

SHERIFF'S SALE COST SHEET

MERS vs. Cynthia Titman
 NO. 117-05 ED NO. 549-04 JD DATE/TIME OF SALE 2-15-06 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>255.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>57.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</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>8.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>527.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>700.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>925.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</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>180.00</u>
MISC.	\$	
TOTAL ***** \$ <u>-0-</u>		

TOTAL COSTS (OPENING BID) \$ 1689.00

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

MFRS vs Cynthia Titman
NO. 117-05 ED NO. 549-04 JD

DATE/TIME OF SALE: 2-15-06 0930

BID PRICE (INCLUDES COST) \$ 1689.00

POUNDAGE - 2% OF BID \$ 33.78

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1722.78

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan Hallinan & Schmieg
Lucy S. Hall

TOTAL DUE: \$ 1722.78

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 372.78

PHELAN HALLINAN & SCHMIEG, LLP
1617 John F. Kennedy Boulevard Suite 1400
Philadelphia, PA 19103-1814
215-320-0007
Fax: 215-563-7009
Genevieve.Mautz@fedphe.com

Genevieve Mautz
Legal Assistant, ext. 1409

Representing Lenders in
Pennsylvania and New Jersey

February 16, 2006

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

Re: TITMAN, RALPH
1619 LINCOLN AVENUE
BERWICK, PA 18603
No. 2004-CV-549

Dear Sir or Madam:

With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to **SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA**, Varo Cleveland (MDP 262 PHI), P.O. Box 99640, Cleveland, OH 44199.

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,


Genevieve Mautz

Enclosure

cc: GMAC MORTGAGE CORPORATION

Account No. 0600836342

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

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)	
Timothy T. Chamberlain - Sheriff Columbia County Courthouse	SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA	
Street Address	Street Address	
P.O. Box 380, 35 W. Main Street	Varo Cleveland (MDP 262 PHI), P.O. Box 99640	
City	State	Zip Code
Bloomsburg	PA	17815
City	State	Zip Code
Vienna	VA	22183-5000

C PROPERTY LOCATION

Street Address	City, Township, Borough	
1619 LINCOLN AVENUE, BERWICK, PA 18603	BOROUGH OF BERWICK	
County	School District	Tax Parcel Number
Columbia	BOROUGH OF BERWICK	04A-11-012

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$1,689.00	+ -0-	= \$1,689.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$21,890.00	x 3.26	= \$71,361.40

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 2003, Page Number 10776.
- ☐ 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.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above. Transfer to Secretary of Veterans Affairs, an Officer of the United States of America, 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

Daniel G. Schmieg, ESQUIRE

Date:

2/16/06

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

ENTITY VENDOR
FAP Sheriff of Columbia County [SCOLU]

CHECK DATE CHECK NO.
03/14/2006 489459

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
489459	000613745	03/14/2006		91388	372.78	0.00	372.78
GSM [91388] 0600836342 TITMAN, RALPH 2004-CV-519							
Attention: Real Estate/Deeds Thanks Ken							
							372.78

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

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
489459

DATE	AMOUNT
03/14/2006	*****372.78

Void after 180 days

Pay THREE HUNDRED SEVENTY TWO AND 78/100 DOLLARS

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

Francis S. Hallinan

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

489459 03600180836 150866 6

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE:

Cynthia L. Titman
a/k/a Cindy L. Titman
a/k/a Cynthia Titman

Debtor

Mortgage Electronic Registration
Systems, Inc.

Novant

v.

Cynthia L. Titman
a/k/a Cindy L. Titman
a/k/a Cynthia Titman

Respondent

Bk. No. 5 05-52018 JJT

Chapter No. 13

11 U.S.C. §362

AMENDED ORDER MODIFYING §362 AUTOMATIC STAY

Upon consideration of Motion of Mortgage Electronic Registration Systems, Inc. (Movant), it is:

ORDERED that the Automatic Stay of all proceedings, as provided under 362 of the Bankruptcy Code 11 U.S.C. §362 is modified with respect to premises 1619 Lincoln Avenue, Berwick, PA 18603, as more fully set forth in the legal description attached to said mortgage, as to allow the Movant to foreclose on its mortgage and allow the purchaser of said premises at Sheriff's Sale (or purchaser's assignee) to take any legal or consensual action for enforcement of its right to possession of, or title to, said premises; and it is further

ORDERED that the debtor is prohibited from filing any future bankruptcy cases, either singularly or jointly, within One Hundred Eighty (180) days of the date of this Court Order, without first seeking leave of Court.

Date: August 23, 2005



John J. Thomas, Bankruptcy Judge

(RPR)

This electronic order is signed and filed on the same date.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Brandon R. Eyerly, Publisher, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice January 25; February 1, 8, 2006 as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

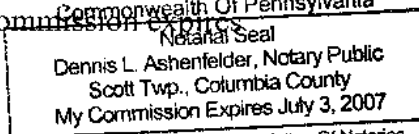


Sworn and subscribed to before me this 9th day of February, 2006.



(Notary Public)

My commission expires
Commonwealth Of Pennsylvania
Notarial Seal



Member, Pennsylvania Association Of Notaries

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

.....

PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1478
Operated Assisted # 215-563-7000 ext 1478
Fax # 215-563-8656
Lisa.Steinman@fedphe.com

January 28, 2006

Office of the Sheriff
COLUMBIA County Courthouse

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

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129
Dear Sir or Madam:

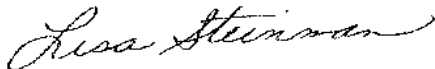
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

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

*******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 PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 2/15/06 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

) CIVIL ACTION

vs.

CYNTHIA L. TITMAN

) CIVIL DIVISION
) NO. 2004-CV-549

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** hereby verify that 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: January 28, 2006

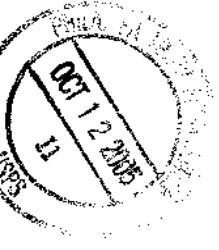

DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

KJT/ TEAM 3

Name and Address of Sender

PHILAN HALLINAN & SCHMIEG
One Penn Center Plaza, Suite 1400
Philadelphia, PA 19103

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 1619 LINCOLN AVENUE BERWICK, PA 18603		
2	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3	*****	COMMONWEALTH OF PENNSYLVANIA P.O. BOX 2675 HARRISBURG, PA 17105		
4	*****	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. P.O. BOX 2026 HUNT, MI 48501-2026		
5	*****	REMIT CORPORATION 36 WEST MAIN STREET BLOOMSBURG, PA 17815		
6		ACROA LOAN SERVICES, INC. 601 5TH AVENUE SCOTTSDALE, NE 69361		
7		CHARLES F. CURRY COMPANY 720 MAIN STREET KANSAS CITY, MO 64105		
8		COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAX INHERITANCE TAX DIVISION ATTENTION: JOHN MCPHERY 6TH FLOOR, STRAWBERRY SQUARE DEPT. 280601 HARRISBURG, PA 17128		
9		INTERNAL REVENUE SERVICE FEDERATED INVESTORS TOWER 13TH FLOOR, SUITE 1300 1001 LIBERTY AVENUE PITTSBURGH, PA 15222		
10		DEPARTMENT OF PUBLIC WELFARE TFL CASUALTY UNIT ESTATE RECOVERY PROGRAM P.O. BOX 1486 WILLOW OAK BUILDING HARRISBURG, PA 17105-1486 RE: TITMAN, CYNTHIA TEAM 3 / KJT		
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.



TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.

VS.

CYNTHIA TITMAN

WRIT OF EXECUTION #117 OF 2005 ED

POSTING OF PROPERTY

January 10, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF CYNTHIA TITMAN AT 1619 LINCOLN AVE. BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.


SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 11TH DAY OF JANUARY 2005


COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6308

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Docket # 117ED2005

VS

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

CYNTHIA L. TITMAN

AFFIDAVIT OF SERVICE

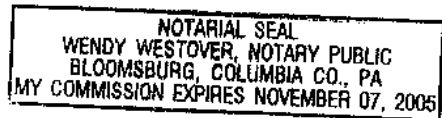
NOW, THIS FRIDAY, SEPTEMBER 23, 2005, AT 10:20 AM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON CYNTHIA TITMAN AT WISE POTATO CHIPS RASELEY ST. BERWICK BY HANDING TO CYNTHIA TITMAN, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

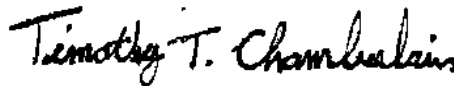
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, SEPTEMBER 26, 2005



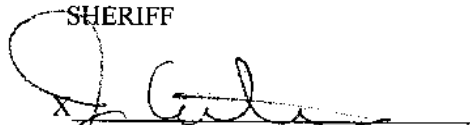
NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF


X

J. CARTER
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/15/2005

SERVICE# 10 - OF - 18 SERVICES
DOCKET # 117ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS

DEFENDANT CYNTHIA L. TITMAN
ATTORNEY FIRM FEDERMAN & PHELAN

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

SERVED UPON KELLY GREEN

RELATIONSHIP CCSO IDENTIFICATION _____

DATE 09.20.05 TIME 1410 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

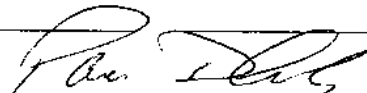
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 09.20.05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/15/2005

SERVICE# 11 - OF - 18 SERVICES
DOCKET # 117ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS

DEFENDANT CYNTHIA L. TITMAN
ATTORNEY FIRM FEDERMAN & PHELAN

PERSON/CORP TO SERVED

CONNIE GINGHER-TAX COLLECTOR

1615 LINCOLN AVE.

BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON MAGGIE FRITZ

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 09.20.05 TIME _____ 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

Pam D. [Signature]

DATE 09.20.05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/15/2005

SERVICE# 1 - OF - 18 SERVICES
DOCKET # 117ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS

DEFENDANT CYNTHIA L. TITMAN
ATTORNEY FIRM FEDERMAN & PHELAN

PERSON/CORP TO SERVED

CYNTHIA TITMAN
1619 LINCOLN AVE.
BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON CYNTHIA TITMAN

RELATIONSHIP _____ IDENTIFICATION _____

DATE ²³09.23.05 TIME 1020 MILEAGE _____ OTHER _____

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

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

☒ OTHER (SPECIFY) WISE POTATO CHIPS
RAELEY ST.

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>09.20.05</u>	<u>1430</u>	<u>S-5</u>	<u>MOVED OUT.</u>
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY _____ DATE _____

WORKS AT WISE POTATO CHIPS RAELEY ST.

1030 BRAR LANE - BERWICK

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/15/2005

SERVICE# 12 - OF - 18 SERVICES
DOCKET # 117ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS

DEFENDANT CYNTHIA L. TITMAN
ATTORNEY FIRM FEDERMAN & PHELAN

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Leslie L. VAN

RELATIONSHIP Cust. Serv. IDENTIFICATION _____

DATE 9-21-5 TIME 0900 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. Carter

DATE 9-21-5

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 09/20/2005

Fee: \$5.00

Cert. NO: 1245

TITMAN RALPH E & CYNTHIA L
1619 LINCOLN AVENUE
BERWICK PA 18603

District: BERWICK BORO
Deed: 0419 -0337
Location: 1619 LINCOLN AVE
Parcel Id: 04A-11 -012-00,000

Assessment: 21,890
Balances as of 09/20/2005

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

BY: Timothy J. Chamberlain Per: dm.
Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/15/2005

SERVICE# 3 - OF - 18 SERVICES
DOCKET # 117ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS

DEFENDANT CYNTHIA L. TITMAN
ATTORNEY FIRM FEDERMAN & PHELAN

PERSON/CORP TO SERVED

REMIT CORPORATION

36 WEST MAIN ST.

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Tracy Kishbaugh

RELATIONSHIP Legal Cord IDENTIFICATION _____

DATE 9-26-05 TIME 1410 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. Ant DATE 9-20-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/15/2005

SERVICE# 15 - OF - 18 SERVICES
DOCKET # 117ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS

DEFENDANT CYNTHIA L. TITMAN
ATTORNEY FIRM FEDERMAN & PHELAN

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 9-20-05 TIME 1415 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 9-20-05

REAL ESTATE OUTLINE

ED # 117-05

DATE RECEIVED 9-15-05
DOCKET AND INDEX 9-20-05
SET FILE FOLDER UP 9-20-05

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# 450186

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

SALE DATE Feb, 15, 06 TIME 0930
POSTING DATE Jan, 17, 06
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan, 25
2ND WEEK Feb, 1
3RD WEEK 8, 06

SHERIFF'S SALE

WEDNESDAY FEBRUARY 15, 2006 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 117 OF 2005 ED AND CIVIL WRIT NO. 549 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

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

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

TAX PARCEL #04A-11-012

PREMISES BEING: 1619 LINCOLN AVENUE, BERWICK, PA 18603

TITLE TO SAID PREMISES IS VESTED IN RALPH E. TITMAN AND CYNTHIA L. TITMAN, HIS WIFE BY DEED FROM J. DAVID FERRO AND LYDIA E. FERRO, HIS WIFE, DATED 9/28/1990 AND RECORDED 10/3/1990 IN RECORD BOOK 459, PAGE 795.

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
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

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Plaintiff's Attorney
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Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and Rule 3257

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

vs.

CYNTHIA L. TITMAN

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2004-CV-549 Term 2004

2005-ED-117

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of

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 property
(specifically described property below):

PREMISES: 1619 LINCOLN AVENUE, BERWICK, PA 18603
(See Legal Description attached)

Amount Due

\$47,192.32

Interest from 7/3/04 to Sale
at \$7.76per diem

\$.....and costs.

Dated

9-15-2005

(SEAL)

Fannie B. Kline
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

DESCRIPTION

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Tax Parcel #04A-11-012

Premises being: 1619 LINCOLN AVENUE, BERWICK, PA 18603

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WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and Rule 3257

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

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Interest from 7/3/04 to Sale
at \$7.76per diem

\$.....and costs.

Dated 9-15-2005
(SEAL)

Frank B. Kline / *EAB*
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

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

2. Article Number (Transfer from service label) **7004 2890 0001 4116 2722**

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

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

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

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

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

1. Article Addressed to: **INTERNAL REVENUE SERVICE**
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
10 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

2. Article Number (Transfer from service label) **7004 2890 0001 4116 2777**

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

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

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

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TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
10 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

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

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

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

SENDER: COMPLETE THIS SECTION

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

4. 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

COMPLETE THIS SECTION ON DELIVERY

A. Signature **J. Moore**
☐ Agent ☒ Address

B. Received by (Printed Name) **J. MOORE**
 C. Date of Delivery **SEP 23**

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

1. Article Number (Transfer from service label) **7004 2890 0001 4116 2753**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

4. Article Addressed to:
Internal Revenue Service
1001 Liberty Ave.
Pittsburgh, PA 15222

COMPLETE THIS SECTION ON DELIVERY

A. Signature **J. Ande**
☐ Agent ☒ Address

B. Received by (Printed Name) **J. Ande**
 C. Date of Delivery **92305**

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

1. Article Number (Transfer from service label) **7003 0500 0001 9056 0538**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

SENDER: COMPLETE THIS SECTION

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

4. Article Addressed to:
Mortgage Electronic Reg. Systems
PO Box 2026
Flint, MI 48501

COMPLETE THIS SECTION ON DELIVERY

A. Signature **John Copeland**
☐ Agent ☒ Address

B. Received by (Printed Name) **John Copeland**
 C. Date of Delivery **SEP 26**

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

1. Article Number (Transfer from service label) **7004 2890 0001 4116 2739**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

SENDER: COMPLETE THIS SECTION

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

4. Article Addressed to:
INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
10 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

COMPLETE THIS SECTION ON DELIVERY

A. Signature **John Copeland**
☐ Agent ☒ Address

B. Received by (Printed Name) **John Copeland**
 C. Date of Delivery **SEP 26**

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

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.

Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

Article Number
(Transfer from service label)

7003 0500 0001 9056 0514

Domestic Return Receipt

Form 3811, February 2004

102595-02-M-1540

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<div style="border: 1px solid black; padding: 5px;"> <p>A. Signature <i>x Samuel J. Venturo</i> <div style="float: right;"> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee </div> </p> </div> <div style="display: flex; justify-content: space-between; border-top: 1px solid black; padding-top: 5px;"> <div style="width: 60%;"> <p>B. Received by (Printed Name)</p> </div> <div style="width: 35%;"> <p>C. Date of Delivery <div style="font-size: 1.5em; font-weight: bold; text-align: center;">SEP 22 2005</div> </p> </div> </div> <div style="border-top: 1px solid black; padding-top: 5px;"> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> </div>
<p>1. Article Addressed to:</p> <p style="font-size: 1.2em; margin-top: 20px;">Commonwealth of PA Dept. 280601 Harrisburg, PA 17128</p>	<div style="border: 1px solid black; padding: 5px;"> <p>3. Service Type</p> <div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail </div> <div> <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D. </div> </div> </div>
<p>2. Article Number (Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<div style="font-size: 1.5em; font-weight: bold; letter-spacing: 0.5em;">7004 2890 0001 4116 2708</div>	
<div style="display: flex; justify-content: space-between;"> PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15 </div>	

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IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE:

Cynthia L. Titman
a/k/a Cindy L. Titman
a/k/a Cynthia Titman

Debtor

Mortgage Electronic Registration
Systems, Inc.

Movant

v.

Cynthia L. Titman
a/k/a Cindy L. Titman
a/k/a Cynthia Titman

Respondent

Bk. No. 5 05-52018

Chapter No. 13

11 U.S.C. §362

ORDER MODIFYING §362 AUTOMATIC STAY

Upon consideration of Motion of Mortgage Electronic Registration Systems, Inc. (Movant), it is:

ORDERED that the Automatic Stay of all proceedings, as provided in §362 of the Bankruptcy Code 11 U.S.C. §362 is modified with respect to the premises 1619 Lincoln Avenue, Berwick, PA 18603, as more fully set forth in the legal description attached to said mortgage, as to allow the Movant to foreclose on its mortgage and allow the purchaser of said premises at Sheriff's Sale (or purchaser's assignee) to take any legal or equitable action for enforcement of its right to possession of, or title to, said premises.

ORDERED that Rule 4001(a)(3) is not applicable and Mortgage Electronic Registration Systems, Inc. may immediately enforce and implement the stay, granting relief from the automatic stay.

Date: August 12, 2005


John J. Thomas, Bankruptcy Judge

(RPR)

This electronic order is signed and filed on the same date.

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
8201 GREENSBORO DRIVE, SUITE 350
MCLEAN, VA 22102**

Plaintiff,

v.

**CYNTHIA L. TITMAN
1619 LINCOLN AVENUE
BERWICK, PA 18603**

Defendant(s).

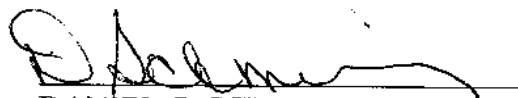
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: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2004-CV-549**
: *2005-ED-117*
:
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:
:

CERTIFICATION

DANIEL G. SCHMIEG, ESQUIRE hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- () an FHA Mortgage
- () non-owner occupied
- () vacant
- (X) 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.


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
8201 GREENSBORO DRIVE, SUITE 350
MCLEAN, VA 22102**

Plaintiff,

v.

**CYNTHIA L. TITMAN
1619 LINCOLN AVENUE
BERWICK, PA 18603**

Defendant(s).

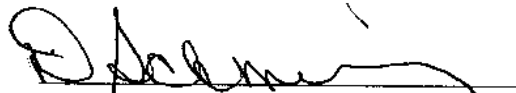
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: **NO. 2004-CV-549**
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:

CERTIFICATION

DANIEL G. SCHMIEG, ESQUIRE hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- () an FHA Mortgage
- () non-owner occupied
- () vacant
- (X) 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.


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

Attorney for Plaintiff

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.**

8201 GREENSBORO DRIVE, SUITE 350

MCLEAN, VA 22102

Plaintiff,

v.

CYNTHIA L. TITMAN

1619 LINCOLN AVENUE

BERWICK, PA 18603

Defendant(s).

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

: *2005-ED-117*
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AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No.1)

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

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

NAME

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

CYNTHIA L. TITMAN

**1619 LINCOLN AVENUE
BERWICK, PA 18603**

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

NAME

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

Same as above

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 (If address cannot be reasonably ascertained, please so indicate.)
------	---

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.	P.O. BOX 2026 FLINT, MI 48501-2026
---	---

REMIT CORPORATION	36 WEST MAIN STREET BLOOMSBURG, PA 17815
--------------------------	---

AURORA LOAN SERVICES, INC.	601 5TH AVENUE SCOTTSBLUFF, NE 69361
---------------------------------------	--

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---

CHARLES F. CURRY COMPANY	720 MAIN STREET KANSAS CITY, MO 64105
-------------------------------------	--

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---

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:

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---

COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAX INHERITANCE TAX DIVISION ATTENTION: JOHN MURPHY	6TH FLOOR, STRAWBERRY SQUARE DEPT. 280601 HARRISBURG, PA 17128
--	--

INTERNAL REVENUE SERVICE FEDERATED INVESTORS TOWER	13TH FLOOR, SUITE 1300 1001 LIBERTY AVENUE PITTSBURGH, PA 15222
---	---

DEPARTMENT OF PUBLIC WELFARE TPL CASUALTY UNIT ESTATE RECOVERY PROGRAM	P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105-8486
---	--

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
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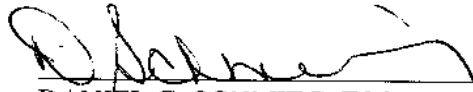
TENANT/OCCUPANT	1619 LINCOLN AVENUE BERWICK, PA 18603
-----------------	--

DOMESTIC RELATIONS OF COLUMBIA COUNTY	COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815
--	--

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 knowledge, information or belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.

August 25, 2005
Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

**MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.**

8201 GREENSBORO DRIVE, SUITE 350

MCLEAN, VA 22102

Plaintiff,

v.

CYNTHIA L. TITMAN

1619 LINCOLN AVENUE

BERWICK, PA 18603

Defendant(s).

**:
:
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2004-CV-549**

**: 2005.ED-117
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**AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)**

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

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

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

CYNTHIA L. TITMAN

**1619 LINCOLN AVENUE
BERWICK, PA 18603**

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NAME

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

Same as above

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NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
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REMIT CORPORATION	36 WEST MAIN STREET BLOOMSBURG, PA 17815
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6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
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COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAX INHERITANCE TAX DIVISION ATTENTION: JOHN MURPHY	6TH FLOOR, STRAWBERRY SQUARE DEPT. 280601 HARRISBURG, PA 17128
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INTERNAL REVENUE SERVICE FEDERATED INVESTORS TOWER	13TH FLOOR, SUITE 1300 1001 LIBERTY AVENUE PITTSBURGH, PA 15222
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DEPARTMENT OF PUBLIC WELFARE TPL CASUALTY UNIT ESTATE RECOVERY PROGRAM	P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105-8486
---	--

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
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TENANT/OCCUPANT	1619 LINCOLN AVENUE BERWICK, PA 18603
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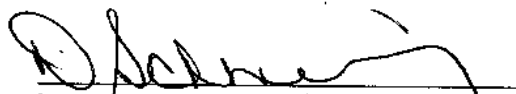
DOMESTIC RELATIONS OF COLUMBIA COUNTY	COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815
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COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE	P.O. BOX 2675 HARRISBURG, PA 17105
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I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.

August 25, 2005

Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
8201 GREENSBORO DRIVE, SUITE 350
MCLEAN, VA 22102**

Plaintiff,

v.

**CYNTHIA L. TITMAN
1619 LINCOLN AVENUE
BERWICK, PA 18603**

Defendant(s).

:
:
: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2004-CV-549**
: *2005-ED-117*
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NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property..

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

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The Sale will be cancelled if you pay to the Mortgagee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., 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 better chance you will have of stopping the Sale. (See the Notice below 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 (215) 563-7000.
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 a 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 real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
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 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

DESCRIPTION

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

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


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

Tax Parcel #04A-11-012

Premises being: 1619 LINCOLN AVENUE, BERWICK, PA 18603

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

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on 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)
(Attorney for Plaintiff(s))

HARRY A. ROADARMEL
COLUMBIA County, Pa.

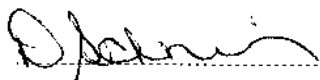
Sheriff

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
CYNTHIA L. TITMAN and


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

 Attorney for Plaintiff

If Writ of Execcution, 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

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 on 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)
(Attorney for Plaintiff(s))

HARRY A. ROADARMEL
COLUMBIA County, Pa.

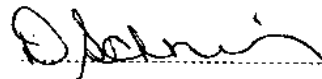
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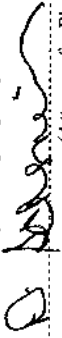
The defendant will be found at 1619 LINCOLN AVENUE, BERWICK,
PA 18603

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See attached legal description

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on 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.

 (Attorney for Plaintiff(s)) (SEAL)

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.

 (Attorney for Plaintiff(s)) (SEAL)

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COLUMBIA County, Pa.

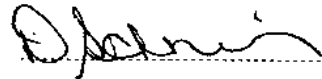
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The defendant will be found at 1619 LINCOLN AVENUE, BERWICK, PA 18603

 Attorney for Plaintiff

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See attached legal description

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

 (Attorney for Plaintiff(s)) (SEAL)

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.

 (Attorney for Plaintiff(s)) (SEAL)

HARRY A. ROADARMEI

COLUMBIA County, Pa.

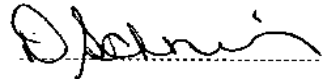
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 Attorney for Plaintiff

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See attached legal description

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Plaintiff MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.		Expiration date 2004-CV-549
Defendant CYNTHIA L. TITMAN		Type or Writ of Complaint EXECUTION/NOTICE OF SALE
SERVE AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE CYNTHIA L. TITMAN ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 1619 LINCOLN AVENUE, BERWICK, PA 18603	

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 200__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date
---	--	--------------

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
-----------	--------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of	

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date
--	--

Plaintiff MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.	Court Number 2004-CV-549
--	------------------------------------

Defendant CYNTHIA L. TITMAN &	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
---	--

SERVE



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
 ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
1619 LINCOLN AVENUE, BERWICK, PA 18603

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Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date
---	--	------

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
-----------	--------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of	

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.
	Expiration date

Plaintiff MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.	Court Number 2004-CV-549
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Defendant CYNTHIA L. TITMAN &	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
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SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

1619 LINCOLN AVENUE, BERWICK, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, _____, 200__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

 Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date
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SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
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RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of	

DESCRIPTION

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

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

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

Tax Parcel #04A-11-012

Premises being: 1619 LINCOLN AVENUE, BERWICK, PA 18603

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

DESCRIPTION

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

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

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

Tax Parcel #04A-11-012

Premises being: 1619 LINCOLN AVENUE, BERWICK, PA 18603

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

CHECK NO
450186

3-180/360
COMMERCE BANK
PHILADELPHIA, PA 19148

PHILAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

DATE	AMOUNT
09/02/2005	*****1,350.00

Valid after 180 days

Pay ONE THOCSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

To The
Order
Of

Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

Travis S. Hallinan

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

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