

SHERIFF'S SALE COST SHEET

MERS vs. Robert Altieri
 NO. 81-04 ED NO. 255-04 JD DATE/TIME OF SALE Strayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>34.94</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>8.00</u>
TOTAL ***** \$ <u>333.44</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>666.56</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>891.56</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>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

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

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1350.00

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

January 25, 2005

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. ROBERT O. ALTIERI
No. 2004-CV-255

Dear Sir or Madam:

Please stay the Sheriff's Sale of the above referenced property, which is scheduled for 1/26/05.

No funds were received in consideration for the stay.

Very truly yours,

Katherine Trautz
/kjm

VIA TELECOPY 570-389-5625

Cc: **ROBERT O. ALTIERI**
422 LASALLE STREET
BERWICK, PA 18603

SHERIFF'S SALE COST SHEET

MERS vs. Robert Altieri
 NO. 8104 ED NO. 255-04 JD DATE/TIME OF SALE 1-26-05 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	<u>\$ 165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	<u>\$ 32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	<u>\$ 16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	<u>\$ 5.50</u>
NOTARY	<u>\$ 8.00</u>
TOTAL ***** \$ <u>399.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	<u>\$ 666.56</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>891.56</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	<u>\$ 41.50</u>
TOTAL ***** \$ <u>51.50</u>	

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

MUNICIPAL FEES DUE:		
SEWER	20	<u>\$ 255.82</u>
WATER	20	<u>\$</u>
TOTAL ***** \$ <u>255.82</u>		

SURCHARGE FEE (DSTE)		<u>\$ 120.00</u>
MISC.		<u>\$</u>
		<u>\$</u>
TOTAL ***** \$ <u>-0-</u>		

TOTAL COSTS (OPENING BID) \$ 1723.38

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

MERS VS Robert Altieri

NO. 81-04 ED NO. 255-04 JD

DATE/TIME OF SALE: 1-26-05 1000

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

CURRENT SHERIFF SALES

(www.sheriffocolumbiacounty.com)

JANUARY 26, 2005

9:00 AM THOR & PAMELA FLOREIN-63-65 E. 5TH ST. BLOOMSBURG-PARCEL #05E-03-131 no taxes due
9:00 AM DAVID & EMILY QUINN-385 HILLSIDE DRIVE BLOOMSBURG-PARCEL #22-01B-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 BERWICK-PARCEL #07-03B-031-02 no taxes due
9:30 AM CHRISTOPHER WELSH & MICHELLE HEIMBACH-318 MARIZ ST. BERWICK-PARCEL #04A-02-282
10:00 AM VALERIE MOYLE-416 W 1ST 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 #14-01-52-55 Taxes due

14-01-52-55 2005 Taxes due

FEDERMAN AND PHELAN, L.L.P.
BY: DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY I.D. NO. 62205
ONE PENN CENTER AT SUBURBAN
STATION, SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

v.
ROBERT O. ALTIERI

COURT OF COMMON PLEAS
CIVIL DIVISION
NO: 2004-CV-255
COLUMBIA COUNTY

ORDER

AND NOW, this 9th day of November, 2004, after consideration of
Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

ORDERED that the said sale is extended two month(s) to the regularly scheduled
COLUMBIA County Sheriff's Sale dated January 26, 2005.

No further advertising or additional notice to lienholder or defendant(s) is
required.

BY THE COURT:

1st Thomas A. James Jr.
J.

2004 NOV -9 PM 2:17

Confirmed from the records this
9th Day of November 2004
TAMER : CLERK
For Cindy L. Hower
Proth. & Clk. Of Sev. Courts
Mtn. Comm. Ex. 1st Mon. Jan 2005

FEDERMAN AND PHELAN, L.L.P.
BY: DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY I.D. NO. 62205
ONE PENN CENTER AT SUBURBAN
STATION, SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

v.
ROBERT O. ALTIERI

COURT OF COMMON PLEAS
CIVIL DIVISION
NO: 2004-CV-255
COLUMBIA COUNTY

MOTION FOR POSTPONEMENT OF SHERIFF'S SALE


Plaintiff, by its counsel, Federman and Phelan, petitions this Honorable Court for a two month postponement of its Sheriff's Sale scheduled in the above captioned matter and in support thereof avers the following:

1. A Sheriff's Sale of the mortgaged property involved herein has been scheduled for November 10, 2004.
2. The mortgage relative to this matter is insured by the Secretary of Veterans Affairs.
3. The Secretary of Veterans Affairs is responsible for issuing the bid price of the property to the Plaintiff prior to the Sheriff's Sale. An appraisal of the property must be completed prior to the issuance of this bid.
4. A two month postponement of the Sheriff's Sale will enable the Plaintiff to have the required appraisal completed and the Secretary of Veterans Affairs to issue a bid price of the property.

2004 NOV 9 10
CLERK OF COURT
COLUMBIA COUNTY

WHEREFORE, Plaintiff respectfully requests that the Sheriff's Sale of the mortgaged premises be continued to January 26, 2005.

RESPECTFULLY SUBMITTED:
FEDERMAN AND PHELAN

BY: 
NOAH NAPARSTECK, ESQUIRE FOR
DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY FOR PLAINTIFF

FEDERMAN AND PHELAN, L.L.P.
BY: DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY I.D. NO. 62205
ONE PENN CENTER AT SUBURBAN
STATION, SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

v.
ROBERT O. ALTIERI

COURT OF COMMON PLEAS
CIVIL DIVISION
NO: 2004-CV-255
COLUMBIA COUNTY

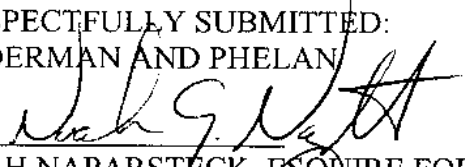
PLAINTIFF'S MEMORANDUM OF LAW

Pennsylvania Rule of Civil Procedure 3129.3 provides for the postponement of a Sheriff's Sale of real property by special order of Court.

In the case sub judicia, a Sheriff's Sale of the mortgaged premises has been scheduled for November 10, 2004. However, a two month postponement is required to enable the Plaintiff to perform an appraisal of the property. The appraisal is needed by the Secretary of Veteran's Affairs in order to calculate an accurate bid price of the mortgaged premises for the Sheriff's Sale. Inasmuch as the postponement will inure to the benefit of the Defendant(s), Defendant(s) will not be injured by the granting of the relief requested.

Accordingly, Plaintiff respectfully requests a two month continuance of the Sheriff's Sale of the mortgaged premises to the January 26, 2005 Sheriff's Sale.

RESPECTFULLY SUBMITTED:
FEDERMAN AND PHELAN


BY: 
NOAH NAPARSTECK, ESQUIRE FOR
DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY FOR PLAINTIFF

VERIFICATION

DANIEL G. SCHMIEG, ESQUIRE, hereby states that he is the attorney for the plaintiff in this action, that he is authorized to take this verification, and that the statements made in the foregoing **Motion for Postponement of Sheriff's Sale** are true and correct to the best of his knowledge, information and belief.

The undersigned also understands that this statement herein is made subject to the penalties of 18 Pa. Sec. 4904 relating to unsworn falsification to authorities.

Date: November 9, 2004



NOAH NAPARSTECK, ESQUIRE FOR
DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY FOR PLAINTIFF

FEDERMAN AND PHELAN, L.L.P.
BY: DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY I.D. NO. 62205
ONE PENN CENTER AT SUBURBAN
STATION, SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

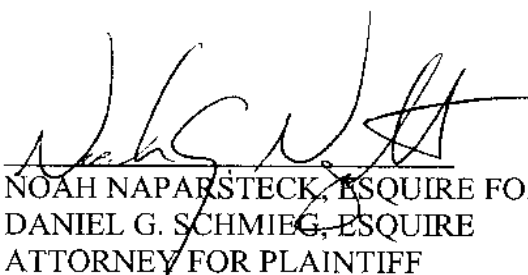
v.
ROBERT O. ALTIERI

COURT OF COMMON PLEAS
CIVIL DIVISION
NO: 2004-CV-255
COLUMBIA COUNTY

CERTIFICATION OF SERVICE

I, DANIEL G. SCHMIEG, ESQUIRE, hereby certify that a copy of the Motion to
Postpone Sheriff's Sale relative to the above matter has been sent to the individuals
indicated below on November 9, 2004.

ROBERT O. ALTIERI
422 LASALLE STREET
BERWICK, PA 18603


NOAH NAPARSTECK, ESQUIRE FOR
DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY FOR PLAINTIFF

November 9, 2004

FEDERMAN AND PHELAN, L.L.P.
BY: DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY I.D. NO. 62205
ONE PENN CENTER AT SUBURBAN
STATION, SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

v.
ROBERT O. ALTIERI

COURT OF COMMON PLEAS
CIVIL DIVISION
NO: 2004-CV-255
COLUMBIA COUNTY

FILED
AUTHORITARY
2004 AUG 24 P 3:07
COURT OF COMMON PLEAS
COLUMBIA COUNTY


PLAINTIFF'S MEMORANDUM OF LAW

Pennsylvania Rule of Civil Procedure 3129.3 provides for the postponement of a Sheriff's Sale of real property by special order of Court.

In the case sub judicia, a Sheriff's Sale of the mortgaged premises has been scheduled for August 25, 2004. However, a three month postponement is required to enable the Plaintiff to perform an appraisal of the property. The appraisal is needed by the Secretary of Veteran's Affairs in order to calculate an accurate bid price of the mortgaged premises for the Sheriff's Sale. Inasmuch as the postponement will inure to the benefit of the Defendant(s), Defendant(s) will not be injured by the granting of the relief requested.

Accordingly, Plaintiff respectfully requests a three month continuance of the Sheriff's Sale of the mortgaged premises to the November 10, 2004 Sheriff's Sale.

RESPECTFULLY SUBMITTED:
FEDERMAN AND PHELAN

BY: 
NOAH NAPARSTECK, ESQUIRE FOR
DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY FOR PLAINTIFF

FEDERMAN AND PHELAN, L.L.P.
BY: DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY I.D. NO. 62205
ONE PENN CENTER AT SUBURBAN
STATION, SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

v.
ROBERT O. ALTIERI

COURT OF COMMON PLEAS
CIVIL DIVISION
NO: 2004-CV-255
COLUMBIA COUNTY

ORDER

AND NOW, this 24 day of August, 2004, after consideration of
Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

ORDERED that the said sale is extended three month(s) to the regularly
scheduled COLUMBIA County Sheriff's Sale dated November 10, 2004.

No further advertising or additional notice to lienholder or defendant(s) is
required.

BY THE COURT:

151 Thomas A. James, Jr. J.

FEDERMAN AND PHELAN, L.L.P.
BY: DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY I.D. NO. 62205
ONE PENN CENTER AT SUBURBAN
STATION, SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

v.
ROBERT O. ALTIERI

COURT OF COMMON PLEAS
CIVIL DIVISION
NO: 2004-CV-255
COLUMBIA COUNTY

MOTION FOR POSTPONEMENT OF SHERIFF'S SALE

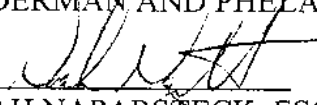
Plaintiff, by its counsel, Federman and Phelan, petitions this Honorable Court for a three month postponement of its Sheriff's Sale scheduled in the above captioned matter and in support thereof avers the following:

1. A Sheriff's Sale of the mortgaged property involved herein has been scheduled for August 25, 2004.
2. The mortgage relative to this matter is insured by the Secretary of Veterans Affairs.
3. The Secretary of Veterans Affairs is responsible for issuing the bid price of the property to the Plaintiff prior to the Sheriff's Sale. An appraisal of the property must be completed prior to the issuance of this bid.
4. A three month postponement of the Sheriff's Sale will enable the Plaintiff to have the required appraisal completed and the Secretary of Veterans Affairs to issue a bid price of the property.

FILED
NOTARIAL
2004 AUG 24 P 3:08
CLERK OF COURT

WHEREFORE, Plaintiff respectfully requests that the Sheriff's Sale of the mortgaged premises be continued to November 10, 2004.

RESPECTFULLY SUBMITTED:
FEDERMAN AND PHELAN


BY: 
NOAH NAPARSTECK, ESQUIRE FOR
DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY FOR PLAINTIFF

VERIFICATION

DANIEL G. SCHMIEG, ESQUIRE, hereby states that he is the attorney for the plaintiff in this action, that he is authorized to take this verification, and that the statements made in the foregoing **Motion for Postponement of Sheriff's Sale** are true and correct to the best of his knowledge, information and belief.

The undersigned also understands that this statement herein is made subject to the penalties of 18 Pa. Sec. 4904 relating to unsworn falsification to authorities.

Date: August 24, 2004



NOAH NAPARSTECK, ESQUIRE FOR
DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY FOR PLAINTIFF

FEDERMAN AND PHELAN, L.L.P.
BY: DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY I.D. NO. 62205
ONE PENN CENTER AT SUBURBAN
STATION, SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

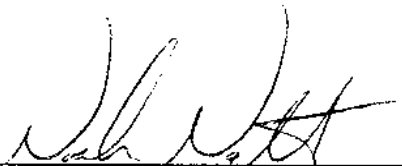
v.
ROBERT O. ALTIERI

COURT OF COMMON PLEAS
CIVIL DIVISION
NO: 2004-CV-255
COLUMBIA COUNTY

CERTIFICATION OF SERVICE

I, DANIEL G. SCHMIEG, ESQUIRE, hereby certify that a copy of the Motion to
Postpone Sheriff's Sale relative to the above matter has been sent to the individuals
indicated below on August 24, 2004.

**ROBERT O. ALTIERI
422 LASALLE STREET
BERWICK, PA 18603**



NOAH NAPARSTECK, ESQUIRE FOR
DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY FOR PLAINTIFF

August 24, 2004

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
Lynnette.britton@fedphe.com

Katherine Trautz
Sale Department, Ext. 1493

Representing Lenders in
Pennsylvania and New Jersey

July 26, 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. ROBERT O. ALTIERI
No. 2004-CV-255
Premises: 422 LASALLE STREET, BERWICK, PA 18603

Dear Sir or Madam:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is scheduled for 7/28/04. Please relist the property for the 8/25/04 sale.

Very truly yours,


Katherine Trautz
/kjm

VIA TELECOPY 570-389-5625

Cc: **ROBERT O. ALTIERI**
422 LASALLE STREET
BERWICK, PA 18603

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
LISA.STEINMAN@fedphe.com

June 28, 2004

Office of the Sheriff
COLUMBIA County Courthouse
P.O. BOX 380
BLOOMSBURG, PA 17815

8/

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
V. ROBERT O. ALTIERI
COLUMBIA COUNTY, NO. 2004-CV-255

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

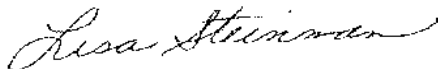
Enclosed please find the following:

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.

*******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,



LISA STEINMAN
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 7/28/04 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

) CIVIL ACTION

vs.

ROBERT O. ALTIERI

) CIVIL DIVISION
) NO. 2004-CV-255

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, FRANK FEDERMAN, ESQUIRE attorney for **MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC.** hereby verify that on **5/6/04**
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: June 28, 2004


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

KJM/ TEAM 3

Name and Address of Sender
FEDERMAN & PHELAN
One Penn Center Plaza, Suite 1400
Philadelphia, PA 19103

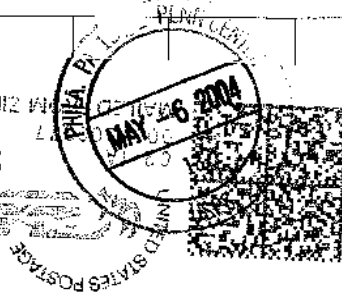
Line	Article Number	Name of Addressee, Street, and Post Office Address	Pos
1	****	TENANT/OCCUPANT 422 LASALLE STREET BERWICK, PA 18603	
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	
3	****	CITIFINANCIAL, INC. 1115 OLD BERWICK ROAD BLOOMSBURG, PA 17815	
4	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	
5	****		
6			
7			
8			
9			
10			

RE: ALTIERI, ROBERT KJM

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 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise 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.

\$01.20
MAY 06 2004
MAY 06 2004
MAY 06 2004



TEAM 3

HARRY A. ROADARMEL, JR.



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.

ROBERT ALTIERI

WRIT OF EXECUTION #81 OF 2004 ED

POSTING OF PROPERTY

June 23, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF ROBERT ALTIERI AT 422 LASALLE ST. BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY T. CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23RD DAY OF JUNE 2004

NOTARIAL SEAL
WENDY WESTOVER, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA CO., PA
MY COMMISSION EXPIRES NOVEMBER 07, 2005



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

MORTGAGE ELECTRONIC REGISTRATION Docket # 81ED2004
SYSTEMS, INC.

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

ROBERT O. ALTIERI

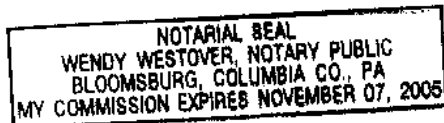
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, MAY 11, 2004, AT 9:50 A.M. SERVED THE WITHIN WRIT OF EXECUTION
- MORTGAGE FORECLOSURE UPON ROBERT ALTIERI AT 325 E. 3RD ST., BERWICK
BY HANDING TO ROBERT ALTIERI, , 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, MAY 11, 2004

Wendy Westover
NOTARY PUBLIC



Timothy T. Chamberlain

X
TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF

X P. D'Angelo
P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/29/2004

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 81ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT ROBERT O. ALTIERI

325 E 3RD ST

PERSON/CORP TO SERVED	PAPERS TO SERVED
ROBERT ALTIERI	WRIT OF EXECUTION - MORTGAGE
422 LASALLE ST.	FORECLOSURE
BERWICK	

SERVED UPON ROBT ALTIERI

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05/11/04 TIME 0950 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) 325 E 3 ST.

BERWICK

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

05/05/04

1145

DANIELLO

VACANT

DEPUTY

Paul Dill

DATE

05/11/04

USE	INCL PENALTY
4.67	93.14
2.67	13.94

3.75	19.69
1.48	96.05
3.82	234.63

GENERAL	14.996	5.646	82.98	84.67	93.14
SINKING		.845	12.42	12.67	13.94
LIGHT		.75	11.02	11.25	13.94
FIRE		1.25	18.37	18.75	19.69
BORO RE		6.1	89.65	91.48	96.05

The discount & penalty have been calculated for your convenience.

PAY THIS AMOUNT

214.44
APR 30

218.82
June 30

23463
June 30

TAXES ARE DUE & PAYABLE. PROMPT PAYMENT IS REQUESTED.

ALTIERI ROBERT O
420 LASALLE STREET
BERWICK PA 18603

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL: 04C-05-177-00,000	
422 LASALLE ST	
1266 Acres	Stand
Buildings	
Total Assessment	

8177.12	12.66
7323.84	853.28
<hr/>	
2500	12.496
	14,996

FILE COPY

10/1/2005

This tax returned to courthouse on: January 1, 2005

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

This tax returned to
courthouse on:
January 1, 2005
on *Eastman*
FILE COPY
W. Smith

4/20/2018

Tim - The new good boy
Washington Postcard 4/20/04

[Signature]

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/29/2004

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 81ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT ROBERT O. ALTIERI

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 05/06/04 TIME 1735 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

T. Chamberlain

DATE 05/06/04



May 6, 2004

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

VS

ROBERT O. ALTIERI

DOCKET # 81ED2004

JD # 255JD2004

Dear Timothy:

The outstanding balance on sewer account #132142 for the property located at 422 Lasalle Street, Berwick, Pa. through September 2004 is \$111.80.

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: T. CHAMBERLAIN
DATE RECEIVED 4/29/2004

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 81ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT ROBERT O. ALTIERI

FIREAS AVE

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	WRIT OF EXECUTION - MORTGAGE
7474D COLUMBIA BLVD	FORECLOSURE
BERWICK	

SERVED UPON 6114 6128812

RELATIONSHIP CLEAR IDENTIFICATION _____

DATE 05/05/04 TIME 1135 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 M.

DATE 05/05/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/29/2004

SERVICE# - OF - 12 SERVICES
DOCKET # 81ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT ROBERT O. ALTIERI

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Ronan Nabholz

RELATIONSHIP _____ IDENTIFICATION _____

DATE 5-3-4 TIME 1600 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. C. [Signature]

DATE 5-3-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/29/2004

SERVICE# - OF - 12 SERVICES
DOCKET # 81ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT ROBERT O. ALTIERI

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

SERVED UPON LESLIE LEVAN

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-30-04 TIME 1430 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) _____

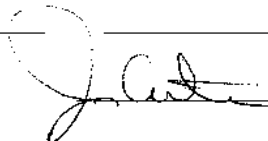
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 4-30-04

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.

Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

B. Received by (Printed Name)

Date of Delivery

MAI 03 2004
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

1. Article Addressed to:

OFFICE OF F.A.I.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

Article Number
(Transfer from service label) 7003 0500 0001 9055 7675

Domestic Return Receipt

Form 3811, August 2001

102595-02-M-1540

2. Article Number
(Transfer from service label)

PS Form 3811, August 2001

7003 0500 0001 9055 7675

Domestic Return Receipt

102595-02-M-11

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.

B. Received by (Printed Name)

Date of Delivery

MAY 03 2004
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

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

2. Article Number
(Transfer from service label)

PS Form 3811, August 2001

7003 0500 0001 9055 7682

Domestic Return Receipt

102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☒ Address
B. Received by (Printed Name) C. Date of Delivery
MAY 03 2004
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

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- 5TH FLOOR
PHILADELPHIA, PA 19107

2. Article Number
(Transfer from service label)

PS Form 3811, August 2001

7003 0500 0001 9055 7705

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☒ Address
B. Received by (Printed Name) C. Date of Delivery
MAY - 3
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

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

2. Article Number
(Transfer from service label)

PS Form 3811, August 2001

7003 0500 0001 9055 7712

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☒ Address
B. Received by (Printed Name) C. Date of Delivery
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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/29/2004

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 81ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT ROBERT O. ALTIERI

PERSON/CORP TO SERVED	PAPERS TO SERVED
CITIFINANCIAL, INC.	WRIT OF EXECUTION - MORTGAGE
1115 OLD BERWICK ROAD	FORECLOSURE
BLOOMSBURG	

SERVED UPON Shirley Terrell

RELATIONSHIP Cust Supp IDENTIFICATION _____

DATE 4-30-04 TIME 1445 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. L. L.

DATE 4-30-04

REAL ESTATE OUTLINE

ED # 81-04

DATE RECEIVED 4-29-04
 DOCKET AND INDEX 4-30-04
 SET FILE FOLDER UP 4-30-04

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 CURE ✓
 CHECK FOR SUPERIOR ✓ CK# 345885

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

SALE DATE July 28, 04 TIME 1000
 POSTING DATE June 23, 04
 ADV. DATE IN NEWSPAPER
 1ST WEEK July 7
 2ND WEEK 14
 3RD WEEK 21, 04

SHERIFF'S SALE

WEDNESDAY JULY 28, 2004 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 81 OF 2004 ED AND CIVIL WRIT NO. 255 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 lot, piece or parcel of land, together with the improvements thereon erected, lying and being situate on the Easterly side of LaSalle Street in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Easterly side of LaSalle Street one hundred and sixty (160) feet, more or less, from the intersection of the Easterly side of LaSalle Street, with the Southerly side of Sycamore Street; thence in an Easterly direction a distance of one hundred and forty (140) feet to the Westerly side of a fifteen (15) foot alley; thence in a Southerly direction a distance of forty (40) feet, along the Westerly side of said alley, to the Northeasterly corner of Lot Number Five (5) Section Five (5); thence in a Westerly direction along the Northerly side of Lot Number Five (5) Section Five (5) a distance of one hundred and forty (140) feet to the Easterly side of LaSalle Street; thence in a Northerly direction a distance of forty (40) feet along the Easterly side of LaSalle Street to the point, the place of beginning.

THIS description is intended to cover and this Deed to convey Land Improvement Company's Lot Number Six (6) Section Five (5).

TAX PARCEL #04C-05-177

TITLE TO SAID PREMISES IS VESTED IN Robert O. Altieri by Deed from Cleo Estock and John Estock, his wife, dated 2/17/1998 and recorded 2/18/1998 in Record Book 679 Page 187.

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

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

SHERIFF'S SALE

WEDNESDAY JULY 28, 2004 AT 10:00 AM

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BEGINNING at a point on the Easterly side of LaSalle Street one hundred and sixty (160) feet, more or less, from the intersection of the Easterly side of LaSalle Street, with the Southerly side of Sycamore Street; thence in an Easterly direction a distance of one hundred and forty (140) feet to the Westerly side of a fifteen (15) foot alley; thence in a Southerly direction a distance of forty (40) feet, along the Westerly side of said alley, to the Northeasterly corner of Lot Number Five (5) Section Five (5); thence in a Westerly direction along the Northerly side of Lot Number Five (5) Section Five (5) a distance of one hundred and forty (140) feet to the Easterly side of LaSalle Street; thence in a Northerly direction a distance of forty (40) feet along the Easterly side of LaSalle Street to the point, the place of beginning.

THIS description is intended to cover and this Deed to convey Land Improvement Company's Lot Number Six (6) Section Five (5).

TAX PARCEL #04C-05-177

TITLE TO SAID PREMISES IS VESTED IN Robert O. Altieri by Deed from Cleo Estock and John Estock, his wife, dated 2/17/1998 and recorded 2/18/1998 in Record Book 679 Page 187.

TERMS OF SALE

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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

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

SHERIFF'S SALE

WEDNESDAY JULY 28, 2004 AT 10:00 AM

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THIS description is intended to cover and this Deed to convey Land Improvement Company's Lot Number Six (6) Section Five (5).

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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

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

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

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

Plaintiff

vs.

ROBERT O. ALTIERI

Defendant(s)

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

: NO: 2004-CV-255

: *2004-ED-81*
: 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: 422 LASALLE STREET
BERWICK, PA 18603

(see attached legal description)

Amount Due \$72,145.95

Interest from 4/27/04 \$ _____
to sale date
(per diem-\$11.86)

Total \$ _____ Plus Costs as endorsed.

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

Dated: *April 29, 2004*
(Seal)

ALL THAT CERTAIN lot, piece or parcel of land, together with the improvements thereon erected, lying and being situate on the Easterly side of LaSalle Street in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Easterly side of LaSalle Street one hundred and sixty (160) feet, more or less, from the intersection of the Easterly side of LaSalle Street, with the Southerly side of Sycamore Street; thence in an Easterly direction a distance of one hundred and forty (140) feet to the Westerly side of a fifteen (15) foot alley; thence in a Southerly direction a distance of forty (40) feet, along the Westerly side of said alley, to the Northeasterly corner of Lot Number Five (5) Section Five (5); thence in a Westerly direction along the Northerly side of Lot Number Five (5) Section Five (5) a distance of one hundred and forty (140) feet to the Easterly side of LaSalle Street; thence in an Northerly direction a distance of forty (40) feet along the Easterly side of LaSalle Street to the point, the place of beginning.

THIS description is intended to cover and this Deed to convey Land Improvement Company's Lot Number Six (6) Section Five (5).

TAX PARCEL #04C-05-177

TITLE TO SAID PREMISES IS VESTED IN Robert O. Altieri by Deed from Cleo Estock and John Estock, his wife, dated 2/17/1998 and recorded 2/18/1998 in Record Book 679 Page 187.

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

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

Plaintiff

vs.

ROBERT O. ALTIERI

Defendant(s)

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

: NO: 2004-CV-255

**: *2004-ED-81*
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)**

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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.

ROBERT O. ALTIERI

Defendant(s)


: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-255
:
:
:

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.

ROBERT O. ALTIERI

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2004-CV-255

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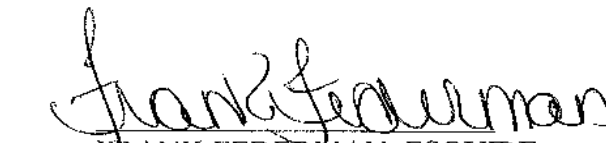
2004-ED-81

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.

ROBERT O. ALTIERI

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-255
: 2004-ED-81

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 **422 LASALLE STREET, 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)

ROBERT O. ALTIERI

**422 LASALLE STREET
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: **4/26/04**

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.

ROBERT O. ALTIERI

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-255
:
:
:

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 **422**
LASALLE STREET, BERWICK, PA 18603.

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

NAME

LAST KNOWN ADDRESS

ROBERT O. ALTIERI

**422 LASALLE STREET
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

NONE