

SHERIFF'S SALE COST SHEET

Chase Manhattan Bank vs. Angeles & Karen Demarco
 NO. 183-04 ED NO. 953-cf JD DATE/TIME OF SALE 4-27-05 1100

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</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>16.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.50</u>	
NOTARY	\$ <u>12.00</u>	
TOTAL *****		\$ <u>439.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>695.12</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>920.12</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>418.65</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>406.73</u>	
TOTAL *****		\$ <u>4480.38</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>212.71</u>	
WATER 20	\$	
TOTAL *****		\$ <u>212.71</u>

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>- 0 -</u>

TOTAL COSTS (OPENING BID) \$ 6245.21

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

Chase Manhattan Bank VS Angelo & Karen Denmarco

NO. 183-04 ED NO. 953-04 JD

DATE/TIME OF SALE: 4-27-05 1100

BID PRICE (INCLUDES COST) \$ 45,000.00

POUNDAGE - 2% OF BID \$ 900.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 7395.21

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Debra L. Denmarco Agent For Plaintiff

TOTAL DUE: \$ 7395.21

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 6045.21

LAW OFFICES OF PETER E. MELTZER
& ASSOCIATES, P.C.

1600 LOCUST ST., STE. 200
PHILADELPHIA, PA 19103

6592

PAY
TO THE
ORDER OF

Columbia County Sheriff

DATE *5/4/05*

Six thousand forty-five dollars and 21/100

\$ *6,045.21*



WACHOVIA SECURITIES
Wachovia Bank, N.A.

CODE ☐

DOLLARS ☐

FOR

Rem. to

[Signature]

⑈00006592⑈ ⑈031000503⑈ 9620482339⑈

Law Offices of
Peter E. Meltzer and Associates, P.C.

1600 Locust Street
Suite 200
Philadelphia, PA 19103
215-545-3300
Fax 215-545-0666

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Affiliated With:
Dembo & Saldutti
102 Browning, Bldg. B.
Cherry Hill, NJ 08003
856-354-8866

April 29, 2005

Tim Chamberlain
Columbia County Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: Chase Manhattan Bank, et al. v. DeMarco; Columbia County Court of Common
Pleas; Docket No. 2004 CV 953 MF
Property Address: 335 Mary Street, Berwick, PA

Dear Tim:

We represent Chase Manhattan Bank, et al., the successful bidder of the above-referenced property at the April 26 Sheriff's sale. Please take any necessary steps to have the deed prepared. The name and address of the Deed holder on the Sheriff's sale is:

Chase Manhattan Bank, as Trustee for Benefit of Certificateholders
of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2002-4
c/o Equity One, Incorporated
301 Lippincott Drive
Marlton, NJ 08053

I have enclosed a check for \$6,045.21 representing post-sale expenses along with 2 original Realty Transfer Tax statements. I understand your office will prepare the deed and have it recorded. I would appreciate it if you could send me the recorded deed in the enclosed envelope. If you have any questions, please contact me.

Very truly yours,



Shilpa Patel

:spp
Enclosure



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name

Peter E. Meltzer

Telephone Number:

Street Address

1600 Locust Street

City

Philadelphia

Area Code (

215)

545-3300

State

Zip Code

19103

B TRANSFER DATA

Grantor(s)/Lessor(s)

Columbia County Sheriff

Street Address

35 West Main Street

City

Bloomsburg

State

PA

Zip Code

17815

Date of Acceptance of Document

Grantee(s)/

Chase Manhattan Bank, as Trustee for Benefit
of Certificateholders of Equity One ABS, Inc.

Street Address

Mortgage Pass-through Certificates Series 2002-4
c/o Equity One, Incorporated

City

301 Lippincott Drive
Marlton, NJ 08053

C PROPERTY LOCATION

Street Address

335 Mary Street

City, Township, Borough

Berwick

County

Columbia

School District

Berwick Area

Tax Parcel Number

04A-01-067

D VALUATION DATA

1. Actual Cash Consideration

\$ 7,395.21

2. Other Consideration

+

3. Total Consideration

= \$ 7,395.21

4. County Assessed Value

\$ 26,018

5. Common Level Ratio Factor

x 3.05

6. Fair Market Value

= \$ 79,354.90

E EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

1b. Percentage of Interest Conveyed

100%

2. Check Appropriate Box Below for Exemption Claimed



Will or intestate succession

(Name of Decedent)

(Estate File Number)



Transfer to Industrial Development Agency.



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



Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)



Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation.
(If condemnation or in lieu of condemnation, attach copy of resolution.)



Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number Instrument #200205659, Page Number Assignment Instrument #200303453



Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)



Statutory corporate consolidation, merger or division. (Attach copy of articles.)



Other (Please explain exemption claimed, if other than listed above.)

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

Signature of Correspondent or Responsible Party

Peter E. Meltzer

Date

4-29-05

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

Law Offices of
Peter E. Meltzer and Associates, P.C.

1600 Locust Street
Suite 200
Philadelphia, PA 19103
215-545-3300
Fax 215-545-0666

pmeltzer@meltzerlaw.net
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Affiliated With:
Dembo & Saldutti
102 Browning Bldg. B.
Cherry Hill, NJ 08003
856-354-8866

FACSIMILE TRANSMISSION SHEET

Name of Recipient: Tim Chamberlain, Columbia County Sheriff

Fax No.: 570-389-5625

Telephone No.: 570-389-5622

Name of Sender: Shilpa Patel

Date: April 25, 2005

Client/Matter No.: 60498837

Number of pages (including cover sheet): 4

**IF COPY IS ILLEGIBLE OR INCOMPLETE
PLEASE CALL 215-545-3339 FOR RETRANSMISSION**

MESSAGE:

Chase Manhattan Bank, et al. v. Angelo and Karen Demarco
Docket No. 2004-ED-183
Property Address: 335 Mary Street, Berwick, PA

**ATTACHED IS A COPY OF THE AFFIDAVIT OF SERVICE OF LIENHOLDERS
FOR THE SHERIFF'S SALE SCHEDULED FOR WEDNESDAY, APRIL 27, 2005.
IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT ME.**

☐ Urgent ☐ For your review ☐ Please comment ☐ Per our discussion

The originals of the attached documents ☐ will follow ☐ will not follow

Confidentiality Notice

The information contained in this facsimile transmission is client privileged and confidential information and is intended only for the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and return the original message to us via U.S. Postal Service. We will reimburse you for all expenses incurred. Thank you.

**LAW OFFICES OF PETER E. MELTZER
AND ASSOCIATES, P.C.**

By: Peter E. Meltzer

Identification No.: 39828

By: Shilpa Patel

Identification No.: 83430

1600 Locust St., Suite 200

Philadelphia, PA 19103

(215) 545-3300

**THIS IS NOT AN
ARBITRATION CASE.
ASSESSMENT OF DAMAGES
HEARING IS NOT REQUIRED.**

Attorneys for Plaintiff

**CHASE MANHATTAN BANK, AS TRUSTEE
FOR BENEFIT OF CERTIFICATEHOLDERS
OF EQUITY ONE ABS, INC. MORTGAGE
PASS-THROUGH CERTIFICATES SERIES 2002-4:
c/o EQUITY ONE, INCORPORATED****COLUMBIA COUNTY
COURT OF COMMON PLEAS
NO.: 2004 CV 953 MF**

v.

**ANGELO DEMARCO
KAREN DEMARCO****AFFIDAVIT OF SERVICE PURSUANT TO PA. R. CIV. P. 3129.1**

I hereby certify that I am the attorney for the plaintiff in this action and further certify that I have mailed or caused to be served copies of the Notice of the April 27, 2005 Sheriff's Sale to all lien holders, judgment creditors and other interested parties listed below as required by Pa.R.Civ.P. 3129.1 by certified mail or by first class U.S. mail, proof of mailing, or by hand delivery on the dates set forth on Exhibit "A" attached hereto.

Angelo DeMarco

10 Norpole Road
Orangeville, PA 17859

Karen DeMarco

225 Columbia Mail Drive
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau

P.O. Box 370
Bloomsburg, PA 17815

Joan Rothery, Tax Collector

RR 4, Box 4502
Berwick, PA 18603

Columbia County Domestic Relations

P.O. Box 370
Bloomsburg, PA 17815

Commonwealth of PA Dept of Welfare

P.O. Box 2675
Harrisburg, PA 17105

Commonwealth of PA
Bureau of Compliance


Dept. 280946
Harrisburg, PA 17128-0946

Occupant

335 Mary Street
Berwick, PA 18603

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

Dated: April 25, 2005



Shilpa Patel

183

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 28-MAR-05

FEE: \$5.00

CERT. NO: 697

DEMARCO ANGELO & KAREN M JR
335 MARY STREET
BERWICK PA 18603DISTRICT: BERWICK BORO
DEED 0384-0847
LOCATION: 335 MARY ST BERWICK
PARCEL: 04A-01 -067-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING COSTS	TOTAL AMOUNT DUE
2002	PRIM	1,011.07	13.48	0.00	1,024.55
2003	PRIM	1,359.90	19.58	55.00	1,434.48
2004	PRIM	1,549.69	23.01	30.00	1,602.70
TOTAL DUE :					\$4,061.73

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: May , 2005

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2004

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.



March 23, 2005

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

**CHASE MANHATTAN BANK, AS TRUSTEE FOR BENEFIT OF
CERTIFICATE HOLDERS OF EQUITY ONE ABS, INC. MOTGAGE
PASS-THROUGH CERTIFICATES SERIES 2002-4 C/O EQUITY ONE,
INCORPORATED**

VS

ANGELO AND KAREN DEMARCO

DOCKET # 183ED2004

JD # 953JD2004

Dear Timothy:

The updated amount on sewer account #103020 for the property located at 335 Mary Street, Berwick Pa through June 2005 is \$212.71.

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

Sincerely,

Kelly Groer
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

**LAW OFFICES OF PETER E. MELTZER
AND ASSOCIATES, P.C.**

By: Peter E. Meltzer

Identification No.: 39828

By: Shilpa Patel

Identification No.: 83430

1600 Locust St., Suite 200

Philadelphia, PA 19103

(215) 545-3300

THIS IS NOT AN
ARBITRATION CASE.
ASSESSMENT OF DAMAGES
HEARING IS NOT REQUIRED.

Attorneys for Plaintiff

CHASE MANHATTAN BANK, AS TRUSTEE :
FOR BENEFIT OF CERTIFICATEHOLDERS :
OF EQUITY ONE ABS, INC. MORTGAGE :
PASS-THROUGH CERTIFICATES SERIES 2002-4: :
c/o EQUITY ONE, INCORPORATED :

v. :

ANGELO DEMARCO :
KAREN DEMARCO :

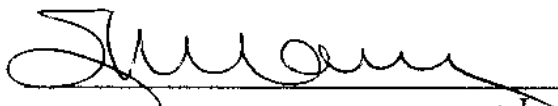
COLUMBIA COUNTY
COURT OF COMMON PLEAS
NO.: 2004 CV 953 MF

ORDER

AND NOW, this 22 day of March, 2005, upon consideration of
the annexed Petition, it is hereby,

ORDERED AND DECREED that the Sheriff is directed to postpone the Sheriff's Sale
until April 27, 2005, without the need for further advertising, further notice to the Defendant or
Sheriff's costs concerning the sale.

BY THE COURT:



FILED
NOTHONOTARY
2005 MAR 22 P 3:12
CLERK OF COURT
COLUMBIA COUNTY, PA

**LAW OFFICES OF PETER E. MELTZER
AND ASSOCIATES, P.C.**

By: Peter E. Meltzer
Identification No.: 39828
By: Shilpa Patel
Identification No.: 83430
1600 Locust St., Suite 200
Philadelphia, PA 19103
(215) 545-3300

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ARBITRATION CASE.
ASSESSMENT OF DAMAGES
HEARING IS NOT REQUIRED.

Attorneys for Plaintiff

CHASE MANHATTAN BANK, AS TRUSTEE :
FOR BENEFIT OF CERTIFICATEHOLDERS :
OF EQUITY ONE ABS, INC. MORTGAGE :
PASS-THROUGH CERTIFICATES SERIES 2002-4 :
c/o EQUITY ONE, INCORPORATED :

v. :

ANGELO DEMARCO :
KAREN DEMARCO :

COLUMBIA COUNTY
COURT OF COMMON PLEAS
NO.: 2004 CV 953 MF

2005 MAR 22 A 11:14

FILED
NOTARIAL

EX PARTE PETITION TO POSTPONE SHERIFF'S SALE

TO THE HONORABLE JUDGES OF SAID COURT:

AND NOW, comes the plaintiff, Chase Manhattan Bank, et al., by and through its attorneys, Law Offices of Meltzer and Associates, P.C., and files this Petition pursuant to the Pennsylvania Rules of Civil Procedure 430 and avers the following:

1. Plaintiff holds a mortgage on real estate located at 335 Mary Street, Berwick PA 18603 (the "Mortgaged Property"). Plaintiff filed a Mortgage Foreclosure Complaint against the above Defendants on or about August 23, 2004.
2. Petitioner obtained a foreclosure judgment against the above Defendants on or about October 25, 2004 and a Sheriff's Sale of the above property was scheduled for January 26, 2005. However that sale was ultimately postponed until March 23, 2005 because Defendants filed Chapter 13 bankruptcy in the Middle District of Pennsylvania, Case No. 04-55689 on November 18, 2004.

3. On January 25, 2005, Plaintiff obtained stay relief on the Mortgaged Property. See attached Exhibit "A".
4. However, as of this date, the lien creditors have not been given notice of the Sheriff's sale.
5. Petitioner cannot sell the subject property without the giving property notice of the Sheriff's sale of the Property to all lien creditors.
6. The Sheriff's Sale cannot be postponed again without an Order of Court. However, under Pa.R.Civ.P. 3129.3(a) and the comment thereto, the Court has discretion to allow postponement of the sale without new notice in appropriate cases. It is respectfully submitted that this is such a case as a result of lack of notice to the creditors.
7. A postponement of the sale will not prejudice any party in interest. Indeed, Defendant will benefit from a postponement because Defendant will save the additional Sheriff's costs which would otherwise be incurred if Plaintiff had to obtain a brand new writ of execution.

WHEREFORE, Petitioner requests that this Court enter an Order postponing the Sheriff's Sale until April 27, 2005 so that the Plaintiff may provide notice to the lien creditors of the Sheriff's sale, but without the need to re-advertise or for further notice to the Defendant or Sheriff's costs concerning the sale.

**LAW OFFICES OF PETER E. MELTZER
AND ASSOCIATES, P.C.**

Dated: March 18, 2005

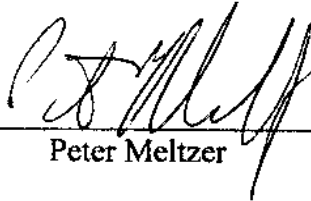
By:



PETER E. MELTZER, ESQUIRE

VERIFICATION

I, Peter E. Meltzer, counsel for Plaintiff, am duly authorized to make this Verification on behalf of Plaintiff and do hereby verify that the statements made in the foregoing Petition to Postpone Sheriff's Sale are true and correct to the best of my knowledge, information and belief. I further understand that the statements therein made are subject to the penalties of 18 Pa. C.S. Section 4904, relating to unsworn falsification to authorities.



Peter Meltzer

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 Dept. 280246 Harrisburg, PA 17128
2. Article Number (transfer from service label)	7004
PS Form 3811, February 2004	Domestic Return POSTAGE WILL BE PAID BY ADDRESSEE 7004

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ 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. 	<div style="border: 1px solid black; padding: 5px;"> <p>A. Signature 183</p> <p style="text-align: right;"><input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>B. Received by (Printed Name) C. Date of Delivery</p> </div>
<p>1. Article Addressed to:</p> <p style="margin-top: 20px;">Chase Manhattan Bank, et al 301 Lippincott Drive Marlton, NJ 08053</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number</p> <p>(Transfer from service label)</p>	<div style="border: 1px solid black; padding: 5px;"> <p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p> </div>

PS Form 3811, February 2004 Domestic Return Receipt 102585-02-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:

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *[Signature]* ☒ Addressee
- C. Date of Delivery *NOV 10 2004*
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

1. 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 **7004 1160 0005 9398 9211**
 (Transfer from service label)

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 ☒ Addressee
- B. Received by (Printed Name) *[Signature]* ☒ Addressee
- C. Date of Delivery *NOV 10 2004*
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

1. 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 **7004 1160 0005 9398 9242**
 (Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt

MARCH 23, 2005

9:00 AM COLUMBIA MALL-COLUMBIA MALL DRIVE BLOOMSBURG-PARCEL #18-02-048-03 NO TAXES

9:00 AM WILLIAM & RENA HUMMEL-2401 WEST FRONT ST. BERWICK-PARCEL #06-1B-2027 ^{April Amount.} 2,362.44
(2003 & 2004 Taxes)

9:00 AM RONALD BANKS-225 RIDGE ST. BLOOMSBURG-PARCEL #31-4C1-036 1,694.64
2003 & 2004 TAXES

9:30 AM DARNELL ADAMS-18 WASHINGTONVILLE RD BLOOMSBURG-PARCEL #21-13-00104 545.36
2004 TAXES

9:30 AM TROY & MELISSA BECK-144 MUNICIPAL ROAD BERWICK-PARCEL #07-10B-021-56 4,795.91
2001, 2002, 2003 & 2004

10:30 AM ROBERT & ALLISON COOK-215 CRANBERRY RUN ROAD BLOOMSBURG-PARCEL #01-16-00203 NO TAXES

10:30 AM STEVEN & HEATHER POWERS-427 E. 11TH ST. BERWICK-PARCEL #04A-10-012-01 NO TAXES

11:00 AM ANGELO & KAREN DEMARCO-335 MARY ST. BERWICK-PARCEL #04A-01-067 3,950.66
2002, 2003 & 2004

+ 5.00

for Deb

Law Offices of
Peter E. Meltzer and Associates, P.C.

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Suite 200
Philadelphia, PA 19103
215-545-3300
Fax 215-545-0666

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Cherry Hill, NJ 08003
856-354-8866

FACSIMILE TRANSMISSION SHEET

Name of Recipient: **Tim Chamberlain, Columbia County Sheriff**

Fax No.: **570-389-5625**

Telephone No.: **570-389-5622**

Name of Sender: **Shilpa Patel**

Date: **February 9, 2005**

Client/Matter No.: **60498837**

Number of pages (including cover sheet): **3**

**IF COPY IS ILLEGIBLE OR INCOMPLETE
PLEASE CALL 215-545-3339 FOR RETRANSMISSION**

MESSAGE:

**Chase Manhattan Bank, et al. v. Angelo and Karen Demarco
Docket No. 2004-ED-183
Property Address: 335 Mary Street, Berwick, PA**

**I WOULD APPRECIATE IT IF YOU COULD ATTEMPT TO SERVE BOTH
DEFENDANTS AT THE PROPERTY ADDRESS, 335 MARY STREET,
BERWICK, PS 18603, WITH THE ATTACHED NOTICE OF SHERIFF'S SALE.
THEY HAVE LISTED THIS ADDRESS AS THEIR CURRENT ADDRESS ON
THEIR BANKRUPTCY FILING. IF YOU HAVE ANY QUESTIONS, PLEASE
CONTACT ME.**

☐ Urgent ☐ For your review ☐ Please comment ☐ Per our discussion

The originals of the attached documents ☐ will follow ☐ will not follow

Confidentiality Notice

The information contained in this facsimile transmission is client privileged and confidential information and is intended only for the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and return the original message to us via U.S. Postal Service. We will reimburse you for all expenses incurred. Thank you.

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 below of how to obtain an attorney.)

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

1. If the sheriff's sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Meltzer & Associates, P.C. at 215-545-3300.
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 the property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call Meltzer & Associates, P.C. at 215-545-3300.
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 is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff approximately 30 days after the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within 10 days.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO 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.

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
100 South Street
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

**LAW OFFICES OF PETER E. MELTZER
AND ASSOCIATES, P.C.**

By: Peter E. Meltzer
Identification No.: 39828
By: Shilpa Patel
Identification No.: 83430
1600 Locust St., Suite 200
Philadelphia, PA 19103
(215) 545-3300

THIS IS NOT AN
ARBITRATION CASE.
ASSESSMENT OF DAMAGES
HEARING IS NOT REQUIRED.

Attorneys for Plaintiff

CHASE MANHATTAN BANK, AS TRUSTEE :
FOR BENEFIT OF CERTIFICATEHOLDERS :
OF EQUITY ONE ABS, INC. MORTGAGE :
PASS-THROUGH CERTIFICATES SERIES 2002-4 :
c/o EQUITY ONE, INCORPORATED :

COLUMBIA COUNTY
COURT OF COMMON PLEAS
NO.: 2004 CV 953 MF

v.

ANGELO DEMARCO
KAREN DEMARCO

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Angelo DeMarco
Karen DeMarco

Your real estate at 335 Mary Street, Berwick, PA is scheduled to be sold at Sheriff's Sale on March 23, 2005 at 11:00 a.m. at Columbia County Courthouse, Bloomsburg, PA 17815 to enforce the court judgment of \$111,166.33 obtained by Chase Manhattan Bank, et al. against you.

NOTICE OF OWNERS RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to Meltzer & Associates, P.C. the back payments, late charges, costs and reasonable attorneys fees due. To find out how much you must pay, you may contact Meltzer & Associates, P.C. at 215-545-3300.
2. You may be able to stop the sale by filing a petition asking a 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 stop the sale through other legal proceedings.

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

CHASE MANHATTAN BANK, AS TRUSTEE
FOR BENEFIT OF CERTIFICATE HOLDERS
OF EQUITY ONE ABS, INC. MORTGAGE
PASS-THROUGH CERTIFICATES SERIES
2002-4 C/O EQUITY ONE, INCORPORATED

Docket # 183ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

ANGELO AND KAREN DEMARCO

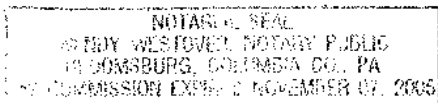
AFFIDAVIT OF SERVICE

NOW, THIS MONDAY JANUARY 31, 2005, AT 10:45 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON KAREN DEMARCO AT WIRELESS
WORLD (COLUMBIA MALL) COLUMBIA MALL DRIVE BLOOMSBURG BY HANDING TO
KAREN DEMARCO, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE
KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS.

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, FEBRUARY 01, 2005

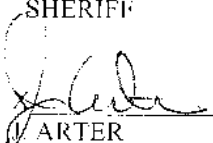

NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF


CARTER
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA. 17815
TAX: (717) 389-5625

PHONE
(570) 784-5622

24 HOUR PHONE
(570) 784-6100

CHASE MANHATTAN BANK, AS TRUSTEE
FOR BENEFIT OF CERTIFICATE HOLDERS
OF EQUITY ONE ABS, INC. MORTGAGE
PASS-THROUGH CERTIFICATES SERIES
2002-4 C/O EQUITY ONE, INCORPORATED

Docket # 183ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

ANGELO AND KAREN DEMARCO

AFFIDAVIT OF SERVICE

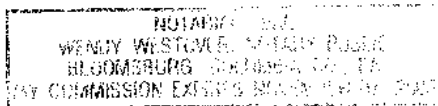
NOW, THIS MONDAY JANUARY 31, 2005, AT 11:05 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON ANGELO DEMARCO AT TOM
BOWMAN TRUCKING, 10 NOR POLE RD ORANGEVILLE BY HANDING TO ANGELO
DEMARCO. A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO
THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, FEBRUARY 01, 2005

Wendy Westover

NOTARY PUBLIC



Timothy T. Chamberlain

X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X

J. Carter
J. CARTER
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/5/2004

SERVICE# 2 - OF - 14 SERVICES
DOCKET # 183ED2004

PLAINTIFF

CHASE MANHATTAN BANK, AS TRUSTEE FOR BENEFIT
OF CERTIFICATE HOLDERS OF EQUITY ONE ABS, INC.
MORTGAGE PASS-THROUGH CERTIFICATES SERIES
2002-4 C/O EQUITY ONE, INCORPORATED

DEFENDANT

ANGELO AND KAREN DEMARCO

PERSON/CORP TO SERVED
KAREN DEMARCO
335 MARY ST.
BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

wireless world at mall

SERVED UPON KAREN

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-31-05 TIME 10:45 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

Served at Wireless World AT Columbia Mall Bloomsburg

F. OTHER (SPECIFY) UNABLE TO LOCATE

NEVER HOME

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

11-12-04

1325

DANIELLO

w/c

11-15-04

0905

DANIELLO

COULD NOT LOCATE

11-23-04

1500

DANIELLO

COULD NOT LOCATE

DEPUTY

*Pamela Sch
J. Lente*

DATE 12/3/04

1-31-05

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/5/2004

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 183ED2004

PLAINTIFF

CHASE MANHATTAN BANK, AS TRUSTEE FOR BENEFIT
OF CERTIFICATE HOLDERS OF EQUITY ONE ABS, INC.
MORTGAGE PASS-THROUGH CERTIFICATES SERIES
2002-4 C/O EQUITY ONE, INCORPORATED

DEFENDANT

ANGELO AND KAREN DEMARCO

PERSON/CORP TO SERVED
ANGELO DEMARCO
335 MARY ST.
BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Angelo

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-31-5 TIME 11:05 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

Served at 10 Nor Pole Rd. Orangeville

F. OTHER (SPECIFY) Tom Bowman Trucking

10 Nor Pole Rd. Orangeville PA

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
------	------	---------	---------

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

DEPUTY

J. Gault

DATE 1-31-5

Law Offices of
Peter E. Meltzer and Associates, P.C.

1600 Locust Street
Suite 200
Philadelphia, PA 19103
215-545-3300
Fax 215-545-0666

pmeltzer@meltzerlaw.net
www.lawyers.com/meltzerlaw
Members PA, NJ Bars

Affiliated With:
Dembo & Saldutti
102 Browning Bldg. B.
Cherry Hill, NJ 08003
856-354-8866

FACSIMILE TRANSMISSION SHEET

Name of Recipient: **Tim Chamberlain, Columbia County Sheriff**

Fax No.: **570-389-5625**

Telephone No.: **570-389-5622**

Name of Sender: **Shilpa Patel**

Date: **January 25, 2005**

Client/Matter No.: **60498837**

Number of pages (including cover sheet): **1**

**IF COPY IS ILLEGIBLE OR INCOMPLETE
PLEASE CALL 215-545-3339 FOR RETRANSMISSION**

MESSAGE:

**Chase Manhattan Bank, et al. v. Angelo and Karen Demarco
Docket No. 2004-ED-183
Property Address: 335 Mary Street, Berwick, PA**

Please POSTPONE the above-referenced sale until MARCH 23, 2005 which is currently scheduled for tomorrow. This is our first postponement. If you have any questions, please contact me.

☐ Urgent ☐ For your review ☐ Please comment ☐ Per our discussion

The originals of the attached documents ☐ will follow ☐ will not follow

Confidentiality Notice

The information contained in this facsimile transmission is client privileged and confidential information and is intended only for the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and return the original message to us via U.S. Postal Service. We will reimburse you for all expenses incurred. Thank you.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly, 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 that day and on the attached notice January 5, 12, 19, 2005, as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

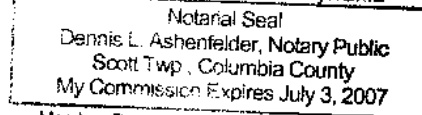


Sworn and subscribed to before me this 20th day of JANUARY, 2005.



(Notary Public)

My commission expires July 3, 2007



And now, 20th, 2005, 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.

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.

CHASE MANHATTAN BANK

VS.


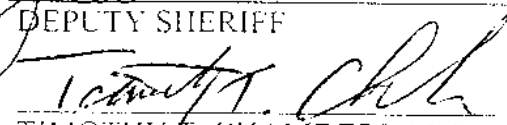
ANGELO AND KAREN DEMARCO

WRIT OF EXECUTION #183 OF 2004 ED

POSTING OF PROPERTY

DECEMBER 10, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF ANGELO AND KAREN DEMARCO AT 335 MARY STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:


DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 13TH DAY OF DECEMBER 2004



NOTARIAL SEAL
WENDY WESTOVER, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA CO., PA
MY COMMISSION EXPIRES NOVEMBER 07, 2006

CURRENT SHERIFF SALES

(www.sheriffcolumbiacounty.com)

JANUARY 26, 2005

9:00 AM THOR & PAMELA FLOREEN-63-65 E. 5TH ST. BLOOMSBURG-PARCEL #051-03-131 *no taxes due*
 9:00 AM DAVID & EMILY QUINN-385 HILLSIDE DRIVE BLOOMSBURG-PARCEL #02-01B-15
 9:30 AM DOROTHY KREISCHER-202 E. 13TH ST. BERWICK-PARCEL #04A-03-097
 9:30 AM RANDY & LYNDA LONG-168 DRINKER ST. BLOOMSBURG-PARCEL #18-01A-017
 9:30 AM FRANK & JOY BEDOSKY-47 VILLAGE LN BERWICK-PARCEL #06-01-26-2 *no taxes due*
 9:30 AM JOHN & MICHELLE DENNIS-3 OLD MILL ROAD BEWICK-PARCEL #07-03B-031-02 *no taxes due*
 9:30 AM CHRISTOPHER WELSH & MICHELE HEIMBACH-318 MARTZ ST. BERWICK-PARCEL #04A-02-282
 10:00 AM VALERIE MOYLE-416 WEST FIRST ST. BLOOMSBURG-PARCEL #05W-04-021 *no taxes due*
 10:00 AM ROBERT ALTIERI-422 LASALLE ST. BERWICK-PARCEL #04C-05-177
 10:30 AM DOROTHY WALTER-97 DRINKER ST. BLOOMSBURG-PARCEL #18-01A-062
 10:30 AM ROBERT & ALLISON COOK-215 CRANBERRY RUN ROAD BLOOMSBURG-PARCEL #01-16-00203 *no taxes due*
 11:00 AM ANGELO & KAREN DEMARCO-335 MARY ST. BERWICK-PARCEL #04A-01-067
 11:00 AM BRIAN & TAMMY HUNSINGER-74 ENGLISH HILL RD BLOOMSBURG-PARCEL #26-06-00618 *no taxes due*
 11:30 AM DAVE & GAIL DEATER-157 PICNIC GROVE RD CATAWISSA-PARCEL #20-03-026-03
 11:30 AM CARL & TAMMY HOSTETTER-75-76 MIDDLE ST. LOCUSTDALE-PARCEL #14-01-52-5 *2005 Taxes due*

14-01-53-6 *2005 Taxes due*

Filed 11/7/03 Chapter 11
 Bankruptcy

1/7/04

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

SHERIFF'S RETURN OF NO SERVICE

CHASE MANHATTAN BANK, AS TRUSTEE FOR
BENEFIT OF CERTIFICATE HOLDERS OF EQUITY
ONE ABS, INC. MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2002-4 C/O EQUITY ONE,
INCORPORATED

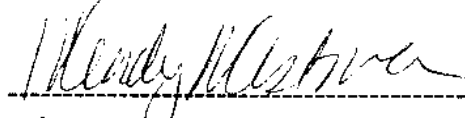
183ED2004

VS.

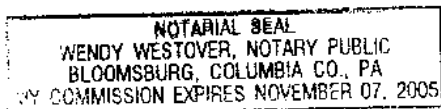
ANGELO AND KAREN DEMARCO

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF
THIS 12/3/2004 FOR THE FOLLOWING REASONS:
UNABLE TO SERVE

SWORN AND SUBSCRIBED BEFORE ME
THIS Friday, December 03, 2004



NOTARY PUBLIC



SO ANSWERS :

TIMOTHY T. CHAMBERLAIN
SHERIFF

BY: 

P. D'ANGELO
DEPUTY SHERIFF



November 18, 2004

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

**CHASE MANHATTAN BANK, AS TRUSTEE FOR BENEFIT OF
CERTIFICATE HOLDERS OF EQUITY ONE ABS, INC. MORTGAGE
PASS-THROUGH CERTIFICATES SERIES 2002-4 C/O EQUITY ONE,
INCORPORATED**

VS

ANGELO AND KAREN DEMARCO

DOCKET # 183ED2004

JD # 953JD2004

Dear Timothy:

The outstanding balance on sewer account #103020 for the property located at 335 Mary Street, Berwick, Pa through March 2005 is \$136.29.

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: (370) 752-8477 • Fax: (370) 752-8479

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/5/2004

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 183ED2004

PLAINTIFF

CHASE MANHATTAN BANK, AS TRUSTEE FOR BENEFIT
OF CERTIFICATE HOLDERS OF EQUITY ONE ABS, INC.
MORTGAGE PASS-THROUGH CERTIFICATES SERIES
2002-4 C/O EQUITY ONE, INCORPORATED

DEFENDANT

ANGELO AND KAREN DEMARCO

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Kelly Greer

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-16-4 TIME 1055 MILEAGE _____ OTHER _____

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

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

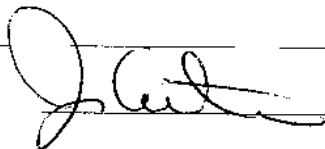
F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
------	------	---------	---------

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

DEPUTY



DATE 11-16-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/5/2004

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 183ED2004

PLAINTIFF

CHASE MANHATTAN BANK, AS TRUSTEE FOR BENEFIT
OF CERTIFICATE HOLDERS OF EQUITY ONE ABS, INC.
MORTGAGE PASS-THROUGH CERTIFICATES SERIES
2002-4 C/O EQUITY ONE, INCORPORATED

DEFENDANT

ANGELO AND KAREN DEMARCO

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	WRIT OF EXECUTION - MORTGAGE
15 PERRY AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON LESLIE LEVEN

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-16-04 TIME 0935 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. Cuta DATE 11-16-04

TAX NOTICE 2004 SCHOOL REAL ESTATE
 BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:
 CONNIE C. GINGHER
 1615 LINCOLN AVENUE
 BERWICK, PA 18603

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

M

DEMARCO ANGELO & KAREN M JR
 335 MARY STREET
 BERWICK PA 18603

T
O

Tax Notice 2004 County & Municipality
 BERWICK BORO
MAKE CHECKS PAYABLE TO:
 Connie C Gingher
 1615 Lincoln Avenue
 Berwick PA 18603

HOURS: MON, TUE, THUR & FRI : 9:30AM - 4PM
 CLOSED WEDNESDAY & HOLIDAYS
 CLOSED FRIDAY AFTER DISCOUNT
PHONE: 570-752-7442

DEMARCO ANGELO & KAREN M JR
 335 MARY STREET
 BERWICK PA 18603

FOR BERWICK AREA SCHOOL DISTRICT					DATE 08/01/2004	BILL# 000958
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALTY	
REAL ESTATE	26018	39.400	1004.61	1025.11	1127.62	
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.						
		PAY THIS AMOUNT	1004.61	1025.11	1127.62	
		IF PAID ON OR BEFORE	Sept 30	Nov 30	Dec 1-15	

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION		ACCT.	3646
PARCEL 04A01 06700000			
MARY ST	5220.00		
0.30 ACRES	20798.00		

Original

THIS TAX RETURNED
 TO COURT HOUSE:
 December 15, 2004

FOR: COLUMBIA COUNTY					DATE 03/01/2004	BILL NO. 3184
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY	
GENERAL	26,018	5.846	143.96	146.90	161.59	
SINKING		.845	21.55	21.99	24.19	
LIGHT		.75	19.12	19.51	20.49	
FIRE		1.25	31.87	32.52	34.15	
BORO RE		6.1	155.54	158.71	166.65	
The discount & penalty have been calculated for your convenience						
	PAY THIS AMOUNT		372.04	379.63	407.07	
			April 30	June 30	June 30	
			If paid on or before	If paid on or before	If paid after	

Discount 2 % 2 %
 Penalty 10 % 5 %
 PARCEL: 04A-01-067-00,000
 MARY ST
 2986 Acres
 Land 5,220
 Buildings 20,798
 Total Assessment 26,018

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment.
 THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/5/2004

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 183ED2004

PLAINTIFF

CHASE MANHATTAN BANK, AS TRUSTEE FOR BENEFIT
OF CERTIFICATE HOLDERS OF EQUITY ONE ABS, INC.
MORTGAGE PASS-THROUGH CERTIFICATES SERIES
2002-4 C/O EQUITY ONE, INCORPORATED

DEFENDANT

ANGELO AND KAREN DEMARCO

PERSON/CORP TO SERVED	PAPERS TO SERVED
CONNIE GINGHER-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
1615 LINCOLN AVE.	FORECLOSURE
BERWICK	

SERVED UPON CONNIE GINGHER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-12-04 TIME 1320 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

[Signature]

DATE

11-12-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/5/2004

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 183ED2004

PLAINTIFF

CHASE MANHATTAN BANK, AS TRUSTEE FOR BENEFIT
OF CERTIFICATE HOLDERS OF EQUITY ONE ABS, INC.
MORTGAGE PASS-THROUGH CERTIFICATES SERIES
2002-4 C/O EQUITY ONE, INCORPORATED

DEFENDANT

ANGELO AND KAREN DEMARCO

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON DEBRA MILLER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-9-4 TIME 0830 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

[Signature]

DATE 11-9-4

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 10-NOV-04

FEE: \$5.00

CERT. NO: 263

DEMARCO ANGELO & KAREN M JR
335 MARY STREET
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 0384-0847
LOCATION: MARY ST BERWICK
PARCEL: 04A-01 -067-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING- COSTS	TOTAL AMOUNT DUE
2002	PRIM	1,004.33	20.22	0.00	1,024.55
2003	PRIM	1,350.11	29.38	0.00	1,379.49
TOTAL DUE :					\$2,404.04

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: February ,2005

* * THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2003

REQUESTED BY:

Timothy T. Chambliss, Sheriff
dm.

REAL ESTATE OUTLINE

ED # 183-04

DATE RECEIVED 11-5-04
DOCKET AND INDEX 11-9-04
SET FILE FOLDER UP 11-9-04

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# 5862

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

SALE DATE Jan, 26, 05 TIME 1100
POSTING DATE Dec. 15, 04
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan. 5
2ND WEEK 12
3RD WEEK 19, 05

SHERIFF'S SALE

WEDNESDAY JANUARY 26, 2005 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 183 OF 2004 ED AND CIVIL WRIT NO. 953 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'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THOSE CERTAIN LOT, pieces or parcels of land formerly situate in Briar Creek Township, now Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

LOT NO. 1

BEGINNING at the corner of Lot No. 307 on Mary Street; thence northerly a distance of one hundred forty-five (145) feet to a fifteen foot alley; thence easterly a distance of forty-five (45) feet to corner of Lot No. 309; thence southerly a distance of one hundred forty-five (145) feet to Mary Street; thence along Mary Street, West a distance of forty-five (45) feet to the place of beginning. This description is intended to cover Lot No. 308 in Duval Dickson's Fourth Plot of Lots as marked and numbered on plot or plan.

LOT NO.2

BEGINNING at the corner of Lot No. 308 on Mary Street; thence easterly a distance of forty-five (45) feet to corner of Lot No. 310; thence northerly a distance of one hundred forty-five (145) feet to a fifteen foot alley; thence westerly a distance of forty-five (45) feet to corner of Lot No. 308; thence southerly a distance of one hundred forty-five (145) feet to the place of beginning. This description is intended to cover Lot No. 309 in Duval Dickson's Fourth plot of Lots as marked and shown on plot of plan. BEING the same premises which Nancy DeMarco, widow, by Deed dated August 10, 1999 and recorded August 16, 1999 in Columbia County in Deed Book Volume 735 Page 191, granted and conveyed unto Angelo DeMarco, Jr. and Karen M. DeMarco, his wife.

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
Peter Meltzer
1600 Locust Street
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY JANUARY 26, 2005 AT 11:00 AM

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Plaintiff's Attorney
Peter Melizer
1600 Locust Street
Philadelphia, PA 19103

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

Law Offices of
Peter E. Meltzer and Associates, P.C.

1600 Locust Street
Suite 200
Philadelphia, PA 19103
215-545-3300
Fax 215-545-0666

pmeltzer@meltzerlaw.net
www.lawyers.com/meltzerlaw
Members PA, NJ Bars

Affiliated With:
Dembo & Saldutti
102 Browning, Bldg. B.
Cherry Hill, NJ 08003
856-354-8866

October 15, 2004

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

Re: Chase Manhattan Bank, et al. v. DeMarco; Columbia County Court of Common
Pleas; Docket No. 2004 CV 953 MF

Dear Sir/Madam:

Please serve the Notice of Sheriff's sale in the above-referenced matter on the following:

1. Angelo DeMarco
10 Norpole Road
Orangeville, PA 17859
2. Karen DeMarco.
225 Columbia Mall Drive
Bloomsburg, PA 17815
3. Posting - Handbill
335 Mary Street
Berwick, PA 18603

Under separate cover to the Prothonotary, I have enclosed a check in the amount of \$1,350.00 to cover your fees to schedule a Sheriff's sale. I would appreciate it if you could send me proof of service in the along with a return envelope so that proof of service may be sent to my office. If you have any questions please call me. Thank you.

Very truly yours,



Shilpa Patel

:spp
Enclosure

WRIT OF EXECUTION — (MORTGAGE FORECLOSURE)

Pa. R.C.P. 3180 to 3183 and Rule 3257

Chase Manhattan Bank, et al. :

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

vs. :

Angelo DeMarco :

DOCKET NO.: 2004 CV 953 MF

Karen DeMarco :

WRIT OF EXECUTION
MORTGAGE FORECLOSURE

2004-ED-183

Commonwealth of Pennsylvania :

County of Columbia :

TO THE SHERIFF OF Columbia COUNTY, PENNSYLVANIA:

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

335 Mary Street
Berwick, PA 18603

Amount Due: \$111,166.33

Interest for date of judgment: \$

TOTAL: \$ Plus costs

as endorsed

Dated: Nov. 5, 2004

(SEAL)

Jamie B. Kline

Prothonotary, Common Pleas Court
Columbia County, Pennsylvania

**LAW OFFICES OF PETER E. MELTZER
AND ASSOCIATES, P.C.**

By: Peter E. Meltzer

Identification No.: 39828

By: Shilpa Patel

Identification No.: 83430

1600 Locust St., Suite 200

Philadelphia, PA 19103

(215) 545-3300

THIS IS NOT AN
ARBITRATION CASE.
ASSESSMENT OF DAMAGES
HEARING IS NOT REQUIRED.

Attorneys for Plaintiff

CHASE MANHATTAN BANK, AS TRUSTEE :
FOR BENEFIT OF CERTIFICATEHOLDERS :
OF EQUITY ONE ABS, INC. MORTGAGE :
PASS-THROUGH CERTIFICATES SERIES 2002-4: :
c/o EQUITY ONE, INCORPORATED :

v. :

ANGELO DEMARCO :
KAREN DEMARCO :

COLUMBIA COUNTY
COURT OF COMMON PLEAS
NO.: 2004 CV 953 MF

2004-ED-183

CERTIFICATE OF ADDRESS AND NON-MILITARY SERVICE

The undersigned hereby certifies that, upon information and belief:

Angelo DeMarco is over 21 years of age, resides at 335 Mary Street, Berwick, PA 18603 and is employed at Bowman Trucking, Co. as an unknown.

Karen DeMarco is over 21 years of age, resides at 335 Mary Street, Berwick, PA 18603 and is employed at Wireless World Communication as an unknown.

Deponent further avers that, upon information and belief, the above individual is not within the protection of the Soldiers' and Sailors' Civil Relief Act of 1940, together with amendments thereto.

Shilpa Patel

Shilpa Patel

**LAW OFFICES OF PETER E. MELTZER
AND ASSOCIATES, P.C.**

By: Peter E. Meltzer
Identification No.: 39828
By: Shilpa Patel
Identification No.: 83430
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Philadelphia, PA 19103
(215) 545-3300

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Attorneys for Plaintiff

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OF EQUITY ONE ABS, INC. MORTGAGE :
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NO.: 2004 CV 953 MF

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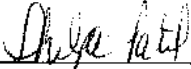
2004-ED-183

CERTIFICATION TO SHERIFF
AS TO THE SALE OF REAL PROPERTY

DATE OF SALE:

I hereby certify that I am the attorney for the plaintiff in this action and further certify
that:

X Act 6 and Act 91 are complied with.



Shilpa Patel, Esquire
Attorney for Plaintiff

**LAW OFFICES OF PETER E. MELTZER
AND ASSOCIATES, P.C.**

By: Peter E. Meltzer
Identification No.: 39828
By: Shilpa Patel
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1600 Locust St., Suite 200
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Attorneys for Plaintiff

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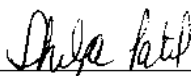
2004-ED-183

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I hereby certify that I am the attorney for the plaintiff in this action and further certify that:

X Act 6 and Act 91 are complied with.



Shilpa Patel, Esquire
Attorney for Plaintiff

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v. :

ANGELO DEMARCO :
KAREN DEMARCO :

COLUMBIA COUNTY
COURT OF COMMON PLEAS
NO.: 2004 CV 953 MF

2004-ED-183

Affidavit Pursuant to Rule 3129.1

Chase Manhattan Bank, et al., Plaintiff in the above action, sets forth as of the date that the Praecipe for Writ of Execution was filed the following information concerning the real property located at 335 Mary Street, Berwick, PA 18603:

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

Name

Angelo DeMarco

Address

10 Norpole Road
Orangeville, PA 17859

Karen DeMarco

225 Columbia Mall Drive
Bloomsburg, PA 17815

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

Name

Angelo DeMarco

Address

10 Norpole Road
Orangeville, PA 17859

Karen DeMarco

225 Columbia Mall Drive
Bloomsburg, PA 17815

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

<u>Name</u>	<u>Address</u>
-------------	----------------

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

<u>Name</u>	<u>Address</u>
Chase Manhattan Bank, et al.	301 Lippincott Drive Marlton, NJ 08053

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

<u>Name</u>	<u>Address</u>
Columbia County Tax Claim Bureau	P.O. Box 370 Bloomsburg, PA 17815

Joan Rothery, Tax Collector	RR 4, Box 4502 Berwick, PA 18603
-----------------------------	-------------------------------------

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:

<u>Name</u>	<u>Address</u>
Columbia County Domestic Relations	P.O. Box 370 Bloomsburg, PA 17815

Commonwealth of PA Dep't of Welfare	P.O. Box 2675 Harrisburg, PA 17105
-------------------------------------	---------------------------------------

Commonwealth of PA Bureau of Compliance	Dept. 280946 Harrisburg, PA 17128-0946
--	---

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:

<u>Name</u>	<u>Address</u>
Occupant	335 Mary Street Berwick, PA 18603

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

Dated: October 15, 2004


Shilpa Patel

**LAW OFFICES OF PETER E. MELTZER
AND ASSOCIATES, P.C.**

By: Peter E. Meltzer

Identification No.: 39828

By: Shilpa Patel

Identification No.: 83430

1600 Locust St., Suite 200

Philadelphia, PA 19103

(215) 545-3300

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Attorneys for Plaintiff

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COLUMBIA COUNTY
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2004-ED 183

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Chase Manhattan Bank, et al.

301 Lippincott Drive
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Joan Rothery, Tax Collector

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Columbia County Domestic Relations

P.O. Box 370
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Commonwealth of PA Dep't of Welfare

P.O. Box 2675
Harrisburg, PA 17105

Commonwealth of PA
Bureau of Compliance

Dept. 280946
Harrisburg, PA 17128-0946

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:

Name

Address

Occupant

335 Mary Street
Berwick, PA 18603

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Dated: October 15, 2004


Shilpa Patel

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ANGELO DEMARCO :
KAREN DEMARCO :

COLUMBIA COUNTY
COURT OF COMMON PLEAS
NO.: 2004 CV 953 MF

2004 ED-183

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Angelo DeMarco
Karen DeMarco

Your real estate at 335 Mary Street, Berwick, PA is scheduled to be sold at Sheriff's Sale on _____ at _____ .m, at Columbia County Courthouse, Bloomsburg, PA 17815 to enforce the court judgment of \$111,166.33 obtained by Chase Manhattan Bank, et al. against you.

NOTICE OF OWNERS RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to Meltzer & Associates, P.C. the back payments, late charges, costs and reasonable attorneys fees due. To find out how much you must pay, you may contact Meltzer & Associates, P.C. at 215-545-3300.
2. You may be able to stop the sale by filing a petition asking a 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 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 below of how to obtain an attorney.)

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

1. If the sheriff's sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Meltzer & Associates, P.C. at 215-545-3300.
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 the property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call Meltzer & Associates, P.C. at 215-545-3300.
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 is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff approximately 30 days after the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within 10 days.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO 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.

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
100 South Street
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

EXHIBIT "A"

ALL THOSE CERTAIN LOT, pieces or parcels of land formerly situate in Briar Creek Township, now Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

LOT NO. 1

BEGINNING at the corner of Lot No. 307 on Mary Street; thence northerly a distance of one hundred forty-five (145) feet to a fifteen foot alley; thence easterly a distance of forty-five (45) feet to corner of Lot No. 309; thence southerly a distance of one hundred forty-five (145) feet to Mary Street; thence along Mary Street, West a distance of forty-five (45) feet to the place of beginning. This description is intended to cover Lot No. 308 in Duval Dickson's Fourth Plot of Lots as marked and numbered on plot or plan.

LOT NO. 2

BEGINNING at the corner of Lot No. 308 on Mary Street; thence easterly a distance of forty-five (45) feet to corner of Lot No. 310; thence northerly a distance of one hundred forty-five (145) feet to a fifteen foot alley; thence westerly a distance of forty-five (45) feet to corner of Lot No. 308; thence southerly a distance of one hundred forty-five (145) feet to the place of beginning. This description is intended to cover Lot No. 309 in Duval Dickson's Fourth plot of Lots as marked and shown on plot of plan.

BEING the same premises which Nancy DeMarco, widow, by Deed dated August 10, 1999 and recorded August 16, 1999 in Columbia County in Deed Book Volume 735 Page 191, granted and conveyed unto Angelo DeMarco, Jr. and Karen M. DeMarco, his wife.

EXHIBIT "A"

ALL THOSE CERTAIN LOT, pieces or parcels of land formerly situate in Briar Creek Township, now Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

LOT NO. 1

BEGINNING at the corner of Lot No. 307 on Mary Street; thence northerly a distance of one hundred forty-five (145) feet to a fifteen foot alley; thence easterly a distance of forty-five (45) feet to corner of Lot No. 309; thence southerly a distance of one hundred forty-five (145) feet to Mary Street; thence along Mary Street, West a distance of forty-five (45) feet to the place of beginning. This description is intended to cover Lot No. 308 in Duval Dickson's Fourth Plot of Lots as marked and numbered on plot or plan.

LOT NO. 2

BEGINNING at the corner of Lot No. 308 on Mary Street; thence easterly a distance of forty-five (45) feet to corner of Lot No. 310; thence northerly a distance of one hundred forty-five (145) feet to a fifteen foot alley; thence westerly a distance of forty-five (45) feet to corner of Lot No. 308; thence southerly a distance of one hundred forty-five (145) feet to the place of beginning. This description is intended to cover Lot No. 309 in Duval Dickson's Fourth plot of Lots as marked and shown on plot of plan.

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LOT NO. 1

BEGINNING at the corner of Lot No. 307 on Mary Street; thence northerly a distance of one hundred forty-five (145) feet to a fifteen foot alley; thence easterly a distance of forty-five (45) feet to corner of Lot No. 309; thence southerly a distance of one hundred forty-five (145) feet to Mary Street; thence along Mary Street, West a distance of forty-five (45) feet to the place of beginning. This description is intended to cover Lot No. 308 in Duval Dickson's Fourth Plot of Lots as marked and numbered on plot or plan.

LOT NO. 2

BEGINNING at the corner of Lot No. 308 on Mary Street; thence easterly a distance of forty-five (45) feet to corner of Lot No. 310; thence northerly a distance of one hundred forty-five (145) feet to a fifteen foot alley; thence westerly a distance of forty-five (45) feet to corner of Lot No. 308; thence southerly a distance of one hundred forty-five (145) feet to the place of beginning. This description is intended to cover Lot No. 309 in Duval Dickson's Fourth plot of Lots as marked and shown on plot of plan.

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**LAW OFFICES OF PETER E. MELTZER
AND ASSOCIATES, P.C.**

By: Peter E. Meltzer

Identification No.: 39828

By: Shilpa Patel

Identification No.: 83430

1600 Locust St., Suite 200

Philadelphia, PA 19103

(215) 545-3300

THIS IS NOT AN
ARBITRATION CASE.
ASSESSMENT OF DAMAGES
HEARING IS NOT REQUIRED.

Attorneys for Plaintiff

CHASE MANHATTAN BANK, AS TRUSTEE :
FOR BENEFIT OF CERTIFICATEHOLDERS :
OF EQUITY ONE ABS, INC. MORTGAGE :
PASS-THROUGH CERTIFICATES SERIES 2002-4:
c/o EQUITY ONE, INCORPORATED :

v. :

ANGELO DEMARCO :
KAREN DEMARCO :

COLUMBIA COUNTY
COURT OF COMMON PLEAS
NO.: 2004 CV 953 MF

2004-ED-183

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Angelo DeMarco
Karen DeMarco

Your real estate at 335 Mary Street, Berwick, PA is scheduled to be sold at Sheriff's Sale
on January 26, 2005 at 11:00 a .m, at Columbia County Courthouse.
Bloomsburg, PA 17815 to enforce the court judgment of \$111,166.33 obtained by Chase
Manhattan Bank, et al. against you.

NOTICE OF OWNERS RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to Meltzer & Associates, P.C. the back payments, late charges, costs and reasonable attorneys fees due. To find out how much you must pay, you may contact Meltzer & Associates, P.C. at 215-545-3300.
2. You may be able to stop the sale by filing a petition asking a 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 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 below of how to obtain an attorney.)

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

1. If the sheriff's sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Meltzer & Associates, P.C. at 215-545-3300.
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 the property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call Meltzer & Associates, P.C. at 215-545-3300.
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 is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff approximately 30 days after the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within 10 days.
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LAW OFFICES OF PETER E. MELTZER

& ASSOCIATES, P.C.

1600 LOCUST ST., STE. 200
PHILADELPHIA, PA 19103

5862

DATE 10/15/04

3-50/310

PAY TO THE ORDER OF Columbia County Sheriff

\$ 1,100.00

One thousand three hundred fifty dollars only

DOLLARS



WACHOVIA SECURITIES

Wachovia Bank, N.A.
ACH R/T 031000503

CODE



FOR

Debit

⑆00005862⑆ ⑆031000503⑆ 9620482339⑆

[Signature]