

# SHERIFF'S SALE COST SHEET

NO. MERS 119-04 ED NO. \_\_\_\_\_ VS. 114men JD DATE/TIME OF SALE stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>15.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>37.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>13.46</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>6.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>351.96</u>	

WEB POSTING	1942 \$150.00
PRESS ENTERPRISE INC.	43 \$ <u>658.04</u>
SOLICITOR'S SERVICES	44 \$75.00
TOTAL ***** \$ <u>883.04</u>	

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20 <u>45</u>	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

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

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

TOTAL COSTS (OPENING BID) \$ 1350.00

119  
Law Offices  
**FEDERMAN AND PHELAN, LLP**  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
Main Fax: (215)563-5534  
Ph: (215)563-7000

Katherine Trautz  
Sale Department, Ext. 1493

Representing Lenders in  
Pennsylvania and New Jersey

September 16, 2004

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

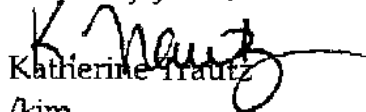
**Re: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
v. RALPH E. TITMAN and CYNTHIA L. TITMAN  
No. 2004-CV-549**

Dear Sir or Madam:

Please stay the Sheriff's Sale of the above referenced property, which is scheduled for 9/22/04.

The Defendant (s) filed a Chapter 13 Bankruptcy (No. 04-54567) on 9/13/04.

Very truly yours,

  
Katherine Trautz  
/kjm

**VIA TELECOPY 570-389-5625**

Cc: RALPH E. TITMAN  
CYNTHIA L. TITMAN  
1619 LINCOLN AVENUE  
BERWICK, PA 18603

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paul R. Eyerly, IV, President, 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 September 1, 8, 15, 2004 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Sworn and subscribed to before me this 17<sup>th</sup> day of September 2004.



(Notary Public)  
Commonwealth Of Pennsylvania  
My commission expires  
Dennis L. Ashenfelter, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2007  
Member, Pennsylvania Association Of Notaries

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

.....

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

**COLUMBIA COUNTY  
SHERIFF'S OFFICE**

# Fax

**To:** Frank Federman, Esq.

**From:** Timothy T. Chamberlain, Sheriff

**Fax:**

**Date:** September 14, 2004

**Phone:**

**Pages:** 3

**Re:** Ralph and Cynthia Titman

**CC:**

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

**•Comments:**

United States Bankruptcy Court Middle District of Pennsylvania		Voluntary Petition	
<b>FORM B1</b> Name of Debtor (If individual, enter Last, First, Middle): <b>Titman, Ralph E.</b> All Other Names used by the Debtor in the last 6 years (include married, maiden, and trade names): <b>Mike Ralph Titman</b> Last four digits of Soc. Sec. No. / Complete EIN or other Tax I.D. No. (if more than one, state all): <b>1671</b> Street Address of Debtor (No. & Street, City, State & Zip Code): <b>1619 Lincoln Ave Berwick PA 18603</b> County of Residence or of the Principal Place of Business: <b>COLUMBIA</b> Principal Place of Business: <b>COLUMBIA</b> Mailing Address of Debtor (if different from street address): Mailing Address of Joint Debtor (if different from street address):		Name of Joint Debtor (Spouse)(Last, First, Middle): <b>Titman, Cynthia L.</b> All Other Names used by the Joint Debtor in the last 6 years (include married, maiden, and trade names): <b>Mike Cindy Titman</b> Last four digits of Soc. Sec. No. / Complete EIN or other Tax I.D. No. (if more than one, state all): <b>6693</b> Street Address of Joint Debtor (No. & Street, City, State & Zip Code): <b>1619 Lincoln Ave Berwick PA 18603</b> County of Residence or of the Principal Place of Business: <b>COLUMBIA</b> Principal Place of Business: <b>COLUMBIA</b>	
<b>Information Regarding the Debtor (Check the Applicable Boxes)</b> Venue (Check any applicable box) <input checked="" type="checkbox"/> Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District. <input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.			
<b>Type of Debtor (Check all boxes that apply)</b> <input checked="" type="checkbox"/> Individual(s) <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Other <b>Nature of Debts (Check one box)</b> <input checked="" type="checkbox"/> Consumer/Non-Business <input type="checkbox"/> Business		<b>Chapter 11 Small Business (Check all boxes that apply)</b> <input type="checkbox"/> Debtor is a small business as defined in 11 U.S.C. § 101 <input type="checkbox"/> Debtor is and elects to be considered a small business under 11 U.S.C. § 1121(c) (Optional)	
<b>Statistical/Administrative Information (Estimates only)</b> <input type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input checked="" type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors. <b>Estimated Number of Creditors</b> <input type="checkbox"/> 1-15 <input checked="" type="checkbox"/> 16-49 <input type="checkbox"/> 50-99 <input type="checkbox"/> 100-199 <input type="checkbox"/> 200-999 <input type="checkbox"/> 1000-over		<b>Estimated Assets</b> <input type="checkbox"/> \$0 to \$50,000 <input checked="" type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1,000,000 <input type="checkbox"/> \$1,000,001 to \$10,000,000 <input type="checkbox"/> \$10,000,001 to \$50,000,000 <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> More than \$100 million	
<b>Estimated Debts</b> <input type="checkbox"/> \$0 to \$50,000 <input checked="" type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1,000,000 <input type="checkbox"/> \$1,000,001 to \$10,000,000 <input type="checkbox"/> \$10,000,001 to \$50,000,000 <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> More than \$100 million		THIS SPACE IS FOR COURT USE ONLY <div style="text-align: center; font-size: 2em; margin-top: 20px;">12</div>	
<b>Chapter or Section of Bankruptcy Code Under Which the Petition is Filed (Check one box)</b> <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input type="checkbox"/> Sec. 304 - Case ancillary to foreign proceeding <input checked="" type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input checked="" type="checkbox"/> Chapter 13		<b>Filing Fee (Check one box)</b> <input checked="" type="checkbox"/> Full Filing Fee Attached <input type="checkbox"/> Filing Fee to be paid in installments (Applicable to individuals only) Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form No. 3.	

**United States Bankruptcy Court  
Middle District of Pennsylvania**

**Notice of Bankruptcy Case Filing**

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 09/13/2004 at 2:27 PM and filed on 09/13/2004 at 10:30 AM.

**Ralph E Titman**  
1619 Lincoln Ave.  
Berwick, PA 18603  
SSN: xxx-xx-1671  
*aka*  
**Ralph Pitman**

**Cynthia L Titman**  
1619 Lincoln Ave.  
Berwick, PA 18603  
SSN: xxx-xx-6693  
*aka*  
**Cynthia L. Titman**

The case was filed by the debtor's attorney: The bankruptcy trustee is:

**Robert Spielman, Esq**  
29 EAST MAIN STREET  
SUITE D  
BLOOMSBURG, PA 17815-1804  
570 380-1072

**Charles J. DeHart, III (Trustee)**  
PO Box 410  
Hummelstown, PA 17036  
717 566-6097

The case was assigned case number 04-54567 to Judge John J Thomas.

The filing of a bankruptcy case automatically stays certain actions against the debtor and the debtors property. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized.

If you would like to view the bankruptcy petition and other documents filed by the debtor, they are available at our *Internet* home page <http://www.pamb.uscourts.gov/> or at the Clerk's Office, U.S. Bankruptcy Court, 274 Max Rosen U.S. Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701. You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

**Arlene Byers  
Clerk, U.S. Bankruptcy Court**



FEDERMAN AND PHELAN, L.L.P.  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
215-563-7000  
Main Fax 215-563-5534  
**Katherine.Marshall@fedphe-pa.com**

August 23, 2004

Office of the Sheriff  
COLUMBIA County Courthouse

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
V. RALPH E. TITMAN and CYNTHIA L. TITMAN  
COLUMBIA COUNTY, NO. 2004-CV-549

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

Enclosed please find the following:

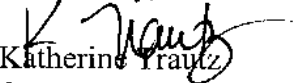
XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

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

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

Yours truly,

  
Katherine Trautz  
for Federman and Phelan

**\*\*\*PROPERTY IS LISTED FOR THE 9/22/04 SHERIFF'S SALE.\*\*\***

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.**

**No.: 2004-CV-549**

**vs.**

**RALPH E. TITMAN  
CYNTHIA L. TITMAN**

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA     )  
COUNTY OF COLUMBIA                     )  
**Sale Date: 9/22/04**

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **MORTGAGE  
ELECTRONIC REGISTRATION SYSTEMS, INC.** hereby verify that on 7/26/04 &  
8/12/04 true and correct copies of the Notice of Sheriff's sale were served by certificate  
of mailing to the recorded lienholders, and any known interested party see Exhibit "A"  
attached hereto.

DATE: August 23, 2004

  
\_\_\_\_\_  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff



**Name and Address**  
**FEDERMAN AND PHELAN, LLP**  
**One Penn Center at Suburban Station Suite 1400**  
**Philadelphia, PA 19103-1814 TEAM 3/**

Line	A. Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	Tenant/Occupant 1619 LINCOLN AVENUE BERWICK, PA 18603	
2		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. Box 380 Bloomsburg, PA 17815	
4		AURORA LOAN SERVICES, INC. 601 5 <sup>TH</sup> AVENUE SCOTTSBLUFF, NE 69361	
5		CHARLES F. CURRY COMPANY 720 MAIN STREET KANSAS CITY, MO 64105	
6			
7			
8			
9			
10			
11			
12			
		RE: RALPHE E. TITMAN TEAM 3	
Total Number of Pieces Listed By Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name Of Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail, document reconstruction insurance is \$50,000.00 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.



Name and  
Address  
of Sender

FEDERMAN & PHELAN  
ONE PENN CENTER PLAZA, SUITE 1400  
PHILADELPHIA, PA 19103-1814

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	REMIT CORPORATION 36 WEST MAIN STREET BLOOMSBURG, PA 17815		
2	*****			
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: TITMAN, RALPH		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

KJT/LAS

RE: TITMAN, RALPH

006 00 6



TEAM 3

Date: 7/2/04

**FEDERMAN and PHELAN, L.L.P.**

**By: FRANK FEDERMAN**

**Identification No. 12248**

**One Penn Center at Suburban Station**

**1617 John F. Kennedy Boulevard**

**Suite 1400**

**Philadelphia, PA 19103-1814**

**(215) 563-7000**

**MORTGAGE ELECTRONIC**

**REGISTRATION SYSTEMS, INC.**

**ATTORNEY FOR PLAINTIFF**

**: COLUMBIA County**

**:**

**: Court of Common Pleas**

**:**

**: CIVIL DIVISION**

**:**

**: NO. 2004-CV-549**

**:**

**:**

**Plaintiff**

**vs.**

**RALPH E. TITMAN**

**CYNTHIA L. TITMAN**

**Defendant(s)**

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praccipe for the Writ of Exccution was filed the following information concerning the real property located at **1619 LINCOLN AVENUE, BERWICK, PA 18603.**

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

NAME

LAST KNOWN ADDRESS

**RALPH E. TITMAN**

**1619 LINCOLN AVENUE  
BERWICK, PA 18603**

**CYNTHIA L. TITMAN**

**1619 LINCOLN AVENUE  
BERWICK, PA 18603**

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

NAME

LAST KNOWN ADDRESS

**SAME AS ABOVE**

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

NAME

LAST KNOWN ADDRESS

**AURORA LOAN SERVICES, INC.**

**601 5<sup>TH</sup> AVENUE  
SCOTTSBLUFF, NE 69361**

**REMIT CORPORATION**

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

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

**NAME**

**LAST KNOWN ADDRESS**

**CHARLES E. CURRY  
COMPANY**

**720 MAIN STREET  
KANSAS CITY, MO 64105**

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:

**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:

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE  
P.O. Box 380  
Bloomsburg, PA 17815**

**TENANT/OCCUPANT**

**1619 LINCOLN AVENUE  
BERWICK, PA 18603**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

**P.O. BOX 2675  
HARRISBURG, PA 17105**

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

  
**FRANK FEDERMAN, ESQUIRE**  
Attorney for Plaintiff

**DATE: 8/11/04**

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC.

VS.

RALPH & CYNTHIA TITMAN

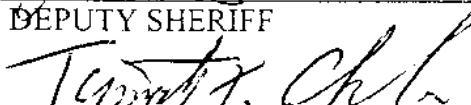
WRIT OF EXECUTION #119 OF 2004 ED

POSTING OF PROPERTY

AUGUST 19, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF RALPH & CYNTHIA TITMAN AT 1619 LINCOLN AVE. BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
CHIEF DEPUTY SHERIFF JIM ARTER.

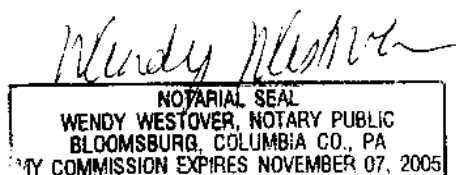
SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19<sup>TH</sup> DAY OF AUGUST 2004



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) 784-4300

MORTGAGE ELECTRONIC REGISTRATION Docket # 119ED2004  
SYSTEMS, INC.

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

RALPH E. TITMAN  
CYNTHIA L. TITMAN

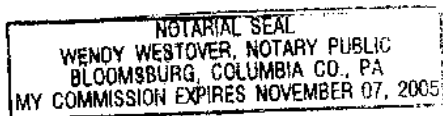
AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, JULY 26, 2004, AT 12:10 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON RALPH TITMAN AT 721 IRON  
ST., BLOOMSBURG BY HANDING TO RALPH TITMAN, A TRUE AND ATTESTED COPY OF  
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, AUGUST 11, 2004

NOTARY PUBLIC



X

TIMOTHY T. CHAMBERLAIN  
SHERIFF

X

P. D'ANGELO  
DEPUTY SHERIFF

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) 764-6300

MORTGAGE ELECTRONIC REGISTRATION Docket # 119ED2004  
SYSTEMS, INC.

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

RALPH E. TITMAN  
CYNTHIA L. TITMAN

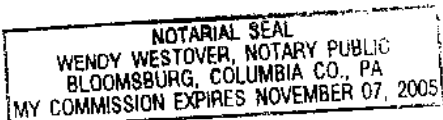
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, AUGUST 10, 2004, AT 12:10 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON CYNTHIA TITMAN AT RASLEY  
ST., BERWICK BY HANDING TO CYNTHIA TITMAN, A TRUE AND ATTESTED COPY OF THE  
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,


SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, AUGUST 11, 2004

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
P. D'ANGELO  
DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/8/2004

SERVICE# 1 - OF - 14 SERVICES  
DOCKET # 119ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC.

DEFENDANT RALPH E. TITMAN  
CYNTHIA L. TITMAN

752-5950

PERSON/CORP TO SERVED	PAPERS TO SERVED
RALPH TITMAN	WRIT OF EXECUTION - MORTGAGE
1619 LINCOLN AVE.	FORECLOSURE
BERWICK	

SERVED UPON RALPH TITMAN

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

DATE 07/26/04 TIME 1210 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

F. OTHER (SPECIFY) 721 ROW ST.

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

07/14/04 1335 DANBECO c/c

07/19/04 1725 DANBECO c/c

07/22/04 1015 DANBECO GAVE CARD TO 17YR OLD DAUGHTER

DEPUTY

Paul Dill DATE 07/26/04



2714

- ~~WISH~~ 1. 0158 FOODS

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/8/2004

SERVICE# 2 - OF - 14 SERVICES  
DOCKET # 119ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT RALPH E. TITMAN  
CYNTHIA L. TITMAN

752-5950

PERSON/CORP TO SERVED
CYNTHIA TITMAN
1619 LINCOLN AV.E
BERWICK

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON CYNTHIA Titman

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

DATE 08/10/04 TIME 1210 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

(F) OTHER (SPECIFY) WISH POTATO CHIPS  
RASBERRY ST PLANT

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>07/14/04</u>	<u>1335</u>	<u>DANIELLO</u>	<u>UC</u>

DEPUTY

For [Signature] DATE 08/10/04

119

FEDERMAN AND PHELAN, LLP  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
215-563-7000  
Main Fax 215-563-5534

Office of the Sheriff  
COLUMBIA County Courthouse

Re: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. v.  
RALPH E. TITMAN and CYNTHIA L. TITMAN  
No. 2004-CV-549  
Premises: ,

Dear Sir/madam,

Please find attached a copy of the original Affidavit(s), which has been sent for filing with the COLUMBIA Prothonotary's Office as of the date of this letter.

Yours truly,

*Wes Trunell*

Wes Trunell  
for Federman and Phelan, LLP

**\*\*\*PROPERTY IS LISTED FOR THE SHERIFF'S SALE.\*\*\***

**AFFIDAVIT OF SERVICE**

**FTM**

**Plaintiff: MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC.**

**COLUMBIA County  
No 2004-CV-549**

**Defendant(s): RALPH E. TITMAN  
CYNTHIA L. TITMAN**

**Type of Action  
- Notice of Sheriff's Sale**

**Address: 1619 LINCOLN AVENUE  
BERWICK, PA 18603**

**Sale Date: 9/22/04**

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

**SERVED**

Served and made known to Ralph E. Titman, Defendant, on the 1<sup>st</sup> day of August, 2004, at 6:00 o'clock P.m., at 1619 Lincoln Avenue, Commonwealth of Pennsylvania, in the Berwick, PA 18603 manner described below:

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

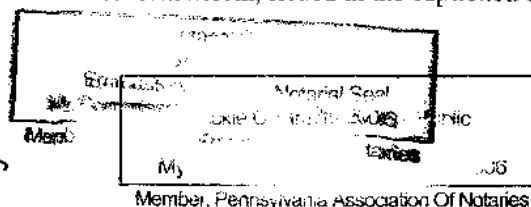
Description: Age 40<sup>±</sup> Height 5'10" <sup>±</sup> Weight 150 <sup>±</sup> Race W Sex M Other \_\_\_\_\_

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

Sworn to and subscribed  
before me this 2nd day  
of August, 2004  
Notary: \_\_\_\_\_

Walter C. Graver

By: D. Huber



**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 200  , at \_\_\_\_\_ o'clock \_\_\_\_\_m., Defendant **NOT FOUND** because:

\_\_\_\_\_ Moved \_\_\_\_\_ Unknown \_\_\_\_\_ No Answer \_\_\_\_\_ Vacant

Other: 1<sup>ST</sup> ATTEMPT 2<sup>ND</sup> ATTEMPT 3<sup>RD</sup> ATTEMPT

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 200  .

Notary: \_\_\_\_\_ By: \_\_\_\_\_

**Attorney for Plaintiff**

**Frank Federman, Esquire - I.D. No. 12248  
One Penn Center at Suburban Station-Suite 1400  
Philadelphia, PA 19103  
(215) 563-7000**

**AFFIDAVIT OF SERVICE**

FTM

**Plaintiff: MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC.**

**COLUMBIA County  
No 2004-CV-549**

**Defendant(s): RALPH E. TITMAN  
CYNTHIA L. TITMAN**

**Type of Action  
- Notice of Sheriff's Sale**

**Address: 1619 LINCOLN AVENUE  
BERWICK, PA 18603**

**Sale Date: 9/22/04**

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

**SERVED**

Served and made known to Cynthia L. Titman, Defendant, on the 1<sup>st</sup> day of August, 2004, at 6:00 o'clock P.m., at 1619 Lincoln Avenue, Commonwealth of Pennsylvania, in the Berwick, PA 18603 manner described below:

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

Description: Age 40<sup>+</sup> Height 5'10" <sup>+</sup> Weight 150 <sup>+</sup> Race W Sex M Other \_\_\_\_\_

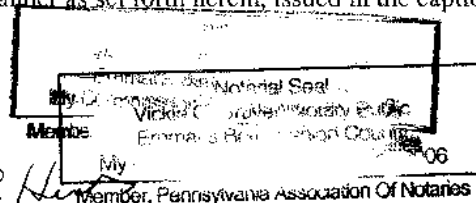
I, Constable Dennis C. Huber, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed  
before me this 2nd day  
of August, 2004  
Notary: \_\_\_\_\_

Chickie C. Spencer

By: \_\_\_\_\_

D. Huber



**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_m., Defendant **NOT FOUND** because:

\_\_\_\_\_ Moved \_\_\_\_\_ Unknown \_\_\_\_\_ No Answer \_\_\_\_\_ Vacant

Other: 1<sup>ST</sup> ATTEMPT 2<sup>ND</sup> ATTEMPT 3<sup>RD</sup> ATTEMPT

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 200\_\_.

Notary: \_\_\_\_\_

By: \_\_\_\_\_

**Attorney for Plaintiff**

**Frank Federman, Esquire - I.D. No. 12248  
One Penn Center at Suburban Station-Suite 1400  
Philadelphia, PA 19103  
(215) 563-7000**

TAX NOTICE 2004 SCHOOL REAL ESTATE

BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

CONNIE C. GINGHER

1615 LINCOLN AVENUE

BERWICK, PA 18603

FOR BERWICK AREA SCHOOL DISTRICT

DATE 08/01/2004

BILL# 004015

**HOURS** MON, TUES, THURS, FRI 9:30am  
-4pm DURING DISCT. CLOSED WED  
FRI AND HOLIDAY AFTER DISCT.  
PHONE 570-752-7442

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	21890	39.400	845.22	862.47	948.72
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE					
<b>PAY THIS AMOUNT</b>			845.22 Sept 30 IF PAID ON OR BEFORE	862.47 Nov 30 IF PAID ON OR BEFORE	948.72 Dec 1-15 IF PAID AFTER

SCHOOL PENALTY AT 10%

**M** TITMAN RALPH E & CYNTHIA L  
**A** 1619 LINCOLN AVENUE  
**I** BERWICK PA 18603

PROPERTY DESCRIPTION	ACCT.
PARCEL 04A11 01200000	4875
1619 LINCOLN AVE	2610.00
0459-0795	19280.00
0.15 ACRES	
THIS TAX RETURNED TO COURT HOUSE: December 15, 2004	

Original

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/8/2004

SERVICE# 6 - OF - 14 SERVICES  
DOCKET # 119ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT RALPH E. TITMAN  
CYNTHIA L. TITMAN

PERSON/CORP TO SERVED
CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON CONNIE GINGHER

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

DATE 07/14/04 TIME 1330 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS


DEPUTY

F. Be. Del

DATE

07/14/04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/8/2004

SERVICE# 7 - OF - 14 SERVICES  
DOCKET # 119ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC.

DEFENDANT RALPH E. TITMAN  
CYNTHIA L. TITMAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	WRIT OF EXECUTION - MORTGAGE
1108 FREAS AVE.	FORECLOSURE
BERWICK	

SERVED UPON KELLY GREEN

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

DATE 07/14/04 TIME 1315 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

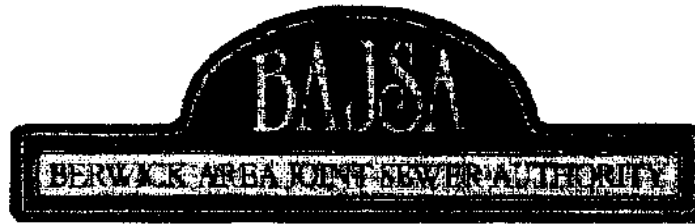
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

Paul D. [Signature]

DATE

07/14/04



July 15, 2004

Timothy T. Chamberlain  
Sheriff of Columbia County  
Court House- P.O. Box 380  
Bloomsburg, PA 17815

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**

**VS**

**RALPH E. TITMAN  
CYNTHIA L. TITMAN**

**DOCKET # 119ED2004**

**JD # 549JD2004**

Dear Timothy:

The outstanding balance on sewer account #101881 for the property located at 1619 Lincoln Avenue, Berwick, Pa through September 2004 is \$132.00.

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

Sincerely,

Kelly Greer  
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/8/2004

SERVICE# 8 - OF - 14 SERVICES  
DOCKET # 119ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC.

DEFENDANT RALPH E. TITMAN  
CYNTHIA L. TITMAN

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Cesler

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

DATE 7-9-4 TIME 1600 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

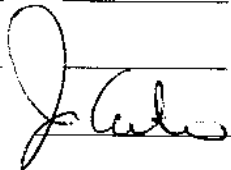
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 7-9-4

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/8/2004

SERVICE# 11 - OF - 14 SERVICES  
DOCKET # 119ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC.

DEFENDANT RALPH E. TITMAN  
CYNTHIA L. TITMAN

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Rena Neubart

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

DATE 7-9-4 TIME 1610 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Carter

DATE 7-9-4

# REAL ESTATE OUTLINE

ED # 119-04

DATE RECEIVED 7-8-04  
DOCKET AND INDEX 7-9-04  
SET FILE FOLDER UP 7-9-04

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA ✓  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF SALE ✓  
WATCHMAN RELEASE FORM ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR \$1,350.00 OR ✓ CK# 363366  
**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE Sept. 22, 04 TIME 1000  
POSTING DATE Aug. 19, 04  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Sept. 1  
2<sup>ND</sup> WEEK 8  
3<sup>RD</sup> WEEK 15, 04

# SHERIFF'S SALE

WEDNESDAY SEPTEMBER 22, 2004 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 119 OF 2004 ED AND CIVIL WRIT NO. 549 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

All that certain piece, parcel or tract of land situated in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at an iron pin set for a corner on the westerly right-of-way line of Lincoln Avenue and being the northeast corner of Lot No. 107; thence along Lot No. 107, S 54 degrees 56 minutes 48 seconds W 145.00 feet to an iron pin set for a corner; thence along the east side of a 15 foot alley N 35 degrees 00 minutes 00 seconds W 45.00 feet to an iron pin set for a corner; thence along lands now or late of J. David and Lydia E. Ferro (Lot No. 105) N 54 degrees 56 minutes 48 seconds E 145.00 feet to an iron pin set for a corner; thence along the westerly right-of-way line of Lincoln Avenue, S 35 degrees 00 minutes 00 seconds E 45.00 feet to an iron pin set for corner, the place of beginning.

Containing 6,525.00 square feet of land as surveyed by Peters Consultants, Inc. in May of 1990 and known as Lot No. 106.

TAX PARCEL #04A-11-012

TITLE TO SAID PREMISES IS VESTED IN RALPH E. TITMAN AND CYNTHIA L. TITMAN, HIS WIFE BY DEED FROM J. DAVID FERRO AND LYDIA E. FERRO, HIS WIFE, DATED 9/28/1990 AND RECORDED 1/3/1990 IN RECORD BOOK 459, PAGE 795.

## TERMS OF SALE

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

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

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

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

Plaintiff's Attorney  
Frank Federman  
1617 John F. Kennedy Blvd  
Philadelphia, PA 19103

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

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Plaintiff's Attorney  
Frank Federman  
1617 John F. Kennedy Blvd  
Philadelphia, PA 19103

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

so that we can return the card to you.  
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

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

2. Article Number  
 (Transfer from service label)  
 7003 0500 0001 9055 8942

3. Service Type  
☒ Certified Mail  
☐ Registered  
☐ Insured Mail  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below:

6. Received by (Printed Name)  
 JUL 12 2004

7. Date of Delivery  
 JUL 12 2004

8. Signature  
 X [Signature]

9. Agent ☐ Address ☒

10. Received by (Printed Name)  
 JUL 12 2004

11. Date of Delivery  
 JUL 12 2004

12. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

13. Service Type  
☒ Certified Mail  
☐ Registered  
☐ Insured Mail  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ C.O.D.

14. Restricted Delivery? (Extra Fee) ☐ Yes

15. Domestic Return Receipt  
 PS Form 3811, August 2001

16. 102595-02-M-11

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:  
 Aurora Loan Services, Inc.  
 601 5th Ave.  
 Scottsbluff, NE 69361

2. Article Number  
 (Transfer from service label)  
 7003 0500 0001 9055 8962

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-11

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:  
 OFFICE OF F.A.I.R.  
 DEPARTMENT OF PUBLIC WELFARE  
 PO BOX 8016  
 HARRISBURG, PA 17105

2. Article Number  
 (Transfer from service label)  
 PS Form 3811, August 2001

3. Service Type  
☒ Certified Mail  
☐ Registered  
☐ Insured Mail  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

6. Received by (Printed Name)  
 JUL 12 2004

7. Date of Delivery  
 JUL 12 2004

8. Signature  
 X [Signature]

9. Agent ☐ Address ☒

10. Received by (Printed Name)  
 JUL 12 2004

11. Date of Delivery  
 JUL 12 2004

12. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

13. Service Type  
☒ Certified Mail  
☐ Registered  
☐ Insured Mail  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ C.O.D.

14. Restricted Delivery? (Extra Fee) ☐ Yes

15. Domestic Return Receipt  
 PS Form 3811, August 2001

16. 102595-02-M-11

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:  
 Commonwealth of PA  
 PO Box 2675  
 Harrisburg, PA 17105

2. Article Number  
 (Transfer from service label)  
 PS Form 3811, August 2001

3. Service Type  
☒ Certified Mail  
☐ Registered  
☐ Insured Mail  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

6. Received by (Printed Name)  
 JUL 12 2004

7. Date of Delivery  
 JUL 12 2004

8. Signature  
 X [Signature]

9. Agent ☐ Address ☒

10. Received by (Printed Name)  
 JUL 12 2004

11. Date of Delivery  
 JUL 12 2004

12. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

13. Service Type  
☒ Certified Mail  
☐ Registered  
☐ Insured Mail  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ C.O.D.

14. Restricted Delivery? (Extra Fee) ☐ Yes

15. Domestic Return Receipt  
 PS Form 3811, August 2001

16. 102595-02-M-11

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X [Signature] ☐ Agent ☒ Address

B. Received by (Printed Name)  
 JUL 12 2004

C. Date of Delivery  
 JUL 12 2004

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail  
☐ Registered  
☐ Insured Mail  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Domestic Return Receipt  
 PS Form 3811, August 2001

6. 102595-02-M-11

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X [Signature] ☐ Agent ☒ Address

B. Received by (Printed Name)  
 JUL 12 2004

C. Date of Delivery  
 JUL 12 2004

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail  
☐ Registered  
☐ Insured Mail  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Domestic Return Receipt  
 PS Form 3811, August 2001

6. 102595-02-M-11

## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Agent *117*
- B. Received by (Printed Name) *5 places* ☐ Agent *117*
- C. Date of Delivery *117*
- D. Is delivery address different from item 1? ☐ Yes ☐ No
- If YES, enter delivery address below:

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

2. Article Number **7003 0500 0001 9055 8948**

(Transfer from service label)

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

INTERNAL REVENUE SERVICE  
TECHNICAL SUPPORT GROUP  
WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259  
PHILADELPHIA, PA 19106

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Agent *117*
- B. Received by (Printed Name) *J. SOMERS* ☐ Agent *117*
- C. Date of Delivery *117*
- D. Is delivery address different from item 1? ☐ Yes ☐ No
- If YES, enter delivery address below:

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

2. Article Number **7003 0500 0001 9055 8955**

(Transfer from service label)

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

# SHERIFF'S SALE

WEDNESDAY SEPTEMBER 22, 2004 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 119 OF 2004 ED AND CIVIL WRIT NO. 549 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

All that certain piece, parcel or tract of land situated in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at an iron pin set for a corner on the westerly right-of-way line of Lincoln Avenue and being the northeast corner of Lot No. 107; thence along Lot No. 107, S 54 degrees 56 minutes 48 seconds W 145.00 feet to an iron pin set for a corner; thence along the east side of a 15 foot alley N 35 degrees 00 minutes 00 seconds W 45.00 feet to an iron pin set for a corner; thence along lands now or late of J. David and Lydia E. Ferro (Lot No. 105) N 54 degrees 56 minutes 48 seconds E 145.00 feet to an iron pin set for a corner; thence along the westerly right-of-way line of Lincoln Avenue, S 35 degrees 00 minutes 00 seconds E 45.00 feet to an iron pin set for corner, the place of beginning.

Containing 6,525.00 square feet of land as surveyed by Peters Consultants, Inc. in May of 1990 and known as Lot No. 106.

TAX PARCEL #04A-11-012

TITLE TO SAID PREMISES IS VESTED IN RALPH E. TITMAN AND CYNTHIA L. TITMAN, HIS WIFE BY DEED FROM J. DAVID FERRO AND LYDIA E. FERRO, HIS WIFE, DATED 9/28/1990 AND RECORDED 1/3/1990 IN RECORD BOOK 459, PAGE 795.

## TERMS OF SALE

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

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

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

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

Plaintiffs Attorney  
Frank Federman  
1617 John F. Kennedy Blvd  
Philadelphia, PA 19103

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



**WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)**  
**P.R.C.P. 3180-3183 and RULE 2357**

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.**

**Plaintiff**

**vs.**

**RALPH E. TITMAN  
CYNTHIA L. TITMAN**

**Defendant(s)**

**: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PA**

**: NO: 2004-CV-549**

**: *2004-ED-119*  
: WRIT OF EXECUTION  
: (MORTGAGE FORECLOSURE)**

**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 described property below):

Premises: 1619 LINCOLN AVENUE  
BERWICK, PA 18603

(see attached legal description)

Amount Due \$47,192.32

Interest from 7/6/04 \$ \_\_\_\_\_  
to sale date  
(per diem-\$7.76)

Total \$ \_\_\_\_\_ Plus Costs as endorsed.

Clerk *Fanni B. Kline* / *4AB*  
Office of the Prothonotary  
Common Pleas Court of  
Columbia County, PA

Dated: *7/8/2004*  
(Seal)

ALL THAT CERTAIN piece, parcel or tract of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin set for a corner on the Westerly right-of-way line of Lincoln Avenue and being the Northeast corner of Lot No. 107; thence along Lot No. 107, S.  $54^{\circ} 56' 48''$  W. 145.00 feet to an iron pin set for a corner; thence along the East side of a 15 foot alley N.  $35^{\circ} 00' 00''$  W. 45.00 feet to an iron pin set for a corner; thence along lands now or late of J. David and Lydia E. Ferro (Lot No. 105) N.  $54^{\circ} 56' 48''$  E. 145.00 feet to an iron pin set for a corner; thence along the Westerly right-of-way line of Lincoln Avenue, S.  $35^{\circ} 00' 00''$  E. 45.00 feet to an iron pin set for corner, the place of beginning.

CONTAINING 6,525.00 square feet of land as Surveyed by Peters Consultants, Inc., in May of 1990 and known as Lot No. 106.

Tax Parcel #04A-11-012

TITLE TO SAID PREMISES IS VESTED IN Ralph E. Titman and Cynthia L. Titman, his wife by Deed from J. David Ferro and Lydia E. Ferro, his wife, dated 9/28/1990 and recorded 10/3/1990 in Record Book 459, Page 795.

**WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)**  
**P.R.C.P. 3180-3183 and RULE 2357**

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.**

**Plaintiff**

**vs.**

**RALPH E. TITMAN  
CYNTHIA L. TITMAN**

**Defendant(s)**

**: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PA  
:  
: NO: 2004-CV-549  
: *2004-ED-119*  
: WRIT OF EXECUTION  
: (MORTGAGE FORECLOSURE)  
:**

**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 described property below):

Premises: 1619 LINCOLN AVENUE  
BERWICK, PA 18603

(see attached legal description)

Amount Due \$47,192.32

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to sale date  
(per dicm-\$7.76)

Total \$ \_\_\_\_\_ Plus Costs as endorsed.

Clerk *Tami B. Kline* /EAB  
Office of the Prothonotary  
Common Pleas Court of  
Columbia County, PA

Dated: *7/8/2004*  
(Seal)

ALL THAT CERTAIN piece, parcel or tract of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin set for a corner on the Westerly right-of-way line of Lincoln Avenue and being the Northeast corner of Lot No. 107; thence along Lot No. 107, S.  $54^{\circ} 56' 48''$  W. 145.00 feet to an iron pin set for a corner; thence along the East side of a 15 foot alley N.  $35^{\circ} 00' 00''$  W. 45.00 feet to an iron pin set for a corner; thence along lands now or late of J. David and Lydia E. Ferro (Lot No. 105) N.  $54^{\circ} 56' 48''$  E. 145.00 feet to an iron pin set for a corner; thence along the Westerly right-of-way line of Lincoln Avenue, S.  $35^{\circ} 00' 00''$  E. 45.00 feet to an iron pin set for corner, the place of beginning.

CONTAINING 6,525.00 square feet of land as Surveyed by Peters Consultants, Inc., in May of 1990 and known as Lot No. 106.

Tax Parcel #04A-11-012

TITLE TO SAID PREMISES IS VESTED IN Ralph E. Titman and Cynthia L. Titman, his wife by Deed from J. David Ferro and Lydia E. Ferro, his wife, dated 9/28/1990 and recorded 10/3/1990 in Record Book 459, Page 795.

**FEDERMAN and PHELAN, L.L.P.**  
**By: FRANK FEDERMAN**  
**Identification No. 12248**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**

**ATTORNEY FOR PLAINTIFF**

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.**

**Plaintiff**

**vs.**

**RALPH E. TITMAN  
CYNTHIA L. TITMAN**

**Defendant(s)**

**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2004-CV-549**  
**: 2004-ED-119**  
**:**  
**:**

**CERTIFICATION**

FRANK FEDERMAN, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

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

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

**FEDERMAN and PHELAN, L.L.P.**  
**By: FRANK FEDERMAN**  
**Identification No. 12248**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**

**ATTORNEY FOR PLAINTIFF**

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.**

**Plaintiff**

**vs.**

**RALPH E. TITMAN  
CYNTHIA L. TITMAN**

**Defendant(s)**

**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2004-CV-549**  
**:**  
**: 2004-ED-119**  
**:**

**CERTIFICATION**

FRANK FEDERMAN, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

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

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

FEDERMAN and PHELAN, L.L.P.  
By: FRANK FEDERMAN  
Identification No. 12248  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

RALPH E. TITMAN  
CYNTHIA L. TITMAN

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2004-CV-549

:

: 2004-ED-119

**AFFIDAVIT PURSUANT TO RULE 3129**  
**(Affidavit No. 1)**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **1619 LINCOLN AVENUE, BERWICK, PA 18603**.

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

**RALPH E. TITMAN**

**1619 LINCOLN AVENUE  
BERWICK, PA 18603**

**CYNTHIA L. TITMAN**

**1619 LINCOLN AVENUE  
BERWICK, PA 18603**

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

**SAME AS ABOVE**

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

  
FRANK FEDERMAN, ESQUIRE

Date: 7/2/04

**FEDERMAN and PHELAN, L.L.P.**

**By: FRANK FEDERMAN**

**Identification No. 12248**

**One Penn Center at Suburban Station**

**1617 John F. Kennedy Boulevard**

**Suite 1400**

**Philadelphia, PA 19103-1814**

**(215) 563-7000**

**ATTORNEY FOR PLAINTIFF**

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.**

**Plaintiff**

**vs.**

**RALPH E. TITMAN  
CYNTHIA L. TITMAN**

**Defendant(s)**

**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2004-CV-549**  
**:**  
**:**  
**:**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **1619 LINCOLN AVENUE, BERWICK, PA 18603.**

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

NAME

LAST KNOWN ADDRESS

**RALPH E. TITMAN**

**1619 LINCOLN AVENUE  
BERWICK, PA 18603**

**CYNTHIA L. TITMAN**

**1619 LINCOLN AVENUE  
BERWICK, PA 18603**

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

NAME

LAST KNOWN ADDRESS

**SAME AS ABOVE**



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

NAME

LAST KNOWN ADDRESS

AURORA LOAN SERVICES, INC.

601 5<sup>TH</sup> AVENUE  
SCOTTSBLUFF, NE 69361

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

NAME

LAST KNOWN ADDRESS

CHARLES E. CURRY  
COMPANY

720 MAIN STREET  
KANSAS CITY, MO 64105

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:

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:

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE**  
**P.O. Box 380**  
**Bloomsburg, PA 17815**

**TENANT/OCCUPANT**

**1619 LINCOLN AVENUE**  
**BERWICK, PA 18603**

**COMMONWEALTH OF PENNSYLVANIA**  
**DEPARTMENT OF WELFARE**

**P.O. BOX 2675**  
**HARRISBURG, PA 17105**

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

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

DATE: 7/2/04

FEDERMAN and PHELAN, L.L.P.  
By: FRANK FEDERMAN  
Identification No. 12248  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION

Plaintiff

vs.

RALPH E. TITMAN  
CYNTHIA L. TITMAN

: NO. 2004-CV-549  
: 2004-ED-119

Defendant(s)

**AFFIDAVIT PURSUANT TO RULE 3129**  
**(Affidavit No. 1)**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **1619 LINCOLN AVENUE, BERWICK, PA 18603**.

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

RALPH E. TITMAN

1619 LINCOLN AVENUE  
BERWICK, PA 18603

CYNTHIA L. TITMAN

1619 LINCOLN AVENUE  
BERWICK, PA 18603

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

**SAME AS ABOVE**

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

  
FRANK FEDERMAN, ESQUIRE

Date: 7/2/04

**FEDERMAN and PHELAN, L.L.P.**

**By: FRANK FEDERMAN**

**Identification No. 12248**

**One Penn Center at Suburban Station**

**1617 John F. Kennedy Boulevard**

**Suite 1400**

**Philadelphia, PA 19103-1814**

**(215) 563-7000**

**ATTORNEY FOR PLAINTIFF**

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.**

**Plaintiff**

**vs.**

**RALPH E. TITMAN  
CYNTHIA L. TITMAN**

**Defendant(s)**

**: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2004-CV-549  
:  
:  
:**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **1619 LINCOLN AVENUE, BERWICK, PA 18603.**

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

NAME

LAST KNOWN ADDRESS

**RALPH E. TITMAN**

**1619 LINCOLN AVENUE  
BERWICK, PA 18603**

**CYNTHIA L. TITMAN**

**1619 LINCOLN AVENUE  
BERWICK, PA 18603**

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

NAME

LAST KNOWN ADDRESS

**SAME AS ABOVE**

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

NAME

LAST KNOWN ADDRESS

AURORA LOAN SERVICES, INC.

601 5<sup>TH</sup> AVENUE  
SCOTTSBLUFF, NE 69361

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

NAME

LAST KNOWN ADDRESS

CHARLES E. CURRY  
COMPANY

720 MAIN STREET  
KANSAS CITY, MO 64105

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:

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:

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE**  
**P.O. Box 380**  
**Bloomsburg, PA 17815**

**TENANT/OCCUPANT**

**1619 LINCOLN AVENUE**  
**BERWICK, PA 18603**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

**P.O. BOX 2675**  
**HARRISBURG, PA 17105**

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

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

DATE: 7/2/04

FEDERMAN and PHELAN, L.L.P.  
By: FRANK FEDERMAN  
Identification No. 12248  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

RALPH E. TITMAN  
CYNTHIA L. TITMAN

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:

: NO. 2004-CV-549

: 2004-ED-119

**AFFIDAVIT PURSUANT TO RULE 3129**  
**(Affidavit No. 1)**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praccipe for the Writ of Execution was filed the following information concerning the real property located at **1619 LINCOLN AVENUE, BERWICK, PA 18603**.

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

**RALPH E. TITMAN**

**1619 LINCOLN AVENUE  
BERWICK, PA 18603**

**CYNTHIA L. TITMAN**

**1619 LINCOLN AVENUE  
BERWICK, PA 18603**


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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

**SAME AS ABOVE**

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

  
FRANK FEDERMAN, ESQUIRE

Date: 7/2/04

**FEDERMAN and PHELAN, L.L.P.**

By: **FRANK FEDERMAN**

Identification No. 12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

**ATTORNEY FOR PLAINTIFF**

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.**

**Plaintiff**

vs.

**RALPH E. TITMAN  
CYNTHIA L. TITMAN**

**Defendant(s)**

: **COLUMBIA County**  
:  
: **Court of Common Pleas**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2004-CV-549**  
:  
:  
:

**AFFIDAVIT PURSUANT TO RULE 3129.1**

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BERWICK, PA 18603**

**CYNTHIA L. TITMAN**

**1619 LINCOLN AVENUE  
BERWICK, PA 18603**

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

NAME

LAST KNOWN ADDRESS

**SAME AS ABOVE**

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

NAME

LAST KNOWN ADDRESS

AURORA LOAN SERVICES, INC.

601 5<sup>TH</sup> AVENUE  
SCOTTSBLUFF, NE 69361

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

NAME

LAST KNOWN ADDRESS

CHARLES E. CURRY  
COMPANY

720 MAIN STREET  
KANSAS CITY, MO 64105

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:

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:

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE**  
**P.O. Box 380**  
**Bloomsburg, PA 17815**

**TENANT/OCCUPANT**

**1619 LINCOLN AVENUE**  
**BERWICK, PA 18603**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

**P.O. BOX 2675**  
**HARRISBURG, PA 17105**

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FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

DATE: 7/2/04

**FEDERMAN and PHELAN, L.L.P.**  
**By: FRANK FEDERMAN**  
**Identification No. 12248**  
**One Penn Center at Suburban Station**  
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**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**

**ATTORNEY FOR PLAINTIFF**

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.**

**Plaintiff**

**vs.**

**RALPH E. TITMAN**  
**CYNTHIA L. TITMAN**

**Defendant(s)**

**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**

**: NO. 2004-CV-549**

**: 2004 ED-119**

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By: **FRANK FEDERMAN**

Identification No. 12248

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**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.**

**Plaintiff**

**vs.**

**RALPH E. TITMAN  
CYNTHIA L. TITMAN**

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: **COLUMBIA County**  
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: **NO. 2004-CV-549**  
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601 5<sup>TH</sup> AVENUE  
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4. Name and address of last recorded holder of every mortgage of record:

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CHARLES E. CURRY  
COMPANY

720 MAIN STREET  
KANSAS CITY, MO 64105

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:

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:

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE**  
**P.O. Box 380**  
**Bloomsburg, PA 17815**

**TENANT/OCCUPANT**

**1619 LINCOLN AVENUE**  
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**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

**P.O. BOX 2675**  
**HARRISBURG, PA 17105**

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FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

DATE: 7/2/04

FEDERMAN and PHELAN, L.L.P.  
By: FRANK FEDERMAN  
Identification No. 12248  
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Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

RALPH E. TITMAN  
CYNTHIA L. TITMAN

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
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: NO. 2004-CV-549

: 2004-ED-119

Defendant(s)

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**By: FRANK FEDERMAN**

**Identification No. 12248**

**One Penn Center at Suburban Station**

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**(215) 563-7000**

**ATTORNEY FOR PLAINTIFF**

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.**

**Plaintiff**

**vs.**

**RALPH E. TITMAN  
CYNTHIA L. TITMAN**

**Defendant(s)**

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

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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:

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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:

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE**  
**P.O. Box 380**  
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FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

DATE: 7/2/04

FEDERMAN and PHELAN, L.L.c.  
By: FRANK FEDERMAN  
Identification No. 12248  
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ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

RALPH E. TITMAN  
CYNTHIA L. TITMAN

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
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: CIVIL DIVISION  
:  
: NO. 2004-CV-549  
: *2004-ED-119*  
:  
:  
:

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A  
DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR  
THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A  
DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE  
CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT  
ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

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

7/2/04

TO: RALPH E. TITMAN  
CYNTHIA L. TITMAN  
1619 LINCOLN AVENUE  
BERWICK, PA 18603

Your house (real estate) at 1619 LINCOLN AVENUE, **BERWICK, PA 18603**, is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$47,192.32** obtained by **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

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

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

I. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call:  
**(215) 563-7000**.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.

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

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (814) 272-9350.

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

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

6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.

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

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

**COLUMBIA COUNTY  
SUSQUEHANNA LEGAL SERVICES  
168 E. 5<sup>th</sup> STREET,  
BLOOMSBURG, PA 17815  
(570) 784-8760**

ALL THAT CERTAIN piece, parcel or tract of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin set for a corner on the Westerly right-of-way line of Lincoln Avenue and being the Northeast corner of Lot No. 107; thence along Lot No. 107, S.  $54^{\circ} 56' 48''$  W. 145.00 feet to an iron pin set for a corner; thence along the East side of a 15 foot alley N.  $35^{\circ} 00' 00''$  W. 45.00 feet to an iron pin set for a corner; thence along lands now or late of J. David and Lydia E. Ferro (Lot No. 105) N.  $54^{\circ} 56' 48''$  E. 145.00 feet to an iron pin set for a corner; thence along the Westerly right-of-way line of Lincoln Avenue, S.  $35^{\circ} 00' 00''$  E. 45.00 feet to an iron pin set for corner, the place of beginning.

CONTAINING 6,525.00 square feet of land as Surveyed by Peters Consultants, Inc., in May of 1990 and known as Lot No. 106.

Tax Parcel #04A-11-012

TITLE TO SAID PREMISES IS VESTED IN Ralph E. Titman and Cynthia L. Titman, his wife by Deed from J. David Ferro and Lydia E. Ferro, his wife, dated 9/28/1990 and recorded 10/3/1990 in Record Book 459, Page 795.



WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within 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 to 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.

.....(SEAL)  
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now, ....., 20....., the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

.....(SEAL)  
/ s/ ..... Sheriff

....., 20 .....

HARRY A. ROADARMEL

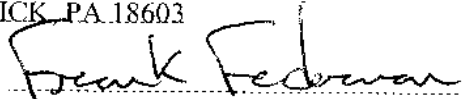
Sheriff

COLUMBIA County, Pa.

Sir: — There will be placed in  
your hands

for service a Writ of .....EXECUTION (REAL ESTATE)....., styled as  
follows: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. vs RALPH E. TITMAN and CYNTHIA L. TITMAN

The defendant will be found at 1619 LINCOLN AVENUE,  
BERWICK, PA. 18603

 ..... Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found,  
what goods and chattels shall/ be seized and be levied upon. If real estate,  
attach five double spaced typed written copies of description as it shall  
appear on the new deed together with Street and Number of the premises.  
Please do not furnish us with the old deed or mortgage.

See attached legal description.....  
.....  
.....  
.....

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within 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 o 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.

.....(SEAL)  
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now, ....., 20....., the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

.....(SEAL)  
.....

....., 20 .....

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

your hands

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follows: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. vs RALPH E. TITMAN and CYNTHIA L. TITMAN

The defendant will be found at 1619 LINCOLN AVENUE, BERWICK, PA 18603

Frank Federman.....Attorney for Plaintiff

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Frank Federman.....Attorney for Plaintiff

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Please do not furnish us with the old deed or mortgage.

See attached legal description.....  
.....  
.....  
.....

**SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY**

**PLAINTIFF**

**MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC.**

**DEFENDANT**

**RALPH E. TITMAN  
CYNTHIA L. TITMAN**

**COURT NO.: 2004-CV-549**

**SERVE AT:**

**1619 LINCOLN AVENUE  
BERWICK, PA 18603**

**a) TYPE OF ACTION**

**XX Notice of Sheriff's Sale**

**SALE DATE: \_\_\_\_\_**

**PLEASE POST THE HANDBILL.**

**SERVED**

Served and made known to \_\_\_\_\_, Defendant, on the \_\_\_\_ day of \_\_\_\_\_, 200\_\_, at \_\_ o'clock \_\_ M., at \_\_\_\_\_, Commonwealth of Pennsylvania, in the manner described below:

\_\_\_\_ Defendant personally served.

\_\_\_\_ Adult family member with whom Defendant(s) reside(s).

Relationship is \_\_\_\_\_.

\_\_\_\_ Adult in charge of Defendant's residence who refused to give name or relationship.

\_\_\_\_ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

\_\_\_\_ Agent or person in charge of Defendant's office or usual place of business.

\_\_\_\_ an officer of said Defendant's company.

\_\_\_\_ Other: \_\_\_\_\_.

Description: Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

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

\_\_\_\_ Moved \_\_\_\_ Unknown \_\_\_\_ No Answer \_\_\_\_ Vacant

Other: \_\_\_\_\_

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

**I. DEPUTIZED SERVICE**

Now, this \_\_\_\_ day of \_\_\_\_\_, 200\_\_, I, Sheriff of CLINTON County, Pennsylvania, do hereby deputize the Sheriff of \_\_\_\_ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

**ATTORNEY FOR PLAINTIFF**

**FRANK FEDERMAN, ESQUIRE**

**I.D.#12248**

**One Penn Center at Suburban Station**

**1617 John F. Kennedy Boulevard**

**Suite 1400**

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**(215)563-7000**

ALL THAT CERTAIN piece, parcel or tract of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin set for a corner on the Westerly right-of-way line of Lincoln Avenue and being the Northeast corner of Lot No. 107; thence along Lot No. 107, S.  $54^{\circ} 56' 48''$  W. 145.00 feet to an iron pin set for a corner; thence along the East side of a 15 foot alley N.  $35^{\circ} 00' 00''$  W. 45.00 feet to an iron pin set for a corner; thence along lands now or late of J. David and Lydia E. Ferro (Lot No. 105) N.  $54^{\circ} 56' 48''$  E. 145.00 feet to an iron pin set for a corner; thence along the Westerly right-of-way line of Lincoln Avenue, S.  $35^{\circ} 00' 00''$  E. 45.00 feet to an iron pin set for corner, the place of beginning.

CONTAINING 6,525.00 square feet of land as Surveyed by Peters Consultants, Inc., in May of 1990 and known as Lot No. 106.

Tax Parcel #04A-11-012

TITLE TO SAID PREMISES IS VESTED IN Ralph E. Titman and Cynthia L. Titman, his wife by Deed from J. David Ferro and Lydia E. Ferro, his wife, dated 9/28/1990 and recorded 10/3/1990 in Record Book 459, Page 795.

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ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

FEDERMAN & PHELAN LLP  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

COMMERCE BANK  
PHILADELPHIA, PA 19148  
CHECK NO 000363366

DATE	AMOUNT
07/02/2004	*****1,350.00

VOID after 90 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

*Travis S. Williams*

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

⑈363366⑈ ⑆036001808⑆36 150886 6⑈