

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 February 22; March 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 10th day of MARCH, 2006

(Notary Public)
Commonwealth Of Pennsylvania
My commission expires
Notarial Seal
Dennis L. Ashenfelter, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007
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.

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.

GRANT BITLER

WRIT OF EXECUTION #148 OF 2005 ED

POSTING OF PROPERTY

FEBRUARY 8, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF GRANT BITLER AT 506 MONROE 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 8TH DAY OF FEBRUARY 2006

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) 784-6300

MORTGAGE ELECTRONIC REGISTRATION Docket # 148ED2005
SYSTEM, INC.

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

GRANT N. BITLER

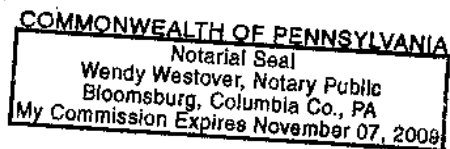
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY JANUARY 10, 2006, AT 9:00 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON GRANT BITLER AT ALL OCCASION
RENTAL SR 11 BERWICK BY HANDING TO GRANT BITLER A TRUE AND ATTESTED COPY
OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, JANUARY 10, 2006


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/16/2005

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 148ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC.

DEFENDANT GRANT N. BITLER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
GRANT BITLER	WRIT OF EXECUTION - MORTGAGE
506 MONROE STREET	FORECLOSURE
BERWICK	

SERVED UPON GRANT BITLER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 01-10-06 TIME 0900 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) ALL OCCASION RENTALS
RTG 11

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

For [Signature] DATE 01-10-06



December 20, 2005

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.

VS

GRANT N. BITLER

DOCKET # 148ED2005

JD # 1154JD2005

Dear Timothy:

The balance on sewer account #131634 for the property located at 506 Monroe Street, Berwick through March 2006 is \$462.54. The original amount quoted of \$405.23 has changed due to additional service order fees to terminate water services.

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

Sincerely,

Kristy Romig
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 11/16/2005

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 148ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC.

DEFENDANT GRANT N. BITLER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

No FWD

PERSON/CORP TO SERVED

GRANT BITLER

506 MONROE STREET

BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ 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

11-18-05

1530

DANIELLO

UNABLE

DEPUTY

[Signature]

DATE 12-01-05

CANNOT LOCATE

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/16/2005

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 148ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC.

DEFENDANT GRANT N. BITLER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Debbie Miller

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 11.21.05 TIME 0815 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

Paul Dill

DATE 11.21.05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/16/2005

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 148ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC.

DEFENDANT GRANT N. BITLER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Leslie Lehn - Cust & Ws

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-21-05 TIME 0910 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE

11-21-05

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C GINGER
 1615 Lincoln Avenue
 Berwick PA 18603

HOURS: MON, TUE, THUR & FRI : 9:30AM - 4PM
 CLOSED WEDNESDAY & HOLIDAYS.

PHONE: 570-752-7442

FOR: COLUMBIA COUNTY

DATE
 03/01/2005

BILL NO.
 2605

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	21,281	5.646	117.75	120.15	132.17
SINKING		1.345	28.05	28.62	31.48
LIGHT		.75	15.64	15.96	16.76
FIRE		1.75	36.50	37.24	39.10
BORO RE		6.6	137.64	140.45	147.47

The discount & penalty have been calculated for your convenience

PAY THIS AMOUNT

April 30
 335.58

June 30
 342.42

June 30
 366.98

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

BITLER BRENT A
 437 EAST FIFTH STREET
 BERWICK PA 18603

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

ONLY	TWP	DATE
Discount 2%	2%	
Penalty 10%	5%	
PARCEL: 04A-08 -110-00.000		
437 E FIFTH ST		
.1894 Acres		
Buildings		
Land		
Total Assessment		21,281

FILE COPY

4/29/05

From, Berwick, 11/15/05
 The tax portion was
 paid by Washington method.
 School is not paid.
 Connie

TAX NOTICE 2005 SCHOOL REAL ESTATE

BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

CONNIE C. GINGER

1615 LINCOLN AVENUE

BERWICK, PA 18603

HOURS MON, TUES, THURS, FRI 9:30am
 - 4pm DURING DISCT. ALL OTHER
 TIMES MON, TUES, THURS 9:30-4
PHONE 570-752-7442

FOR BERWICK AREA SCHOOL DISTRICT				DATE 08/01/2005		BILL# 000358	
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC. PENALTY		
REAL ESTATE	20077	44.750	890.48	898.45	988.30		
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.				PAY THIS AMOUNT	Sept 30 IF PAID ON OR BEFORE	Nov 30 IF PAID ON OR BEFORE	Dec 1-15 IF PAID AFTER
				880.48	898.45	988.30	

NO REFUNDS UNDER \$5.00

M BITLER GRANT
A 506 MONROE ST
I BERWICK PA 18603
L
T
O

PROPERTY DESCRIPTION		ACCT.
PARCEL 04C05 11300000		21091
506 MONROE ST	4480.00	
20050-1082	15597.00	
0.26 ACRES		
	SCHOOL PENALTY 10%	
	TAX RETURNED TO	
	COURTHOUSE DEC 15	

Original

MAKE SEPERATE CHECKS FOR SCHOOL PAYMENT

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 21-NOV-05

FEE: \$5.00

CERT. NO: 1457

BITLER GRANT
506 MONROE ST
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED
LOCATION: LOT 12
PARCEL: 04C-05 -113-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2004	PRIM	0.00	0.00	0.00	0.00
TOTAL DUE :					\$0.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: March , 2006

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

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/16/2005

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 148ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC.

DEFENDANT GRANT N. BITLER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11.18.05 TIME 0145 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

Paul Dell

DATE 11.18.05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/16/2005

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 148ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC.

DEFENDANT GRANT N. BITLER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON KRISTY Romig

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 11-18-05 TIME 0825 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

Paul DeL...

DATE 11-18-05

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.

U. S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N. C. NIX FEDERAL BUILDING
900 MARKET STREET- 5TH FLOOR
PHILADELPHIA, PA 19107

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

1. Article Addressed to:
2. Article Number
(Transfer from service label)
7004 2890 0001 4115 8749
Domestic Return Receipt
PS Form 3811, February 2004

SENDER: COMPLETE THIS SECTION

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

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

2. Article Number
(Transfer from service label)
7004 2890 0001 4115 8763

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Faith Alston 148
☐ Agent
☒ Address

B. Received by (Printed Name)
Faith Alston

C. Date of Delivery
11-21-04

D. Is delivery address different from item 1? ☐ Yes
If 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

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:
Constant Mortgage Corp.
825 Main Avenue
Baltimore, MD 21090

2. Article Number
(Transfer from service label)
7004 2890 0001 4115 8725

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Amy Tacker 148
☐ Agent
☒ Address

B. Received by (Printed Name)
Amy Tacker

C. Date of Delivery
11-21-04

D. Is delivery address different from item 1? ☐ Yes
If 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

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

2. Article Number
(Transfer from service label)
7004 2890 0001 4115 8718

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

A. Signature
Terrence A. Doyle 148
☐ Agent
☒ Address

B. Received by (Printed Name)
Terrence A. Doyle

C. Date of Delivery
11-21-04

D. Is delivery address different from item 1? ☐ Yes
If 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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

7004 2890 0001 4115 8732

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:

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

2. Article Number

(Transfer from service label)

7004 2890 0001 4115 8756

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

A. Signature

James J. ... 143
Agent

B. Received by (Printed Name)

Address

NOV 21 2005
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type

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

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

James J. ... 143
Agent

B. Received by (Printed Name)

Address

NOV 21 2005
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type

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

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



November 18, 2005

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

VS

GRANT N. BITLER

DOCKET # 148ED2005

JD # 1154JD2005

Dear Timothy:

The balance on sewer account #131634 for the property located at 506 Monroe Street, Berwick through March 2006 is \$405.23.

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

Sincerely,

Kristy Romig
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

REAL ESTATE OUTLINE

ED # 148-05

DATE RECEIVED 11-16-05
DOCKET AND INDEX 11-17-05
SET FILE FOLDER UP 11-17-05

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# 462725

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

SALE DATE Mar 15, 06 TIME 1030
POSTING DATE Feb. 8
ADV. DATES FOR NEWSPAPER
1ST WEEK Feb. 22
2ND WEEK Mar 1
3RD WEEK 8, 06

SHERIFF'S SALE

WEDNESDAY MARCH 15, 2006 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 148 OF 2005 ED AND CIVIL WRIT NO. 1154 OF 2005 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 tract of land, together with the improvements thereon erected, situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point, being the Northeasterly corner of the intersection of Sycamore Street and Monroe Street and being the Southwesterly corner of Lot 11, Section 10, of Berwick Land Improvement Company's Addition to Berwick; thence in a Northerly direction along the Easterly side of Monroe Street, a distance of 80 feet to a point, being the Southwesterly corner of Lot 13, Section 10; thence in an Easterly direction along the Southerly boundary of Lot 13 a distance of 140 feet to an alley; thence in a Southerly direction along the Westerly side of said alley a distance of 80 feet to a point, being in the boundary of the Northerly side of Sycamore Street, thence along the Northerly side of Sycamore Street in a Westerly direction a distance of 140 feet to a point, the place of BEGINNING. BEING a parcel of land 80 feet by 140 feet, and being lots 11 and 12 of Section 10 of Berwick Land Improvement Company's Addition to the Borough of Berwick.

BEING the same premises conveyed to the grantor herein by Deed of Kevin J. Eckroth and Ann E. Eckroth, husband and wife, dated December 10, 2002, recorded in Columbia County Instrument No. 200302413.

Being Parcel # 04C-05-113-00-000

TITLE TO SAID PREMISES IS VESTED IN Grant Bitler, by Deed from Linda Herring dated 1/14/05, recorded 2/1/05 in Instrument No. 200501082

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 MARCH 15, 2006 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 148 OF 2005 ED AND CIVIL WRIT NO. 1154 OF 2005 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 tract of land, together with the improvements thereon erected, situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point, being the Northeasterly corner of the intersection of Sycamore Street and Monroe Street and being the Southwesterly corner of Lot 11, Section 10, of Berwick Land Improvement Company's Addition to Berwick; thence in a Northerly direction along the Easterly side of Monroe Street, a distance of 80 feet to a point, being the Southwesterly corner of Lot 13, Section 10; thence in an Easterly direction along the Southerly boundary of Lot 13 a distance of 140 feet to an alley; thence in a Southerly direction along the Westerly side of said alley a distance of 80 feet to a point, being in the boundary of the Northerly side of Sycamore Street, thence along the Northerly side of Sycamore Street in a Westerly direction a distance of 140 feet to a point, the place of BEGINNING. BEING a parcel of land 80 feet by 140 feet, and being lots 11 and 12 of Section 10 of Berwick Land Improvement Company's Addition to the Borough of Berwick.

BEING the same premises conveyed to the grantor herein by Deed of Kevin J. Eckroth and Ann E. Eckroth, husband and wife, dated December 10, 2002, recorded in Columbia County Instrument No. 200302413.

Being Parcel # 04C-05-113-00-000

TITLE TO SAID PREMISES IS VESTED IN Grant Bitler, by Deed from Linda Herring dated 1/14/05, recorded 2/1/05 in Instrument No. 200501082

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

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

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEM, INC.**

Plaintiff

vs.

GRANT N. BITLER

Defendant(s)

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

: NO: 2005 CV 1154 MF

**:
: 2005-ED-148
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:**

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: 506 MONROE STREET
BERWICK, PA 18603

(see attached legal description)

Amount Due \$112,895.41

Additional Fees and Costs \$ 2,002.50

Interest from 11/7/05 \$ _____
to sale date
(per diem-\$18.56)

Total \$ _____ Plus Costs as endorsed.

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

Dated: 11-16-2005
(Seal)

ALL THAT CERTAIN tract of land, together with the improvements thereon erected, situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point, being the Northeasterly corner of the intersection of Sycamore Street and Monroe Street and being the Southwesterly corner of Lot 11, Section 10, of Berwick Land Improvement Company's Addition to Berwick; thence in a Northerly direction along the Easterly side of Monroe Street, a distance of 80 feet to a point, being the Southwesterly corner of Lot 13, Section 10; thence in an Easterly direction along the Southerly boundary of Lot 13 a distance of 140 feet to an alley; thence in a Southerly direction along the Westerly side of said alley a distance of 80 feet to a point, being in the boundary of the Northerly side of Sycamore Street, thence along the Northerly side of Sycamore Street in a Westerly direction a distance of 140 feet to a point, the place of BEGINNING.

BEING a parcel of land 80 feet by 140 feet, and being lots 11 and 12 of Section 10 of Berwick Land Improvement Company's Addition to the Borough of Berwick.

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Being Parcel # 04C-05-113-00-000

TITLE TO SAID PREMISES IS VESTED IN Grant Bitler, by Deed from Linda Herring, dated 1-14-05, recorded 2-1-05 in Instrument No. 200501082.

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

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEM, INC.**

Plaintiff

vs.

GRANT N. BITLER

Defendant(s)

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

: NO: 2005 CV 1154 MF

: WRIT OF EXECUTION

: (MORTGAGE FORECLOSURE)

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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Office of the Prothonotary
Common Pleas Court of
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Dated: 11-16-2005
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Being Parcel # 04C-05-113-00-000

TITLE TO SAID PREMISES IS VESTED IN Grant Bitler, by Deed from Linda Herring, dated 1-14-05, recorded 2-1-05 in Instrument No. 200501082.

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEM, INC.

Plaintiff

vs.

GRANT N. BITLER

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005 CV 1154 MF

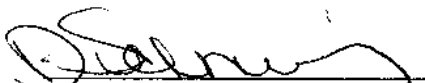
: 2005-ED 148
:
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CERTIFICATION

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

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. § 4904 relating to unsworn falsification to authorities.


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEM, INC.

Plaintiff

vs.

GRANT N. BITLER

Defendant(s)

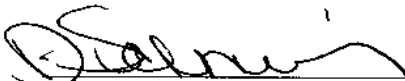
: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005 CV 1154 MF
: 2005-ED-148
:
:

CERTIFICATION

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

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. § 4904 relating to unsworn falsification to authorities.


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEM, INC.

Plaintiff

vs.

GRANT N. BITLER

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005 CV 1154 MF
: 2005-ED-148

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC., Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **506 MONROE 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)

GRANT N. BITLER

506 MONROE STREET
BERWICK, PA 18603

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

NAME

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

SAME AS ABOVE

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


DANIEL G. SCHMIEG, ESQUIRE

Date: 11/7/05

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEM, INC.

Plaintiff

vs.

GRANT N. BITLER

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005 CV 1154 MF
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129.1

MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC., Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **506 MONROE STREET, BERWICK, PA 18603**.

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

NAME

LAST KNOWN ADDRESS

GRANT N. BITLER

506 MONROE STREET
BERWICK, PA 18603

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

CENDANT MORTGAGE
CORPORATION

849 MAIN AVENUE
LINTHICUM, MD 21090

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

NAME

LAST KNOWN ADDRESS

NONE

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

NONE

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

NONE

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

TENANT/OCCUPANT

**506 MONROE STREET
BERWICK, PA 18603**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: 11/7/05

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEM, INC.

: COLUMBIA County
:
: Court of Common Pleas

Plaintiff

vs.

: CIVIL DIVISION

GRANT N. BITLER

: NO. 2005 CV 1154 MF

Defendant(s)

: 2005 ED-148

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC., Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **506 MONROE STREET, BERWICK, PA 18603**.

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

GRANT N. BITLER

**506 MONROE STREET
BERWICK, PA 18603**

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

NAME

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

SAME AS ABOVE

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


DANIEL G. SCHMIEG, ESQUIRE

Date: **11/7/05**

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEM, INC.**

Plaintiff

vs.

GRANT N. BITLER

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005 CV 1154 MF
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129.1

MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC., Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **506 MONROE STREET, BERWICK, PA 18603**.

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NAME

LAST KNOWN ADDRESS

GRANT N. BITLER

**506 MONROE STREET
BERWICK, PA 18603**

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

**CENDANT MORTGAGE
CORPORATION**

**849 MAIN AVENUE
LINTHICUM, MD 21090**

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

NAME

LAST KNOWN ADDRESS

NONE

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

NONE

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

NONE

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

TENANT/OCCUPANT

**506 MONROE STREET
BERWICK, PA 18603**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: **11/7/05**

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEM, INC.
Plaintiff

vs.

GRANT N. BITLER
Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005 CV 1154 MF
: 2005-ED-148

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: GRANT N. BITLER
506 MONROE STREET
BERWICK, PA 18603

Your house (real estate) at **506 MONROE STREET, BERWICK, PA 18603**, is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$112,895.41** obtained by **MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (814) 272-9350.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

ALL THAT CERTAIN tract of land, together with the improvements thereon erected, situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point, being the Northeasterly corner of the intersection of Sycamore Street and Monroe Street and being the Southwesterly corner of Lot 11, Section 10, of Berwick Land Improvement Company's Addition to Berwick; thence in a Northerly direction along the Easterly side of Monroe Street, a distance of 80 feet to a point, being the Southwesterly corner of Lot 13, Section 10; thence in an Easterly direction along the Southerly boundary of Lot 13 a distance of 140 feet to an alley; thence in a Southerly direction along the Westerly side of said alley a distance of 80 feet to a point, being in the boundary of the Northerly side of Sycamore Street, thence along the Northerly side of Sycamore Street in a Westerly direction a distance of 140 feet to a point, the place of BEGINNING.

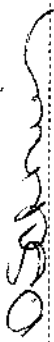
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BEING the same premises conveyed to the grantor herein by Deed of Kevin J. Eckroth and Ann E. Eckroth, husband and wife, dated December 10, 2002, recorded in Columbia County Instrument No. 200302413.


Being Parcel # 04C-05-113-00-000

TITLE TO SAID PREMISES IS VESTED IN Grant Bitler, by Deed from Linda Herring, dated 1-14-05, recorded 2-1-05 in Instrument No. 200501082.

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

 (SEAL)
(Attorney for Plaintiff(s))

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

 (SEAL)
(Sheriff for Columbia County, Pa.)

HARRY A. ROADARMEL

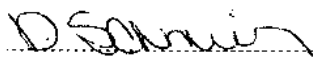
COLUMBIA County, Pa.

Sheriff

Sir: — There will be placed in
your hands

for service a Writ ofEXECUTION (REAL ESTATE)....., styled as
follows: MORTGAGE ELECTRONIC REGISTRATION SYSTEM,
INC. vs GRANT N. BITLER and

The defendant will be found at .506 MONROE STREET,
BERWICK, PA. 18603

 Attorney for Plaintiff

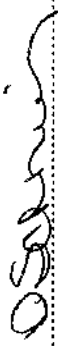
If Writ of Execution, state below where defendants will be found,
what foods and chattels shall/ be seized and be levied upon. If real estate,
attach five double spaced typed written copies of description as it shall
appear on the new deed together with Street and Number of the premises.

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 to 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)
/s/ _____ Sheriff

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 SYSTEM, INC. vs GRANT N. BITLER and

The defendant will be found at 506 MONROE 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.


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See attached legal description _____

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 (SEAL)
(Attorney for Plaintiff(s))

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 (SEAL)
(A Sheriff, for District #...)

HARRY A. ROADARMEL

COLUMBIA County, Pa.

Sheriff

Sir: — There will be placed in

your hands

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

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The defendant will be found at 506 MONROE 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.

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(Attorney for Plaintiff(s))

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(Attorney for Plaintiff(s))

HARRY A. ROADARMEL

COLUMBIA County, Pa.

Sheriff

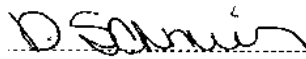
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 Attorney for Plaintiff

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ALL THAT CERTAIN tract of land, together with the improvements thereon erected, situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point, being the Northeasterly corner of the intersection of Sycamore Street and Monroe Street and being the Southwesterly corner of Lot 11, Section 10, of Berwick Land Improvement Company's Addition to Berwick; thence in a Northerly direction along the Easterly side of Monroe Street, a distance of 80 feet to a point, being the Southwesterly corner of Lot 13, Section 10; thence in an Easterly direction along the Southerly boundary of Lot 13 a distance of 140 feet to an alley; thence in a Southerly direction along the Westerly side of said alley a distance of 80 feet to a point, being in the boundary of the Northerly side of Sycamore Street, thence along the Northerly side of Sycamore Street in a Westerly direction a distance of 140 feet to a point, the place of BEGINNING.

BEING a parcel of land 80 feet by 140 feet, and being lots 11 and 12 of Section 10 of Berwick Land Improvement Company's Addition to the Borough of Berwick.

BEING the same premises conveyed to the grantor herein by Deed of Kevin J. Eckroth and Ann E. Eckroth, husband and wife, dated December 10, 2002, recorded in Columbia County Instrument No. 200302413.

Being Parcel # 04C-05-113-00-000

TITLE TO SAID PREMISES IS VESTED IN Grant Bitler, by Deed from Linda Herring, dated 1-14-05, recorded 2-1-05 in Instrument No. 200501082.

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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
462725

JMO 11/07/2005

DATE	AMOUNT
11/07/2005	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 180 days

To The
Order
Of

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

Francis S. Hallinan

11462725 1036001808136 150866 6

SHERIFF'S SALE COST SHEET

PIERS VS. Frank Miller
 NO. 148-05 ED NO. 1154-05 JD DATE/TIME OF SALE 3-15-06 1030

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>34.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>409.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>718.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>943.00</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	\$ <u>346.11</u>	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****	\$ <u>351.11</u>	

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>462.54</u>	
WATER 20	\$	
TOTAL *****	\$ <u>462.54</u>	

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

TOTAL COSTS (OPENING BID) \$ 2337.65

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

MEERS VS Grant Butler

NO. 148-05 ED NO. 1154-05 JD

DATE/TIME OF SALE: 3-15-06 1030

BID PRICE (INCLUDES COST) \$ 2337.65

POUNDAGE - 2% OF BID \$ 46.75

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2384.40

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan Hoffmann Schmieg
Larry L. Muld

TOTAL DUE: \$ 2384.40

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1034.40

ENTITY VENDOR
FAP Sheriff of Columbia County [SCOLU]

CHECK DATE CHECK NO.
04/18/2006 498209

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
498209	00065830	04/18/2006		121694	1,034.40	0.00	1,034.40
JXQ [121694]; 110010712 BITLER, GRANT							
2005-CV-154-M 7							
						1,034.40	

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

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PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
498209

DATE	AMOUNT
04/18/2006	*****1,034.40

Pay ONE THOUSAND THIRTY FOUR AND 40/100 DOLLARS

Void after 180 days

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

Francis S. Hallinan

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

498209 036001808136 150866 6

PHELAN HALLINAN & SCHMIEG, LLP

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

215-563-7000

Fax: 215-563-8656

Gen Mautz
Legal Assistant, ext. 1409

Representing Lenders in
Pennsylvania and New Jersey

March 20, 2006

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

Re: Grant N. Bitler
506 Monroe Street
Berwick, PA 18603
No. CV 1154 MF

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 **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST 2005-3**, 3476 Stateview Boulevard, Fort Mill, SC, 29715.

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,

G. S. M.

Gen Mautz

Enclosure

cc: America's Servicing Company Account No. 1100104712

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

Zip Code Zip Code

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

One Penn Center at Suburban Station, 1617 JFK
Blvd.

City

Philadelphia

State

PA

Zip Code

19103

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Timothy T. Chamberlain - Sheriff
Columbia County Courthouse

Grantee(s)/Lessee(s)

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE
STRUCTURED ASSET INVESTMENT LOAN TRUST 2005-3

Street Address

P.O. Box 380, 35 W. Main Street

Street Address

3476 Stateview Boulevard

City

Bloomsburg

State

PA

Zip Code

17815

City

Fort Mill

State

SC

Zip Code

29715

C PROPERTY LOCATION

Street Address

506 Monroe Street, Berwick, PA 18603

City, Township, Borough

Berwick Borough

County

Columbia

School District

Berwick Borough

Tax Parcel Number

04C-05-113-00-000

D VALUATION DATA

1. Actual Cash Consideration

\$2,384.40

2. Other Consideration

+ -0-

3. Total Consideration

= \$2,384.40

4. County Assessed Value

\$20,077.00

5. Common Level Ratio Factor

x 3.26

6. Fair Market Value

= \$65,451.02

E EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

1b. Percentage of Interest Conveyed

100%

2 Check Appropriate Box Below for Exemption Claimed

☐ Will or intestate succession

(Name of 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 2005, Page Number 01083.

☐ 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.

See attached Mrs Exhibit "B"

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:

4/17/06

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

Fax

To: Atty. Daniel G. Schmieg

From: Sheriff Timothy T. Chamberlain

Fax:

Date: March 31, 2006

Phone:

Pages: 5

Re: Foreclosures

CC:

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

•Comments: I have a few files that are open and costs and/or deed instructions are needed.

1 Wells Fargo vs. Canfield costs needed of **\$1,913.00**

deed instructions

2. MERS vs. Bitler costs needed **\$1,034.40**

deed instructions

3. PHH Mortgage vs. Rozaieski costs needed **\$320.63**

4. MERS vs. Smith costs needed **\$879.09**