

BERNSTEIN LAW FIRM, P.C.

ATTORNEYS - AT - LAW
SUITE 2200 GULF TOWER
PITTSBURGH, PA 15219
412 - 456-8100

No. **099883** OUR FILE NO.

F0053937

Forty-One and 50/100 Dollars

NATIONAL CITY BANK
PITTSBURGH, PA

8-12
430

Columbia County Sheriff
P.O. Box 380
Bloomsburg, PA 17815

PAY TO
THE
ORDER OF

DATE	CHECK NO.	AMOUNT
02/03/06	099883	\$41.50

NOT VALID AFTER 90 DAYS

[Signature]

BERNSTEIN LAW FIRM, P.C.
FIRST TRUST OLTA ACCOUNT

⑈099883⑈ ⑆043000122⑆ 239404525⑈



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder 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

Bernstein Law Firm, P.C.

Telephone Number:

Area Code (412) 456-8100

Street Address

Suite 2200 Gulf Tower, Pittsburgh, PA 15219

City

State

Zip Code

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Sheriff of Columbia County

Grantee(s)/Lessee(s) DEUTSCHE BANK TRUST COMPANY

AMERICA'S F/K/A BANKERS TRUST COMPANY, AS TRUSTEE.

Street Address

35 West Main Street

Street Address

4828 Loop Central Drive

City

Bloomsburg, PA 17815

State

Zip Code

City

Houston, Texas 77081-2226

State

Zip Code

C PROPERTY LOCATION

Street Address

1309 W. Front Street, Berwick, PA 18603

City, Township, Borough

BOROUGH OF BERWICK

County

Columbia

School District

Berwick Area School District

Tax Parcel Number

04D-08-035

D VALUATION DATA

1. Actual Cash Consideration

\$2768.31

2. Other Consideration

+ 0

3. Total Consideration

= \$2,768.31

4. County Assessed Value

\$17,802.00

5. Common Level Ratio Factor

x 3.26

6. Fair Market Value

= \$58,034.52

E EXEMPTION DATA

1a. Amount of Exemption Claimed

1b. Percentage of Interest Conveyed

100.00

2. Check Appropriate Box Below for Exemption Claimed

☐

Will or intestate succession

(Name of Decedent)

(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.)

☐

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.)

☒

Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 200108680, Page Number

☐

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.)

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

2-3-06

JOSEPH J. BERNSTEIN (PA, FL)
ROBERT S. BERNSTEIN (PA, FL, WV, NY)
NICHOLAS D. KRAWEC (PA, NC, OH)
LORI A. GIBSON (PA)

BERNSTEIN

LAW FIRM, P.C.

TRADITION • TECHNOLOGY • TALENT

MAKLENE J. BERNSTEIN (PA, FL)
CHARLES E. BOBINIS (PA, WV)
KIRK B. BURKLEY (PA)
DEBORAH R. ERBSTEIN (PA)
CHRISTOPHER M. BOBACK (PA)
SHERRY MAGRETTI HAMILTON (PA)
PETER J. ASHCROFT (PA)

(STATES OF ADMISSION)

SUITE 2200 GULF TOWER, PITTSBURGH, PENNSYLVANIA 15219-1900 • 412-456-8100 • 412-456-8135
WWW.BERNSTEINLAW.COM MAIL@BERNSTEINLAW.COM

February 3, 2006

Columbia County Sheriff
P.O. Box 380 –
35 West Main Street
Bloomsburg, PA 17815

Re: National City Mortgage
Vs: **Dianne M. Denworth**
DOCKET NO. 2004-CV-1210
BERNSTEIN FILE NO. F0053937

Dear Sheriff:

Enclosed please find our firm's check in the amount of \$41.50 for the Recorder of Deeds. Per a conversation with our office, kindly issue a Corrective deed to **DEUTSCHE BANK TRUST COMPANY AMERICA'S F/K/A BANKERS TRUST COMPANY, AS TRUSTEE**, with an address of 4828 Loop Central Drive, Houston, Texas 77081-2226. We enclosed an original and one duplicate of the realty transfer tax statement. Thank for your assistance.

Please feel free to communicate with me or the Legal Assistant on this Case, David J. Vucenich, at 412-456-8131.

BERNSTEIN LAW FIRM, P.C.

*This deed is to be rec. to correct grantor name
by adding as trustee.*
JF-OK

SHERIFF'S SALE COST SHEET

Deutsche Bank Trust Co. vs. Dianne Denworth
 NO. 88-05 ED NO. 1210-04 JD DATE/TIME OF SALE 10-12-05 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>37.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>461.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>737.72</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>962.72</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>796.64</u>
DELINQUENT 20	\$	<u>5.00</u>
TOTAL ***** \$ <u>801.64</u>		

MUNICIPAL FEES DUE:

SEWER 20	\$	<u>287.17</u>
WATER 20	\$	
TOTAL ***** \$ <u>287.17</u>		

SURCHARGE FEE (DSTE)	\$	<u>150.00</u>
MISC. _____	\$	
_____	\$	
TOTAL ***** \$ <u>—0—</u>		

TOTAL COSTS (OPENING BID) \$ 2714.03

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Deutsche Bank Trust Co. vs Dianne Demuth

NO. 88-05 ED NO. 1210-04 JD

DATE/TIME OF SALE: 10-12-05 0930

BID PRICE (INCLUDES COST) \$ 2714.03

POUNDAGE - 2% OF BID \$ 54.28

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2768.31

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

[Signature]
Atty for Plaintiff

TOTAL DUE: \$ 2768.31

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1418.31



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder 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:
Bernstein Law Firm, P.C.	
Street Address	Area Code (412) 456-8100
Suite 2200 Gulf Tower, Pittsburgh, PA 15219	State Zip Code

B TRANSFER DATA

Grantor(s)/Lessor(s)	Date of Acceptance of Document
Sheriff of Columbia County	Grantee(s)/Lessee(s)
Street Address	Deutsche Bank Trust Company Americas f/k/a Bankers Trust Co
35 West Main Street	Street Address
	4828 Loop Central Drive
City State Zip Code	City State Zip Code
Bloomsburg, PA 17815	Houston, Texas 77081-2226

C PROPERTY LOCATION

Street Address	City, Township, Borough
1309 W. Front Street, Berwick, PA 18603	BOROUGH OF BERWICK
County	School District
Columbia	Berwick Area School District
	Tax Parcel Number
	0410-08-035

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$2714.03	+ 0	= \$2,714.03
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$17,802.00	X 3.26	= \$58,034.52

E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
	100.00

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (Name of Decedent) _____ (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.)
- ☐ 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.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number # 200212347, Page Number _____.
- ☐ 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.) _____

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Date
<i>[Signature]</i>	11-3-05

BERNSTEIN LAW FIRM, P.C.

ATTORNEYS - AT - LAW
COST ACCOUNT
SUITE 2200 GULF TOWER
PITTSBURGH, PA 15219
412-456-8100

No. **035186** OUR FILE NO.

F0053937

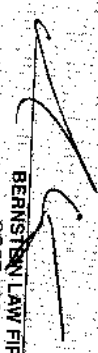
***One Thousand Four Hundred Eighteen and 31/100 NATIONAL CITY BANK
PITTSBURGH, PA

8-12
430

DATE	CHECK NO.	AMOUNT
11/03/05	035186	\$1,418.31

NOT VALID AFTER 90 DAYS

PAY TO THE ORDER OF
Columbia County Sheriff
P.O. Box 380
Bloomsburg, PA 17815


BERNSTEIN LAW FIRM, P.C.
COST ACCOUNT

⑈035186⑈ ⑈043000122⑈ 239439867⑈

JOSEPH J. BERNSTEIN (PA, FL)
ROBERT S. BERNSTEIN (PA, FL, WV, NY)
NICHOLAS D. KRAWEC (PA, NC, OH)
LORRA GIBSON (PA)

BERNSTEIN

LAW FIRM, P.C.

TRADITION • TECHNOLOGY • TALENT

MARLENE J. BERNSTEIN (PA, IL)
CHARLES E. BOBINIS (PA, WV)
KIRK B. BURKLEY (PA)
DEBORAH R. ERBSTEIN (PA)
CHRISTOPHER M. BOBACK (PA)
HEIDI A. KORDISH (PA)
SHERRY MAGRETT HAMILTON (PA)
PETER J. ASHCROFT (PA)

(STATES OF ADMISSION)

SUITE 2200 GULF TOWER, PITTSBURGH, PENNSYLVANIA 15219-1900 900-927-5197 412-456-8100 FAX 412-456-8135
WWW.BERNSTEINLAW.COM MAIL@BERNSTEINLAW.COM

Columbia County Sheriff
P.O. Box 380 - **35 West Main Street**
Bloomsburg, PA 17815

November 2, 2005

Re: National City Mortgage

Vs: Dianne M. Denworth

DOCKET NO. 2004-CV-1210 *SALES# 821-05*

BERNSTEIN FILE NO. F0053937

Dear Sheriff:

Enclosed please find our firm's check in the amount of \$1,418.31 to complete the sale. Kindly issue a deed to DEUTSCHE BANK TRUST COMPANY AMERICA'S F/K/A BANKERS TRUST COMPANY AS TRUSTEE, with an address of 4828 Loop Central Drive, Houston, Texas 77081-2226. We enclosed an original and one duplicate of the realty transfer tax statement. Thank for your assistance.

Please feel free to communicate with me or the Legal Assistant on this Case, David J. Vucenich, at 412-456-8131.

BERNSTEIN LAW FIRM, P.C.

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

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Lori Gibson, Esq.

From: Sheriff Timothy T. Chamberlain

Fax:

Date: October 31, 2005

Phone:

Pages: 1

Re: Deutsche Bank vs. Denworth

CC:

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

•Comments: This sale was held on October 12, 2005, I have not received balance due of \$1,418.31 or deed instructions.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

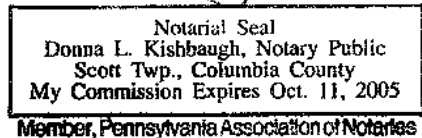
Paul R. Eyerly IV, President, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice September 21, 28; October 5, 2005, as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Paul R. Eyerly IV

Sworn and subscribed to before me this 7th day of October 2005.

Donna L. Kishbaugh
(Notary Public)

My commission expires



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

.....

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.

DEUTSCHE BANK TRUST CO. AMERICA

VS.

DIANNE DENWORTH

WRIT OF EXECUTION #88 OF 2005 ED

POSTING OF PROPERTY

September 8, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DIANNE DENWORTH AT 1309 WEST FRONT 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 9TH DAY OF SEPTEMBER 2005



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

Print your name and address on the reverse
so that we can return the card to you.
Attach this card to the back of the mailpiece,
or on the front if space permits.

Article Addressed to:
J. S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N.C. NIX FEDERAL BUILDING
1000 MARKET STREET- 5TH FLOOR
PHILADELPHIA, PA 19107

Article Number
(Transfer from service label)
7003 00

Form **3811**, February 2004 Domestic Return

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent</p> <p>X <input checked="" type="checkbox"/> Address</p> <hr/> <p>B. Received by (Printed Name); Date: JUL 15 2006</p> <hr/> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</p> <p style="text-align: center;">Enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG, PA 17128-1230</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number</p> <p>(Transfer from service label)</p> <p style="text-align: center; font-size: 1.2em;">7003 0500 0001 9056 0118</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<div style="border: 1px solid black; padding: 5px;"> <p>A. Signature 88 x <i>Wayne A. Murray</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> </div> <div style="border: 1px solid black; padding: 5px; display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>B. Received by (Printed Name) <i>Wayne A. Murray</i></p> </div> <div style="width: 45%;"> <p>C. Date of Delivery <i>7-15-05</i></p> </div> </div> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below: </p>
<p>1. Article Addressed to:</p> <p style="font-size: 1.2em;">Pennsylvania American Water Co. 702 S. Front St. Milton, PA 17847</p>	<div style="border: 1px solid black; padding: 5px;"> <p>3. Service Type</p> <div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail </div> <div> <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D. </div> </div> </div>
<p>2. Article Number (Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<div style="border: 1px solid black; padding: 5px; display: flex; justify-content: space-around; font-family: monospace; font-size: 1.2em;"> 7003 0500 0001 9056 0088 </div>	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<div style="border: 1px solid black; padding: 5px;"> <p>A. Signature 88 <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address</p> </div> <div style="border: 1px solid black; padding: 5px; display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p>B. Received by (Printed Name) </p> </div> <div style="width: 35%;"> <p>C. Date of Delivery 7/18</p> </div> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> </div>
<p>1. Article Addressed to:</p> <p style="font-size: 1.2em; margin-top: 20px;">Deutsche Bank Trust Co. 2200 Gulf Tower Road Pittsburgh, PA 15219</p>	<div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>3. Service Type</p> <div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail </div> <div> <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D. </div> </div> </div>
<p>2. Article Number (Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> 7003 0500 0001 9056 0101 </div>	

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Agent
- B. Received by (Printed Name) ☒ Address
- C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

2. Article Number

(Transfer from service label)

7003 0500 0001 9056 0349

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

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:

Deutsche Bank Trust Co.
3 Park Plaza, 16th Floor
Irvine, CA 92614

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Agent
- B. Received by (Printed Name) ☒ Address
- C. Date of Delivery
- 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

2. Article Number

(Transfer from service label)

7003 0500 0001 9056 0095

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

DEUTSCHE BANK TRUST COMPANY
AMERICAS F/K/A BANKERS TRUST
COMPANY AS TRUSTEE, Assignee
of NATIONAL CITY MORTGAGE
COMPANY,

Plaintiff,

Civil Action No. 2004-CV-1210

VS.

DIANNE M. DENWORTH,

Defendant.

VERIFICATION OF SERVICE
OF NOTICE OF SALE TO
DEFENDANT AND LIEN CREDITORS

FILED ON BEHALF OF
Plaintiff(s)

COUNSEL OF RECORD OF
THIS PARTY:

LORI A. GIBSON, ESQUIRE
PA ID#68013
HEIDI A. KORDISH, ESQUIRE
PA I.D. #90512
Bernstein Law Firm, P.C.
Firm #718
Suite 2200 Gulf Tower
Pittsburgh, PA 15219
412-456-8100
BERNSTEIN FILE NO. F0053937

SECRET 11 877 989Z

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

DEUTSCHE BANK TRUST COMPANY
AMERICAS F/K/A BANKERS TRUST
COMPANY AS TRUSTEE, Assignee
of NATIONAL CITY MORTGAGE
COMPANY,

Plaintiff,

CIVIL ACTION NO. 2004-CV-1210

vs.


DIANNE M. DENWORTH,

Defendant

VERIFICATION OF SERVICE OF NOTICE OF SALE
TO DEFENDANTS AND LIEN CREDITORS

The undersigned, subject to the penalties of 18 Pa.C. section 4904 relating to unsworn falsification to authorities, does hereby certify that the undersigned personally mailed copies of the Notice of Sale in the above-captioned matter by Certified Mail to the Defendant, on July 26, 2005 and received by the Defendant on July 28, 2005 which was returned by Post Office as evidenced by Certified Mail Receipt attached hereto as Exhibit "A".

The undersigned subject to the penalties of 18 Pa.C.S.A. section 4904 relating to unsworn falsification to authorities, does hereby certify that the undersigned personally mailed a copy of the Notice of Sale to Lien Creditors in the above-captioned matter by Certificate of Mailing (P.S. Forms No. 3877) on July 26, 2005 attached hereto as Exhibit "B".



David Vuccnich, Legal Assistant

SE 4/11/05 11:07 AM

7005 0390 0003 7153 5631

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

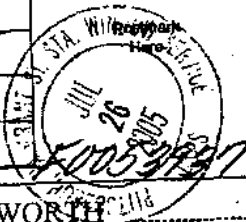
For delivery information visit our website at www.usps.com.

OFFICIAL USE

Postage	37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.71
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

Sent To: **DIANNE M. DENWORTH**
 Street, Apt. or PO Box: **1309 W. Front Street**
 City, State: **Berwick, PA 18603**

PS Form 3800, June 2002



SENDER: COMPLETE THIS SECTION		FOR DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature X <u>Dianne Denworth</u> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed To</p> <p>DIANNE M. DENWORTH 1309 W. FRONT STREET BERWICK, PA 18603</p>		<p>B. Received by (Printed Name) <u>DIANNE DENWORTH</u></p> <p>C. Date of Delivery <u>7/28/05</u></p>	
<p>2. Article (Item)</p> <p>7005 0390 0003 7153 5631</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p>	
<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>PS Form 3811, February 2004</p>			

EXHIBIT A

Registered Address of Payee, P.C.
Suite 2200 Gulf Tower
Pittsburgh, PA 15219
(412) 456-8100

Check type of mail or service:

- ☐ Certified
- ☐ COD
- ☐ Delivery Confirmation
- ☐ Express Mail
- ☐ Insured
- ☐ Registered Delivery (International)
- ☐ Registered
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation

Affix Stamp Here

If issued as a
certificate of mailing,
or for additional
copies of this bill)
Postmark and
Date of Receipt

Article Number

1. DEUTSCHE BANK TRUST COMPANY
AMERICAS FKA BANKERS TRUST
COMPANY AS TRUSTEE, Assignee of
NATIONAL CITY MORTGAGE COMPANY
3 Park Plaza, 16th Floor
Irvine, CA 92614-9539

2. _____

2. Columbia County - Tax Claim Bureau
County Courthouse
35 West Main Street
Bloomsburg, PA 17815

3. _____

3. BOROUGH OF BERWICK
344 Market Street
Berwick, PA 18603

4. _____

4. Pennsylvania-American Water Co.
702 S Front Street
Milton, PA 17847

5. _____

5. Berwick Area School District
500 Line Street
Berwick, PA 18603

6. _____

6. Columbia County - Common Pleas Family Division
County Courthouse 35 West Main Street
Bloomsburg, PA 17815

7. _____

8. _____

Total Number of Pieces
Listed by Sender

Total Number of Pieces
Received at Post Office

Postmaster, Per (Name of receiving employee)

Signature by typewriter, ink, or Ball Point Pen

See Privacy Act Statement on Reverse

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

DEUTSCHE BANK TRUST COMPANY
AMERICAS F/K/A BANKERS TRUST
COMPANY AS TRUSTEE, ASSIGNEE OF
NATIONAL CITY MORTGAGE CO.

VS

Docket # 88ED2005

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

DIANNE M. DENWORTH

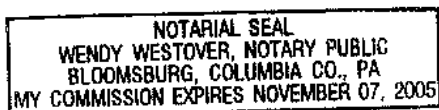
AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, JULY 20, 2005, AT 4:00 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON DIANNE M. DENWORTH AT 1309
W. FRONT ST., BERWICK BY HANDING TO DIANNE DENWORTH, A TRUE AND ATTESTED
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, JULY 25, 2005

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 7/12/2005

SERVICE# 1 - OF - 15 SERVICES
DOCKET # 88ED2005

PLAINTIFF DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A
BANKERS TRUST COMPANY AS TRUSTEE, ASSIGNEE OF
NATIONAL CITY MORTGAGE CO.

DEFENDANT DIANNE M. DENWORTH
ATTORNEY FIRM BERNSTEIN, BERSTEIN, KRAWEC & WYMARD

PERSON/CORP TO SERVED	PAPERS TO SERVED
DIANNE M. DENWORTH	WRIT OF EXECUTION - MORTGAGE
1309 W. FRONT ST.	FORECLOSURE IF VACANT POST
BERWICK	

SERVED UPON DIANNE DENWORTH

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7.20.05 TIME 1600 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

Pam D. [Signature]

DATE 07.20.05



July 21, 2005

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

**DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A BANKERS
TRUST COMPANY AS TRUSTEE, ASSIGNEE OF NATIONAL CITY
MORTGAGE CO.**

VS

DIANNE M. DENWORTH

DOCKET # 889ED2005

JD # 1210JD2004

Dear Timothy:

The balance on sewer account #118720 for the property located at 1309 West
Front Street, Berwick through October 2005 is \$287.17.

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

Sincerely,

Kelly Greer
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/12/2005

SERVICE# 4 - OF - 15 SERVICES
DOCKET # 88ED2005

PLAINTIFF DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A
BANKERS TRUST COMPANY AS TRUSTEE, ASSIGNEE OF
NATIONAL CITY MORTGAGE CO.

DEFENDANT DIANNE M. DENWORTH
ATTORNEY FIRM BERNSTEIN, BERSTEIN, KRAWEC & WYMARD

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK BOROUGH	WRIT OF EXECUTION - MORTGAGE
344 MARKET ST.	FORECLOSURE
BERWICK	

SERVED UPON LINDA SARACINO

RELATIONSHIP TREASURER IDENTIFICATION _____

DATE 7-19-05 TIME 1515 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Paul D. Dill

DATE

7-19-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/12/2005

SERVICE# 6 - OF - 15 SERVICES
DOCKET # 88ED2005

PLAINTIFF DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A
BANKERS TRUST COMPANY AS TRUSTEE, ASSIGNEE OF
NATIONAL CITY MORTGAGE CO.

DEFENDANT DIANNE M. DENWORTH
ATTORNEY FIRM BERNSTEIN, BERSTEIN, KRAWEC & WYMARD

PERSON/CORP TO SERVED
BERWICK AREA SCHOOL DISTRICT
500 LINE ST.
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON HEIDI WYDA

RELATIONSHIP RECEPTIONIST IDENTIFICATION _____

DATE 7.19.05 TIME 1325 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE

7.19.05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/12/2005

SERVICE# 7 - OF - 15 SERVICES
DOCKET # 88ED2005

PLAINTIFF DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A
BANKERS TRUST COMPANY AS TRUSTEE, ASSIGNEE OF
NATIONAL CITY MORTGAGE CO.

DEFENDANT DIANNE M. DENWORTH
ATTORNEY FIRM BERNSTEIN, BERSTEIN, KRAWEC & WYMARD

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

SERVED UPON Connie GINGER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 07.19.05 TIME 1345 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

Pat DeB

DATE 07.19.05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/12/2005

SERVICE# 8 - OF - 15 SERVICES
DOCKET # 88ED2005

PLAINTIFF DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A
BANKERS TRUST COMPANY AS TRUSTEE, ASSIGNEE OF
NATIONAL CITY MORTGAGE CO.

DEFENDANT DIANNE M. DENWORTH
ATTORNEY FIRM BERNSTEIN, BERSTEIN, KRAWEC & WYMARD

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

SERVED UPON KELLY GREER

RELATIONSHIP CCEX IDENTIFICATION _____

DATE 07-19-05 TIME 1255 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 D. DeLoe DATE 07.19.05

88

Tax Notice 2005 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C Gingham
1615 Lincoln Avenue
Berwick PA 18603

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

PHONE: 570-752-7442

FOR: COLUMBIA COUNTY

DATE
03/01/2005

BILL NO.
3246

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AMOUNT DUE	INCL. PENALTY
GENERAL	17,802	5.646	98.50	100.51	110.56
SINKING		1.345	23.46	23.94	26.33
LIGHT		.75	13.08	13.35	14.02
FIRE		1.75	30.53	31.15	32.71
BORO RE		6.6	115.14	117.49	123.36
The discount & penalty have been calculated for your convenience			280.71	285.44	306.98
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

DENWORTH DIANNE M
1309 WEST FRONT 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.

DISCOUNT & PAYABLE FROM PAYMENT IS REQUESTED

DISCOUNT 2% 2%
PENALTY 10% 5%
PARCEL: 04D-08-035-00.000
1309 W FRONT ST
1839 Acres Land 3,204
Buildings 14,598
Total Assessment 17,802

This tax returned to courthouse on:
January 1, 2006
FILE COPY
4/30

This is paid

TAX NOTICE 2005 SCHOOL REAL ESTATE

BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:

CONNIE C. GINGHER
1615 LINCOLN AVENUE
BERWICK, PA 18603

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

FOR BERWICK AREA SCHOOL DISTRICT					DATE 08/01/2005	BILL# 001007
DESCRIPTION	ASSESSMENT	RATE	LESS DISC.	AMOUNT PAID	INC. PENALTY	
REAL ESTATE	17802	44.750	780.71	736.64	876.30	
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
					750.71	736.64
						876.30
						Dec 1-15 IF PAID AFTER

NO REFUNDS UNDER \$5.00

DENWORTH DIANNE M
1309 WEST FRONT STREET
BERWICK PA 18603

PROPERTY DESCRIPTION		ACCT.
PARCEL 04D08 03500000		22168
1309 W FRONT ST	3204.00	
20010-3679	14598.00	
0.18 ACRES		

Original MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

A DENWORTH DIANNE M
I 1309 WEST FRONT STREET
L BERWICK PA 18603
T
O

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/12/2005

SERVICE# 9 - OF - 15 SERVICES
DOCKET # 88ED2005

PLAINTIFF

DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A
BANKERS TRUST COMPANY AS TRUSTEE, ASSIGNEE OF
NATIONAL CITY MORTGAGE CO.

DEFENDANT
ATTORNEY FIRM

DIANNE M. DENWORTH
BERNSTEIN, BERSTEIN, KRAWEC & WYMARD

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Leslie Livan

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-15-5 TIME 0830 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Arbo

DATE 7-15-5

COUNTY OF COLUMBIA

REAL ESTATE TAX CERTIFICATION

Date: 07/14/2005

Fee: \$5.00

Cert. NO: 1005

DENWORTH DIANNE M
1309 WEST FRONT STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20010 -8679
Location: 1309 W FRONT ST LOT
Parcel Id:04D-08 -035-00,000

Assessment: 17,802
Balances as of 07/14/2005

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

By: Timothy I. Chamberlain, Per: dm.
Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/12/2005

SERVICE# 12 - OF - 15 SERVICES
DOCKET # 88ED2005

PLAINTIFF

DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A
BANKERS TRUST COMPANY AS TRUSTEE, ASSIGNEE OF
NATIONAL CITY MORTGAGE CO.

DEFENDANT
ATTORNEY FIRM

DIANNE M. DENWORTH
BERNSTEIN, BERSTEIN, KRAWEC & WYMARD

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Deb M. Miller

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-14-05 TIME 1535 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) _____

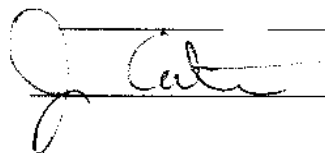
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 7-14-05

REAL ESTATE OUTLINE

ED # 88 05

DATE RECEIVED 7-12-05
DOCKET AND INDEX 7-15-05
SET FILE FOLDER UP 7-15-05

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# 34325

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

SALE DATE Oct. 12, 05 TIME 0930
POSTING DATE Sept. 8, 05
ADV. DATES FOR NEWSPAPER
1ST WEEK Sept. 21
2ND WEEK 28
3RD WEEK Oct. 5, 05

SHERIFF'S SALE

WEDNESDAY OCTOBER 12, 2005 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 88 OF 2005 ED AND CIVIL WRIT NO. 1210 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

All the right, title, interest and claim of, of, in and to

ALL THAT CERTAIN piece, parcel or tract of land situate on the northerly side of Front Street in Michael's Addition to West Berwick in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the east by Lot No. 46; on the south by Front Street; on the west by Lot No. 48; and on the north by Schley Alley, being 45 feet in width and 178 feet in depth, and being numbered and designated as Lot No. 47 of Michael's Addition to West Berwick, Columbia County, Pennsylvania. It is covenanted and agreed between the Grantors and Grantees in Decd Book 166, page 622, in and for County of Columbia, that no building or buildings shall be erected on the above described lot nearer than 30 feet to Front Street.

TOGETHER with all and singular the buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents issues and profits thereof, and all the estate, right, title, interest, property claim and demand whatsoever of it, the said Grantor, either in law or equity, of, in and to the same.

BEING the same premises which Charles F. Cefalu and Lydia Cefalu, husband and wife, by deed dated August 29, 2001 and recorded August 30, 2001 in the office of the COLUMBIA County Recorder of Deeds in instrument number 200108679 granted and conveyed to DIANNE M.DENWORTH.

Judgment was recovered in the Court of Common Pleas of COLUMBIA County, Civil Action, as of No. 2004-CV-1210, seized and taken in execution as the property of DIANNE M. DENWORTH at the suit of DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A BANKERS TRUST COMPANY AS TRUSTEE, Assignee of NATIONAL CITY MORTGAGE COMPANY.

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
Lori A. Gibson
2200 Gulf Tower
Pittsburgh, PA 15219

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

SHERIFF'S SALE

WEDNESDAY OCTOBER 12, 2005 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 88 OF 2005 ED AND CIVIL WRIT NO. 1210 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

All the right, title, interest and claim of, of, in and to

ALL THAT CERTAIN piece, parcel or tract of land situate on the northerly side of Front Street in Michael's Addition to West Berwick in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows, to wit:

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TOGETHER with all and singular the buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents issues and profits thereof, and all the estate, right, title, interest, property claim and demand whatsoever of it, the said Grantor, either in law or equity, of, in and to the same.

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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
Lori A. Gibson
2200 Gulf Tower
Pittsburgh, PA 15219

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

SHERIFF'S SALE

WEDNESDAY OCTOBER 12, 2005 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 88 OF 2005 ED AND CIVIL WRIT NO. 1210 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

All the right, title, interest and claim of, of, in and to

ALL THAT CERTAIN piece, parcel or tract of land situate on the northerly side of Front Street in Michael's Addition to West Berwick in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the east by Lot No. 46; on the south by Front Street; on the west by Lot No. 48; and on the north by Schley Alley, being 45 feet in width and 178 feet in depth, and being numbered and designated as Lot No. 47 of Michael's Addition to West Berwick, Columbia County, Pennsylvania. It is covenanted and agreed between the Grantors and Grantees in Deed Book 166, page 622, in and for County of Columbia, that no building or buildings shall be erected on the above described lot nearer than 30 feet to Front Street.

TOGETHER with all and singular the buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents issues and profits thereof, and all the estate, right, title, interest, property claim and demand whatsoever of it, the said Grantor, either in law or equity, of, in and to the same.

BEING the same premises which Charles F. Cefalu and Lydia Cefalu, husband and wife, by deed dated August 29, 2001 and recorded August 30, 2001 in the office of the COLUMBIA County Recorder of Deeds in instrument number 200108679 granted and conveyed to DIANNE M.DENWORTH.

Judgment was recovered in the Court of Common Pleas of COLUMBIA County, Civil Action, as of No. 2004-CV-1210, seized and taken in execution as the property of DIANNE M. DENWORTH at the suit of DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A BANKERS TRUST COMPANY AS TRUSTEE, Assignee of NATIONAL CITY MORTGAGE COMPANY.

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.

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Plaintiff's Attorney
Lori A. Gibson
2200 Gulf Tower
Pittsburgh, PA 15219

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

Deutsche Bank Trust Co. Americas
f/k/a Bankers Trust Co. as trustee, assignee
of National City Mortgage Co.

Diane M. Denworth

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2004-CV-1218 Term 19 E.D.

No. 2005-ED-88 Term 19 A.D.

No. Term 19 J.D.

WRET OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

1309 W. Front Street, Berwick, PA 18603
Borough of Berwick
Parcel # 04D-08-035

Amount Due \$38,421.53
Late charge \$77.16 Atty fee \$400.00 477.16
Interest from 4/27/05 to 10/15/05 \$1,275.66
Total \$40,174.35 Plus costs

closed.

d 7/12/2005
(SEAL)

Tami B. Denne
Prothonotary, Common Pleas Court of
Columbia County, Penna.

By:

Deputy

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

DEUTSCHE BANK TRUST COMPANY
AMERICAS F/K/A BANKERS TRUST
COMPANY AS TRUSTEE, Assignee
of NATIONAL CITY MORTGAGE
COMPANY,

Plaintiff

vs.

DIANNE M. DENWORTH,

Defendant

CIVIL DIVISION

Civil Action No. 2004-CV-1210

2005-ED-88

DEED DESCRIPTION

All the right, title, interest and claim of , of, in and to

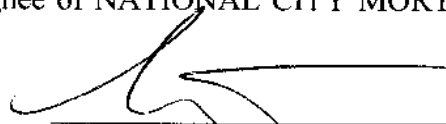
ALL THAT CERTAIN piece, parcel or tract of land situate on the northerly side of Front Street in Michael's Addition to West Berwick in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the east by Lot No. 46; on the south by Front Street; on the west by Lot No. 48; and on the north by Schley Alley, being 45 feet in width and 178 feet in depth, and being numbered and designated as Lot No. 47 of Michael's Addition to West Berwick, Columbia County, Pennsylvania. It is covenanted and agreed between the Grantors and Grantees in Deed Book 166, page 622, in and for County of Columbia, that no building or buildings shall be erected on the above described lot nearer than 30 feet to Front Street.

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BEING the same premises which Charles F. Cefalu and Lydia Cefalu, husband and wife, by deed dated August 29, 2001 and recorded August 30, 2001 in the office of the COLUMBIA County Recorder of Deeds in instrument number 200108679 granted and conveyed to DIANNE M. DENWORTH.

Judgment was recovered in the Court of Common Pleas of COLUMBIA County, Civil Action, as of No. 2004-CV-1210, seized and taken in execution as the property of DIANNE M. DENWORTH at the suit of DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A BANKERS TRUST COMPANY AS TRUSTEE, Assignee of NATIONAL CITY MORTGAGE COMPANY.



Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

DEUTSCHE BANK TRUST COMPANY
AMERICAS F/K/A BANKERS TRUST
COMPANY AS TRUSTEE, Assignee
of NATIONAL CITY MORTGAGE
COMPANY

Plaintiff

vs.

DIANNE M. DENWORTH

Defendant

Civil Action No. 2004-CV-1210

AFFIDAVIT OF COMPLIANCE
WITH ACT 91

2005-ED-88

FILED ON BEHALF OF
Plaintiff

COUNSEL OF RECORD FOR
THIS PARTY:

LORI A. GIBSON, ESQ.
PA I.D. #68013
Bernstein Law Firm, P.C.

Firm #718
2200 Gulf Tower
Pittsburgh, PA 15219
412-456-8100

BERNSTEIN FILE NO. F0053937

DEUTSCHE BANK TRUST COMPANY
AMERICAS F/K/A BANKERS TRUST
COMPANY AS TRUSTEE, Assignee
of NATIONAL CITY MORTGAGE
COMPANY

DIANNE M. DENWORTH

Defendant

AFFIDAVIT OF COMPLIANCE WITH ACT 91

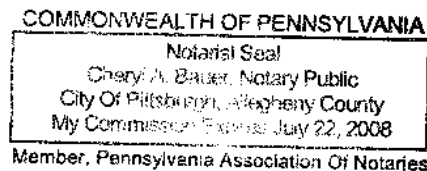
COMMONWEALTH OF PENNSYLVANIA)
)
) (SS:
COUNTY OF ALLEGHENY)

Before me, the undersigned authority, personally appeared Lori A. Gibson, Esquire, who,
being duly sworn according to law, deposes and says that:

1. She is the attorney for the Plaintiff;
2. That we have complied with the terms of House Bill 500 which requires the sending of Act 91 Notices.

Lori A. Gibson, Esquire

Sworn to and subscribed
before me this 7th day
of July, 2005
Cheryl A. Bauer
Notary Public



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

DEUTSCHE BANK TRUST COMPANY
AMERICAS F/K/A BANKERS TRUST
COMPANY AS TRUSTEE, Assignee
of NATIONAL CITY MORTGAGE
COMPANY

Plaintiff

vs.

DIANNE M. DENWORTH

Defendant

Civil Action No. 2004-CV-1210

AFFIDAVIT PURSUANT
TO RULE 3129.1

2005-ED-88

FILED ON BEHALF OF
Plaintiff

COUNSEL OF RECORD FOR
THIS PARTY:

LORI A. GIBSON, ESQ.
PA I.D. #68013
Bernstein Law Firm, P.C.
Firm #718
2200 Gulf Tower
Pittsburgh, PA 15219
412-456-8100
BERNSTEIN FILE NO. F0053937

FILED
PROTHONOTARY
2005 JUL 11 A 9:31
CLERK OF COURTS OF PIERCE
AND FENNER
COLUMBIA, PA

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

DEUTSCHE BANK TRUST COMPANY AMERICAS
F/K/A BANKERS TRUST COMPANY AS TRUSTEE,
Assignee of NATIONAL CITY MORTGAGE Co.

Plaintiff

vs.

Civil Action No. 2004-CV-1210

DIANNE M. DENWORTH

Defendant

AFFIDAVIT PURSUANT TO RULE 3129.1

DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A BANKERS TRUST COMPANY AS TRUSTEE, Assignee of NATIONAL CITY MORTGAGE COMPANY, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 1309 W. Front Street, Berwick, PA 18603. (see Deed description attached):

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

DIANNE M. DENWORTH
1309 W. Front Street
Berwick PA 18603

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

DIANNE M. DENWORTH
1309 W. Front Street
Berwick PA 18603

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

DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A BANKERS TRUST COMPANY AS TRUSTEE, Assignee of NATIONAL CITY MORTGAGE COMPANY c/o Bernstein Law Firm, P.C.
2200 Gulf Tower
Pittsburgh, PA 15219

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

DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A BANKERS TRUST COMPANY AS TRUSTEE, Assignee of NATIONAL CITY MORTGAGE COMPANY c/o Bernstein Law Firm, P.C.
2200 Gulf Tower
Pittsburgh, PA 15219

And
3 Park Plaza, 16th Floor
Irvine, CA 92614-9539

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

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:
Unknown

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:

Columbia County- Tax Claim Bureau
County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Columbia County- Common Pleas Family Division
County Courthouse 35 West Main Street
Bloomsburg, PA 17815

BOROUGH OF BERWICK
344 Market Street
Berwick, PA 18603

Pennsylvania-American Water Co.
702 S Front Street
Milton, PA 17847

Berwick Area School District
500 Line Street
Berwick, PA 18603

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.

7-6-05
Date


Attorney for Plaintiff

NOTICE

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

DEUTSCHE BANK TRUST COMPANY
AMERICAS F/K/A BANKERS TRUST
COMPANY AS TRUSTEE, Assignee
of NATIONAL CITY MORTGAGE
COMPANY,

Plaintiff

vs.

CIVIL DIVISION
Civil Action No. 2004-CV-1210

DIANNE M. DENWORTH,

Defendant

DEED DESCRIPTION

All the right, title, interest and claim of, of, in and to

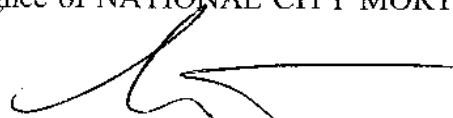
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BEGINNING on the east by Lot No. 46; on the south by Front Street; on the west by Lot No. 48; and on the north by Schley Alley, being 45 feet in width and 178 feet in depth, and being numbered and designated as Lot No. 47 of Michael's Addition to West Berwick, Columbia County, Pennsylvania. It is covenanted and agreed between the Grantors and Grantees in Deed Book 166, page 622, in and for County of Columbia, that no building or buildings shall be erected on the above described lot nearer than 30 feet to Front Street.

TOGETHER with all and singular the buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents issues and profits thereof, and all the estate, right, title, interest, property claim and demand whatsoever of it, the said Grantor, either in law or equity, of, in and to the same.

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Judgment was recovered in the Court of Common Pleas of COLUMBIA County, Civil Action, as of No. 2004-CV-1210, seized and taken in execution as the property of DIANNE M. DENWORTH at the suit of DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A BANKERS TRUST COMPANY AS TRUSTEE, Assignee of NATIONAL CITY MORTGAGE COMPANY.



Attorney for Plaintiff

JOSEPH J. BERNSTEIN (PA, FL)
ROBERT S. BERNSTEIN (PA, FL, WV, NY)
NICHOLAS D. KRAWEC (PA, NC, OH)
LORI A. GIBSON (PA)

BERNSTEIN

LAW FIRM, P.C.

TRADITION • TECHNOLOGY • TALENT

MARLENE J. BERNSTEIN (PA, FL)
CHARLES E. BORINIS (PA, WV)
KIRK B. BURKLEY (PA)
DEBORAH R. ERBSTEIN (PA)
CHRISTOPHER M. BOBACK (PA)

(STATES OF ADMISSION)

SUITE 2200 GULF TOWER, PITTSBURGH, PENNSYLVANIA 15219-1900 • 800-927-3197 • 412-456-8100 FAX 412-456-8135
WWW.BERNSTEINLAW.COM MAIL@BERNSTEINLAW.COM

Columbia County Sheriff
P.O. Box 380
Bloomsburg, PA 17815

July 8, 2005

Re: National City Mortgage
Vs: Dianne M Denworth
2004-CV-1210 - COURT CASE NUMBER
BERNSTEIN FILE NO. F0053937

Dear Sheriff:

We have sent the Prothonotary a Praecipe for Writ of Execution and have asked that the Writ be delivered to you. We have enclosed our instructions concerning service. Please follow those instructions, and, when the levy (or service) is made, send us a copy of the levy sheet.

Also we have enclosed our check for the amount of your fee.

At the bottom of this letter, please fill in the requested information and return this letter with the filing receipts and the levy sheet in the enclosed envelope.

Thank you for your cooperation and assistance.

BERNSTEIN LAW FIRM, P.C

Our Check No. _____ \$ _____

Levy (Service) made _____

At _____

Sale Set for _____

Garnishee served _____

CLERK OF COURTS OFFICE
CITY OF COLUMBIA, PA

FILED
PROTHONOTARY
2005 JUL 11 A 9:31

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

DEUTSCHE BANK TRUST COMPANY
AMERICAS F/K/A BANKERS TRUST
COMPANY, as Trustee, Assignee of
NATIONAL CITY MORTGAGE COMPANY

Plaintiff

vs

DIANNE M. DENWORTH

Defendant

No.:

2004-CV-1210

FILED
PROTHONOTARY
2005 MAR -1 A 8:42
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

ORDER OF COURT AUTHORIZING SERVICE OF PROCESS BY POSTING THE PREMISES
PURSUANT TO PA. R.C.P. 430 AND 3129.2

AND NOW, to-wit, this 28th day of Feb, 2005, upon consideration of the foregoing Petition and its attached SUPPORTING AFFIDAVIT, it is hereby ORDERED, ADJUDGED AND DECREED that the Plaintiff be and is hereby authorized to obtain service on Defendant of the Notice and Complaint by posting of the premises at 1309 W. Front Street, Berwick, PA 18603 with a copy of the Notice and Complaint and by mailing a copy via regular mail to the Defendant's last known address in accordance with PA R.C.P. 430 and 3129.2. Service to be effective upon mailing.

BY THE COURT:

15/ Scott W. Kaus J.

FILED
PROTHONOTARY
2005 JUL 11 A 9:32
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

DEUTSCHE BANK TRUST COMPANY
AMERICAS F/K/A BANKERS TRUST
COMPANY AS TRUSTEE, Assignee
of NATIONAL CITY MORTGAGE
COMPANY

Plaintiff

vs.

Civil Action No. 2004-CV-1210

2005-ED-88

DIANNE M. DENWORTH

Defendant

NOTICE TO DEFENDANTS

TO: DIANNE M. DENWORTH
1309 W. FRONT STREET
BERWICK, PA 18603

Your house at 1309 W. Front Street, Berwick, PA 18603, is scheduled to be sold at Sheriff's Sale on _____ at _____ A.M. in the COLUMBIA COUNTY COURTHOUSE in Bloomsburg, Pennsylvania, 17815 to enforce the Court Judgment of \$38,421.53 obtained by DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A BANKERS TRUST COMPANY AS TRUSTEE, Assignee of NATIONAL CITY MORTGAGE COMPANY.

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 Deutsche Bank Trust Company Americas the back payments, late charges costs and reasonable attorneys fees due. To find out how much you must pay, you may call Bernstein Law Firm, P.C. at 412-456-8100.
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 (412) 456-8100.
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 (412) 456-8100.
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 house. A Schedule of Distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days of the sale date. 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 date on which the Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

NOTICE

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

BERNSTEIN LAW FIRM, P.C.
2200 GULF TOWER
PITTSBURGH, PA 15222
(412) 456-8100

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

DEUTSCHE BANK TRUST COMPANY
AMERICAS F/K/A BANKERS TRUST
COMPANY AS TRUSTEE, Assignee
of NATIONAL CITY MORTGAGE
COMPANY,

Plaintiff

vs.

DIANNE M. DENWORTH,

Defendant

CIVIL DIVISION

Civil Action No. 2004-CV-1210

2005-ED-88

DEED DESCRIPTION

All the right, title, interest and claim of, of, in and to

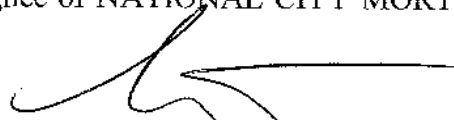
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Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

DEUTSCHE BANK TRUST COMPANY
AMERICAS F/K/A BANKERS TRUST
COMPANY AS TRUSTEE, Assignee
of NATIONAL CITY MORTGAGE
COMPANY

Plaintiff

vs.

DIANNE M. DENWORTH

Defendant

Civil Action No. 2004-CV-1210

AFFIDAVIT OF LAST
KNOWN ADDRESS

2005-ED-88

FILED ON BEHALF OF
Plaintiff

COUNSEL OF RECORD FOR
THIS PARTY:

LORI A. GIBSON, ESQ.
PA I.D. #68013
Bernstein Law Firm, P.C.
Firm #718
2200 Gulf Tower
Pittsburgh, PA 15219
412-456-8100

BERNSTEIN FILE NO. F0053937

CLERK OF COURTS OFFICE
CITY OF COLUMBIA, PA

2005 JUL 11 A 9:32

FILED
NOTHONOTARY

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

DEUTSCHE BANK TRUST COMPANY
AMERICAS F/K/A BANKERS TRUST
COMPANY AS TRUSTEE, Assignee
of NATIONAL CITY MORTGAGE
COMPANY

Plaintiff

vs.

Civil Action No. 2004-CV-1210

DIANNE M. DENWORTH

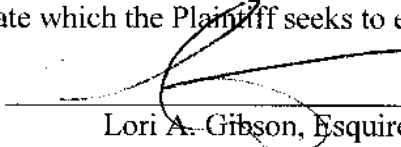
Defendant

AFFIDAVIT OF LAST KNOWN ADDRESS


COMMONWEALTH OF PENNSYLVANIA)
(SS:
COUNTY OF ALLEGHENY)

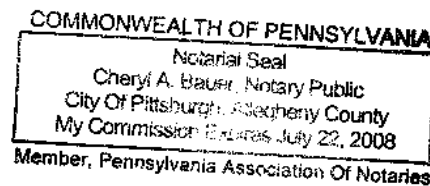
Before me, the undersigned authority, personally appeared Lori A. Gibson, Esquire, who, being duly sworn according to law, deposes and says that:

1. She is the attorney for the Plaintiff:
2. The last known address of the Defendants is: 1309 W. Front Street, Berwick, PA 18603
3. The Defendant is the owner of the real estate which the Plaintiff seeks to execute upon.


Lori A. Gibson, Esquire

Sworn to and subscribed
before me this 14th day
of July, 2005


Notary Public



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

DEUTSCHE BANK TRUST COMPANY
AMERICAS F/K/A BANKERS TRUST
COMPANY AS TRUSTEE, Assignee
of NATIONAL CITY MORTGAGE
COMPANY

Plaintiff

vs.

DIANNE M. DENWORTH

Defendant

Civil Action No. 2004-CV-1210

AFFIDAVIT OF COMPLIANCE
WITH ACT 91

2005-ED-88

FILED ON BEHALF OF
Plaintiff

COUNSEL OF RECORD FOR
THIS PARTY:

LORI A. GIBSON, ESQ.
PA I.D. #68013
Bernstein Law Firm, P.C.

Firm #718
2200 Gulf Tower
Pittsburgh, PA 15219
412-456-8100

BERNSTEIN FILE NO. F0053937

CLERK OF COURTS OFFICE
CITY OF COLUMBIA, PA

2005 JUL 11 A 9:32

FILED
NOTARIAL

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

DEUTSCHE BANK TRUST COMPANY
AMERICAS F/K/A BANKERS TRUST
COMPANY AS TRUSTEE, Assignee
of NATIONAL CITY MORTGAGE
COMPANY

Plaintiff

vs.

Civil Action No. 2004-CV-1210

DIANNE M. DENWORTH

Defendant

AFFIDAVIT OF COMPLIANCE WITH ACT 91


COMMONWEALTH OF PENNSYLVANIA)

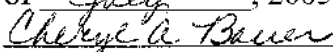
(SS:

COUNTY OF ALLEGHENY)

Before me, the undersigned authority, personally appeared Lori A. Gibson, Esquire, who,
being duly sworn according to law, deposes and says that:

1. She is the attorney for the Plaintiff:
2. That we have complied with the terms of House Bill 500 which requires the sending of
Act 91 Notices.


Lori A. Gibson, Esquire

Sworn to and subscribed
before me this 7th day
of July, 2005

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Cheryl A. Bauer, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires July 22, 2008
Member, Pennsylvania Association Of Notaries

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

DEUTSCHE BANK TRUST COMPANY
AMERICAS F/K/A BANKERS TRUST
COMPANY AS TRUSTEE, Assignee
of NATIONAL CITY MORTGAGE
COMPANY

Plaintiff

vs.

DIANNE M. DENWORTH

Defendant

Civil Action No. 2004-CV-1210

AFFIDAVIT PURSUANT
TO RULE 3129.1

2005 ED. 88

FILED ON BEHALF OF
Plaintiff

COUNSEL OF RECORD FOR
THIS PARTY:

LORI A. GIBSON, ESQ.
PA I.D. #68013
Bernstein Law Firm, P.C.
Firm #718
2200 Gulf Tower
Pittsburgh, PA 15219
412-456-8100
BERNSTEIN FILE NO. F0053937

FILED
PROTHONOTARY
2005 JUL 11 A 9:32
CLERK OF COURTS OFFICE
CITY OF COLUMBIA, PA

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

DEUTSCHE BANK TRUST COMPANY AMERICAS
F/K/A BANKERS TRUST COMPANY AS TRUSTEE,
Assignee of NATIONAL CITY MORTGAGE Co.

Plaintiff

vs.

Civil Action No. 2004-CV-1210

DIANNE M. DENWORTH

Defendant

AFFIDAVIT PURSUANT TO RULE 3129.1

DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A BANKERS TRUST COMPANY AS TRUSTEE, Assignee of NATIONAL CITY MORTGAGE COMPANY, Plaintiff in the above action, sets forth as of the date the Praeipe for the Writ of Execution was filed the following information concerning the real property located at 1309 W. Front Street, Berwick, PA 18603. (see Deed description attached):

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

DIANNE M. DENWORTH
1309 W. Front Street
Berwick PA 18603

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

DIANNE M. DENWORTH
1309 W. Front Street
Berwick PA 18603

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

DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A BANKERS TRUST COMPANY AS TRUSTEE, Assignee of NATIONAL CITY MORTGAGE COMPANY c/o Bernstein Law Firm, P.C.
2200 Gulf Tower
Pittsburgh, PA 15219

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

DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A BANKERS TRUST COMPANY AS TRUSTEE, Assignee of NATIONAL CITY MORTGAGE COMPANY c/o Bernstein Law Firm, P.C.
2200 Gulf Tower
Pittsburgh, PA 15219

And
3 Park Plaza, 16th Floor
Irvine, CA 92614-9539

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

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:
Unknown

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:

Columbia County- Tax Claim Bureau
County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Columbia County- Common Pleas Family Division
County Courthouse 35 West Main Street
Bloomsburg, PA 17815

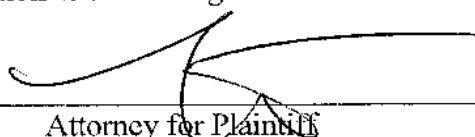
BOROUGH OF BERWICK
344 Market Street
Berwick, PA 18603

Pennsylvania-American Water Co.
702 S Front Street
Milton, PA 17847

Berwick Area School District
500 Line Street
Berwick, PA 18603

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.

7-6-05
Date


Attorney for Plaintiff

NOTICE

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

DEUTSCHE BANK TRUST COMPANY
AMERICAS F/K/A BANKERS TRUST
COMPANY AS TRUSTEE, Assignee
of NATIONAL CITY MORTGAGE
COMPANY,

Plaintiff

vs.

CIVIL DIVISION
Civil Action No. 2004-CV-1210

DIANNE M. DENWORTH,

Defendant

DEED DESCRIPTION

All the right, title, interest and claim of, of, in and to

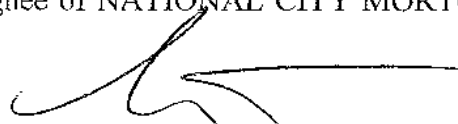
ALL THAT CERTAIN piece, parcel or tract of land situate on the northerly side of Front Street in Michael's Addition to West Berwick in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the east by Lot No. 46; on the south by Front Street; on the west by Lot No. 48; and on the north by Schley Alley, being 45 feet in width and 178 feet in depth, and being numbered and designated as Lot No. 47 of Michael's Addition to West Berwick, Columbia County, Pennsylvania. It is covenanted and agreed between the Grantors and Grantees in Deed Book 166, page 622, in and for County of Columbia, that no building or buildings shall be erected on the above described lot nearer than 30 feet to Front Street.

TOGETHER with all and singular the buildings, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents issues and profits thereof, and all the estate, right, title, interest, property claim and demand whatsoever of it, the said Grantor, either in law or equity, of, in and to the same.

BEING the same premises which Charles F. Cefalu and Lydia Cefalu, husband and wife, by deed dated August 29, 2001 and recorded August 30, 2001 in the office of the COLUMBIA County Recorder of Deeds in instrument number 200108679 granted and conveyed to DIANNE M. DENWORTH.

Judgment was recovered in the Court of Common Pleas of COLUMBIA County, Civil Action, as of No. 2004-CV-1210, seized and taken in execution as the property of DIANNE M. DENWORTH at the suit of DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A BANKERS TRUST COMPANY AS TRUSTEE, Assignee of NATIONAL CITY MORTGAGE COMPANY.



Attorney for Plaintiff

DEFENDANT DIANNE M. DENWORTH

WRIT NO. 2004-CV-1210

DEBT \$40,174.35

NAME OF ATTY. BERNSTEIN LAW FIRM, P.C.

SHORT DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate on the northerly side of Front Street in Michael's Addition to West Berwick in the Borough of Berwick, Columbia County, PA, Having erected thereon a dwelling k/a 1309 W. Front Street, Berwick PA 18603. Tax Parcel # 04D-08-035 Deed instrument number 200108679.

ATTENTION NEWSPAPERS: DO NOT PRINT ANYTHING APPEARING BELOW

DOUBLE LINE OR UNDERSCORED WITH ASTERISKS (**)**

THIS COMPLETED FORM MUST BE FILED IN TRIPLICATE ALONG WITH ONE COPY OF LONG DESCRIPTION AND WRIT. LONG DESCRIPTION MUST BE SIGNED AND CONTAIN LOT AND BLOCK DESIGNATION WHERE APPLICABLE.

(Use additional sheets for short description whenever necessary)

DEFENDANT DIANNE M. DENWORTH

WRIT NO. 2004-CV-1210

DEBT \$40,174.35

NAME OF ATTY. BERNSTEIN LAW FIRM, P.C.

SHORT DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate on the northerly side of Front Street in Michael's Addition to West Berwick in the Borough of Berwick, Columbia County, PA, Having erected thereon a dwelling k/a 1309 W. Front Street, Berwick PA 18603. Tax Parcel # 04D-08-035 Deed instrument number 200108679.

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DEFENDANT DIANNE M. DENWORTH

WRIT NO. 2004-CV-1210

DEBT \$40,174.35

NAME OF ATTY. BERNSTEIN LAW FIRM, P.C.

SHORT DESCRIPTION

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(Use additional sheets for short description whenever necessary)

BERNSTEIN LAW FIRM, P.C.

ATTORNEYS AT LAW
COST ACCOUNT
SUITE 2200 GULF TOWER
PITTSBURGH, PA 15219
412-456-8100

No. **034325** OUR FILE NO

F0053937

****One Thousand Three Hundred Fifty and xx/100 Dollars** CITY BANK**


PITTSBURGH, PA

B-12
430

DATE	CHECK NO.	AMOUNT
07/08/05	034325	\$1,350.00

NOT VALID AFTER 90 DAYS

PAY TO THE ORDER OF
Columbia County Sheriff
P.O. Box 380
Bloomsburg, PA 17815


BERNSTEIN LAW FIRM, P.C.
COST ACCOUNT

#034325# 10430001221 239439867#