

SHERIFF'S SALE REAL ESTATE  
FINAL COST SHEET

Guaranty Bank vs Stephen F. - Stacey L. Wirthmish

NO. 25-99 E.D. NO. 1729-97 J.D.

DATE OF SALE: 5-27-99 at 1000

BID PRICE ( INCLUDES COSTS )	\$ <u>90,000.00</u>
POUNDAGE 2% BID PRICE	\$ <u>1800.00</u>
TRANSFER TAX 2% BID PRICE	\$ <u>—</u>
MISC. COSTS	\$ <u>          </u>
TOTAL NEEDED TO PURCHASE	\$ <u>91,800.00</u>

PURCHASER(S) : Guaranty Bank, N.A.  
ADDRESS : 639 South Main Street Wilkes-Barre, PA 18701

NAME(S) ON DEED: \_\_\_\_\_  
PURCHASER(S) SIGNATURE(S) : x John J. Gill Jr. Atty for  
Guaranty Bank, N.A.

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE	\$ <u>6276.08</u>
LESS DEPOSIT	\$ <u>900.00</u>
DOWN PAYMENT	\$ <u>5376.08</u>
AMOUNT DUE IN EIGHT DAYS	\$ <u>0-</u>

REAL ESTATE  
SHERIFF'S SALE--COST SHEET

VS

NO. \_\_\_\_\_ E.D. NO. \_\_\_\_\_ J.D. DATE OF SALE \_\_\_\_\_ TIME OF SALE \_\_\_\_\_

DOCKET AND RETURN \$ \_\_\_\_\_  
 SERVICE PER DEFENDANT OR GARNISHEE LEVY (PER PARCEL) \_\_\_\_\_  
 MAILING COSTS 15.14  
 ADVERTISING, SALE BILLS, & COPIES \_\_\_\_\_  
 ADVERTISING SALE (PLUS NEWSPAPER) \_\_\_\_\_  
 MILEAGE \_\_\_\_\_  
 POSTING HANDBILLS \_\_\_\_\_  
 CRYING?ADJOURN SALE (EACH SALE) \_\_\_\_\_  
 SHERIFF'S DEED \_\_\_\_\_  
 TRANSFER TAX FORM \_\_\_\_\_  
 DISTRIBUTION FORM \_\_\_\_\_  
 OTHER \_\_\_\_\_

TOTAL.....\$ 352.94

PRESS-ENTERPRISE INC 593.03  
 SOLICITOR'S SERVICES \_\_\_\_\_

TOTAL.....: 668.03

PROTHONOTARY (NOTARY) \$ \_\_\_\_\_  
 RECORDER OF DEEDS \_\_\_\_\_

OTHER \_\_\_\_\_

TOTAL..... 38.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19 \_\_\_\_\_ \$ \_\_\_\_\_  
 SCHOOL DISTRICT TAXES, 19 \_\_\_\_\_ \$ \_\_\_\_\_  
 DELINQUENT TAXES, 19 \_\_\_\_\_, 19 \_\_\_\_\_ \$ \_\_\_\_\_

TOTAL..... 3344.61

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL 19 \$ \_\_\_\_\_  
 WATER--MUNICIPAL 19 \$ \_\_\_\_\_

TOTAL..... \_\_\_\_\_

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL..... \_\_\_\_\_

MISCELLANEOUS \_\_\_\_\_

Not included

TOTAL..... \_\_\_\_\_

TOTAL COSTS (OPEN BID)..... 41176.58

Is your RETURN ADDRESS completed on the reverse side?

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back, if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee): 5.99

1.  Addressee's Address

2.  Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Plymouth Diversified Services  
P.O. Box 187  
White Horse Beach, MA 02387

4a. Article Number:

2 052 311 806

4b. Service Type:

- Registered
- Express Mail
- Return Receipt for Merchandise
- COD
- Certified
- Insured

7. Date of Delivery:

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back, if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee): 24.99

1.  Addressee's Address

2.  Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Office of F.A.I.R.  
Dept. of Public Welfare  
P.O. BOX 8016  
Harrisburg, PA 17105

4a. Article Number

2052 311 782

4b. Service Type

- Registered
- Express Mail
- Return Receipt for Merchandise
- COD
- Certified
- Insured

7. Date of Delivery

APR 02 1995

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

8. Addressee's Address (Only if requested and fee is paid)

Is your RETURN ADDRESS completed on the reverse side?

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula Barry, Publisher's Assistant 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 the day of its establishment: that hereto attached is a copy of the legal notice or advertisement in the above entitled proceeding which appeared in the issue of said newspaper on May 6, 13, 20, 1999 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice 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.

.....  
*Paula Barry*

Sworn and subscribed to before me this 25<sup>th</sup> day of MAY 1999

.....  
*[Signature]*

(Notary Public)

My commission expires .....  
Notary Public  
.....

And now, ....., 19....., 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.

.....

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 300  
BLOOMSBURG, PA 17015

PHONE  
(717) 339-5622

TELETYPE  
(717) 704-6000

Date: March 31, 1999

To: Joan M. POTTER  
Tax Collector  
RR 4, Box 4562  
Berwick, PA 18603

Re: Guaranty Bank, N.A. vs. Stephen F and Stacey L, Whitenight  
No: 25 of 1999 ED No: 1729 of 1997 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEI, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300  
BLOOMSBURG, PA 17015

PHONE  
(717) 369-5622

24 HOUR PHONE  
(717) 784-6100

DATE: March 31, 1999

RE: Sheriff's Sale Advertising Dates:

Guaranty Bank, N.A. vs: Stephen F. & Stacey L. Whitenight

No. 25 of 1999 ED. No. 1729 of 1997 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:


1st week May 6, 1999 DATE OF SALE: May 27, 1999 at 1000 AM

2nd week May 13, 1999

3rd week May 20, 1999

Feel free to contact me if you have any questions.

Respectfully

  
Harry A. Roadarmel, Jr.  
Sheriff

GALLAGHER, BRENNAN & GILL

ATTORNEYS AT LAW

220 PIERCE STREET

KINGSTON, PENNSYLVANIA 18704-4641

(717) 288-8255

TELECOPIER (717) 288-7005

THOMAS P. BRENNAN  
JOHN J. GILL, JR.  
CHRISTINE E. McLAUGHLIN

JOSEPH F. GALLAGHER  
(1912-1989)

OF COUNSEL  
CECILIA MEIGHAN

March 25, 1999

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

**RE: Guaranty Bank, N.A., vs. Whitenight  
No. 97-CV-1729**

Dear Sir or Madam:

There should be enclosed the following items:

1. An original and five copies of the Writ of Execution issued by the Prothonotary;
2. An original and five copies of the handbills, four with the Notice of Sheriff's Sale attached;
3. An original and a copy of the 3129.1 Affidavit.

The Writ of Execution, together with a Notice with a handbill attached shall be served on each Defendant, namely Stephen F. Whitenight whose address is RR 4, Box 4353, Berwick, and Stacey L. Whitenight whose address is RR 4, Box 4353, Berwick. Also provided are envelopes for mailing the Writs to each of the Defendants.

Handbills for posting and publication are enclosed. If you prefer that the Notice with handbill be served by our office, as permitted by 3129.2(c), just return them, and we will take care of that.

Finally, enclosed is the 3129.1 Affidavit and a copy thereof. I would appreciate it if you would return a time-stamped copy to me in the envelope provided.

Finally, enclosed is a check in the amount of \$900.

Sheriff  
March 25, 1999  
Page 2

I spoke with someone in the Sheriff's office, and I mentioned that I am scheduled for an argument in a different case at the Columbia County Courthouse on Tuesday, at May 11, at 9:00 a.m. I would appreciate it if this sale can be scheduled on the same date at 10:00 a.m. or sometime thereafter.

If you have any questions or comments, or if anything further is needed, please do not hesitate to contact me.

Very truly yours,



John J. Gill, Jr.

JJG, JR/ck

Enclosures



# SHERIFF'S SALE

THURSDAY MAY 27, 1999 AT 1000 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 25 of 1999 AND CIVIL WRIT NO. 1729 of 1997 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 AND BEST BIDDER, FOR CASH, IN A COURT ROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANT'S IN AND TO:

ALL that certain piece, parcel or tract of land situate in the Township of Briar Creek, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**STARTING** at an existing iron pin at the southeasterly corner of a 30 lot subdivision known as "Woodland Acres";

**THENCE** along the easterly line of the above-mentioned subdivision North five degrees zero minutes ten seconds West (N. 05° 00' 10" W.) one thousand, two hundred twenty-five and forty-six one-hundredths (1,225.46') feet to a point;

**THENCE** through the above-mentioned subdivision and passing over a fifty (50') foot wide right-of-way Honeysuckle Lane, South eighty-four degrees fifty-nine minutes fifty seconds West (S. 84° 59' 50" W.) two hundred seventy-nine and forty-four one-hundredths (279.44') feet to an iron pin set for a corner on the westerly right-of-way line of Honeysuckle Lane, the place of **BEGINNING**;

**THENCE** along the northerly line of Lot No. 27 South eighty-four degrees fifty-nine minutes fifty seconds West (S. 84° 59' 50" W.) two hundred twenty-six and fifty-six one-hundredths (226.56') feet to an iron pin set for a corner;

**THENCE** along the easterly line of Lots No. 21 and 20 North five degrees zero minutes ten seconds West (N. 05° 00' 10" W.) two hundred ten and forty-five one-hundredths (210.45') feet to an iron pin set for a corner;

**THENCE** along lands now or late of Claude B. and Hilda Fenstermaker North eighty-one degrees fifty-four minutes fifty-one seconds East (N. 81° 54' 51" E.) seventy-five and twenty-nine one-hundredths (75.29') feet to an existing iron pipe;

**THENCE** along lands now or late of Sterling R. and Letha Bloss North eighty-six degrees twenty-three minutes twelve seconds East (N. 86° 23' 12" E.) one hundred and six one-hundredths (100.06') feet to an existing iron pipe on the westerly right-of-way line of Honeysuckle Lane;

**THENCE** along the westerly side of a fifty (50') foot wide right-of-way for Honeysuckle Lane the following four courses and distances: (1) On a curve to the left having a tangent bearing of South four degrees fifty minutes forty seconds East (S. 04° 50' 40" E.) and a radius of one hundred seventy-five and zero one-hundredths (175.00') feet to an arc length of ninety and zero one-hundredths (90.00') feet to an iron pin set for a corner; (2) South thirty-four degrees eighteen minutes thirty-eight seconds (S. 34° 18' 38" E.) twenty-six and forty-five one-hundredths (26.45') feet to an iron pin set for a corner; (3) on a curve to the right having a radius of one hundred twenty-five and zero one-hundredths (125.00') feet an arc length of sixty-three and ninety-four one-hundredths (63.94') feet to an iron pin set for a corner; (4) South five degrees zero minutes ten seconds East (S. 05° 00' 10" E.) forty-one and sixty-seven one-hundredths (41.67') feet to an iron pin, the place of beginning.

The above parcel being Lot No. 26 of a subdivision plan known as "Woodland Acres" recorded in the Columbia County Courthouse, Office of the Recorder of Deeds in Map Book 3, Page 371, and as surveyed by Dennis R. Peters, Registered Surveyor, in April, 1978.

**IMPROVED** with a single family dwelling and known as RR 4, Box 4353, Berwick, Pennsylvania. **CONTAINING** one and zero one-thousandths (1.000) acres of land.

**UNDER AND SUBJECT** to all exceptions, reservations, restrictions, covenants and conditions as appear in the chain of title.

The real owners of the premises are Stephen F. Whitenight and Stacey L. Whitenight.

**NOTICE IS HEREBY GIVEN** to all claimants and parties in interest that the Sheriff will, for all sales where the filing of a schedule of distribution is required, file the said schedule of distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken in execution at the suit of Guaranty Bank, N.A., vs. Stephen F. Whitenight and Stacey L. Whitenight.

Said premises will be sold by Harry A. Roadarmel, Jr., Sheriff.

GALLAGHER, BRENNAN & GILL  
Attorneys at Law

LAW OFFICES  
**HUGH L. SUMNER**  
116 WEST SECOND STREET  
BERWICK, PA 18603  
OFFICE: (570) 752-5924  
FAX: (570) 752-5362

April 13, 1999

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

RE: Guaranty Bank, N.A. vs. Stephen F and Stacey L. Whitenight  
NO. 28 of 1999 ED  
NO. 1729 of 1997 JD

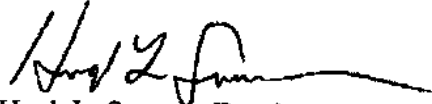
Dear Sheriff:

Please be advised that I do in fact represent the interests of Plymouth Diversified Services, P.O. Box 187, Whitehouse Beach, MA.

The Whitenights executed a second mortgage on the premises located at RR#4 Box 4353 Briar Creek Township in favor of Plymouth Diversified Services in the face amount of \$35,000. The monthly obligation under this mortgage has not been paid from May 1998 to current.

If anything further is required of me to state this claim against the property, please advise.

Very Truly yours,

  
Hugh L. Sumner, Esquire

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S BUSINESS OFFICE

24 HOUR PHONE  
(717) 704-6300

PHONE  
(717) 309-5622

RECEIVE AND TIME STAMP WRIT Pine 30-79

DOCKET AND INDEX 11

SET FILE FOLDER UP 11

CHECK FOR PROPER INFO

WRIT OF EXECUTION 5

COPY OF DESCRIPTION 5

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT ✓

NOTICES OF SHERIFF'S SALE ✓

WATCHMAN RELEASE FORM

AFFIDAVIT OF LIENS LIST ✓

CHECK FOR ~~1200.00~~ 900 CK No 69557

\* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE NOTIFY THE ATTY TO SEND ADDITIONAL INFO May 27, 1999 1000

SET SALE DATE AND ADV. DATES AND POSTING DATES Adv May 6, 13, 20

POST ALL DATES ON CALANDER April 21, 1999

\* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT

\* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THURSDAY TILL SALE 3 TIMES

\* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE

\* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)

\* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO'S ON EXECUTION PAPERS

TYPE PROPER INFO ON DESCRIPTION (refer to previous sales)

SERVICE

TYPE CARDS FOR DEFENDANTS

PUT PAPERS TOGETHER FOR DEFENDANTS

\* COPY OF WRIT FOR EACH DEFENDANT

\* NOTICE OF SHERIFF SALE

\* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LIEN HOLDERS

\* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT

\* DOCKET ALL DATES

*Ply Div  
Tax Claim  
Tax Coll  
Domestic  
Rev.  
Sm. Bus.  
A.G.*

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 300  
BLOOMSBURG, PA 17815

24 HOUR PHONE  
(717) 784-6300(2)

PHONE  
(717) 389-5622

SHERIFF'S SALE OUTLINE CONT

SALE BILLS

SEND DESCRIPTION TO PRINTER \_\_\_\_\_

AA THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS \_\_\_\_\_

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. \_\_\_\_\_

SEND NOTICES TO LOCAL TAX COLLECTORS \_\_\_\_\_

NOTICES TO WATER AND SEWER AUTH. \_\_\_\_\_

SEND NOTICES TO FEDERAL AND STATE TAX AUTH \_\_\_\_\_

IF BUSINESS SEND COPY TO SBA AUTH. \_\_\_\_\_

HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE \_\_\_\_\_

TAX CLAIM OFFICE \_\_\_\_\_

TAX ASSESSMENT OFFICE \_\_\_\_\_

PROTH OFFICE (post on board) \_\_\_\_\_

POST IN FRONT LOBBY \_\_\_\_\_

POST IN SHERIFF'S OFFICE \_\_\_\_\_

SEND COPY TO ATTY \_\_\_\_\_

POST PROPERTY ACCORDING TO DATE SET \_\_\_\_\_

SEND RETURN OF POSTING TO ATTY \_\_\_\_\_

DOCKET ALL COSTS \_\_\_\_\_

PREPARE COST SHEET 2 DAYS BEFORE SALE \_\_\_\_\_

\* BE SURE ALL COSTS ARE RECEIVED \_\_\_\_\_

PREPARE FINAL COSTS SHEET DAY OF SALE \_\_\_\_\_

HOLD SALE \_\_\_\_\_

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE \_\_\_\_\_

PAY DISTRIBUTION ACCORDING TO DATE \_\_\_\_\_

\* WHEN PAYING INCLUDE ADDRESS OF CHANGE OF OWNER TO WHOM IT MAY CONCERN \_\_\_\_\_

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT \_\_\_\_\_

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED \_\_\_\_\_

WHEN DEED IS RECORDED SEND TO BUYER \_\_\_\_\_

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 388  
BLOOMSBURG, PA 17815

PHONE  
~~12033023023~~  
570-389-5622

24 HOUR PHONE  
(717) 784-6388

Gallagher, Brennan & Gill  
220 Pierce St.  
Kingston, PA 18704-4641

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, COMMONWEALTH  
OF PENNA.  
Guaranty Bank, N.A.

VS.  
Stephen F & Stacey L. WHITENIGHT  
WRIT OF EXECUTION 25 of 1999  
(MORTGAGE FORECLOSURE) CV 1729 of 1997

POSTING OF PROPERTY

On April 22, 1999 at 1350 hours POSTED A COPY OF THE SHERIFF'S SALE BILL  
ON THE PROPERTY OF Stephen F & Stacey L Whitenight at Box 4353, RR4, Berwick, Pa.  
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY <sup>CHIEF</sup> DEPUTY  
SHERIFF Timothy T. Chamberlain

SO ANSWERS:

Timothy T. Chamberlain  
DEPUTY SHERIFF

Harry A. Roadarmel, Jr.  
SHERIFF HARRY A. ROADARMEL, JR.

Sworn and subscribed before me  
this 23<sup>rd</sup> day of  
April 1999

Sarah J. Hower  
Sarah J. Hower

**NOTARIAL SEAL**  
SARAH HOWER, Notary Public  
Bloomsburg, Columbia County PA  
My Commission Expires June 21, 1999

DOMESTIC RELATIONS SECTION OF Columbia COUNTY

STATEMENT OF LIEN BY OPERATION OF LAW ARISING FROM OVERDUE SUPPORT OBLIGATIONS

Part I. Obligor Information (To be completed by requestor)

Please search your records of child and spousal support obligations to determine whether any record of overdue support exists for the following person:

<u>Name</u>	<u>Date of Birth</u>	<u>Social Security Number</u>
<u>Stephen F. Whitenight</u>		<u>202-46-9353</u>

Date: 4-6-99

Requestor: Sheriff Sale  
Print Name

Signature \_\_\_\_\_

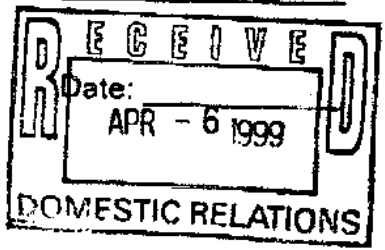
(Shay L Whitenight  
Plaintiff in Case)

Part II - Lien Information (To be provided by DRS)

       WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE-NAMED INDIVIDUAL.

X WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

<u>Amount of Overdue Support</u>	<u>Next Due Date</u>	<u>Next Payment Amount</u>
<u>\$1687.43</u>	<u>4-30-99</u>	<u>\$42.76</u>



BY: Jessie Lujan  
TITLE: Both Keys

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17815

24 HOUR PHONE  
(717) 784-6300

PHONE  
(717) 389-5622

Gallagher, Brennan & Gill  
John J. Gill Jr., ESQ.  
220 Pierce Street  
Kingston, PA 18704-4641

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, COMMONWEALTH  
OF PENNA.  
Guaranty Bank, N.A.  
NO. 97-CV-1729  
WHITENIGHT, Stephen F & Stacey L.  
WRIT OF EXECUTION 25 of 1999

SERVICE ON Stephen F. & Stacey L. Whitenight

ON April 7, 1999 AT 0900, A TRUE AND ATTESTED COPY OF  
THE WITHIN WRIT OF EXECUTION AND A TRUE COPY OF THE NOTICE OF EXECUTION WAS  
SERVED ON THE DEFENDANT, Stacey L. Whitenight, RR4, Box 4353, Berwick, Pa.

AT \_\_\_\_\_  
BY CHIEF DEPUTY SHERIFF Timothy T.

CHAMBERLAIN \_\_\_\_\_ SERVICE WAS MADE BY HANDING SAID WRIT OF EXECUTION AND  
NOTICE OF EXECUTION TO Stacey L. WHITENIGHT

NO ANSWERS:

Timothy T. Chief  
DEPUTY SHERIFF

FOR:

Harry A. Roadarmel, Jr.  
HARRY A. ROADARMEL, JR. SHERIFF

Sworn and subscribed before me:

this 12<sup>th</sup> day of  
April 1999

Sarah J. Hoyer  
Sarah J. Hoyer

NOTARIAL SEAL  
SARAH HOYER, Notary Public  
Bloomsburg, Columbia County PA  
My Commission Expires June 21, 1999



GUARANTY BANK, N.A., : IN THE COURT OF COMMON PLEAS  
Plaintiff : OF COLUMBIA COUNTY  
: CIVIL ACTION - LAW

vs. : IN MORTGAGE FORECLOSURE

STEPHEN F. WHITENIGHT and :  
STACEY L. WHITENIGHT, husband :  
and wife, :

Defendants : NO. 97-CV-1729

**SHERIFF'S SALE**

By virtue of a Writ of Execution, No. 25 of 1999, issued out of the Court of Common Pleas, Columbia County, Pennsylvania, and to me directed, there will be exposed to public sale, by venue and outcry to the highest and best bidders, for cash, in the Columbia County Courthouse in Bloomsburg, ~~Luzerne County~~, Pennsylvania, on May 27, 1999, at 1000 o'clock A.M., in the forenoon of the said day, all the right, title and interest of the Defendants in and to:

**ALL** that certain piece, parcel or tract of land situate in the Township of Briar Creek, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**STARTING** at an existing iron pin at the southeasterly corner of a 30 lot subdivision known as "Woodland Acres";

**THENCE** along the easterly line of the above-mentioned subdivision North five degrees zero minutes ten seconds West (N. 05° 00' 10" W.) one thousand, two hundred twenty-five and forty-six one-hundredths (1,225.46') feet to a point;

**THENCE** through the above-mentioned subdivision and passing over a fifty (50') foot wide right-of-way Honeysuckle Lane, South eighty-four degrees fifty-nine minutes fifty seconds West (S. 84° 59' 50" W.) two hundred seventy-nine and forty-four one-hundredths (279.44') feet to an iron pin set for a corner on the westerly right-of-way line of Honeysuckle Lane, the place of **BEGINNING**;

**THENCE** along the northerly line of Lot No. 27 South eighty-four degrees fifty-nine minutes fifty seconds West (S. 84° 59' 50" W.) two hundred twenty-six and fifty-six one-hundredths (226.56') feet to an iron pin set for a corner;

**THENCE** along the easterly line of Lots No. 21 and 20 North five degrees zero minutes ten seconds West (N. 05° 00' 10" W.) two hundred ten and forty-five one-hundredths (210.45') feet to an iron pin set for a corner;

**THENCE** along lands now or late of Claude B. and Hilda Fenstermaker North eighty-one degrees fifty-four minutes fifty-one seconds East (N. 81° 54' 51" E.) seventy-five and twenty-nine one-hundredths (75.29') feet to an existing iron pipe;

**THENCE** along lands now or late of Sterling R. and Letha Bloss North eighty-six degrees twenty-three minutes twelve seconds East (N. 86° 23' 12" E.) one hundred and six one-hundredths (100.06') feet to an existing iron pipe on the westerly right-of-way line of Honeysuckle Lane;

**THENCE** along the westerly side of a fifty (50') foot wide right-of-way for Honeysuckle Lane the following four courses and distances: (1) On a curve to the left having a tangent bearing of South four degrees fifty minutes forty seconds East (S. 04° 50' 40" E.) and a radius of one hundred seventy-five and zero one-hundredths (175.00') feet to an arc length of ninety and zero one-hundredths (90.00') feet to an iron pin set for a corner; (2) South thirty-four degrees eighteen minutes thirty-eight seconds (S. 34° 18' 38" E.) twenty-six and forty-five one-hundredths (26.45') feet to an iron pin set for a corner; (3) on a curve to the right having a radius of one hundred twenty-five and zero one-hundredths (125.00') feet an arc length of sixty-three and ninety-four one-hundredths (63.94') feet to an iron pin set for a corner; (4) South five degrees zero minutes ten seconds East (S. 05° 00' 10" E.) forty-one and sixty-seven one-hundredths (41.67') feet to an iron pin, the place of beginning.

**CONTAINING** one and zero one-thousandths (1.000) acres of land.

The above parcel being Lot No. 26 of a subdivision plan known as "Woodland Acres" recorded in the Columbia County Courthouse, Office of the Recorder of Deeds in Map Book 3, Page 371, and as surveyed by Dennis R. Peters, Registered Surveyor, in April, 1978.

**IMPROVED** with a single family dwelling and known as RR 4, Box 4353, Berwick, Pennsylvania.

**UNDER AND SUBJECT** to all exceptions, reservations, restrictions, covenants and conditions as appear in the chain of title.

The real owners of the premises are Stephen F. Whitenight and Stacey L. Whitenight.

**NOTICE IS HEREBY GIVEN** to all claimants and parties in interest that the Sheriff will, for all sales where the filing of a schedule of distribution is required, file the said schedule of

distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken in execution at the suit of Guaranty Bank, N.A., vs. Stephen F. Whitenight and Stacey L. Whitenight.

Said premises will be sold by Harry A. Roadarmel, Jr., Sheriff.

GALLAGHER, BRENNAN & GILL  
Attorneys at Law

GUARANTY BANK, N.A., : IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY  
Plaintiff : CIVIL ACTION - LAW

vs. : IN MORTGAGE FORECLOSURE

STEPHEN F. WHITENIGHT and :  
STACEY L. WHITENIGHT, husband :  
and wife, :

Defendants: NO. 97-CV-1729  
25-ED-1999

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA)  
) ss.  
COUNTY OF COLUMBIA )

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs against Stephen F. Whitenight and Stacey L. Whitenight, Defendants,

(1) You are directed to levy upon the property of the Defendants and to sell his interest therein;

(2) You are also directed to attach the property of the Defendants not levied upon in the possession of N/A, as Garnishee, \_\_\_\_\_,

and to notify the Garnishee that

(a) An attachment has been issued;

(b) The Garnishee is enjoined from paying any debt to or for the account of the Defendant and from delivering any property of the Defendant or otherwise disposing thereof;

(3) If property of the Defendant not levied upon and subject to attachment is found in the possession of anyone other than a named Garnishee, you are directed to notify him that he has been added as a Garnishee and is enjoined as above stated.

Amount Due	\$86,746.68
Interest from 12/3/98	\$ 2,248.80
Costs to be added	

3/30/99

PROTHONOTARY

By Fanni B. Kline/EAB

**ALL** that certain piece, parcel or tract of land situate in the Township of Briar Creek, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**STARTING** at an existing iron pin at the southeasterly corner of a 30 lot subdivision known as "Woodland Acres";

**THENCE** along the easterly line of the above-mentioned subdivision North five degrees zero minutes ten seconds West (N. 05° 00' 10" W.) one thousand, two hundred twenty-five and forty-six one-hundredths (1,225.46') feet to a point;

**THENCE** through the above-mentioned subdivision and passing over a fifty (50') foot wide right-of-way Honeysuckle Lane, South eighty-four degrees fifty-nine minutes fifty seconds West (S. 84° 59' 50" W.) two hundred seventy-nine and forty-four one-hundredths (279.44') feet to an iron pin set for a corner on the westerly right-of-way line of Honeysuckle Lane, the place of **BEGINNING**;

**THENCE** along the northerly line of Lot No. 27 South eighty-four degrees fifty-nine minutes fifty seconds West (S. 84° 59' 50" W.) two hundred twenty-six and fifty-six one-hundredths (226.56') feet to an iron pin set for a corner;

**THENCE** along the easterly line of Lots No. 21 and 20 North five degrees zero minutes ten seconds West (N. 05° 00' 10" W.) two hundred ten and forty-five one-hundredths (210.45') feet to an iron pin set for a corner;

**THENCE** along lands now or late of Claude B. and Hilda Fenstermaker North eighty-one degrees fifty-four minutes fifty-one seconds East (N. 81° 54' 51" E.) seventy-five and twenty-nine one-hundredths (75.29') feet to an existing iron pipe;

**THENCE** along lands now or late of Sterling R. and Letha Bloss North eighty-six degrees twenty-three minutes twelve seconds East (N. 86° 23' 12" E.) one hundred and six one-hundredths (100.06') feet to an existing iron pipe on the westerly right-of-way line of Honeysuckle Lane;

**THENCE** along the westerly side of a fifty (50') foot wide right-of-way for Honeysuckle Lane the following four courses and distances: (1) On a curve to the left having a tangent bearing of South four degrees fifty minutes forty seconds East (S. 04° 50' 40" E.) and a radius of one hundred seventy-five and zero one-hundredths (175.00') feet to an arc length of ninety and zero one-hundredths (90.00') feet to an iron pin set for a corner; (2) South thirty-four degrees eighteen minutes thirty-eight seconds (S. 34° 18' 38" E.) twenty-six and forty-five one-hundredths (26.45') feet to an iron pin set for a corner; (3) on a curve to the right having a radius of one hundred twenty-five and zero one-hundredths (125.00') feet an arc length of sixty-three and ninety-four one-hundredths (63.94') feet to an iron pin set for a corner; (4) South five degrees zero minutes ten seconds East (S. 05° 00' 10" E.) forty-one and sixty-seven one-hundredths (41.67') feet to an iron pin, the place of beginning.

**CONTAINING** one and zero one-thousandths (1.000) acres of land.

The above parcel being Lot No. 26 of a subdivision plan known as "Woodland Acres" recorded in the Columbia County Courthouse, Office of the Recorder of Deeds in Map Book 3, Page 371, and as surveyed by Dennis R. Peters, Registered Surveyor, in April, 1978.

**IMPROVED** with a single family dwelling and known as RR 4, Box 4353, Berwick, Pennsylvania.

**UNDER AND SUBJECT** to all exceptions, reservations, restrictions, covenants and conditions as appear in the chain of title.

The real owners of the premises are Stephen F. Whitenight and Stacey L. Whitenight.

**NOTICE IS HEREBY GIVEN** to all claimants and parties in interest that the Sheriff will, for all sales where the filing of a schedule of distribution is required, file the said schedule of distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken in execution at the suit of Guaranty Bank, N.A., vs. Stephen F. Whitenight and Stacey L. Whitenight.

Said premises will be sold by Harry A. Roadarmel, Jr., Sheriff.

GUARANTY BANK, N.A., : IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY  
Plaintiff : CIVIL ACTION - LAW

vs. : IN MORTGAGE FORECLOSURE

STEPHEN F. WHITENIGHT and :  
STACEY L. WHITENIGHT, husband :  
and wife, :

Defendants: NO. 97-CV-1729

AFFIDAVIT PURSUANT TO RULE 3129.1

25-1999

Guaranty Bank, N.A., Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at RR 4, Box 4353, Briar Creek Township, Berwick, Columbia County, Pennsylvania, a description of which is attached hereto as an exhibit:

1. Name and address of owner:

Stephen F. Whitenight and  
Stacey L. Whitenight  
RR 4, Box 4353  
Berwick, PA 186038

2. Name and address of Defendants in the judgment:

Same as owner

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

None

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

Plymouth Diversified Services, Inc.  
P.O. Box 187  
White Horse Beach, MA 02381

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

None

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

None

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:

None

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information an 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.

Date 2-23-11

John J. Gill, Jr.  
JOHN J. GILL, JR., ESQ.  
Attorney for Plaintiff



GUARANTY BANK, N.A., : IN THE COURT OF COMMON PLEAS  
Plaintiff : OF COLUMBIA COUNTY  
CIVIL ACTION - LAW

vs. : IN MORTGAGE FORECLOSURE

STEPHEN F. WHITENIGHT and :  
STACEY L. WHITENIGHT, husband :  
and wife, :

Defendants: NO. 97-CV-1729

25-ED-1999

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

NOTICE IS HEREBY GIVEN that by virtue of a Writ of Execution issuing out of the Court of Common Pleas of Columbia County, No. 254999, to me directed, there will be exposed to public sale, on MAY 27, 1999, at 10:00 o'clock, A.M., at SHERIFF'S OFFICE, Columbia County Courthouse, Bloomsburg, Pennsylvania, the premises located at RR 4, Box 4353, Briar Creek Township, Berwick, Columbia County, Pennsylvania, including the improvements thereon, consisting of a single family home, as more fully described in Exhibit "A", which is attached hereto and made a part hereof. The owners of the property are Stephen F. Whitenight and Stacey L. Whitenight, as tenants by the entireties.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office and that distribution will be made in accordance with this schedule unless exceptions are filed thereto within ten (10) days thereafter.

GALLAGHER, BRENNAN & GILL

By John J. Gill, Jr.  
John J. Gill, Jr., Esq.  
I.D. NO. 15820  
220 Pierce Street  
Kingston, PA 18704-4641  
(570) 288-8255

Attorney for Plaintiff

GUARANTY BANK, N.A., : IN THE COURT OF COMMON PLEAS  
Plaintiff : OF COLUMBIA COUNTY  
 : CIVIL ACTION - LAW  
vs. : IN MORTGAGE FORECLOSURE  
STEPHEN F. WHITENIGHT and :  
STACEY L. WHITENIGHT, husband :  
and wife, :  
Defendants : NO. 97-CV-1729

**SHERIFF'S SALE**

By virtue of a Writ of Execution, No. 25 of 1999, issued out of the Court of Common Pleas, Columbia County, Pennsylvania, and to me directed, there will be exposed to public sale, by venue and outcry to the highest and best bidders, for cash, in the Columbia County Courthouse in Bloomsburg, ~~Lucerne County~~ Pennsylvania, on May 27, 1999, at 10:00 o'clock A.M., in the forenoon of the said day, all the right, title and interest of the Defendants in and to:

**ALL** that certain piece, parcel or tract of land situate in the Township of Briar Creek, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**STARTING** at an existing iron pin at the southeasterly corner of a 30 lot subdivision known as "Woodland Acres";

**THENCE** along the easterly line of the above-mentioned subdivision North five degrees zero minutes ten seconds West (N. 05° 00' 10" W.) one thousand, two hundred twenty-five and forty-six one-hundredths (1,225.46') feet to a point;

**THENCE** through the above-mentioned subdivision and passing over a fifty (50') foot wide right-of-way Honeysuckle Lane, South eighty-four degrees fifty-nine minutes fifty seconds West (S. 84° 59' 50" W.) two hundred seventy-nine and forty-four one-hundredths (279.44') feet to an iron pin set for a corner on the westerly right-of-way line of Honeysuckle Lane, the place of **BEGINNING**;

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Said premises will be sold by Harry A. Roadarmel, Jr., Sheriff.

GALLAGHER, BRENNAN & GILL  
Attorneys at Law

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OF COLUMBIA COUNTY  
Plaintiff : CIVIL ACTION - LAW

vs. : IN MORTGAGE FORECLOSURE

STEPHEN F. WHITENIGHT and :  
STACEY L. WHITENIGHT, husband :  
and wife, :

Defendants: NO. 97-CV-1729

*25-ED-1999*

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Guaranty Bank, N.A., Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at RR 4, Box 4353, Briar Creek Township, Berwick, Columbia County, Pennsylvania, a description of which is attached hereto as an exhibit:

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Stephen F. Whitenight and  
Stacey L. Whitenight  
RR 4, Box 4353  
Berwick, PA 186038

2. Name and address of Defendants in the judgment:

Same as owner

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

None

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

Plymouth Diversified Services, Inc.  
P.O. Box 187  
White Horse Beach, MA

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

None

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

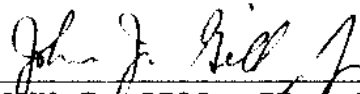
None

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:

None

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information an 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.

Date March 23, 1999

  
\_\_\_\_\_  
JOHN J. GILL, JR., ESQ.  
Attorney for Plaintiff

# Guaranty Bank

69559

60-2630313

REMITTER

Foreclosure WHITENIGHT

Mar. 12 19 99

PAY TO THE ORDER OF Columbia County Sheriff

\$ 900.00\*\*\*\*\*

900 00

DOLLARS

JW CASHIER'S CHECK

*Phil Guaranty*

⑆069559⑆ ⑆031302638⑆

⑆07575000⑆

REMITTER

# Guaranty Bank

71229

MATTENIGHT

May 26 19 99

60-2503-3

PAY TO THE ORDER OF Columbia County Sheriff

\$ **537.05**

DOLLARS

**JM CASHIER'S CHECK**

*Full amount these bonds per [unclear]*

*John C. [unclear] & J. [unclear]*

⑆071229⑆ ⑆031302538⑆

⑆07575000⑆