

SHERIFF'S SALE COST SHEET

MERS vs. Alfred
 NO. 14-05 ED NO. 255-04 JD DATE/TIME OF SALE stayed

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>37.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>15.94</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.50</u>	
NOTARY	\$ <u>8.00</u>	
TOTAL *****		\$ <u>350.44</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>669.56</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>894.56</u>

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1350.00

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

Katherine Trautz
Sale Department, Ext. 1493

Representing Lenders in
Pennsylvania and New Jersey

July 13, 2005

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

**Re: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
v. ROBERT O. ALTIERI
No. 2004-CV-255
Premises: 422 LASALLE STREET, BERWICK, PA 18603**

Dear Sir or Madam:

Please **STAY** the Sheriff's Sale of the above referenced property, which is scheduled for 7/11/05.

No funds received in consideration of the stay.

Very truly yours,

Katherine Trautz
/kjm

VIA TELECOPY 570-389-5625

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

SHERIFF'S SALE COST SHEET

MERS VS. Robert Altieri
 NO. 14-05 ED NO. 755-04 JD DATE/TIME OF SALE 7-13-05 1030

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	<u>\$175.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	<u>\$37.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	<u>\$16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	<u>\$6.50</u>
NOTARY	<u>\$8.00</u>
TOTAL ***** \$ <u>435.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	<u>\$669.56</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>894.56</u>	

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

REAL ESTATE TAXES:			
BORO, TWP & COUNTY	20	\$	<u>121</u>
SCHOOL DIST.	20	\$	
DELINQUENT	20	\$	<u>5.00</u>
TOTAL ***** \$ <u>5.00</u>			

MUNICIPAL FEES DUE:			
SEWER	20	\$	<u>337.62</u>
WATER	20	\$	
TOTAL ***** \$ <u>337.62</u>			

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

TOTAL COSTS (OPENING BID) \$ 1864.18

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

MERS VS Robert Allen

NO. 14-05 ED NO. 255-04 JD

DATE/TIME OF SALE: 7-13-05 1030

BID PRICE (INCLUDES COST) \$

POUNDAGE - 2% OF BID \$

TRANSFER TAX - 2% OF FAIR MKT \$

MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$

PURCHASER(S):

ADDRESS:

NAMES(S) ON DEED:

PURCHASER(S) SIGNATURE(S):

TOTAL DUE: \$

LESS DEPOSIT: \$

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$

FILED
NOTARIAL

2005 MAY 11 A 8:39

NOTARY PUBLIC
ALABAMA

1

Robert O. Altieri

BY THE COURT:

No further advertising or additional notice to lienholder or defendants is required.
regularly scheduled COLUMBIA County Sheriff's Sale to July 13, 2005.

ORDERED AND DECREED that the said sale is extended two months from the
Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

AND NOW, this 11th day of May, 2005, after consideration of Plaintiff's

ORDER

ROBERT O. ALTIERI
V.

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

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

PHILAN HALLINAN & SCHMIDT, LLP
BY: DANIEL G. SCHMIDT, ESQUIRE
ATTORNEY I.D. NO. 62205
ONE PENN CENTER AT SUBURBAN
STATION, SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

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

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

v.
ROBERT O. ALTIERI

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

2005 MAY 11 A 8:39

FILED
NOTHROPOTARY

MOTION FOR POSTPONEMENT OF SHERIFF'S SALE

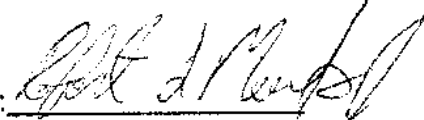
Plaintiff, by its counsel, Phelan Hallinan & Schmeig, LLP, petitions this Honorable Court for a two month postponement of its Sheriff's Sale scheduled in the above captioned matter and in support thereof avers the following:

1. A Sheriff's Sale of the mortgaged property involved herein has been scheduled for May 11, 2005.
2. The mortgage relative to this matter is insured by the Secretary of Veterans Affairs.
3. The Secretary of Veterans Affairs is responsible for issuing the bid price of the property to the Plaintiff prior to the Sheriff's Sale. An appraisal of the property must be completed prior to the issuance of this bid.
4. A two month postponement of the Sheriff's Sale will enable the Plaintiff to have the required appraisal completed and the Secretary of Veterans Affairs to issue a bid price of the property.

03/10/05 TUE 12:37 FAX 2199699626 PHELAN MALLINAN & SCHMIEG 2004

WHEREFORE, Plaintiff respectfully requests that the Sheriff's Sale of the mortgaged premises be continued to July 13, 2005.

RESPECTFULLY SUBMITTED:

BY: 
ROBERT MARKS, JR., ESQUIRE FOR
DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY FOR PLAINTIFF

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

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

v.
ROBERT O. ALTIERI

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

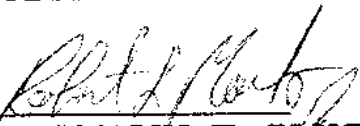
PLAINTIFF'S MEMORANDUM OF LAW

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

In the case sub judicia, a Sheriff's Sale of the mortgaged premises has been scheduled for May 11, 2005. However, a two month postponement is required to enable the Plaintiff to perform an appraisal of the property. The appraisal is needed by the Secretary of Veteran's Affairs in order to calculate an accurate bid price of the mortgaged premises for the Sheriff's Sale. Inasmuch as the postponement will inure to the benefit of the Defendants, Defendants will not be injured by the granting of the relief requested.

Accordingly, Plaintiff respectfully requests a two month continuance of the Sheriff's Sale of the mortgaged premises to the July 13, 2005 Sheriff's Sale.

RESPECTFULLY SUBMITTED:

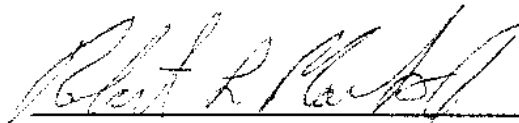
BY: 
ROBERT MARKS, JR., ESQUIRE FOR
DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY FOR PLAINTIFF

VERIFICATION

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

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

Date: May 10, 2005



**ROBERT MARKS, JR., ESQUIRE FOR
DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY FOR PLAINTIFF**

05/10/05 TUE 12:38 FAX 2155633825
PHELAN HALLINAN & SCHMIEG
BY: DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY I.D. NO. 62205
ONE PENN CENTER AT SUBURBAN
STATION, SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

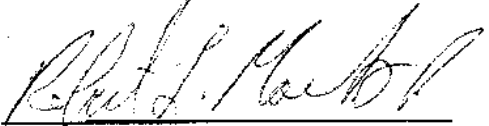
v.
ROBERT O. ALTIERI

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

CERTIFICATION OF SERVICE

I, DANIEL G. SCHMIEG, ESQUIRE, hereby certify that a copy of the Motion to
Postpone Sheriff's Sale relative to the above matter has been sent to the individuals
indicated below on May 10, 2005.

ROBERT O. ALTIERI
422 LASALLE STREET
BERWICK, PA 18603


ROBERT MARKS, JR., ESQUIRE FOR
DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY FOR PLAINTIFF

May 10, 2005

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

Katherine Trautz
Sale Department, Ext. 1493

Representing Lenders in
Pennsylvania and New Jersey

April 5, 2005

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

Re: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
v. ROBERT O. ALTIERI
No. 2004-CV-255
Premises: 422 LASALLE STREET, BERWICK, PA 18603

Dear Sir or Madam:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is scheduled for 4/6/05. Please relist the property for the 5/11/05 sale.

Very truly yours,


Katherine Trautz
/kjm

VIA TELECOPY 570-389-5625

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

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

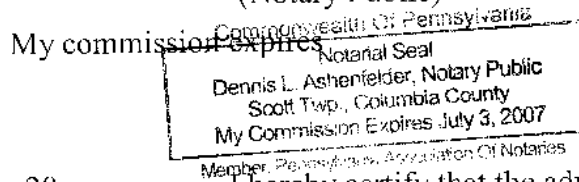
Paul R. Eyerly, President, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice March 16, 23, 30, 2005, as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Sworn and subscribed to before me this 1st day of March 2005.



(Notary Public)



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.

.....

CURRENT SHERIFF SALES

(www.sheriffocolumbiacounty.com)

APRIL 6, 2005

9:00 AM JAMIE CERASOLI-103 FOUNDRYVILLE RD BERWICK-PARCEL #07-03-013 NO TAXES DUE
9:00 AM THOMAS & LISA BENJAMIN-15 SHALE RIDGE RD STILLWATER-PARCEL #03-10-21 NO TAXES DUE
9:00 AM THOMAS & LISA BENHAMIN-799 GREEN CREEK RD STILLWATER-PARCEL #19-11-001 NO TAXES DUE
9:30 AM RANDY & LYNDA LONG-168 DRINKER ST. BLOOMSBURG-PARCEL #18-01A-017 NO TAXES DUE
9:30 AM DAVID & TAMMY WYDA-72 WHISPERING PINES RD STILLWATER-PARCEL #03-12-004-07 NO TAXES DUE
10:00 AM STEVEN & MICHELLE ROBBINS-232 IDA ST. BERWICK-PARCEL #04C-04-045 NO TAXES DUE
10:00 AM LINDA HALYE-228 DRINKER ST. BLOOMSBURG-PARCEL #18-01A-020 NO TAXES DUE
10:30 AM ROBERT ALTIERI-422 LASALLE ST. BERWICK-PARCEL #04C-05-177 NO TAXES DUE

APRIL 27, 2005

9:00 AM STEVEN & JODY FITZPATRICK-703A MOUNTAIN RD SHICKSHINNY-PARCEL #15-19-00802 NO TAXES DUE
9:00 AM FRED UTT & JANELLE WOLFE-341 WEST STERNER AVE. BLOOMSBURG-PARCEL #05W-03-127 NO TAXES DUE
11:00 AM ANGELO & KAREN DEMARCO-335 MARY ST. BERWICK-PARCEL #04A-01-067 NO TAXES DUE

MAY 11, 2005

9:00 AM JANET VANHOUTEN-203 MARY STREET BERWICK-PARCEL #04A-01-051 NO TAXES DUE
10:00 AM DRUE & WENDY BILLIG-604 OLD BERWICK RD BLOOMSBURG-PARCEL #05E-12-126 NO TAXES DUE
10:30 AM ROBERT & ALLISON COOK-215 CRANBERRY RUN ROAD BLOOMSBURG-PARCEL #01-16-00203 NO TAXES DUE

JUNE 8, 2005

9:00 AM RALPH & CYNTHIA TITMAN-1619 LINCOLN AVE. BERWICK-PARCEL #04A-11-012 NO TAXES DUE
9:00 AM WILLIAM WYDA, JR-1317 ORANGE ST. BERWICK-PARCEL #04D-08-212 NO TAXES DUE
9:30 AM DARNELL ADAMS-18 WASHINGTONVILLE RD BLOOMSBURG-PARCEL #21-13-00104 NO TAXES DUE



Federman and Phelan is now

PHELAN HALLINAN & SCHMIEG, LLP
Suite 1400
1617 JFK Boulevard
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534
Lisa.Steinman@fedphe.com

March 16, 2005

Office of the Sheriff
COLUMBIA County Courthouse
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

14

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

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129
Dear Sir or Madam:
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

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

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

Yours truly,

LISA STEINMAN
for PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 4/6/05 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

) CIVIL ACTION

vs.

ROBERT O. ALTIERI

) CIVIL DIVISION
) NO. 2004-CV-255


AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** hereby verify that on **2/22/05** 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: March 16, 2005



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
1	****	TENANT/OCCUPANT 422 LASALLE STREET BERWICK, PA 18603
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815
3	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105
4	****	CITIFINANCIAL, INC. 1115 OLD BERWICK ROAD BLOOMSBURG, PA 17815
5	****	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AND WASHINGTON MUTUAL HOME LOANS, INC. F/K/A FLEET MORTGAGE P.O. BOX 2026 FLINT, MI 48501-2026
6		MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AND WASHINGTON MUTUAL HOME LOANS, INC. F/K/A FLEET MORTGAGE 11200 WEST PARKLAND AVENUE MILWAUKEE, WI 53224
7		
8		
9		
10		
RE: ALTIERI, ROBERT 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.



UNITED STATES POSTAGE
02 1A
0004300377
MAILED FROM ZIP CODE 19103
\$ 01.80
FEB 22 2005

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.

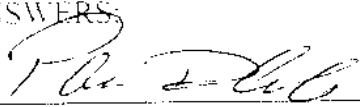
ROBERT ALTIERI

WRIT OF EXECUTION #14 OF 2005 ED

POSTING OF PROPERTY

February 28, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF ROBERT ALTIERI AT 422 LASALLE STREET, BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

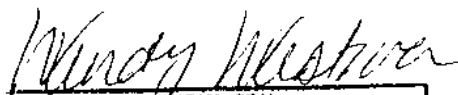
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME:

THIS 28TH DAY OF FEBRUARY 2005


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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-1623

PHONE
(570) 389-1622

24 HOUR PHONE
(570) 784-0316

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. Docket # 14ED2005

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

ROBERT O. ALTIERI

AFFIDAVIT OF SERVICE

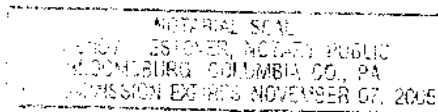
NOW, THIS FRIDAY, FEBRUARY 04, 2005, AT 9:50 AM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON ROBERT ALTIERI AT 325 E. 3RD STREET, BERWICK BY HANDING TO ROBERT ALTIERI, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

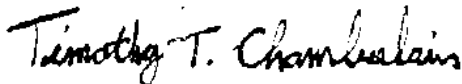
SO ANSWERS.

SWORN AND SUBSCRIBED BEFORE ME:
THIS FRIDAY, FEBRUARY 04, 2005



NOTARY PUBLIC





TIMOTHY T. CHAMBERLAIN
SHERIFF

X 

P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/1/2005

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 14ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT ROBERT O. ALTIERI
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

325 E 3RD

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

SERVED UPON ROBT. ALTIERI

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02-04-05 TIME 0950 MILEAGE _____ OTHER _____

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

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

(F) OTHER (SPECIFY) 325 E 3RD ST.

ATTEMPTS
DATE TIME OFFICER REMARKS

2-3-5 1540 ARTER House empty

DEPUTY  DATE 02-04-05



February 4, 2005

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

VS

ROBERT O. ALTIERI

DOCKET # 14ED2005

JD # 255JD2004

Dear Timothy:

The outstanding balance on sewer account #132142 for the property located at 422 LaSalle Street Berwick, Pa through June 2005 is \$337.62.

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

Sincerely,

Kelly Greer
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/1/2005

SERVICE# 4 - OF - 14 SERVICES
DOCKET # 14ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT ROBERT O. ALTIERI
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON LORI REITENBACH

RELATIONSHIP Service Rep. IDENTIFICATION _____

DATE 2-3-5 TIME 1325 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

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

_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY J. C. [Signature] DATE 2-3-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/1/2005

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 14ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT ROBERT O. ALTIERI
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON CONNIE

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-3-05 TIME 15:30 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

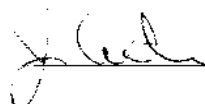
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 2-3-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/1/2005

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 14ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT ROBERT O. ALTIERI
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

BERWICK SEWER

1108 FREAS AVE.

BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE

FORECLOSURE

SERVED UPON Kelly Greer

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-3-5 TIME 1515 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. Chamberlain

DATE 2-3-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/1/2005

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 14ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT ROBERT O. ALTIERI
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON LESLIE LEVAN

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-3-5 TIME 0830 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Galt

DATE 2-3-5

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-1622

24 HOUR PHONE
(570) 784-6100

Wednesday, February 02, 2005

CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK, PA 18603-

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
VS
ROBERT O. ALTIERI

DOCKET # 14ED2005

JD # 255JD2004

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

Timothy T. Chamberlain
Sheriff of Columbia County

2004 R.E.
Sch. 579.02 dis 12/9/04
0703 214.44 dis 02/4/20/04

Connie Gingher

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 02/03/2005

Fee: \$5.00

Cert. NO: 502

ALTIERI ROBERT O
420 LASALLE STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 0620 -0686
Location: 422 LASALLE ST LOT 6
Parcel Id:04C-05 -177-00,000

Assessment: 14,996
Balances as of 02/03/2005

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

By:

Timothy T. Chamberlain,
Sheriff

Per:

dm.

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Mortgage Electronic Reg. System
11200 West Parkland Ave.
Milwaukee, WI 53224

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Address

B. Received by (Printed Name) C. Date of Delivery

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

2. Article Number

(Transfer from service label)

7003 0500 0001 9056 2075

PS Form 3811 February 2004

Domestic Return Receipt

102595-02-M-11

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent ☐ Address

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type

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

2. Article Number

(Transfer from service label)

7003 0500 0001 9056 2068

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

<p>1. Article Addressed to: COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG, PA 17128-1230</p>	<p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p>
<p>2. Article Number (Transfer from service label)</p>	<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>7003 0500 0001 9056 2082</p>	
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-11</p>	
<p>1. Article Addressed to: U. S. SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE ROBERT N.C. NIX FEDERAL BUILDING 900 MARKET STREET- 5TH FLOOR PHILADELPHIA, PA 19107</p>	<p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p>
<p>2. Article Number (Transfer from service label)</p>	<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>7004 0550 0000 7003 5723</p>	
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-11</p>	
<p>1. Article Addressed to: INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106</p>	<p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p>
<p>2. Article Number (Transfer from service label)</p>	<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>7004 0550 0000 7003 5716</p>	
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-11</p>	

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/1/2005

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 14ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT ROBERT O. ALTIERI
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON Deb M. / 1/5 R

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-2-5 TIME 1620 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) _____

ATTEMPT'S DATE	TIME	OFFICER	REMARKS
-------------------	------	---------	---------

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

DEPUTY

[Signature]

DATE 2-2-5

REAL ESTATE OUTLINE

ED # 14-05

DATE RECEIVED 2-1-05
DOCKET AND INDEX 2-2-05
SET FILE FOLDER UP 2-2-05

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# 403062

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

SALE DATE Apr 6, 05 TIME 1030
POSTING DATE _____
ADV. DATES FOR NEWSPAPER
1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

SHERIFF'S SALE

WEDNESDAY APRIL 6, 2005 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 14 OF 2005 ED AND CIVIL WRIT NO. 255 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'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 lot, piece or parcel of land, together with the improvements thereon erected, lying and being situate on the Easterly side of LaSalle Street in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Easterly side of LaSalle Street one hundred and sixty (160) feet, more or less, from the intersection of the Easterly side of LaSalle Street, with the Southerly side of Sycamore Street; thence in an Easterly direction a distance of one hundred and forty (140) feet to the Westerly side of a fifteen (15) foot alley; thence in a Southerly direction a distance of forty (40) feet, along the Westerly side of said alley, to the Northeasterly corner of Lot Number Five (50 Section Five (5); thence in a Westerly direction along the Northerly side of Lot Number Five (5) Section Five (5) a distance of one hundred and forty (140) feet to the Easterly side of LaSalle Street; thence in a Northerly direction a distance of forty (40) feet along the Easterly side of LaSalle Street to the point, the place of beginning.

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

TAX PARCEL #04C-05-177

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

TERMS OF SALE

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

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

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

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

Plaintiff's Attorney
Daniel G. Schmieg
1617 John F. Kennedy Blvd.
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY APRIL 6, 2005 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 14 OF 2005 ED AND CIVIL WRIT NO. 255 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'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 lot, piece or parcel of land, together with the improvements thereon erected, lying and being situate on the Easterly side of LaSalle Street in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

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

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

TAX PARCEL #04C-05-177

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TERMS OF SALE

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Plaintiff's Attorney
Daniel G. Schmieg
1617 John F. Kennedy Blvd.
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY APRIL 6, 2005 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 14 OF 2005 FD AND CIVIL WRIT NO. 255 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'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:

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

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

TAX PARCEL #04C-05-177

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Plaintiff's Attorney
Daniel G. Schmieg
1617 John F. Kennedy Blvd.
Philadelphia, PA 19103

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.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2004-CV-255 Term 2004

vs.
ROBERT O. ALTIERI

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: 422 LASALLE STREET, BERWICK, PA 18603
(See Legal Description attached)

Amount Due

\$72,145.95

Interest from 4/27/04 to Sale
at \$11.86per diem

\$_____and costs.

Dated

02-01-2005
(SEAL)

Fanni B. Keino/ENB
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

**Proth. & Clk. Of Sev. Courts
My Com. Ex. 1st Mon. Jan 2006**

DESCRIPTION

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

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

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

TAX PARCEL #04C-05-177

Premises being: 422 LASALLE STREET, BERWICK, PA 18603

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

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.

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

Defendant(s).

:
:
: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2004-CV-255**
:
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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 **422 LASALLE STREET, BERWICK, PA 18603**.

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

NAME

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

ROBERT O. ALTIERI

**422 LASALLE STREET
BERWICK, PA 18603**

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

NAME

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

Same as above

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. AND
WASHINGTON MUTUAL
HOME LOANS, INC.,
F/K/A FLEET
MORTGAGE**

**P.O. BOX 2026
FLINT, MI 48501-2026**

**MORTGAGE
ELECTRONIC
REGISTRATION
SYSTEMS, INC. AND
WASHINGTON MUTUAL
HOME LOANS, INC.,
F/K/A FLEET
MORTGAGE**

**11200 WEST PARKLAND AVENUE
MILWAUKEE, WI 53224**

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.)

CITIFINANCIAL, INC.

**1115 OLD BERWICK ROAD
BLOOMSBURG, PA 17815**

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.)

None

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.)
------	---


TENANT/OCCUPANT	422 LASALLE STREET 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.

January 28, 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.

ROBERT O. ALTIERI

422 LASALLE STREET

BERWICK, PA 18603

Defendant(s).

**:
:
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2004-CV-255
:
:
:
:
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:
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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 **422 LASALLE STREET, BERWICK, PA 18603**.

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

NAME

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

ROBERT O. ALTIERI

**422 LASALLE STREET
BERWICK, PA 18603**

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

NAME

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

Same as above

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. AND
WASHINGTON MUTUAL
HOME LOANS, INC.,
F/K/A FLEET
MORTGAGE**

**P.O. BOX 2026
FLINT, MI 48501-2026**

**MORTGAGE
ELECTRONIC
REGISTRATION
SYSTEMS, INC. AND
WASHINGTON MUTUAL
HOME LOANS, INC.,
F/K/A FLEET
MORTGAGE**

**11200 WEST PARKLAND AVENUE
MILWAUKEE, WI 53224**

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.)

CITIFINANCIAL, INC.

**1115 OLD BERWICK ROAD
BLOOMSBURG, PA 17815**

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.)

None

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.)
------	---


TENANT/OCCUPANT	422 LASALLE STREET 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.

January 28, 2005
Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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

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


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

TAX PARCEL #04C-05-177

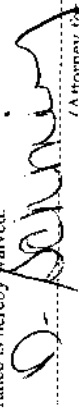
Premises being: 422 LASALLE STREET, BERWICK, PA 18603

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

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.

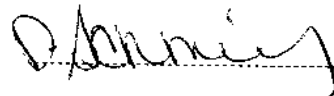
Sheriff

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
ROBERT O. ALTIERI and

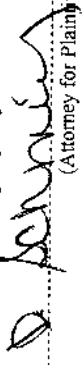
The defendant will be found at 422 LASALLE STREET, BERWICK, PA
18603

 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 _____

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)

HARRY A. ROADARMEL

COLUMBIA County, Pa.

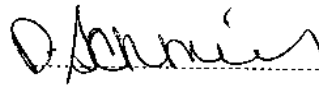
Sheriff

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 ROBERT O. ALTIERI and

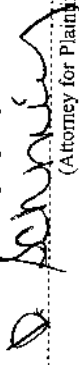
The defendant will be found at 422 LASALLE STREET, BERWICK, PA 18603

 Attorney for Plaintiff

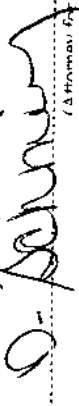
If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not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

See attached legal description

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.

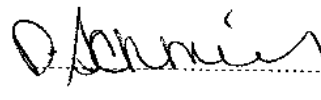
Sheriff

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
ROBERT O. ALTIERI and


The defendant will be found at 422 LASALLE STREET, BERWICK, PA
18603

 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

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)

HARRY A. ROADARMEL
SHERIFF
COLUMBIA County, Pa.

_____, 20____

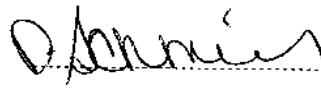
Sheriff

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
ROBERT O. ALTIERI and

The defendant will be found at 422 LASALLE STREET, BERWICK, PA
18603

 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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

ROBERT O. ALTIERI

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2004-CV-255 CD Term, 2000

WRIT

ISSUED

NOW, _____ 2001, I, _____ High Sheriff of Columbia County, Pennsylvania,
do hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation
being made at the request and risk of the Plaintiff.
Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 200____, at _____ O'Clock _____ m., served the within

_____ upon _____

_____ at _____

_____ by handing to _____

_____ a true and correct copy of the original Notice of Sale and made known to _____
the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20____

Notary Public

BY: _____
Sheriff

20, _____, See return endorsed hereon by Sheriff of
County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

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-255
Defendant ROBERT O. ALTIERI		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. ROBERT O. ALTIERI ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 422 LASALLE STREET, 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.

Plaintiff MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.	Expiration date 2004-CV-255
--	---------------------------------------

Defendant ROBERT O. ALTIERI &	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)
422 LASALLE STREET, 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	Telephone Number (215)563-7000	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

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 Signature of Sheriff Sheriff of _____	Date Date
--	---	------------------

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-255

Defendant

ROBERT O. ALTIERI &

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.

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

422 LASALLE STREET, 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 XX 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

DESCRIPTION

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

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

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

TAX PARCEL #04C-05-177

Premises being: 422 LASALLE STREET, BERWICK, PA 18603

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

DESCRIPTION

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

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

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

TAX PARCEL #04C-05-177

Premises being: 422 LASALLE STREET, BERWICK, PA 18603

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

DESCRIPTION

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

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

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

TAX PARCEL #04C-05-177

Premises being: 422 LASALLE STREET, BERWICK, PA 18603

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

DESCRIPTION

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

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Federman and Phelan is now

Phelan Hallinan & Schmieg, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Phone - (215) 563-7000
Main Fax - (215) 563-5534

Katherine Trautz
Ext. 1493

Representing Lenders in
Pennsylvania and New Jersey

January 28, 2005

Office of the Prothonotary
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Re: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
v. ROBERT O. ALTIERI
No. 2004-CV-255

ACTION IN MORTGAGE FORECLOSURE
PREMISES: 422 LASALLE STREET
BERWICK, PA 18603

FILED
PROTHONOTARY
2005 FEB - 1 A 11:11
OFFICE OF THE PROTHONOTARY
COLUMBIA COUNTY, PA

Dear Sir/Madam:

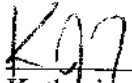
Enclosed issue a Writ of Execution on the above property and transmit the appropriate documents to the Sheriff so that this matter can be placed on the Sheriff's list for the next available Sheriff's Sale.

Also, enclosed please find a check to your order in the amount of \$23.00 and a check to the Sheriff in the amount of \$1,200.00 for payment of fees and costs. Kindly send me your receipt and a time-stamped copy of the Praecipe for Writ in the enclosed self-addressed, stamped envelope provided.

Should you have any questions, please do not hesitate to contact me. Thank you for your assistance in this matter.

Very truly yours,

By:


Katherine Trautz for
Federman & Phelan

/kjm
Enclosures

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.

ROBERT O. ALTIERI

422 LASALLE STREET

BERWICK, PA 18603

Defendant(s).

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

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
- ☒ 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


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.

ROBERT O. ALTIERI

422 LASALLE STREET

BERWICK, PA 18603

Defendant(s).

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

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

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

NAME

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

ROBERT O. ALTIERI

**422 LASALLE STREET
BERWICK, PA 18603**

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

NAME

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

Same as above

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. AND
WASHINGTON MUTUAL
HOME LOANS, INC.,
F/K/A FLEET
MORTGAGE**

**P.O. BOX 2026
FLINT, MI 48501-2026**

**MORTGAGE
ELECTRONIC
REGISTRATION
SYSTEMS, INC. AND
WASHINGTON MUTUAL
HOME LOANS, INC.,
F/K/A FLEET
MORTGAGE**

**11200 WEST PARKLAND AVENUE
MILWAUKEE, WI 53224**

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.)
------	---

CITIFINANCIAL, INC.

**1115 OLD BERWICK ROAD
BLOOMSBURG, PA 17815**

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.)
------	---

None

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.)
------	---

TENANT/OCCUPANT	422 LASALLE STREET 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.

January 28, 2005

Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

(215)563-7000

Cryptosporidium

**COLUMBIA COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2004-CV-255**

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. AND
WASHINGTON MUTUAL
HOME LOANS, INC.,
F/K/A FLEET
MORTGAGE**

**P.O. BOX 2026
FLINT, MI 48501-2026**

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BLOOMSBURG, PA 17815**

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NAME

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None

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NAME

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

None

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.)


TENANT/OCCUPANT 422 LASALLE STREET
BERWICK, PA 18603

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

COMMONWEALTH OF
PENNSYLVANIA
DEPARTMENT OF P.O. BOX 2675
WELFARE HARRISBURG, PA 17105

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January 28, 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.

ROBERT O. ALTIERI

422 LASALLE STREET

BERWICK, PA 18603

Defendant(s).

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

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

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

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ROBERT O. ALTIERI

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BERWICK, PA 18603**

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NAME

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reasonably ascertained, please so indicate.)

Same as above

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ELECTRONIC
REGISTRATION
SYSTEMS, INC. AND
WASHINGTON MUTUAL
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F/K/A FLEET
MORTGAGE**

**P.O. BOX 2026
FLINT, MI 48501-2026**

**MORTGAGE
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REGISTRATION
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**1115 OLD BERWICK ROAD
BLOOMSBURG, PA 17815**

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

TENANT/OCCUPANT

422 LASALLE STREET
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

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January 28, 2005
Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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

COMMERCIAL BANK
 PHILADELPHIA, PA 19148

CHECK NO
 03067

Pay TO THE ORDER OF
 ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
01/28/2005	*****300.00

Valid after 90 days

To The Order Of
 Sub City of Columbia County
 300 Main Street
 Biggsburg, PA 17815

Thomas S. Hallinan

103062 03600180836 150866 6