, Millville, PA 17846

PROPERTY ADDRESS: 2951 STATE ROUTE 42, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 1702B02500

Seized and taken into execution to be sold as the property of JESSICA WEBSTER in suit of QUICKEN LOANS INC.

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 eight (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 to either 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 default all sums paid by the 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.

Attorney for the Plaintiff:
RICHARD SQUIRE & ASSOCIATES LLC
JENKINTOWN, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Sarah K. McCaffery, Esquire
Chandra M. Arkema, Esquire
ID. Nos. 04267 / 85165 / 311728 / 203437

One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Quicken Loans Inc.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

PLAINTIFF

v.

DOCKET NO. 2019-CV-785

Jessica L. Webster aka Jessica Lynn Webster a/k/a CIVIL ACTION
Jessica Lynn Pursel;

DEFENDANT(S). MORTGAGE FORECLOSURE

AFFIDAVIT OF LAST KNOWN ADDRESS

The undersigned, being duly sworn according to law, hereby depose and say that I am one of the attorneys for Plaintiff in the above matter and that the last known addresses for the Defendant(s) herein are as follows:

Defendant(s):

Jessica L. Webster
249 Hollow Road
Catawissa, PA 17820

Date: October 1, 2019

Richard M. Squire & Associates, LLC

By: Chandra Arkema
____ Richard M. Squire, Esq. (PA I.D. # 04267)
____ M. Troy Freedman, Esq. (PA I.D. # 85165)
____ Sarah K. McCaffery, Esq. (PA I.D. # 311728)
☒ Chandra M. Arkema, Esq. (PA I.D. # 203437)

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Sarah K. McCaffery, Esquire
Chandra M. Arkema, Esquire
ID. Nos. 04267 / 85165 / 311728 / 203437

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Quicken Loans Inc.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

PLAINTIFF

v.

DOCKET NO. 2019-CV-785

Jessica L. Webster aka Jessica Lynn Webster a/k/a CIVIL ACTION

Jessica Lynn Pursel;

DEFENDANT(S).

MORTGAGE FORECLOSURE

VERIFICATION OF NON-MILITARY SERVICE

The undersigned, hereby verifies that he is one of the attorneys for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:


(a) that the Defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act of Congress of 2003, as amended; and

(b) that Defendant(s) is/are over 18 years of age.

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

Date: October 1, 2019

Richard M. Squire & Associates, LLC

By: 
____ Richard M. Squire, Esq. (PA I.D. # 04267)
____ M. Troy Freedman, Esq. (PA I.D. # 85165)
____ Sarah K. McCaffery, Esq. (PA I.D. # 311728)
✓ Chandra M. Arkema, Esq. (PA I.D. # 203437)

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Sarah K. McCaffery, Esquire
Chandra M. Arkema, Esquire
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Quicken Loans Inc.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

PLAINTIFF

v.

DOCKET NO. 2019-CV-785

2019 - ED - 116

Jessica L. Webster aka Jessica Lynn Webster a/k/a CIVIL ACTION
Jessica Lynn Pursel;

DEFENDANT(S).

MORTGAGE FORECLOSURE

CERTIFICATION

The undersigned, hereby verifies that (s)he is an attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

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

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

Date: October 1, 2019

Richard M. Squire & Associates, LLC

By: Chandra Arkema
____ Richard M. Squire, Esq. (PA I.D. # 04267)
____ M. Troy Freedman, Esq. (PA I.D. # 85165)
____ Sarah K. McCaffery, Esq. (PA I.D. # 311728)
✓ Chandra M. Arkema, Esq. (PA I.D. # 203437)

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Sarah K. McCaffery, Esquire
Chandra M. Arkema, Esquire
ID. Nos. 04267 / 85165 / 311728 / 203437

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Telephone: 215-886-8790

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Quicken Loans Inc.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

PLAINTIFF

v.

DOCKET NO. 2019-CV-785

Jessica L. Webster Jessica Lynn Webster a/k/a
Jessica Lynn Pursel;

CIVIL ACTION

DEFENDANT(S).

MORTGAGE FORECLOSURE

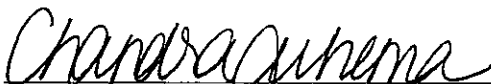
WAIVER OF WATCHMEN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession. After notifying such person of such levy or attachment, without liability on the part of such deputy 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.

Date: October 1, 2019

Richard M. Squire & Associates, LLC

By:



____ Richard M. Squire, Esq. (PA I.D. # 04267)

____ M. Troy Freedman, Esq. (PA I.D. # 85165)

____ Sarah K. McCaffery, Esq. (PA I.D. # 311728)

☒ Chandra M. Arkema, Esq. (PA I.D. # 203437)

LEGAL DESCRIPTION

ALL THOSE TWO CERTAIN tracts of land situate in Greenwood Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Tract No. 1:

BEGINNING at an iron stake along side of the state Road leading through said village at line of land now or formerly of Clara Robbins; THENCE North along said road 42 feet to an iron stake; THENCE in a Westerly direction 40 feet, more or less, to an iron stake at the tail of the race leading from the grist mill; THENCE in a Southwesterly direction 42 feet along said race to an iron post at line now or formerly of said Clara Robbins; THENCE along said line in an Easterly direction 40 feet, more or less, to the place of BEGINNING.

CONTAINING 1,120 square feet, be the same, more or less.

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Parcel# 1702B02500

Commonly Known As: 2951 State Route 42, Millville, PA 17846

BEING the same premises which Violet E. Dressler by Deed dated on December 29, 2017 and Recorded in the Columbia County Recorder of Deeds office on December 29, 2017 under Instrument #: 201710279 granted and conveyed unto Jessica L. Webster.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

QUICKEN LOANS INC
vs.
WEBSTER, JESSICA

Case Number
2019CV785

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 114

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co.

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Michelle Sarter

Relation: Clerk

Date: 10/8/19 Time: 10:34

Deputy: 8 Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

DOMESTIC RELATIONS OF

2019CV785

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

QUICKEN LOANS INC
vs.
WEBSTER, JESSICA

Case Number
2019CV785

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 116

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 2951 STATE ROUTE 42
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted Other

Adult In Charge:

Relation:

Date:

10/8/19

Time:

11:24

Deputy:

8

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

OCCUPANT

2019CV785

2951 STATE ROUTE 42, MILLVILLE, PA 17846

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

QUICKEN LOANS INC
vs.
WEBSTER, JESSICA

Case Number
2019CV785

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 116

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/29/2020 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Debbie Miller

Relation:

Clerk

Date:

10/8/19

Time:

10:23

Deputy:

8

Mileage:

Attorney / Originator:

Name: RICHARD SQUIRE & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX C

2019CV785

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 10/07/19

Account:

Name:
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**
Address: **PO BOX 380**
BLOOMSBURG, PA 17815
Telephone: **(570) 389-5622**

Ad ID: 1180485
Description: **JESSICA WEBSTER SALE**
Run Dates: **01/08/20 to 01/22/20**
Class: **2**
Agate Lines: **225**
Blind Box:

Total Ad Cost \$1,465.25
Amount Paid \$0.00

<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	01/08/20	01/22/20	3	\$1,465.25

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV785

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JANUARY 29, 2020 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THOSE TWO CERTAIN tracts of land situate in Greenwood Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Tract No. 1:

BEGINNING at an iron stake along side of the state Road leading through said village at line of land now or formerly of Clara Robbins; THENCE North along said road 42 feet to an iron stake; THENCE in a Westerly direction 40 feet, more or less, to an iron stake at the tail of the race leading from the grist mill; THENCE in a Southwesterly direction 42 feet along said race to an iron post at line now or formerly of said Clara Robbins; THENCE along said line in an Easterly direction 40 feet, more or less, to the place of BEGINNING.

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THENCE by the same in an Easterly direction 40 feet to a point, the place of BEGINNING.

Parcel# 1702B02500

Commonly Known As: 2951 State Route 42, Millville, PA 17846

PROPERTY ADDRESS: 2951 STATE ROUTE 42, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 1702B02500

Seized and taken into execution to be sold as the property of JESSICA WEBSTER in suit of QUICKEN LOANS INC.

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 eight (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 to either 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 default all sums paid by the 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.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff
RICHARD SQUIRE & ASSOCIATES LLC
JENKINTOWN, PA

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Sarah K. McCaffery, Esquire
Chandra M. Arkema, Esquire
ID. Nos. 04267 / 85165 / 311728 / 203437

One Jenkintown Station, Suite 104

115 West Avenue

Jenkintown, PA 19046

Telephone: 215-886-8790

Fax: 215-886-8791

Quicken Loans Inc.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

PLAINTIFF

v.

DOCKET NO. 2019-CV-785

2019-ED-116

Jessica L. Webster aka Jessica Lynn Webster a/k/a CIVIL ACTION

Jessica Lynn Pursel;

DEFENDANT(S).

MORTGAGE FORECLOSURE

WRIT OF EXECUTION

(Mortgage Foreclosure)

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF COLUMBIA

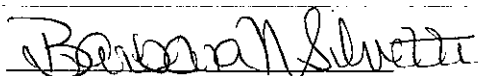
TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

2951 STATE ROUTE 42, MILLVILLE, PA 17846

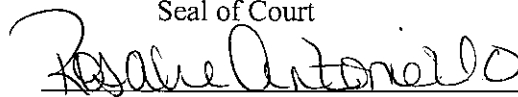
(See attached legal description)

Amount Due	\$	91,989.33
Interest from 10/02/2019 to	\$	
Total	\$	
* plus fees and costs		


PROTHONOTARY

Seal of Court

BY:


Deputy Prothonotary

Date

10/7/2019

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

2019-CV-785

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

Quicken Loans Inc.,
Plaintiff,

v.

Jessica L. Webster aka Jessica Lynn Webster a/k/a Jessica Lynn Pursel;
Defendant(s)

Premises: 2951 STATE ROUTE 42, MILLVILLE, PA 17846

WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed: _____

Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Sarah K. McCaffery, Esquire
Chandra M. Arkema, Esquire
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791
Attorneys for Plaintiff

Chandra Arkema
Attorney for Plaintiff

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Sarah K. McCaffery, Esquire
Chandra M. Arkema, Esquire
ID. Nos. 04267 / 85165 / 311728 / 203437

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Quicken Loans Inc.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

PLAINTIFF

v.

DOCKET NO. 2019-CV-785

Jessica L. Webster aka Jessica Lynn Webster a/k/a
Jessica Lynn Pursel;

CIVIL ACTION

DEFENDANT(S).

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

Quicken Loans Inc., Plaintiff in the above action, being authorized to do so, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 2951 STATE ROUTE 42, MILLVILLE, PA 17846, Parcel No. 17 02B02500000.

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

Jessica L. Webster
249 Hollow Road
Catawissa, PA 17820

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

Jessica L. Webster aka Jessica Lynn Webster a/k/a Jessica Lynn Pursel
249 Hollow Road
Catawissa, PA 17820

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

Plaintiff Herein

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

Plaintiff Herein

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

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:

Columbia County Domestic Relations
11 West Main Street
Bloomsburg, PA 17815-1702

Columbia County Tax Claim Bureau
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815-1702

Department of Public Welfare
Health & Welfare Building
P. O. Box 2675
Harrisburg, PA 17105-2675

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

Tenant/Occupant
2951 STATE ROUTE 42
MILLVILLE, PA 17846

VERIFICATION

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

Date: October 1, 2019

Richard M. Squire & Associates, LLC

By: Chandra Dupema
____ Richard M. Squire, Esq. (PA I.D. # 04267)
____ M. Troy Freedman, Esq. (PA I.D. # 85165)
____ Sarah K. McCaffery, Esq. (PA I.D. # 311728)
✓ Chandra M. Arkema, Esq. (PA I.D. # 203437)

LEGAL DESCRIPTION

ALL THOSE TWO CERTAIN tracts of land situate in Greenwood Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Tract No. 1:

BEGINNING at an iron stake along side of the state Road leading through said village at line of land now or formerly of Clara Robbins; THENCE North along said road 42 feet to an iron stake; THENCE in a Westerly direction 40 feet, more or less, to an iron stake at the tail of the race leading from the grist mill; THENCE in a Southwesterly direction 42 feet along said race to an iron post at line now or formerly of said Clara Robbins; THENCE along said line in an Easterly direction 40 feet, more or less, to the place of BEGINNING.

CONTAINING 1,120 square feet, be the same, more or less.

Tract No. 2:

BEGINNING at a point in other lands now or formerly of William Fowler and In the Westerly Line of the State Highway; THENCE by the Westerly line of said State Highway in a Northerly direction 20 feet; THENCE by other lands now or formerly of William Fowler in a Westerly direction 131 feet, more or less, to a post near the corner of a barn; THENCE by the same in a Southerly direction 46 feet to a telephone pole; THENCE in an Easterly direction along lands now or formerly of Clara Eves 72 feet to a corner of other lands now or formerly of William Fowler; THENCE by line of lands now or formerly of William Fowler in a Northerly direction 42 feet; THENCE by the same in an Easterly direction 40 feet to a point, the place of BEGINNING.

Parcel# 1702B02500

Commonly Known As: 2951 State Route 42, Millville, PA 17846

BEING the same premises which Violet E. Dressler by Deed dated on December 29, 2017 and Recorded in the Columbia County Recorder of Deeds office on December 29, 2017 under Instrument #: 201710279 granted and conveyed unto Jessica L. Webster.

REAL ESTATE OUTLINE

ED # 2019ED116

DATE RECEIVED 10-7-2019
DOCKET AND INDEX 2019 CV 785

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>22155</u>

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

SALE DATE Jan. 29th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>Jan. 8 2020</u>
2 ND WEEK	<u>Jan. 15 2020</u>
3 RD WEEK	<u>Jan. 22 2020</u>

RICHARD M. SQUIRE & ASSOCIATES, LLC

ATTORNEYS AT LAW

www.squirelaw.com

Richard M. Squire *
M. Troy Freedman
Sarah K. McCaffery ^
Chandra M. Arkema ^
* Also admitted in MD
^ Also admitted in NJ

One Jenkintown Station
115 West Avenue, Suite 104
Jenkintown, PA 19046
Tel.: (215) 886-8790 Fax: (215) 886-8791

1415 Route 70 East
Suite 600
Cherry Hill, NJ 08034
(609) 246-2418

Please reply to:
☒ [X] Jenkintown
☐ [] Cherry Hill

October 1, 2019

Columbia Sheriff's Office
P.O. Box 380

Bloomsburg, PA 17815

RE: Quicken Loans Inc. v. Jessica L. Webster aka Jessica Lynn Webster a/k/a Jessica Lynn Pursel
Columbia Docket No. 2019-CV-785
Premises: 2951 STATE ROUTE 42, MILLVILLE, PA 17846

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff in the above-referenced matter. Enclosed please find the appropriate copies of the Writ of Execution/Notice of Sale to be served upon the defendants at the following:

Please Serve Personally/Adult in Charge Service to:

Jessica L. Webster
249 Hollow Road
Catawissa, PA 17820

PLEASE POST HANDILL TO THE PROPERTY: 2951 STATE ROUTE 42, MILLVILLE, PA 17846

Attached please find a check payable to the Sheriff in the amount of the required Sheriff's sale deposit.

Thank you in advance for your courtesies.

Very truly yours,

Daniel DellaPenna, Legal Assistant
Richard M. Squire & Associates, LLC

Enclosures

RICHARD M. SQUIRE & ASSOCIATES, LLC

ATTORNEYS AT LAW

www.squirelaw.com

Richard M. Squire *
M. Troy Freedman
Sarah K. McCaffery ^
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Please reply to:
☒ Jenkintown
☐ Cherry Hill

October 1, 2019

Columbia County Prothonotary
P.O. Box 380

Bloomsburg, PA 17815

RE: Quicken Loans Inc. v. Jessica L. Webster aka Jessica Lynn Webster a/k/a Jessica Lynn Pursel
Columbia Docket No. 2019-CV-785
Premises: 2951 STATE ROUTE 42, MILLVILLE, PA 17846

Dear Sir or Madam:

Please be advised that this office represents the Plaintiff in the above-referenced matter.

Enclosed for filing please find the original and appropriate copies of the Praeipce for Writ of Execution, Writ of Execution, Rule 3129 affidavit, Notices of Sheriff's Sale, legal descriptions, Sheriff's service forms and all other applicable forms required for issuance of the Writ of Execution and scheduling of sheriff's sale. Kindly file same and return a time-stamped copy of the page(s) indicated in the enclosed SASE.

Please forward the indicated copies, original Writs of Execution, and check(s) payable to the Sheriff to the Office of the Sheriff.

Our firm's check in the amount of \$25.00 is enclosed for the applicable filing fee.

Please contact our office should you have any questions or need for further information or documentation with regard to this matter.

Very truly yours,

Daniel DellaPenna, Legal Assistant
Richard M. Squire & Associates, LLC

Enclosures

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV785

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JANUARY 29, 2020
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THOSE TWO CERTAIN tracts of land situate in Greenwood Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

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BEGINNING at an iron stake along side of the state Road leading through said village at line of land now or formerly of Clara Robbins; THENCE North along said road 42 feet to an iron stake; THENCE in a Westerly direction 40 feet, more or less, to an iron stake at the tail of the race leading from the grist mill; THENCE in a Southwesterly direction 42 feet along said race to an iron post at line now or formerly of said Clara Robbins; THENCE along said line in an Easterly direction 40 feet, more or less, to the place of BEGINNING.

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Parcel# 1702B02500

Commonly Known As: 2951 State Route 42, Millville, PA 17846

PROPERTY ADDRESS: 2951 STATE ROUTE 42, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 1702B02500

Seized and taken into execution to be sold as the property of JESSICA WEBSTER in suit of QUICKEN LOANS INC.

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 eight (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 to either 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 default all sums paid by the 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.

Attorney for the Plaintiff:
RICHARD SQUIRE & ASSOCIATES LLC
JENKINTOWN, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Sarah K. McCaffery, Esquire
Chandra M. Arkema, Esquire
ID. Nos. 04267 / 85165 / 311728 / 203437

One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791

Quicken Loans Inc.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

PLAINTIFF

v.

DOCKET NO. 2019-CV-785

2019 - ED - 116

Jessica L. Webster aka Jessica Lynn Webster a/k/a
Jessica Lynn Pursel;

CIVIL ACTION

DEFENDANT(S).

MORTGAGE FORECLOSURE

WRIT OF EXECUTION

(Mortgage Foreclosure)

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF COLUMBIA

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

2951 STATE ROUTE 42, MILLVILLE, PA 17846


(See attached legal description)

Amount Due	\$	91,989.33
Interest from 10/02/2019 to	\$	
Total	\$	
* plus fees and costs		


PROTHONOTARY

Seal of Court

BY:


Deputy Prothonotary

Date

10/7/2019

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

2019-CV-785

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

Quicken Loans Inc.,
Plaintiff,

v.

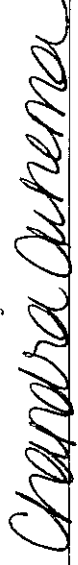
Jessica L. Webster aka Jessica Lynn Webster a/k/a Jessica Lynn Pursel;
Defendant(s)

Premises: 2951 STATE ROUTE 42, MILLVILLE, PA 17846

WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed: _____

Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Sarah K. McCaffery, Esquire
Chandra M. Arkema, Esquire
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
Telephone: 215-886-8790
Fax: 215-886-8791
Attorneys for Plaintiff



Attorney for Plaintiff

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Sarah K. McCaffery, Esquire
Chandra M. Arkema, Esquire
ID. Nos. 04267 / 85165 / 311728 / 203437

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Quicken Loans Inc.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

PLAINTIFF

v.

DOCKET NO. 2019-CV-785

Jessica L. Webster aka Jessica Lynn Webster a/k/a CIVIL ACTION
Jessica Lynn Pursel;

DEFENDANT(S). MORTGAGE FORECLOSURE

AFFIDAVIT OF LAST KNOWN ADDRESS

The undersigned, being duly sworn according to law, hereby depose and say that I am one of the attorneys for Plaintiff in the above matter and that the last known addresses for the Defendant(s) herein are as follows:

Defendant(s):

Jessica L. Webster
249 Hollow Road
Catawissa, PA 17820

Date: October 1, 2019

Richard M. Squire & Associates, LLC

By: Chandra Arkema
____ Richard M. Squire, Esq. (PA I.D. # 04267)
____ M. Troy Freedman, Esq. (PA I.D. # 85165)
____ Sarah K. McCaffery, Esq. (PA I.D. # 311728)
✓ Chandra M. Arkema, Esq. (PA I.D. # 203437)



Status Report Pursuant to Servicemembers Civil Relief Act

SSN: [REDACTED]
Birth Date: [REDACTED]
Last Name: WEBSTER
First Name: JESSICA
Middle Name: L
Status As Of: Oct-01-2019
Certificate ID: LJHQFMJ086XD6Q4

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Michael V. Sorrento, Director
Department of Defense - Manpower Data Center
400 Gigling Rd.
Seaside, CA 93955

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. ? 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. ? 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC ? 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC ? 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC ? 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Sarah K. McCaffery, Esquire
Chandra M. Arkema, Esquire
ID. Nos. 04267 / 85165 / 311728 / 203437

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Quicken Loans Inc.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

PLAINTIFF

v.

DOCKET NO. 2019-CV-785

Jessica L. Webster aka Jessica Lynn Webster a/k/a CIVIL ACTION

Jessica Lynn Pursel;

DEFENDANT(S).

MORTGAGE FORECLOSURE

CERTIFICATION

The undersigned, hereby verifies that (s)he is an attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

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

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

Date: October 1, 2019

Richard M. Squire & Associates, LLC

By: Chandra Arkema
____ Richard M. Squire, Esq. (PA I.D. # 04267)
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____ Sarah K. McCaffery, Esq. (PA I.D. # 311728)
☒ Chandra M. Arkema, Esq. (PA I.D. # 203437)



Status Report Pursuant to Servicemembers Civil Relief Act

SSN: [REDACTED]
Birth Date:
Last Name: WEBSTER
First Name: JESSICA
Middle Name:
Status As Of: Oct-01-2019
Certificate ID: WHPRMRL2Y2VY5R4

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NA	NA	No	NA
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Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Michael V. Sorrento, Director
Department of Defense - Manpower Data Center
400 Gigling Rd.
Seaside, CA 93955

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CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: Richard M. Squire & Associates, LLC

Signature



____ Richard M. Squire, Esq. (PA I.D. # 04267)

____ M. Troy Freedman, Esq. (PA I.D. # 85165)

____ Sarah K. McCaffery, Esq. (PA I.D. # 311728)

____ ☒ Chandra M. Arkema, Esq. (PA I.D. # 203437)

Richard M. Squire & Associates, LLC

Attorneys for Plaintiff

By: Richard M. Squire, Esquire
M. Troy Freedman, Esquire
Sarah K. McCaffery, Esquire
Chandra M. Arkema, Esquire
ID. Nos. 04267 / 85165 / 311728 / 203437

One Jenkintown Station, Suite 104

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Telephone: 215-886-8790

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Quicken Loans Inc.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

PLAINTIFF

v.

DOCKET NO. 2019-CV-785

Jessica L. Webster Jessica Lynn Webster a/k/a
Jessica Lynn Pursel;

CIVIL ACTION

DEFENDANT(S).

MORTGAGE FORECLOSURE

WAIVER OF WATCHMEN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession. After notifying such person of such levy or attachment, without liability on the part of such deputy 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.

Date: October 1, 2019

Richard M. Squire & Associates, LLC

By: Chandra Arkema
____ Richard M. Squire, Esq. (PA I.D. # 04267)
____ M. Troy Freedman, Esq. (PA I.D. # 85165)
____ Sarah K. McCaffery, Esq. (PA I.D. # 311728)
☒ Chandra M. Arkema, Esq. (PA I.D. # 203437)

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CONTAINING 1,120 square feet, be the same, more or less.

Tract No. 2:

BEGINNING at a point in other lands now or formerly of William Fowler and In the Westerly Line of the State Highway; THENCE by the Westerly line of said State Highway in a Northerly direction 20 feet; THENCE by other lands now or formerly of William Fowler in a Westerly direction 131 feet, more or less, to a post near the corner of a barn; THENCE by the same in a Southerly direction 46 feet to a telephone pole; THENCE in an Easterly direction along lands now or formerly of Clara Eves 72 feet to a corner of other lands now or formerly of William Fowler; THENCE by line of lands now or formerly of William Fowler in a Northerly direction 42 feet; THENCE by the same in an Easterly direction 40 feet to a point, the place of BEGINNING.

Parcel# 1702B02500

Commonly Known As: 2951 State Route 42, Millville, PA 17846

BEING the same premises which Violet E. Dressler by Deed dated on December 29, 2017 and Recorded in the Columbia County Recorder of Deeds office on December 29, 2017 under Instrument #: 201710279 granted and conveyed unto Jessica L. Webster.

Document Receipt

Trans #	17197	Carrier / service:	USPS Server	First-Class Mail®	10/7/2019 12:00:00 AM
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PO BOX 8016	Tracking #: 71901140006000167670
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DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

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Doo Ref #: 2019ED116

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HARRISBURG PA 17105

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WELFARE

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Trans #	17195	Carrier / service:	USPS Server	First-Class Mail®	10/7/2019 12:00:00 AM
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PHILADELPHIA DISTRICT OFFICE		US SMALL BUSINESS ADMINISTRATION			
1150 FIRST AVENUE		Tracking #:	71901140006000167656		
SUITE 1001		Doc Ref #:	2019ED116		
		Postage	5.6000		
KING OF PRUSSIA	PA 19406				

Document Receipt

Trans #	17194	Carrier / service:	USPS Server	First-Class Mail®	10/7/2019 12:00:00 AM
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DEPARTMENT 281230	
	Tracking #: 71901140006000167649
	Doc Ref #: 2019ED116
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HARRISBURG PA 17128	

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DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000167649

Doc Ref #: 2019ED116

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HARRISBURG PA 17128

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Trans #	17193	Carrier / service:	USPS Server	First-Class Mail®	10/7/2019 12:00:00 AM
Ship to:					
COMMONWEALT OF PA		DEPT OF WELFARE			
PO BOX 2675		Tracking #:	71901140006000167632		
		Doc Ref #:	2019ED116		
		Postage	5.6000		
HARRISBURG PA 17105					

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RICHARD M. SQUIRE & ASSOCIATES, LLC

Operating Account
135 West Main Ave., Suite 102
Johnstown, PA 15046

BRAND DEANING AND TRUST COMPANY
JOHNSTOWN, PA 15046

22155

OCTOBER 01, 2019

PAY TO THE
ORDER OF Columbia County Sheriff

One Thousand Three Hundred Fifty and 00/100*****

\$ *****1,350.00

DOLLARS

Columbia County Sheriff
P.O. Box 480
Bloomsburg, PA 17815

MEMO

⑈022155⑈ ⑈011309123⑈ ⑈390000798130⑈