SHERIFF'S SALE COST SHEET

NEP25	s. Titnia	4	,	
NO. 26-05 ED NO. 549-04	JD DATE/TIN	ME OF SALE_	Stayout	
DOCKET/RETURN	\$15.00		,	
SERVICE PER DEF.	\$ 225,00			
LEVY (PER PARCEL	\$15.00			
MAILING COSTS	\$47,50			
ADVERTISING SALE BILLS & COPIES	\$17.50	•		
ADVERTISING SALE (NEWSPAPER)	\$15.00			
MILEAGE	\$ 16,00			
POSTING HANDBILL	\$15.00			
CRYING/ADJOURN SALE	\$10.00			
SHERIFF'S DEED	\$35.00			
TRANSFER TAX FORM DISTRIBUTION FORM	\$25.00			
COPIES	\$ 25.00			
NOTARY	\$ 7,50			
TOTAL *******	******	\$395.50		
- 0 1112		<u> </u>		
WEB POSTING	\$150.00			
PRESS ENTERPRISE INC.	\$			
SOLICITOR'S SERVICES	\$75.0 0			
TOTAL *******	*****	\$ /50,00		
PROTHONOTARY (NOTARY)	\$ 10.00			
RECORDER OF DEEDS	\$			
TOTAL *******	******	\$ -0-		
DEAL EGG. TE GANG				
REAL ESTATE TAXES:				
BORO, TWP & COUNTY 20_	<u>\$</u>			
SCHOOL DIST. 20 DELINQUENT 20	\$ 5,00			
TOTAL ********		\$ 5,00		
TOTAL		<u> </u>		
MUNICIPAL FEES DUE:				
SEWER 20_	\$			
SEWER 20 WATER 20 TOTAL *******	\$	_		
SIDOUADOE FEE (DOTT)		· Kam		
SURCHARGE FEE (DSTE) MISC.	¢.	\$ 100.00		
141100.	\$			
TOTAL ********	Ψ <u>*******</u>	s -O-	1356,00	$\Lambda \omega \sigma$
SURCHARGE FEE (DSTE) MISC TOTAL ********* TOTAL COSTS (OP)	CAUNIC DITA		67/6 CD	·~ / ·
TOTAL COSTS (OP)	ENING RID)		2 110,30	
			634.50	Ket

RIGHTLAX

4/25/2005 2:39 PAGE 001/001 Fax Server

Law Offices

PHELAN HALLINAN & SCHMIEG, 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 26

Representing Lenders in Pennsylvania and New Jersey

April 25, 2005

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

Re: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. v. RALPH E. TITMAN and CYNTHIA L. TITMAN No. 2004-CV-549

Dear Sir or Madam:

Please stay the Sheriff's Sale of the above referenced property, which is scheduled for 6/8/05.

The Defendant (s) filed a Chapter 13 Bankruptcy (No. 05-52018) on 4/14/05.

Very truly yours,

Katherine Trautz /kjm

VIA TELECOPY 570-389-5625

Cc: RALPH E. TITMAN
CYNTHIA L. TITMAN
1619 LINCOLN AVENUE
BERWICK, PA 18603

	F - 16 SERVICES 2005
	STRATION SYSTEMS,
PAPERS TO SER	VED
WRIT OF EXECU	TION - MORTGAGE
FORECLOSURE	
LAVAN	
IDENTIFICATI	ION
<u>a</u> MILEAGE	OTHER
_ Weight Eyes Hair	Age Military
USEHOLD MEMBER: 18 - YEARS RPORATION MANAGING AGENT GISTERED AGENT FFOUND AT PLACE OF ATTEMP	OF AGE AT POA
	·································
OFFICER	REMARKS
DATE 3	-18-5
	MORTGAGE ELECTRONIC REGINC. RALPH E, TITMAN CYNTHIA L, TITMAN FEDERMAN & PHELAN PAPERS TO SER WRIT OF EXECU FORECLOSURE A MILEAGE Weight Eyes Hair SONAL SERVICE AT POA POUSEHOLD MEMBER: 18 - YEARS RPORATION MANAGING AGENT GISTERED AGENT FOUND AT PLACE OF ATTEME OFFICER OFFICER

TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622 24 HOUR PHONE (\$78) 784-6300

SHERIFF'S RETURN OF NO SERVICE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

26ED2005

VS.

RALPH E. TITMAN CYNTHIA L. TITMAN

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF THIS 3/18/2005 FOR THE FOLLOWING REASONS: DECEASED

SWORN AND SUBSCRIBED BEFORE ME

THIS Friday, March 18, 2005

NOTARÝ⁄PHBLIC

NOTARIAL SEAL WENDY WESTOVER, NOTARY PUBLIC BLOOMSBURG, COLUMBIA CO., PA OMMISSION EXPIRES NOVEMBER 07, 2005 SO ANSWERS:

TIMOTHY T. CHAMBERLAIN SHERIFF

BY:

P. D'ANGELO DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



PHONE (579) 389-5622 24 HOUR PHONE 1576: 784-6300

MORTGAGE ELECTRONIC REGISTRATION Docket # 26ED2005 SYSTEMS, INC.

VS

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

RALPH E. TITMAN CYNTHIA L. TITMAN

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, MARCH 18, 2005, AT 10:55 AM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON CYNTHIA TITMAN AT RASELEY ST., BERWICK BY HANDING TO CYNTHIA TITMAN, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME THIS FRIDAY, MARCH 18, 2005

1.1 111 .

NOTARY PUBLIC

NOTARIAL SEAL SENDY WESTOVER, NOTARY PUBLIC BLOOMSBURG, COLUMBIA CO., PA SMMISSION EXPIRES NOVEMBER 07, 2005 SHERIFF TIMOTHY T. CHAMBERLAIN

li-C-

P. D'ANGELO DEPUTY SHERIFF

Service Type Service Type Cetified Mail Cetified Mail Co.O.D. Insured Mail C.O.D. A. Restricted Delivery? (Extra Fee) A. Restricted Delivery? (Extra Fee) Co.O.D. A. Restricted Delivery? (Extra Fee) A. Restricted Delivery? (Extra Fee)	PHILADELPHIIA, PA 19107 C. S. SMALL STREET- 5 TH FLOOR PHILADELPHIA DISTRCIT OFFICE PHILADELPHIA DISTRCIT	2004. Domestic	Article Number 7 [] [] 3			Article Addressed to: ommonwealth of PA O Box 2675 arrisburg, DA 17105	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 malipiece, or on the front if space permits.
COMPLETE THIS SECT ON DELIVERY A Slonature A Slonature A Address B. Beceived by (Printed Manne) C. Date of Delive	PS Form 3811, February 2004 SENDER: COMPLET Complete items 1, 2, and 3. Also complete item 4 it Restricted Delivery is desired.	Return Receipt	0500 0001 9056 i	4. Restricted Delivery? (Extra Fee)	3. Service Type ■ Certified Mail □ Express Mail □ Registered □ Return Rece □ Insured Mail □ C.O.D.	If YES, enter delivery address	B. Received by (Printed Name)
3. Service Type Thegistered Mail C.O.D. Insured Mail C.O.D. Insured Mail C.O.D. 4. Restricted Delivery? (Extra Fee) C.O.D.	Clearly from service label S. Article Number WILLIAM GREEN PROBLES WILLIAM GREEN PROFINE POUR POU	102595-02-M-1	THE T) 🗆 Yes	Express Mail Return Receipt for Merchandise C.O.D.	below: 🖸 No	ARCHIE ZOOSen
Sceivery address different from item 12 20 20 20 20 20 20 20	PS Form 3811 February 2004 TERNAL REVENUE SERVICE Affice Addressed to: Or on the front if space permits. Article Addressed to: Anticle Addressed to: Antic	2004	Article Number (Transfer from service label)		DEPARTMENT 281230 HARRISBURG, PA 17128-1230		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 malipiece, or on the front if space permits.
B. Heceived by (Printed Name) C. Date of Delivery D. Is delivery address different from Item 1? If YES, enter delivery address below: Contined Mail Insured Mail C.O.D. Aes A. Restricted Delivery? (Extra Fee) A. Restricted Delivery? (Extra Fee)	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 malipiece, or on the front if space permits. Anticle Addressed to: Charles Curry Charles Curry Xansas Citr, MO 64105	Domestic Return Receipt 102585	7855 4508 TOOO 0050 EGG7	4. Restricted Delivery? (Extra Fee)	3. Service Type #I Certified Mail	If YES, enter delivery address below:	B. Received by (Printed Name) C. Is delivery address different from item 1:
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1-M-50-525-02-nr.	PS Form 3811, February 2004
4EEZ 9506 T000	2. Article Number (Transfer from service label)
4. Restricted Delivery? (Extra Fee)	
Peer Mail Express Mail Express Mail Express Mail Return Receipt for Merchand C.O.O.D.	
	AMORES CHANGE TO ENVIRON SE AMORES CONTRACTOR AND
spinister i a fi	
oN ☐ :woled seable yether	
B. Received by (Printed Name) B. Received by (Printed Name) BARBARA KASH D. Is delivery address different from item 1? D. Is delivery address different from item 1?	 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 maliplece, or on the front if space permits.
A Spinature	 Complete items 1, 2, and 3. Also complete item 4 if Bestricted Delivery is desired.
COMPLETE THIS SECT	SENDER: COMPLET HIS SECTION
nn Receipt 102595-02-M-1	PS Form 3811, February 2004 Domestic Retu
0220 0007 402P 5580	2. Article Number 7003 (Transfer from service label)
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	TOCCO 5M (TEDICS 1703)
	Arrora Loan Services, Inc. 601 5th Ave Scottsbluif, wE 69361
If YES, enter delivery address below:	futicle Addressed to:
Set T in the interest different from item 1.9 T es	or on the front if space permits.
B. Received by (Printed Name) MAM G. Date of Deliver	so that we can return the card to you. Attach this card to the back of the mailplece,
A. Signature	 Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse
COMPLETE THIS SECTION DELIVERY	SENDER: COMPLET HIS SECTION
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EDE2 9506 7000 0050	Cliansfer from service label) The service service label The service service service label The service se
4. Restricted Delivery? (Extra Fee)	C PArticle Number S. Article Number
D Registered	
3. Service Type To Certified Mail	6817.
and enimag. E	PO BOX 8016 HARRISBURG, PA 17105
	OFFICE OF F.A.LR. DEPARTMENT OF PUBLIC WILLFARE
If YES, enter delivery address bolow:	rei,
D. Is delivery address different from item 1?	ov on the tront it space permits.
B. Received by (Printed Namo) Thirte: Bate of Delivi	Attach this card to the back of the mailpiece,
STATE OF THE STATE	Print your name and address on the reverse so that we can return the card to you.
X Sugarure	 Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
15 O contracto A	

T. CHAMBERLAIN OFFICER: SERVICE# 2 - OF - 16 SERVICES DATE RECEIVED 2/28/2005 DOCKET # 26ED2005 PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS. INC. DEFENDANT RALPH E. TITMAN CYNTHIA L. TITMAN ATTORNEY FIRM FEDERMAN & PHELAN PERSON/CORP TO SERVED PAPERS TO SERVED CYNTHIA TITMAN WRIT OF EXECUTION - MORTGAGE FORECLOSURE 1619 LINCOLN AVE. BERWICK SERVED UPON CYNTHIA TITMAN RELATIONSHIP _____ IDENTIFICATION ____ DATE 03.11.05 TIME 10.55 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) WISE POTATO CHIPS RASELY ST. ATTEMPTS DATE TIME OFFICER REMARKS That DATE 05.18.05 DEPUTY

OFFICER: T. CF DATE RECEIVED		AIN	SERVICE# 1 DOCKET# 26	- OF - 16 SERVICES SED2005
PLAINTIFF		IORTGAGE E NC.	LECTRONIC R	REGISTRATION SYSTEMS,
DEFENDANT		ALPH E. TITI YNTHIA L. T		
ATTORNEY FIRM			•	
PERSON/CORP TO	SERVED		PAPERS TO	SERVED
RALPH TITMAN		300 <u>0</u>		ECUTION - MORTGAGE
1019 LINCOLN AVE	1		FORECLOSU	KE
BERWICK				
SERVED UPON	Û&F	. DE	CEASED	
RELATIONSHIP			IDENTIFIC	CATION
DATE TI	ME	MILEZ	AGE	OTHER
Race Sex I	leight	Weight	Eyes Hair	Age Military
TYPE OF SERVICE:	B. HOUS C. CORI D. REGI	SEHOLD MEI PORATION M STERED AGE	MBER: 18+ YE IANAGING AG ENT	_ POB POE CCSO ARS OF AGE AT POA ENT EMPTED SERVICE
	F. OTH	ER (SPECIFY))	
ATTEMPTS DATE	TIME	OF	FICER	REMARKS
	· · · · · · · · · · · · · · · · · · ·			
DEPUTY	Fler	200	DATE	03.15.05

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

	e de la companya de
MORTGAGE ELECTRONIC	IN THE COURT OF COMMON PLEAS OF
REGISTRATION SYSTEMS, INC.	COLUMBIA COUNTY, PENNSYLVANIA
vs.	No. 2004-CV-549 Term 2004 2005-ED-26
RALPH E. TITMAN	'
CYNTHIA L. TITMAN	WRIT OF EXECUTION (Mortgage Foreclosure)
Commonwealth of Pennsylvania:	
County of	
TO THE SHERIFF OF COLUMBI	IA COUNTY, PENNSYLVANIA:
To satisfy the judgment, interest and costs in the ab- (specifically described property below):	ove matter you are directed to levy upon and sell the following property
PREMISES: 1619 LINCOLN AVENUE, BERV (See Legal Description attached)	VICK, PA 18603
Amount Due	\$ <u>47,192.32</u>
Interest from 7/3/04 to Sal at \$7.76per diem	le <u>\$</u> and costs.
	(Clerk) Office of the Prothy Support, Common Pleas Court

Dated OF- FL- PLOS

of Columbia County, Penna.

DESCRIPTION

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

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

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

Tax Parcel #04A-11-012

Premises being: 1619 LINCOLN AVENUE, BERWICK, PA 18603

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

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

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

MORTGAGE ELECTRONIC

REGISTRATION SYSTEMS, INC.

8201 GREENSBORO DRIVE, SUITE 350

MCLEAN, VA 22102

Plaintiff, CIVIL DIVISION

٧.

NO. 2004-CV-549

RALPH E. TITMAN CYNTHIA L. TITMAN

1619 LINCOLN AVENUE

BERWICK, PA 18603

Defendant(s).

2005.ED.26

COLUMBIA COUNTY

COURT OF COMMON PLEAS

Attorney for Plaintiff

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

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

Your house (real estate) at 1619 LINCOLN AVENUE, BERWICK, PA 18603 is scheduled to be sold at Sheriff's Sale on June 8, 2005 at 9:00 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of \$47,192.32 obtained by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The Sale will be cancelled if you pay to the Mortgagee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.

- 2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
- 3. You may also be able to stop the Sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

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

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
- 2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
- 3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
- 4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
- 5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
- 6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on

 This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
- 7. You may also have other rights and defenses or ways of getting your home back if you act immediately after the Sale.

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

COLUMBIA COUNTY SUSQUEHANNA LEGAL SERVICES 168 EAST 5TH STREET BLOOMSBURG, PA 17815 (570) 784-8760

DESCRIPTION

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

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

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

Tax Parcel #04A-11-012

Premises being: 1619 LINCOLN AVENUE, BERWICK, PA 18603

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

OFFICER: T. CHAMBERLAIN SERVICE# 7 - OF - 16 SERVICES DATE RECEIVED 2/28/2005 DOCKET # 26ED2005 PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS. INC. DEFENDANT RALPH E. TITMAN CYNTHIA L. TITMAN ATTORNEY FIRM FEDERMAN & PHELAN PERSON/CORP TO SERVED PAPERS TO SERVED CONNIE GINGHER-TAX COLLECTOR WRIT OF EXECUTION - MORTGAGE FORECLOSURE 1615 LINCOLN AVE. BERWICK SERVEDUPON CONNIE GINCHER RELATIONSHIP _____ IDENTIFICATION DATEO3 18:05 TIME /005 MILEAGE _____ OTHER ____ Race Sex Height Weight Eyes Hair Age Military TYPE OF SERVICE: A. PERSONAL SERVICE AT POA POB /POE CCSO B. HOUSEHOLD MEMBER: 181 YEARS OF AGE AT POA C. CORPORATION MANAGING AGENT D. REGISTERED AGENT E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE F. OTHER (SPECIFY) ATTEMPTS TIME OFFICER REMARKS DATE DATE 03.18.05 DEPUTY

Lax Notice 2005 County & Municipality BERWICK BORO	FOR: COLUMBIA COUNTY	UNTY		DATE 03/01/2005		BILL NO. 6265
MAKE CHECKS PAYBLE TO:	DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DU	AX AMOUNT DUE INCL PENALTY
Connie C Gingher	GENERAL	21,890	5.646	121.12	123.59	135,95
1615 Lincoin Avenue	SINKING		1.345	28.85		
Berwick PA 18603	LIGHT		.75	16.09		
	FIRE		1.75	37.54	38.31	
HOURSTANDA, TUE, THUR & FRI : 9:30AM - 4PM	BORO RE		6.6	141,58	144.47	_
CLOSED WEDNESDAT & HOLIDATS. CLOSED FRIDAY AFTER DISCOUNT						•
PHONE: 570 750 7440	The discount & penalty			345.18	352.23	377.49
7447-707-0-1011	have been calculated	PAY THIS AMOUNT		April 30	June 30	June 30
	ror your convenience	į		If paid on or before	If paid on or before	<u>=</u>
IAXES ARE DUE & PAYABLE EPROMPLEAYMENT IS		CNTY	<u>'</u> [dMI	Ė	This tay returned to
		Discount	2%	2%	- (court bouse on:
TITMAN RALPH E & CYNTHIA L	IAL	Penalty 1	10 %	5%	3 _	January 1 2006
1619 LINCOLN AVENUE		PARCEL: 04A-11 -012-00,000	-11 -012-0	000'0	5	, 2000
BERWICK PA 18603		1619 LINCOLN AVE	A AVE			
		.1498 Acres	Land		2,610	200
			Buildings		19,280	FILE COPY
If you desire a receipt, send a self-addressed stamped envelope with your payment THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT	elope with your payment	Total	Total Assessment		21,890	

OFFICER: T. CH. DATE RECEIVED 2		SERVICE# DOCKET#	8 - OF - 16 SERVICES 26ED2005
PLAINTIFF	MORTG INC.	AGE ELECTRONIC	REGISTRATION SYSTEMS,
DEFENDANT ATTORNEY FIRM PERSON/CORP TO S BERWICK SEWER 1108 FREAS AVE. BERWICK SERVED UPON	CYNTHI FEDERM BERVED	PAPERS TO WRIT OF E FORECLOS	XECUTION - MORTGAGE URE
			TCATION
			OTHER
Race Sex H	eight Weigh	t Eyes Hair	Age Military
TYPE OF SERVICE:	B. HOUSEHOLC. CORPORATD. REGISTERE	D MEMBER: 18±Y ION MANAGING A D AGENT	POB POE CCSO
	F. OTHER (SPE	CCIFY)	
ATTEMPTS DATE	TIME	OFFICER	REMARKS
DEPUTY /	Ly + ij	DAT	

OFFICER: T. CHAMBERLAIN SERVICE# 4 - OF - 16 SERVICES DATE RECEIVED 2/28/2005 DOCKET # 26ED2005 PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC DEFENDANT RALPH E. TITMAN CYNTHIA L. TITMAN ATTORNEY FIRM FEDERMAN & PHELAN PERSON/CORP TO SERVED PAPERS TO SERVED REMIT CORPORATION WRIT OF EXECUTION - MORTGAGE 36 WEST MAIN ST. FORECLOSURE BLOOMSBURG SERVED UPON TRACY Kish 624/4 RELATIONSHIP (FGF / Cord | IDENTIFICATION _____ DATE 3 12 · 5 TIME 117.5 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 TIME OFFICER REMARKS DATE <u> DATE 3 18 - S</u> DEPUTY

OFFICER: DATE RECEIVED 2/28/20	005	SERVICE# 12 DOCKET # 26	C - OF - 16 SERVICES ED2005
PLAINTIFF	MORTGAGE E	ELECTRONIC R	EGISTRATION SYSTEMS,
DEFENDANT	RALPH E. TITI CYNTHIA L. T	TTMAN	
ATTORNEY FIRM	FEDERMAN &	PHELAN	
PERSON/CORP TO SERV	ED	PAPERS TO S	SERVED
COLUMBIA COUNTY TAX	CLAIM	WRIT OF EXE	CUTION - MORTGAGE
PO BOX 380		FORECLOSUI	RE
BLOOMSBURG		ٺ	
SERVED UPON DEG	MillER		
RELATIONSHIP		IDENTIFIC	ATION
DATE 3-18-5 TIME	ố之 <u></u> MILE.	AGE	OTHER
Race Sex Height	Weight	Eyes Hair _	Age Military
B. I C. C D. F	IOUSEHOLD MEI CORPORATION M REGISTERED AGI	MBER: 18+ YE. IANAGING AGI ENT	POB TPOE CCSO PARS OF AGE AT POA ENT EMPTED SERVICE
F. C	THER (SPECIFY))	<u></u> .
ATTEMPTS DATE TIME	E OF	FFICER	REMARKS
DEPUTY Cest		DATE	3-18-5

COUNTY OF COLUMBIA

REAL ESTATE TAX CERTIFICATION

Date: 03/18/2005

Fee: \$5.00

Cert. NO: 658

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

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

Assessment: 21,890 Balances as of 03/18/2005

YEAR TAX TYPE

TAX AMOUNT PENALTY DISCOUNT PAID

BALANCE

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain per: dm

REMIT CORPORATION Collectively Making Your Company More Profutable

36 West Main Street P.O. Box 7 Bloomsburg, PA 17815 Phone: (570) 387-8470 Fax: (570) 387-6474 tracy@remit.com.com

Fax

C Urgant	Ø For Review	C Please Comment	□ Picaso Reply	☐ Please Recycle
Ro:		66:		
Phones		Date:	3/18/05	
Fax;	389-562	.5 Pages	3 (INCLUDING	THIS PAGE)
To: Colu	mbia Coun	ty Sheriff From:	Tracy A Kishbaug	h

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. THIS COMMUNICATION IS FROM A DEBT COLLECTOR.

Confidentiality Note: The information faxed may be privileged and intended only for the person listed above. Any dissemination, distribution, or copy of this material is prohibited. If you receive this fax in error please notify us immediately by telephone.

Collectively Making Your Company More Profitable

4 36 West Main Street • Bloomshurg, PA 17815-1703 L

March 18, 2005

Columbia County Sheriff Department Columbia County Courthouse Bloomsburg PA 17815

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. THIS COMMUNICATION IS FROM A DEBT COLLECTOR.

RE: Ralph E & Cynthia Titman

Docket # 26ED2005

Dear Sheriff,

In regards to the above referenced Real Estate Sale we give the following information. We do have a recorded judgment against Ralph Titman in the amount of \$1,127.50, recorded 7/12/04. Case # is 2004ev769.

We are also aware of the fact that the individuals have filed for Chapter 13 and that no motions to avoid judicial liens have been filed by the individual.

If you have any questions or require anything further please contact me at 387-1873 Ext 203.

Tracy A Kishbaugh

Legal Coordinator



243446

PHONE (MANE)

ia ngon projec 1920 tellung

Friday, March 18, 2005

REMIT CORPORATION 36 WEST MAIN ST. BLOOMSBURG, PA 17815-

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. VS
RALPH E. TITMAN
CYNTHIA L. TITMAN

DOCKET # 26ED2005

JD # 549JD2004

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain Sheriff of Columbia County

Timothy T. Chambalain



March 18, 2005

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

V\$

RALPH E. TITMAN CYNTHIA L. TITMAN

DOCKET# 26ED2005

JD # 549JD2004

Dear Timothy:

The outstanding balance on sewer account #101881 for the property located at 1619 Lincoln Avenue in Berwick, Pa through June 2005 is \$353.13.

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

Sincerely

Kristy Ronlig

Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

1198 Frees Avenue Bewick, PA 18603 570-752-8477 570-752-8479





• Comn	nont	**				
C) Vrge	nt	☐ For Review	☐ Please Com	ment	🗓 Please Reply	🛘 Picase Recycle
Re:	Tian	nan Sheriff Sale – Ju	ine 8, 20 05	CC		
Phone:	(57	0) 389-5622		Dates	March 18, 2005	
Fax	(57	0) 389-5525		Pages	: 2	
Te:	Tir	othy Chamberlain		From:	Kristy Romig	

REAL ESTATE OUTLINE

ED#_26-05

DATE RECEIVED	2-28-05			
DOCKET AND INDEX	3-17-05			
SET FILE FOLDER UP	3-17-05			
CHECK FOR	PROPER IN	FO.		, , <u> </u>
WRIT OF EXECUTION		V		
COPY OF DESCRIPTION				
WHEREABOUTS OF LKA	4			
NON-MILITARY AFFIDA	VIT			
NOTICES OF SHERIFF SA	ALE			
WATCHMAN RELEASE	FORM			
AFFIDAVIT OF LIENS LI	ST			
CHECK FOR \$1,350.00 OI	₹		CK# 4 4	7959
IF ANY OF ABOVE IS	MISSING I	OO NOT PI	ROCEDE	
SALE DATE	ご	4ne 8,20	os TIME 2	900
POSTING DATE		5-4-05		
ADV. DATES FOR NEWS	PAPER I ^s	WEEK _	May 18	
	2 ^N	D WEEK	25	
	3 ^R	D WEEK	Same /	2005

WEDNESDAY JUNE 8, 2005 AT 9:00 AM

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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
vs. RALPH E. TITMAN CYNTHIA L. TITMAN Commonwealth of Pennsylvania: County of	No. 2004-CV-549 Term 2004 2005-ED 26 WRIT OF EXECUTION (Mortgage Foreclosure)
TO THE SHERIFF OFCO	DLUMBIA COUNTY, PENNSYLVANIA:
To satisfy the judgment, interest and costs (specifically described property below):	s in the above matter you are directed to levy upon and sell the following property
PREMISES: 1619 LINCOLN AVENUE (See Legal Description at	
Amount Due	\$ <u>47,192.32</u>
Interest from 7/3/0 at \$7.76per diem	94 to Sale \$and costs.
76-28-50	(Clerk) Office of the Prothy Support, Common Pleas Court of Columbia County, Penna.

Dated O 3 - 28 -- 05

DESCRIPTION

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

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

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

Tax Parcel #04A-11-012

Premises being: 1619 LINCOLN AVENUE, BERWICK, PA 18603

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

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

RALPH E. TITMAN

v.

COLUMBIA COUNTY

COURT OF COMMON PLEAS

Plaintiff,

CIVIL DIVISION

NO. 2004-CV-549 2005-ED-24

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

Defendant(s).

CERTIFICATION

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

> ()an FHA Mortgage

non-owner occupied

()vacant

(X) Act 91 procedures have been fulfilled

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

Attorney for Plaintiff

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

COLUMBIA COUNTY

2005-ED-26

COURT OF COMMON PLEAS

MCLEAN, VA 22102

v.

CIVIL DIVISION

Plaintiff,

NO. 2004-CV-549

:

:

RALPH E. TITMAN CYNTHIA L. TITMAN 1619 LINCOLN AVENUE BERWICK, PA 18603

;

Defendant(s).

CERTIFICATION

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

) an FHA Mortgage

() non-owner occupied

() vacant

(X) Act 91 procedures have been fulfilled

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

DANIEL G. SCHMIEG, ESQUIRE

Attorney for Plaintiff

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.

v.

8201 GREENSBORO DRIVE, SUITE 350

MCLEAN, VA 22102

COLUMBIA COUNTY

COURT OF COMMON PLEAS

:

CIVIL DIVISION

Plaintiff,

NO. 2004-CV-549

: 2005 ED-16

RALPH E. TITMAN CYNTHIA L. TITMAN 1619 LINCOLN AVENUE BERWICK, PA 18603

:

Defendant(s).

AFFIDAVIT PURSUANT TO RULE 3129 (Affidavit No.1)

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

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

NAME

LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

RALPH E. TITMAN CYNTHIA L. TITMAN 1619 LINCOLN AVENUE BERWICK, PA 18603

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

NAME

LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

Same as above

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

NAME

LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

AURORA LOAN

601 5TH AVENUE

SERVICES, INC.

SCOTTSBLUFF, NE 69361

MORTGAGE

P.O. BOX 2026

ELECTRONIC

FLINT, MI 485001-2026

REGISTRATION SYSTEMS, INC.

REMIT CORPORATION

36 WEST MAIN STREET

BLOOMSBURG, PA 17815

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

NAME

LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

CHARLES F. CURRY

720 MAIN STREET

KANSAS CITY, MO 64105

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

NAME

LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

None

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

NAME

LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

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

1619 LINCOLN AVENUE BERWICK, PA 18603

DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE

P.O. BOX 380

BLOOMSBURG, PA 17815

COMMONWEALTH OF

PENNSYLVANIA

DEPARTMENT OF

P.O. BOX 2675

WELFARE

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.

February 17, 2005

Date

DANIEL & SCHMIEG, ESQUIRE

Attorney for Plaintiff

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.

v.

8201 GREENSBORO DRIVE, SUITE 350

MCLEAN, VA 22102

: COLUMBIA COUNTY

COURT OF COMMON PLEAS

: CIVIL DIVISION

Plaintiff,

NO. 2004-CV-549

2005-ED-26

RALPH E. TITMAN CYNTHIA L. TITMAN 1619 LINCOLN AVENUE

BERWICK, PA 18603

:

Defendant(s).

AFFIDAVIT PURSUANT TO RULE 3129 (Affidavit No.1)

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

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

NAME

LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

RALPH E. TITMAN

1619 LINCOLN AVENUE

CYNTHIA L. TITMAN

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.)

AURORA LOAN

601 5TH AVENUE

SERVICES, INC.

SCOTTSBLUFF, NE 69361

MORTGAGE

P.O. BOX 2026

ELECTRONIC REGISTRATION

FLINT, MI 485001-2026

SYSTEMS, INC.

REMIT CORPORATION

36 WEST MAIN STREET

BLOOMSBURG, PA 17815

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NAME

LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

CHARLES F. CURRY

720 MAIN STREET

KANSAS CITY, MO 64105

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

NAME

LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

None

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

NAME

LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

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

1619 LINCOLN AVENUE

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

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.

February 17, 2005

Date

DANIEL S. SCHMIEG, ESQUIRE

Attorney for Plaintiff

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

MORTGAGE ELECTRONIC

REGISTRATION SYSTEMS, INC.

8201 GREENSBORO DRIVE, SUITE 350

MCLEAN, VA 22102

v.

Plaintiff,

RALPH E. TITMAN CYNTHIA L. TITMAN

1619 LINCOLN AVENUE

BERWICK, PA 18603

Defendant(s).

Attorney for Plaintiff

COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2004-CV-549

2005-ED-26

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

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

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

NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The Sale will be cancelled if you pay to the Mortgagee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.

- 2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
- 3. You may also be able to stop the Sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

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

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
- 2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
- 3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
- 4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
- 5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
- 6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on

 This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
- 7. You may also have other rights and defenses or ways of getting your home back if you act immediately after the Sale.

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

COLUMBIA COUNTY SUSQUEHANNA LEGAL SERVICES 168 EAST 5TH STREET BLOOMSBURG, PA 17815 (570) 784-8760

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

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

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

Tax Parcel #04A-11-012

Premises being: 1619 LINCOLN AVENUE, BERWICK, PA 18603

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.

released from all liability to protect the property described in the within named execution by insurance,

WAIVER OF INSURANCE - Now,

which insurance is hereby waived.

, the Sheriff is hereby

(SEAL)

(Attorney for Plaintiff(s)

HARRY A, ROADARMEL Sheriff COLUMBIA County, Pa. Sir: — There will be placed in your hands for service a Writ of EXECUTION (REAL ESTATE) , styled as follows: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. vs RALPH E. TITMAN and CYNTHIA L. TITMAN The defendant will be found at 1619 LINCOLN AVENUE, 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 at any such property before sheriff's sale thereof.

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)

	20
HARRY A. ROADARMEL	01266
COLUMBIA County, Pa.	Sheriff
	Sir: — There will be placed in your hands
for service a Writ of EXECUTION	ON (REAL ESTATE) , styled as
follows: MORTGAGE ELECTRONI RALPH E. TITMAN and CYNTHIA	C REGISTRATION SYSTEMS, INC. vs L. TITMAN
PA 18603	Attorney for Plaintiff
foods and chattels shall be seized and double spaced typed written copies of	ow where defendants will be found, what be levied upon. If real estate, attach five description as it shall appear on the new of the premises. Please do not furnish us
See attached legal description	

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, WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any destruction or removal of any such property before sheriff's sale thereof.

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,

WAIVER OF INSURANCE - Now,

which insurance is hereby waived.

(Attorney for Plaintiff(s)

•	, 20
HARRY A. ROADARMEL COLUMBIA County, Pa.	Sheriff
	Sir: — There will be placed in your hands
for service a Writ of EXECUTION	ON (REAL ESTATE), styled as
follows: MORTGAGE ELECTRON RALPH E. TITMAN and CYNTHIA	IC REGISTRATION SYSTEMS, INC. vs L. TITMAN
PA 18603	Attorney for Plaintiff
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See attached legal description	

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WAIVER OF INSURANCE - Now,

which insurance is hereby waived.

(Attorney for Plaintiff(s)

**	, 20
HARRY A. ROADARMEL	Sheriff
COLUMBIA County, Pa.	SHEIII
	Sir: — There will be placed in your hands
for service a Writ of EXECUTIO	N (REAL ESTATE) , styled as
follows: MORTGAGE ELECTRONIC RALPH E. TITMAN and CYNTHIA I	C REGISTRATION SYSTEMS, INC. vs TITMAN
PA 18603	Attorney for Plaintiff
foods and chattels shall be seized and be double spaced typed written copies of o	ow where defendants will be found, what be levied upon. If real estate, attach five description as it shall appear on the new of the premises. Please do not furnish us
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.

which insurance is hereby waived.

(Attorney for Plaintiff(s)

....(SEAL)

•	, 20
HARRY A. ROADARMEL	Sheriff
COLUMBIA County, Pa.	Sherii
	Sir: — There will be placed in your hands
for service a Writ of EXECUTION	N (REAL ESTATE), styled as
follows: MORTGAGE ELECTRONIC RALPH E. TITMAN and CYNTHIA	C REGISTRATION SYSTEMS, INC. vs L. TITMAN
PA 18603	Attorney for Plaintiff
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See attached legal description	
·	

WAIVER OF WATCHMAN—Any deputy sheriff levying upon or attaching any property under 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 at any such property before sheriff's sale thereof.

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)

**	, 20
HARRY A. ROADARMEL COLUMBIA County, Pa.	Sheriff
	Sir: — There will be placed in your hands
for service a Writ of EXECUTIO	N (REAL ESTATE) , styled as
follows: MORTGAGE ELECTRONIC RALPH E. TITMAN and CYNTHIA I	C REGISTRATION SYSTEMS, INC. vs TITMAN
PA 18603	1619 LINCOLN AVENUE, BERWICK, Attorney for Plaintiff
foods and chattels shall be seized and be double spaced typed written copies of double spaced typed typed written copies of double spaced typed typed typed typed written copies of double spaced typed type	w where defendants will be found, what be levied upon. If real estate, attach five description as it shall appear on the new of the premises. Please do not furnish us
See attached legal description	

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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,

WAIVER OF INSURANCE - Now, ...

which insurance is hereby waived.

(SEAL)

(Attorney for Plaintiff(s)

	, 20			
HARRY A. ROADARMEL Sher	ace.			
COLUMBIA County, Pa.	111			
Sir:	— There will be placed in your hands			
for service a Writ of EXECUTION (R)	EAL ESTATE), styled as			
follows: MORTGAGE ELECTRONIC REC RALPH E. TITMAN and CYNTHIA L. TIT				
PA 18603	LINCOLN AVENUE, BERWICK, 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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

VS.

No. 2004-CV-549 CD Term, 2000

RALPH E. TITMAN CVNTHIA I TITMAN

	W	KH
Defendants	ISS	SUED
2001, I,		High Sheriff of Columbia County, Pennsylvania
ntiff.		
_		
<u> </u>	<u></u>	
	_	Sheriff, Columbia County, Pennsylvania
	I	By Deputy Sheriff
AFRIDAVIT	OF CEDAUCE	Deputy Sheriff
		ock m served the within
by handing to	 .	
original Notice of Sale	and made known	to
		-
	So Answer	s.
		-,
, <u> </u>		
20		
20		
	BY:	
		Sheriff
	20	, See return endorsed hereon by Sheriff of
	Coun	ity, Pennsylvania, and made a part of this
	So Answers	s,
		Sheriff
		DIMITI
	AFFIDAVIT	Defendants ISS

SHERIFF'S DEPARTMENT

SHERIFF SERVICE	" 1	INSTRUCTIONS: Places	time or print legible, inquire		
PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.			
	Expirat				
Plaintiff MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC		Court Number 2004-CV-549			
Defendant Defendant		Type or Writ of Co			
RALPH E. TITMAN & CYNTHIA L. TITMAN			NOTICE OF SALE		
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S RALPH E. TITMAN ADDRESS (Street or RFD) Apartment No. City. Boro. Two. State and		RIPTION OF PROPERTY TO BE LE	VIED, ATTACHED OR SALE.		
1619 LINCOLN AVENUE, BERWICK, PA 1860)3				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING	SERVICE.	<u> </u>		
SERVE DEFENDANT WITH THE NOTICE OF SALE.					
NOW,, 200, I, Sheriff of COLUMBIA Count County, to execute the within and make return thereof according to law.	y, PA do hereby d	cputize the Sheriff of			
	Sheriff of C	COLUMBIA County, Penna.	-· - <u></u>		
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER	OF WATETIMAN	Any donute short (Classics	17		
property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaintisherit?'s sale thereof.	f whomever is foun	d in nossession, after notifying ne	rean of levy or		
Signature of Attorney or other Originator requesting service on behalf of XX Plain	tiff	Telephone Number	Date		
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bouley. Philadelphia, PA 19103-1814	efendant ard, Suite 1400	(215)563-7000			
SPACE BELOW FOR USE OF SHERIF	FONLY —	DO NOT WRITE BEL	OW THIS LINE		
PLAINTIFF		Court Number			
<u></u>		<u> </u>			
RETURNED:					
AFFIRMED and subscribed to before me this day	SO ANSWERS	·	Date		
	Signature of Dep	. Sheriff	Date		
of 20					
· · · · · · · · · · · · · · · · · · ·	Signature of Sher	riff	Date		
	Sheriff of				

SHERIFF'S DEPARTMENT

SH	ERIFF SERVICE	- -	INICTRI	CTIONS, Disease	
	PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.		
1 ROCESS RECEI			Expiration date		
Plaintiff			глрпацс	Court Number	<u> </u>
MORTGAGE ELECTRONIC REC	GISTRATION SYSTEMS, INC	2.		2004-CV-549	
Defendant RALPII E. TITMAN & CYNTHIA	L. TITMAN	-"		Type or Writ of Com	plaint OTICE OF SALE
SERVE NAME OF INDIVIDUAL,	COMPANY, CORPORATION, ETC., TO S	SERVICE OR DESC	RIPTION OF	·	
<u>CYNTHIA L. TITN</u>	MAN				
AT ADDRESS (Street or RFD, 1619 LINCOLN AV	Apartment No., City, Boro, Twp., State and VENUE, BERWICK, PA 1860	Zip Code) 3		,	
SPECIAL INSTRUCTIONS OR OTHER IN		-	SERVICE.		
SERVE DEFENDANT WITH TH					
NOW,	200_, I, Sheriff of COLUMBIA County on thereof according to law.	, PA do hereby do	putize the S	heriff of	
		Sheriff of	COLUMBIA	County, Penna.	~
MODELLAND A ADDITION OF THE ONLY	WELL CO.			•	
NOTE ONLY APPLICABLE ON WRI property under within writ may leave se	ame without a watchman, in custody of	whomever is foun	id in nossess	ion, after notifying nero	on of look or
attachment without liability on the part sheriff's sale thereof.	of such deputy or sheriff to any plaintif	Therein for any lo	ss, destruction	on or removal of any su	ch property before
Signature of Attorney or other Originator req	uesting service on behalf of XX Plaint	Liff	Telephone	Number	Date
ADDRESS: One Penn Center at Suburban :	Def Station, 1617 John F. Kennedy Boulova	fendant ard Suite 1400			
Philadelphia, PA 19103-1814	Tourist Territoria	ad, 50 to 1400	(215)56	3-7000	
	TO THE PARTY OF TH				
SPACE BELO	W FOR USE OF SHERIF	F ONLY —	DO NOT		W THIS LINE
	W FOR USE OF SHERIF	F ONLY —	DO NOT	Court Number	OW THIS LINE
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PLAINTIFF RETURNED:			DO NOT		
PLAINTIFF		SO ANSWERS Signature of Dep			Date
PLAINTIFF RETURNED: AFFIRMED and subscribed to before me this	day	SO ANSWERS			
PLAINTIFF RETURNED: AFFIRMED and subscribed to before me this	day	SO ANSWERS	o. Sheriff		
PLAINTIFF RETURNED: AFFIRMED and subscribed to before me this	day	SO ANSWERS Signature of Dep	o. Sheriff		Date

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RE			pe or print legibly, insuring	
		readability of all copies. Do not detach any copies. Expiration date		
Plaintiff MOPTGAGE ELECTRONIC PECISTRATION: SWETENG DIS		Court Number	· -	
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC	C.	2004-CV-549		
Defendant RALPH E. TITMAN & CYNTHIA L. TITMAN		Type or Writ of Com EXECUTION/N	plaint OTICE OF SALE	
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO	SERVICE OR DESC			
AT ADDRESS (Street or RED. Apartment No. City, Boro, Two, State and	 :			
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 1619 LINCOLN AVENUE, BERWICK, PA 1860	d Zip Code) 03			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING	SERVICE.		
PLEASE POST THE PREMISES WITH THE SHERIFF'S H	LANDBILL OF	SALE.		
NOW,	ty, PA do hereby d	eputize the Sheriff of		
	Sheriff of C	COLUMBIA County, Penna.		
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER	OF WATCHMAN	- Any demute chariff lander was	an attaclaire	
property under within writ may leave same without a watchman, in custody of	f whomever is foun	d in possession, after notifying need	on of levy or	
attachment without liability on the part of such deputy or sheriff to any plainti sheriff's sale thereof.	iff herein for any los	ss, destruction or removal of any suc	ch property before	
Signature of Attorney or other Originator requesting service on behalf of XX Plain	- 1. CV	T		
1)6	efendant	Telephone Number	Date	
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulev Philadelphia, PA 19103-1814		(215)563-7000		
SPACE BELOW FOR USE OF SHERIF	F ONLY —		W THIS LINE	
PLAINTIFF		Court Number		
RETURNED:				
AFFIRMED and subscribed to before me this day	SO ANSWERS		Date	
	Signature of Dep	. Sheriff		
of 20		74.1		
	Signature of Sher	îff	Date	

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

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

Tax Parcel #04A-11-012

Premises being: 1619 LINCOLN AVENUE, BERWICK, PA 18603

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3-180/360 DATE PHILADELPHIA, PA 19148 COMMERCE BANK PHELAN HALLINAN & SCHMIEG LLP ATTO: NEY ESCROW ACCOUNT ONE FENN CENTER, SUITE 1400 PHILA ELPHIA, PA 19103-1814

CHECK NO

407959

02:14:2005 AMOUNT

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*******1,350.00

02/17/2005

Void after 90 days

FME TREESPAR FIRE KONDAED FIFTY AND 00/100 DOLLARS

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