

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

MERS VS Edward & Donna Ignatavich

NO. 92-04 ED NO. 260-04 JD

DATE/TIME OF SALE: 7-28-04 1100

BID PRICE (INCLUDES COST) \$ 2785.66

POUNDAGE - 2% OF BID \$ 55.71

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2841.37

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): *Michael D. Smiley* for Lender

TOTAL DUE: \$ 2841.37

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 1491.37

# SHERIFF'S SALE COST SHEET

NO. MJES 92-04 ED NO. 260-04 VS. Edward & Donna Ignatyevich JD DATE/TIME OF SALE 7-28-04 1100

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>20.00</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>12.00</u>
TOTAL ***** \$ <u>402.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>649.52</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>874.52</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>512.95</u>
SCHOOL DIST. 20	\$ <u>819.19</u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>1337.14</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) \$ 2785.66

August 30, 2004

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

RE: Edward M. Ignatavich Property

Dear Sheriff Chamberlain,

I received your check in the amount of \$1,332.14 for the 2004 real estate taxes on the above reference property.

A mortgage company paid the County and Municipal Tax on April 9, 2004. I am therefore enclosing a check in the amount of \$512.95 to cover the overpayment by your office.

If you have any questions, please call me at 925-2432.

Sincerely,



Carolyn S. Remley  
Benton Borough Tax Collector

Enclosure: Check 565

92 ED 2004  
Send 512.95 to atty Federman & Pheigan

CAROLYN S. REMLEY

TAX ACCOUNT  
P.O. BOX 270  
BENTON, PA 17814

60-1476/313  
2214675506

565

PAY TO THE  
ORDER OF

*Columbia County Sheriff Dept.*

*Five hundred and 95/100* \$ 512.95

DATE *8-26-04*

DOLLARS ☒



Columbia County  
Farmers National Bank  
Benton • Lightstown • Middleville  
Orangeville • South Centre  
Bloomsburg, PA 17815

MEMO

*Refuse employees E. Ignatowski*

*Carolyn S. Remley*

⑆031314765⑆ 2214675506⑈ 0565

MP

FEDERMAN & PHELAN, L.L.P.  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
215-563-7000  
Fax: 215-563-7009  
mark.siuta@fedphe.com

Mark Siuta  
Paralegal, ext. 1385

Representing Lenders in  
Pennsylvania and New Jersey

July 29, 2004

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

\* Please fax copy of  
cost sheet if Sheriff  
Settlement money is due.

Re: IGNATAVICH, Edward M, III., & Donna C.  
15 Hill Street  
Benton, PA 17814  
No: 2004-CV-260

Thank,  
Mark

Dear Sir or Madam:

I hereby assign my bid on the above captioned property, which was knocked-down to Thomas M. Federman as "attorney-on-the-writ" to FANNIE MAE, 1900 Market Street, Suite 800, Philadelphia, PA 19103.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,

  
Mark Siuta/for  
Federman & Phelan, LLP

Enclosure

cc: Washington Mutual Home Loans

Account No. 8451693140

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 Recorders 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	Frank Federman, Esquire	Suite 1400	Telephone Number:	Area Code ( 215 ) 563-7000			
Street Address	One Penn Center at Suburban Station	City	Philadelphia	State	PA	Zip Code	19103
	1617 JFK Blvd.						

**B TRANSFER DATA**

Date of Acceptance of Document

Grantor(s)/Lessor(s)	Harry A. Roadarmel, Jr. - Sheriff Columbia County Courthouse	Grantee(s)/Lessee(s)	FANNIE MAE				
Street Address	P.O. Box 380, 35 W. Main St.	Street Address	1900 Market Street, Suite 800				
City	Bloomsburg	State	PA	Zip Code	17815		
		City	Philadelphia	State	PA	Zip Code	19103

**C PROPERTY LOCATION**

Street Address	15 Hill Street, Benton, PA 17814	City, Township, Borough	Borough of Benton		
County	COLUMBIA	School District	Borough of Benton	Tax Parcel Number	02-03-004-01

**D VALUATION DATA**

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$2,785.66	+ -0-	= \$2,785.66
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$40,776.00	x 3.05	= \$124,366.80

**E EXEMPTION DATA**

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
100%	100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession \_\_\_\_\_  
(Name of Decedant) (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.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number , Page Number .
- ☐ 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.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☒ Other (Please explain exemption claimed, if other than listed above. Transfer to FANNIE MAE, is Exempt Pursuant to #91.193 (b) (1) (v) of the Pennsylvania Realty Transfer Tax Regulations. Government Agency.

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	Date:
Thomas M. Federman, ESQUIRE <i>Thomas M. Federman</i>	7/29/04

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

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

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

COMMERCE BANK  
PHILADELPHIA, PA 19148  
3-180/360  
CHECK NO  
000369068

Pay ONE THOUSAND FOUR HUNDRED NINETY ONE AND 37/100 DOLLARS

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

DATE	AMOUNT
08/03/2004	*****1,491.37

Void after 90 days

*Travis S. Williams*

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

⑈369068⑈ ⑆036001808⑆36 150866 6⑈

# Federman and Phelan, LLP

One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814  
Phone: 215-563-7000  
Fax: 215-567-0072  
Email: mark.siuta@fedphe.com

Mark Siuta  
Extension 1385

Representing Lenders in  
Pennsylvania and New Jersey

August 3, 2004

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

RE: IGNATAVICH III, Edward M. & Donna C.  
Premises: 15 Hill Street  
Benton, PA 17814  
Court No.: 2004-CV-260

Dear Sir or Madam:

Please find enclosed herewith a check made payable to your office in the amount of \$1,491.37 for payment of the sheriff settlement that is due with respect to the above referenced property.

Please apply the payment as soon as possible and proceed with the recording of the deed.

Thank you for your kind assistance with respect to this matter.

Very truly yours,



Mark Siuta  
Federman and Phelan, L.L.P.

Enclosure

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

**COLUMBIA COUNTY  
SHERIFF'S OFFICE**

# Fax

**To:** Mark Siuta

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

**Fax:**

**Date:** July 30, 2004

**Phone:**

**Pages:** 3

**Re:** Ignatavich

**CC:**

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

**•Comments:** Balance due is \$1,491.37.

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

July 19, 2004

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

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
V. EDWARD M. IGNATAVICH and DONNA C. IGNATAVICH  
COLUMBIA COUNTY, NO. 2004-CV-260

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.

EDWARD M. IGNATAVICH  
DONNA C. IGNATAVICH

) CIVIL DIVISION  
) NO. 2004-CV-260

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF COLUMBIA )

**SS:**

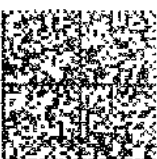
I, FRANK FEDERMAN, ESQUIRE attorney for **MORTGAGE  
ELECTRONIC REGISTRATION SYSTEMS, INC.** hereby verify that on **5/28/04**  
true and correct copies of the Notice of Sheriff's sale were served by certificate of  
mailing to the recorded lienholders, and any known interested party see Exhibit  
"A" attached hereto.

DATE: July 19, 2004

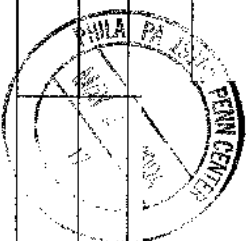
  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

Name and Address of Sender  FEDERMAN & PHELAN  
ONE PENN CENTER PLAZA, SUITE 1400  
PHILADELPHIA, PA 19103-1814

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380, BLOOMSBURG, PA 17815		
2	****	TENANT/OCCUPANT 15 HILL STREET, BENTON, PA 17814		
3		COMMONWEALTH OF PA DEPARTMENT OF WELFARE P.O. BOX 2675, HARRISBURG, PA 17105		
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		IGNATAVICH, EDWARD.  KJM/WJT		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



UNITED STATES POSTAGE  
\$ 00.90<sup>00</sup>  
02 1A  
0004300377 MAY 28 2004  
MAILED FROM ZIP CODE 19103



102595-02-M-1

<p><b>SENDER: COMPLETE THIS SECTION</b></p> <ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul> <p>1. Article Addressed to:</p> <p>OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105</p>	<p><b>COMPLETE THIS SECTION ON DELIVERY</b></p> <p>A. Signature <i>[Signature]</i> <span style="float: right;">92</span></p> <p><input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Address</p> <p>B. Received by (Printed Name) <i>[Name]</i></p> <p>C. Date of Delivery <b>MAY 21 2004</b></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p>
<p>2. Article Number (Transfer from service label)</p>	<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> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>



PHONE  
(570) 389-5622

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

24 HOUR PHONE  
(570) 784-6300

Thursday, May 20, 2004

**CAROLYN REMLEY-TAX COLLECTOR  
PO BOX 270  
BENTON, PA 17814-**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
VS  
EDWARD M. IGNATAVICH  
DONNA C. IGNATAVICH**

**DOCKET # 92ED2004**

**JD # 260JD2004**

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

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

VS.

EDWARD & DONNA IGNATAVICH

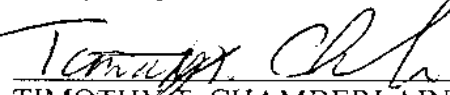
WRIT OF EXECUTION #92 OF 2004 ED

POSTING OF PROPERTY

June 23, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF EDWARD & DONNA IGNATAVICH AT 15 HILL ST. BENTON  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

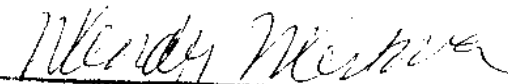
SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23<sup>RD</sup> DAY OF JUNE 2004

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

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paul R. Eyerly, IV, President, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since the day of July 7, 14, 21, 2004 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

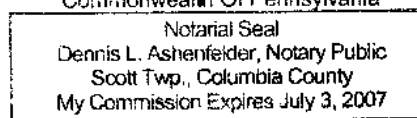
Paul R. Eyerly, IV

Sworn and subscribed to before me this 26<sup>th</sup> day of July, 2004.

[Signature]

(Notary Public)

My commission expires



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



PHONE  
(570) 389-5622

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

24 HOUR PHONE  
(570) 784-6300

MORTGAGE ELECTRONIC REGISTRATION Docket # 92ED2004  
SYSTEMS, INC.

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

EDWARD M. IGNATAVICH  
DONNA C. IGNATAVICH

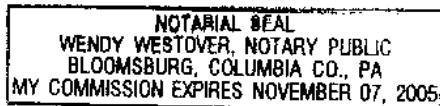
AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, JUNE 02, 2004, AT 11:55 AM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON EDWARD IGNATAVICH AT 15  
HILL ST., BENTON BY HANDING TO EDWARD IGNATAVICH, , 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 THURSDAY, JUNE 03, 2004

*Wendy Westover*  
NOTARY PUBLIC



*Timothy T. Chamberlain*

X

TIMOTHY T. CHAMBERLAIN  
SHERIFF

*[Signature]*  
X  
HARTER

DEPUTY SHERIFF



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 SYSTEMS, INC. Docket # 92ED2004

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

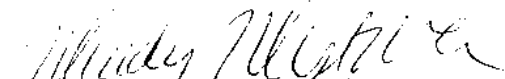
EDWARD M. IGNATAVICH  
DONNA C. IGNATAVICH

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, JUNE 11, 2004, AT 4:25 PM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON DONNA IGNATAVICH AT COLUMBIA COUNTY SHERIFF'S OFFICE, BLOOMSBURG BY HANDING TO DONNA IGNATAVICH, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

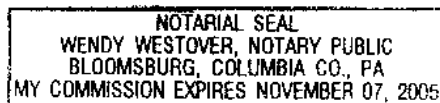
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, JUNE 15, 2004

  
NOTARY PUBLIC



X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/20/2004

SERVICE# 2 - OF - 12 SERVICES  
DOCKET # 92ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT EDWARD M. IGNATAVICH  
DONNA C. IGNATAVICH

PERSON/CORP TO SERVED	PAPERS TO SERVED
DONNA IGNATAVICH	WRIT OF EXECUTION - MORTGAGE
15 HILL ST.	FORECLOSURE
BENTON	

SERVED UPON Donna

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

DATE 6-11-04 TIME 1635 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
	<u>6-4-4</u>	<u>0750</u>	<u>ARTER</u>	<u>CARD</u>
	<u>6-9-4</u>	<u>1920</u>	<u>ARTER</u>	<u>CARD</u>

DEPUTY TC DATE \_\_\_\_\_

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/20/2004

SERVICE# 5 - OF - 12 SERVICES  
DOCKET # 92ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC.

DEFENDANT EDWARD M. IGNATAVICH  
DONNA C. IGNATAVICH

PERSON/CORP TO SERVED
BENTON SEWER
37 THREE SPRINGS ROAD BENTON
BENTON

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON LYNN DRESSLER

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

DATE 6-4-4 TIME 1240 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

6-4-4 0830 ARTER CARD

DEPUTY

J. Carter

DATE 6-4-4

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/20/2004

SERVICE# 1 - OF - 12 SERVICES  
DOCKET # 92ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC.

DEFENDANT EDWARD M. IGNATAVICH  
DONNA C. IGNATAVICH

PERSON/CORP TO SERVED	PAPERS TO SERVED
EDWARD IGNATAVICH	WRIT OF EXECUTION - MORTGAGE
15 HILL ST.	FORECLOSURE
BENTON	

SERVED UPON Edward

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

DATE 6-2-4 TIME 1155 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) 161 Richters Road

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY J. Galt DATE 6-2-4

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/20/2004

SERVICE# 4 - OF - 12 SERVICES  
DOCKET # 92ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC.

DEFENDANT EDWARD M. IGNATAVICH  
DONNA C. IGNATAVICH

PERSON/CORP TO SERVED
CAROLYN REMLEY-TAX COLLECTOR
PO BOX 270
BENTON

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Carolyn

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

DATE 6-1-4 TIME 1635 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. A. [Signature]

DATE 6-1-4

## DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY

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

## I. Obligor information (To be completed by requestor)

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

<u>NAME</u>	<u>DATE OF BIRTH</u>	<u>SOCIAL SECURITY#</u>
<u>Edward M. Ignatovich III</u>	<u>5-13-70</u>	<u>193549371</u>

DATE: 6-1-04REQUESTOR: Sheriff

Print Name

2004-CV-260  
Signature

## II. Lien information (To be provided by DRS)

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

☐ WE HAVE AN OPEN CASE, WITH NO OVERDUE SUPPORT OWED.

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

Amount of Overdue SupportNext Due DateNext Payment Amount\$393.14Date: 6-1-04BY: Debra H. LeVanTITLE: Cust. Svs.

Certified from the record  
this 1 day of June 20 04  
Gail K. Jordon  
Director Domestic Relations Section

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 580  
BLOOMSBURG, PA 17815  
FAX (570) 784-0257

PHONE  
(570) 399-5622

24 HOUR PHONE  
(570) 784-6300

May 20, 2004

DOMESTIC RELATIONS  
702 SAWMILL ROAD  
BLOOMSBURG, PA 17815

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
VS  
EDWARD M. IGNATAVICH  
DONNA C. IGNATAVICH

DOCKET # 92ED2004

JD # 260JD2004

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 5/20/2004

SERVICE# 6 - OF - 12 SERVICES  
DOCKET # 92ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC.

DEFENDANT EDWARD M. IGNATAVICH  
DONNA C. IGNATAVICH

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

SERVED UPON Leslie

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

DATE 6-1-11 TIME 0840 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY J. Guter DATE 6-1-11

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 5/20/2004

SERVICE# 9 - OF - 12 SERVICES  
DOCKET # 92ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC.

DEFENDANT EDWARD M. IGNATAVICH  
DONNA C. IGNATAVICH

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	WRIT OF EXECUTION - MORTGAGE
PO BOX 380	FORECLOSURE
BLOOMSBURG	

SERVED UPON Renee Nerhart

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

DATE 5-28-4 TIME 11:00 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. Luter

DATE 5-28-4

**COLUMBIA COUNTY TAX CLAIM BUREAU  
LIEN CERTIFICATE**

**Date** May 28, 2004

**OWNER OR REPUTED OWNER**

Edward M. & Donna C. Ignatavich

**DESCRIPTION OF PROPERTY**

15 Hill Street  
.34 acre

**PARCEL NUMBER**

02,03-004-01,000

**IN** Benton Borough

**Township  
Borough  
City**

This is to certify that, according to our records, there are no unpaid Taxes on the above mentioned property as of December 31 2003.

**Excluding: Interim Tax Billings**

Requested by: Timothy T. Chamberlain, Sheriff

**COLUMBIA COUNTY TAX CLAIM BUREAU**

FEE - \$5.00  
Per Parcel

bb

# REAL ESTATE OUTLINE

ED # 92-04

DATE RECEIVED 5-20-04  
DOCKET AND INDEX 5-20-04  
SET FILE FOLDER UP 5-20-04

## 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# 352156

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

SALE DATE July 28, 04 TIME 1100  
POSTING DATE June 23  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK July 27  
2<sup>ND</sup> WEEK 14  
3<sup>RD</sup> WEEK 28

# SHERIFF'S SALE

WEDNESDAY JULY 28, 2004 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 92 OF 2004 ED AND CIVIL WRIT NO. 260 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 MESSUAGE, TENEMENT AND TRACT OF LAND SITUATE IN THE BOROUGH OF BENTON, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERN SIDE OF CEMETERY STREET IN LINE OF LANDS OF ELWIN JOINSON; THENCE BY THE LATTER, SOUTH 63 DEGREES EAST, 103 FEET TO AN IRON PIN; THENCE BY LANDS OF JOHNSON AND CLETTA HISCOX FIELDS, NORTH 30 DEGREES 20 MINUTES EAST 130 FEET TO AN IRON PIN IN OTHER LANDS OF THE GRANTORS; THENCE BY THE SAME, NORTH 63 DEGREES WEST, 103 FEET, MORE OR LESS, TO A POINT ON THE EASTERN SIDE OF CEMETERY STREET; THENCE ALONG THE EASTERN SIDE OF CEMETERY STREET, SOUTH 23 DEGREES 22 MINUTES WEST, 130 FEET TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO EDWARD M. IGNATAVICH, III AND DONNA C. IGNATAVICH, HUSBAND AND WIFE BY DEED FROM EDWARD M. IGNATAVICH, III AND DONNA C. IGNATAVICH, HUSBAND AND WIFE RECORDED 03/26/1999 IN DEED BOOK 719 PAGE 378, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

TAX KEY NUMBER: 02-03-004-01

## TERMS OF SALE

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

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

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

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

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

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

# SHERIFF'S SALE

WEDNESDAY JULY 28, 2004 AT 11:00 AM

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

Sheriff of Columbia County  
Timothy T. Chamberlain  
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Plaintiff's Attorney  
Frank Federman  
1617 John F. Kennedy Blvd.  
Philadelphia, PA 19103

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

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

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.**

**Plaintiff**

**vs.**

**EDWARD M. IGNATAVICH  
DONNA C. IGNATAVICH**

**Defendant(s)**

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

**: NO: 2004-CV-260**

*2004-ED-92*

**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: 15 HILL STREET  
BENTON, PA 17814

(see attached legal description)

Amount Due \$85,896.19

Interest from 5/11/04 \$ \_\_\_\_\_  
to sale date  
(per diem-\$14.12)

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

*Tami B. Kline, Prothonotary*  
Clerk *Barbara A. Yefette*  
Office of the Prothonotary  
Common Pleas Court of  
Columbia County, PA

Dated: 05-20-04  
(Seal)

ALL THAT CERTAIN MESSUAGE, TENEMENT AND TRACT OF LAND SITUATE IN THE BOROUGH OF BENTON, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERN SIDE OF CEMETERY STREET IN LINE OF LANDS OF ELWIN JOHNSON; THENCE BY THE LATTER, SOUTH 63 DEGREES EAST, 103 FEET TO AN IRON PIN; THENCE BY LANDS OF JOHNSON AND CLETTA HISCOX FIELDS, NORTH 30 DEGREES 20 MINUTES EAST 130 FEET TO AN IRON PIN IN OTHER LANDS OF THE GRANTORS; THENCE BY THE SAME, NORTH 63 DEGREES WEST, 103 FEET, MORE OR LESS, TO A POINT ON THE EASTERN SIDE OF CEMETERY STREET; THENCE ALONG THE EASTERN SIDE OF CEMETERY STREET, SOUTH 23 DEGREES 22 MINUTES WEST, 130 FEET TO THE PLACE OF BEGINNING.

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TAX KEY NUMBER: 02-03-004-01

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P.R.C.P. 3180-3183 and RULE 2357**

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.**

**Plaintiff**

**vs.**

**EDWARD M. IGNATAVICH  
DONNA C. IGNATAVICH**

**Defendant(s)**

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

**: NO: 2004-CV-260**

**: *2004-ED-92*  
: WRIT OF EXECUTION  
: (MORTGAGE FORECLOSURE)**

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA**

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(see attached legal description)

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Interest from 5/11/04 \$ \_\_\_\_\_  
to sale date  
(per diem-\$14.12)

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

*Tami B. Klein, Prothy*  
Clerk *Barbara A. Kleschke*  
Office of the Prothonotary  
Common Pleas Court of  
Columbia County, PA

Dated: 05-20-04  
(Seal)

ALL THAT CERTAIN MESSAGE, TENEMENT AND TRACT OF LAND SITUATE IN THE BOROUGH OF BENTON, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

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TAX KEY NUMBER: 02-03-004-01

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

Katherine Marshall  
Ext. 1283

Representing Lenders in  
Pennsylvania and New Jersey

**5/10/04**

Office of the Prothonotary  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

**RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**  
**vs.**  
**EDWARD M. IGNATAVICH**  
**DONNA C. IGNATAVICH**  
**COLUMBIA- No. 2004-CV-260**  
**Action in Mortgage Foreclosure**  
**Premises: 15 HILL STREET**  
**BENTON, PA 17814**

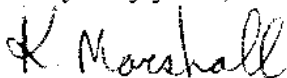
Dear Sir/Madam:

I would appreciate your entering Default Judgment in the above captioned matter, issuing a Writ of Execution on the captioned property and transmitting the appropriate documents to the Sheriff so that it can be placed on the Sheriff's Sale list for the next available Sheriff's sale.

All of the necessary documents are enclosed, together with our check to your order in the amount of \$37.00, and the check to the order of the Sheriff in the amount of \$1,200.00 payment of fees and costs. Kindly send me your receipt and a stamped copy of the Praeipie for Judgment in the envelope I have provided.

Thank you and please contact me if you have any questions regarding this matter.

Very truly yours,



Katherine Marshall  
for FEDERMAN AND PHELAN

KJM  
Enclosures

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.

EDWARD M. IGNATAVICH  
DONNA C. IGNATAVICH

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2004-CV-260  
: 2004-ED-92  
:  
:

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  
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ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC  
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: COLUMBIA County  
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: 2004-ED-92  
:  
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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  
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ATTORNEY FOR PLAINTIFF

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Defendant(s)

: COLUMBIA County  
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: Court of Common Pleas  
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: CIVIL DIVISION  
:  
: NO. 2004-CV-260  
: 2004-ED-92

**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 **15 HILL STREET, BENTON, PA 17814**.

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

NAME

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

EDWARD M. IGNATAVICH

15 HILL STREET  
BENTON, PA 17814

DONNA C. IGNATAVICH

15 HILL STREET  
BENTON, PA 17814

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: 5/10/04

**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.**

**EDWARD M. IGNATAVICH**

**DONNA C. IGNATAVICH**

**Defendant(s)**

**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2004-CV-260**  
**:**  
**:**  
**:**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

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BENTON, PA 17814**

**DONNA C. IGNATAVICH**

**15 HILL STREET  
BENTON, PA 17814**

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**

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

NAME

LAST KNOWN ADDRESS

NONE

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

NONE

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

NONE

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

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

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

**TENANT/OCCUPANT**

**15 HILL STREET  
BENTON, PA 17814**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

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

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

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

DATE: 5/10/04

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.

EDWARD M. IGNATAVICH  
DONNA C. IGNATAVICH

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2004-CV-260  
: 2004-ETD-92

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 **15 HILL STREET, BENTON, PA 17814**.

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BENTON, PA 17814

DONNA C. IGNATAVICH

15 HILL STREET  
BENTON, PA 17814

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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: **5/10/04**

**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.**

**EDWARD M. IGNATAVICH  
DONNA C. IGNATAVICH**

**Defendant(s)**

**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2004-CV-260**  
**:**  
**:**  
**:**

**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 **15 HILL STREET, BENTON, PA 17814.**

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LAST KNOWN ADDRESS

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BENTON, PA 17814**

**DONNA C. IGNATAVICH**

**15 HILL STREET  
BENTON, PA 17814**

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LAST KNOWN ADDRESS

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NAME

LAST KNOWN ADDRESS

**NONE**

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

NAME

LAST KNOWN ADDRESS

**NONE**

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

**NONE**

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

**NONE**

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

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

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

**TENANT/OCCUPANT**

**15 HILL STREET  
BENTON, PA 17814**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

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

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

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

DATE: **5/10/04**

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.

EDWARD M. IGNATAVICH  
DONNA C. IGNATAVICH

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2004-CV-260

: 2004-ED-92  
:  
:  
:

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

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

5/10/04

TO: EDWARD M. IGNATAVICH  
DONNA C. IGNATAVICH  
15 HILL STREET  
BENTON, PA 17814

Your house (real estate) at **15 HILL STREET, BENTON, PA 17814**, is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$85,896.19** obtained by **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ALL THAT CERTAIN MESSUAGE, TENEMENT AND TRACT OF LAND SITUATE IN THE BOROUGH OF BENTON, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERN SIDE OF CEMETERY STREET IN LINE OF LANDS OF ELWIN JOHNSON; THENCE BY THE LATTER, SOUTH 63 DEGREES EAST, 103 FEET TO AN IRON PIN; THENCE BY LANDS OF JOHNSON AND CLETTA HISCOX FIELDS, NORTH 30 DEGREES 20 MINUTES EAST 130 FEET TO AN IRON PIN IN OTHER LANDS OF THE GRANTORS; THENCE BY THE SAME, NORTH 63 DEGREES WEST, 103 FEET, MORE OR LESS, TO A POINT ON THE EASTERN SIDE OF CEMETERY STREET; THENCE ALONG THE EASTERN SIDE OF CEMETERY STREET, SOUTH 23 DEGREES 22 MINUTES WEST, 130 FEET TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO EDWARD M. IGNATAVICH, III AND DONNA C. IGNATAVICH, HUSBAND AND WIFE BY DEED FROM EDWARD M. IGNATAVICH, III AND DONNA C. IGNATAVICH, HUSBAND AND WIFE RECORDED 03/26/1999 IN DEED BOOK 719 PAGE 378, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

TAX KEY NUMBER: 02-03-004-01

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability o the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

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

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

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

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

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

Sir: — There will be placed in your hands

for service a Writ of.....EXECUTION (REAL ESTATE)....., styled as

follows: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. vs EDWARD M. IGNATAVICH and DONNA C. IGNATAVICH

The defendant will be found at 15 HILL STREET, BENTON, PA. 17814

.....Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall/ be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises.

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

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

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

**PLAINTIFF**

**MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC.**

**DEFENDANT**

**EDWARD M. IGNATAVICH  
DONNA C. IGNATAVICH**

**COURT NO.: 2004-CV-260**

**SERVE AT:**

**15 HILL STREET  
BENTON, PA 17814**

**a)TYPE OF ACTION**

**XX Notice of Sheriff's Sale**

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

**PLEASE POST THE HANDBILL.**

**SERVED**

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

\_\_\_ Defendant personally served.

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

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

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

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

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

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

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

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

**SHERIFF**

By: \_\_\_\_\_Deputy Sheriff

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

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

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

**SHERIFF**

By: \_\_\_\_\_Deputy Sheriff

**IDEPUTIZED SERVICE**

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

**SHERIFF**

By: \_\_\_\_\_Deputy Sheriff

**ATTORNEY FOR PLAINTIFF**

**FRANK FEDERMAN, ESQUIRE**

**I.D.#12248**

**One Penn Center at Suburban Station**

**1617 John F. Kennedy Boulevard**

**Suite 1400**

**Philadelphia, PA 19103-1814**

**(215)563-7000**

ALL THAT CERTAIN MESSUAGE, TENEMENT AND TRACT OF LAND SITUATE IN THE BOROUGH OF BENTON, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERN SIDE OF CEMETERY STREET IN LINE OF LANDS OF ELWIN JOHNSON; THENCE BY THE LATTER, SOUTH 63 DEGREES EAST, 103 FEET TO AN IRON PIN; THENCE BY LANDS OF JOHNSON AND CLETTA HISCOX FIELDS, NORTH 30 DEGREES 20 MINUTES EAST 130 FEET TO AN IRON PIN IN OTHER LANDS OF THE GRANTORS; THENCE BY THE SAME, NORTH 63 DEGREES WEST, 103 FEET, MORE OR LESS, TO A POINT ON THE EASTERN SIDE OF CEMETERY STREET; THENCE ALONG THE EASTERN SIDE OF CEMETERY STREET, SOUTH 23 DEGREES 22 MINUTES WEST, 130 FEET TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO EDWARD M. IGNATAVICH, III AND DONNA C. IGNATAVICH, HUSBAND AND WIFE BY DEED FROM EDWARD M. IGNATAVICH, III AND DONNA C. IGNATAVICH, HUSBAND AND WIFE RECORDED 03/26/1999 IN DEED BOOK 719 PAGE 378, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

TAX KEY NUMBER: 02-03-004-01

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BEING THE SAME PROPERTY CONVEYED TO EDWARD M. IGNATAVICH, III AND DONNA C. IGNATAVICH, HUSBAND AND WIFE BY DEED FROM EDWARD M. IGNATAVICH, III AND DONNA C. IGNATAVICH, HUSBAND AND WIFE RECORDED 03/26/1999 IN DEED BOOK 719 PAGE 378, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

TAX KEY NUMBER: 02-03-004-01

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TAX KEY NUMBER: 02-03-004-01

**FEDERMAN & PHELAN LLP**  
**SECURITIES, BANKING, AND FINANCIAL INSTITUTIONS**  
**REVERSE SIDE FOR COMPLETE SECURITY FEATURES**

SECURE REVENUE SIDE FOR COMPLETE SECURITY FEATURES

COMMERCIAL BANK 3-180/360 CHECK NO.

CHECK NO  
000352156

\*1,350.00  
Void after 90 days

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