

SHERIFF'S SALE COST SHEET

MERZ vs. Robert Affieci
 NO. 95-05 ED NO. 255-04 JD DATE/TIME OF SALE 10-12-05 1030

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.50</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>466.00</u>	

WEB POSTING	<u>258.6</u> \$150.00
PRESS ENTERPRISE INC.	<u>57</u> \$ <u>661.04</u>
SOLICITOR'S SERVICES	<u>58</u> \$75.00
TOTAL ***** \$ <u>886.04</u>	

PROTHONOTARY (NOTARY)	<u>59</u> \$10.00
RECORDER OF DEEDS	<u>60</u> \$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	<u>61</u> \$
SCHOOL DIST.	<u>20</u> \$ <u>671.07</u>
DELINQUENT	<u>20</u> \$ <u>5.00</u>
TOTAL ***** \$ <u>676.07</u>	

MUNICIPAL FEES DUE:

SEWER	<u>20</u> <u>63</u> \$ <u>506.43</u>
WATER	<u>20</u> \$
TOTAL ***** \$ <u>506.43</u>	

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

TOTAL COSTS (OPENING BID) \$ 2736.04

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

MERS vs Robert Altieri

NO. 95-05 ED NO. 255-04 JD

DATE/TIME OF SALE: 10-12-05 1030

BID PRICE (INCLUDES COST) \$ 2736.04

POUNDAGE - 2% OF BID \$ 54.72

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2790.76

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Jimmy S. Mull

Agent for Phelan, Hallinan & Schmeig

TOTAL DUE: \$ 2790.76

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1440.76

95

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

September 21, 2005

Office of the Sheriff
COLUMBIA County Courthouse
35 W. MAIN STREET
BLOMSBURG, PA 17815

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

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

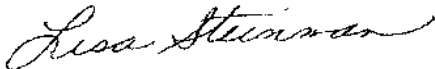
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

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

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

Yours truly,



LISA STEINMAN
for PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 10/12/05 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

) CIVIL ACTION

vs.

ROBERT O. ALTIERI

) CIVIL DIVISION
) NO. 2004-CV-255

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129


COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** hereby verify that on **7/28/05** true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: September 21, 2005


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Name and Address of Sender 

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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Pos
1	*****	TENANT/OCCUPANT 422 LASALLE STREET BERWICK, PA 18603	
2	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	
3	*****	COMMONWEALTH OF PENNSYLVANIA P.O. BOX 2675 HARRISBURG, PA 17105	
4	*****	CITIFINANCIAL, INC. 1115 OLD BERWICK ROAD BLOOMSBURG, PA 17815	
5	*****	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. 11200 WEST PARKLAND AVENUE MILWAUKEE, WI 53224	
6		MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. P.O. BOX 2026 PLINT, MI 48501-2026	
7			
8			
9			

TEAM 3

RE: ATTNERI, ROBERT

TEAM 3 / KJT

TEAM 3

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900.S913 and S921 for limitations of coverage.

UNITED STATES POSTAGE

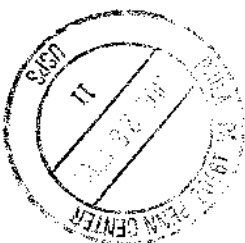
02 1A

0004300377

MAILED FROM ZIP CODE

\$ 01

JUL 20



Federman and Phelan is now
PHELAN HALLINAN & SCHMIEG, LLP

1617 John F. Kennedy Boulevard
Suite 1400

Philadelphia, PA 19103-1814
215-563-7000

Fax: 215-563-8656
mark.sweeney@fedphe.com

Mark Sweeney
Legal Assistant, ext. 1385

Representing Lenders in
Pennsylvania and New Jersey

October 13, 2005

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

Re: ALTERI, Robert O.
422 Lasalle Street
Berwick, PA 18603
No. 2004-CV-255

Dear Sir or Madam:

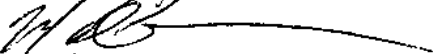
With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to Washington Mutual Bank, 11200 West Parkland Avenue, Milwaukee, WI, 53224.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly



Mark Sweeney

Enclosure

cc: Washington Mutual Bank

Account No. 604227793

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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Zip Code Zip Code

Page Number

Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A statement of value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

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

B TRANSFER DATA

Grantor(s)/Lessor(s): **Timothy T. Chamberlain - Sheriff Columbia County Courthouse** Date of Acceptance of Document: _____
Grantee(s)/Lessee(s): **WASHINGTON MUTUAL BANK**
Street Address: **P.O. Box 380, 35 W. Main Street** Street Address: **11200 West Parkland Avenue**
City: **Bloomsburg** State: **PA** Zip Code: **17815** City: **Milwaukee** State: **WI** Zip Code: **53224**

C PROPERTY LOCATION

Street Address: **422 Lasalle Street, Berwick, PA 18603** City, Township, Borough: **Borough of Berwick**
County: **Columbia** School District: **Borough of Berwick** Tax Parcel Number: **04C-05-177**

D VALUATION DATA

1. Actual Cash Consideration \$2,736.04	2. Other Consideration + -0-	3. Total Consideration = \$2,736.04
4. County Assessed Value \$14,996.00	5. Common Level Ratio Factor x 3.26	6. Fair Market Value = \$48,886.96

E EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%
---	---

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____
(Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument Number 2002-12466.
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above. _____)

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

Signature of Correspondent or Responsible Party

Daniel G. Schmieg, ESQUIRE

Date:

10/17/05

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

Federman and Phelan is now
PHELAN HALLINAN & SCHMIEG
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Fax: 215-563-8656
mark.sweeney@fedphe.com

Mark Sweeney
Legal Assistant, ext. 1385

Representing Lenders in
Pennsylvania and New Jersey

October 19, 2005

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

Re: ALTIERI, Robert O.
422 LaSalle Street
Berwick, PA 18603
No. 2004-CV-255

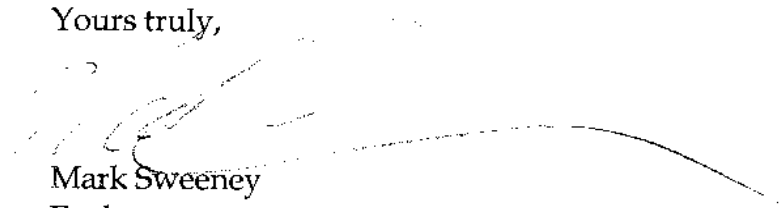
Dear Sir or Madam:

With reference to the above captioned property, there is an unpaid balance to your office in the amount of \$1,440.76. Enclosed you will find a check made out to your office in this amount to cover the unpaid balance.

Enclosed you will also find two self addressed stamped envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,



Mark Sweeney
Enclosure

cc: Washington Mutual Bank

Account No. 604227793

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

COMMERCE BANK
PHILADELPHIA, PA 19148

CHECK NO
459001

3-180/260

JMO 10182205

DATE	AMOUNT
10/19/2005	*****1,440.76

Pay ONE THOUSAND FOUR HUNDRED FORTY AND 76/100 DOLLARS

Void after 180 days

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

Travis S. Hallinan

SECURITY
FEDERAL RESERVE NOTE
SERIAL NO. 10182205

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

⑈459001⑈ ⑆036001808⑆36 150866 6⑈

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

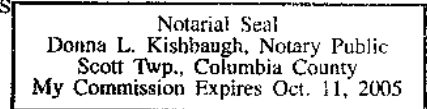
September 21, 28; October 5, 2005, as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all 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



Member, Pennsylvania Association of Notaries

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

.....

102595-02-M-1

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Samuel J. Venturi 95
☒ Agent ☒ Address

B. Received by (Printed Name)

JUL 25 200
 C. Date of Delivery

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7003 0500 0001 9056 0323

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:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Terrence A. Doyle 95
☒ Agent ☒ Address

B. Received by (Printed Name)

JUL 25 200
 C. Date of Delivery

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7003 0500 0001 9056 0293

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:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

J Moore 95
☒ Agent ☒ Address

B. Received by (Printed Name)

JUL 25
 C. Date of Delivery

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7003 0500 0001 9056 0330

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

MORTGAGE ELECTRONIC REGISTRATION 95ED2005
SYSTEMS, INC.

VS

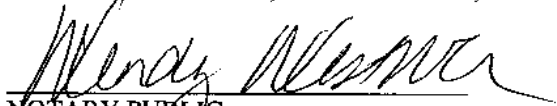
ROBERT O. ALTIERI

AFFIDAVIT OF SERVICE


NOW, THIS AUGUST 18, 2005, THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE WAS SERVED BY CERTIFIED MAILING TO ROBERT ALTIERI AT PO BOX 559 ATMORE, AL 36504 WITH ROBERT ALTIERI SIGNING FOR 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 THURSDAY, SEPTEMBER 08, 2005


NOTARY PUBLIC

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



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X _____

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

MORTGAGE ELECTRONIC REG. SYSTEMS

VS.

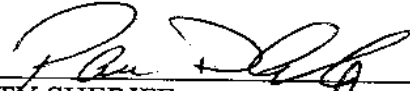
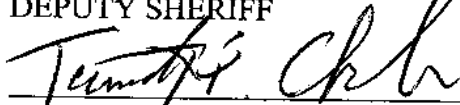
ROBERT ALTIERI

WRIT OF EXECUTION #95 OF 2005 ED

POSTING OF PROPERTY


September 8, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF ROBERT ALTIERI AT 422 LASALLE STREET. BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:


DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 9TH DAY OF SEPTEMBER 2005


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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/21/2005

SERVICE# 1 - OF - 15 SERVICES
DOCKET # 95ED2005

PLAINTIFF

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT
ATTORNEY FIRM

ROBERT O. ALTIERI
FEDERMAN & PHELAN

MOBILE - ALABAMA.

PERSON/CORP TO SERVED
ROBERT ALTIERI
325 EAST 3RD ST.
BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

759-7039

LAURA

KINGSTON

SERVED UPON _____

RELATIONSHIP _____

IDENTIFICATION _____

DATE _____

TIME _____

MILEAGE _____

OTHER _____

Race _____

Sex _____

Height _____

Weight _____

Eyes _____

Hair _____

Age _____

Military _____

*BRAD
COX*

379-1130

LANDLORD

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) *P.O. Box 559*

ATMORE, AL 36504-

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

Paul Dill *08.09.05*

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/21/2005

SERVICE# 4 - OF - 15 SERVICES
DOCKET # 95ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT ROBERT O. ALTIERI
ATTORNEY FIRM FEDERMAN & PHELAN

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

SERVED UPON ROCCO E. NESTICO

RELATIONSHIP ASST. MANAGER IDENTIFICATION _____

DATE 7-27-5 TIME 1340 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
<u>7-27-5</u>	<u>1245</u>	<u>ARTER</u>	<u>Moored</u>

DEPUTY J. Carter DATE 7-27-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/21/2005

SERVICE# 9 - OF - 15 SERVICES
DOCKET # 95ED2005

PLAINTIFF

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT
ATTORNEY FIRM

ROBERT O. ALTIERI
FEDERMAN & PHELAN

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Leslie Levan

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-26-05 TIME 1430 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Carter

DATE 7-26-05

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

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

ALTIERI ROBERT O
 420 LASALLE 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

FOR: COLUMBIA COUNTY

DATE
 03/01/2005

BILL NO.
 2279

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	14.996	5.646	82.98	84.67	93.14
SINKING		1.345	19.77	20.17	22.19
LIGHT		.75	11.02	11.25	11.81
FIRE		1.75	25.72	26.24	27.55
BORO RE		6.6	96.99	98.97	103.92
The discount & penalty have been calculated for your convenience			236.48	241.30	258.61
PAY THIS AMOUNT			Adm. fee If paid on or before June 30	If paid on or before June 30	If paid after June 30

Discount 2% 2%
 Penalty 10% 5%
 PARCEL: 04C-05 - 177-00.000
 422 LASALLE ST
 1286 Acres
 Land 2,500
 Buildings 12,496
 Total Assessment 14,996
 FILE COPY
 236.48
 # 009231077
 This tax returned to courthouse on: January 1, 2006
 4-18-05

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 DISCT. ALL OTHER TIMES MON, TUES, THURS 9:30-4
PHONE 570-752-7442

FOR BERWICK AREA SCHOOL DISTRICT					
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	14996	44.750	657.65	671.07	738.18
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE					
		PAY THIS AMOUNT	Sept 30 IF PAID ON OR BEFORE	Nov 30 IF PAID ON OR BEFORE	Dec 1-15 IF PAID AFTER
			657.65	671.07	738.18

ALTIERI ROBERT O
 420 LASALLE STREET
 BERWICK PA 18603

PROPERTY DESCRIPTION		ACCT.
PARCEL 04C05 177000000		21153
422 LASALLE ST	2500.00	
0679-0187	12496.00	
0.13 ACRES		
SCHOOL PENALTY 10%		
TAX RETURNED TO COURTHOUSE DEC 15		

Original MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

*Fin. Co. Boro paid by Washington Mutual Bty. Co.
 School tax will be mailed approx Aug 5, 2005
 Connie*

95

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 07/26/2005

Fee: \$5.00

Cert. NO: 1054

ALTIERI ROBERT O
420 LASALLE STREET
BERWICK PA 18603

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

Assessment: 14,996
Balances as of 07/26/2005

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

By: Timothy T. Chamberlain Per: dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/21/2005

SERVICE# 12 - OF - 15 SERVICES
DOCKET # 95ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT ROBERT O. ALTIERI
ATTORNEY FIRM FEDERMAN & PHELAN

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON DEB. M. HERR

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-26-5 TIME 1335 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY

J. C. [Signature]

DATE 2-26-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/21/2005

SERVICE# 5 - OF - 15 SERVICES
DOCKET # 95ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT ROBERT O. ALTIERI
ATTORNEY FIRM FEDERMAN & PHELAN

PERSON/CORP TO SERVED
TENANT(S)
422 LASALLE ST.
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON POSTED - VACANT

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-22-05 TIME 1245 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 <u>Ru Dell</u>	_____	DATE <u>07-22-05</u>	_____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/21/2005

SERVICE# 7 - OF - 15 SERVICES
DOCKET # 95ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT ROBERT O. ALTIERI
ATTORNEY FIRM FEDERMAN & PHELAN

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

SERVED UPON KRISTY Romig

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-22-05 TIME 1240 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. 22 05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/21/2005

SERVICE# 8 - OF - 15 SERVICES
DOCKET # 95ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT ROBERT O. ALTIERI
ATTORNEY FIRM FEDERMAN & PHELAN

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Person

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7/22/05 TIME 1315 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 Hill DATE 07/22/05



July 22, 2005

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

VS

ROBERT O. ALTIERI

DOCKET # 95ED2005

JD # 255JD2004

Dear Timothy:

The balance on sewer account #132142 for the property located at 422 LaSalle Street, Berwick through October 2005 is \$506.43.

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

Sincerely,

Kristy Romig
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

REAL ESTATE OUTLINE

ED # 95-05

DATE RECEIVED 7-21-05
DOCKET AND INDEX 7-22-05
SET FILE FOLDER UP 7-22-05

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# 440360

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

SALE DATE Oct. 12, 2005 TIME 1030
POSTING DATE Sept. 8
ADV. DATES FOR NEWSPAPER
1ST WEEK Sept. 21
2ND WEEK 28
3RD WEEK Oct. 5, 05

SHERIFF'S SALE

WEDNESDAY OCTOBER 12, 2005 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 95 OF 2005 ED AND CIVIL WRIT NO. 255 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

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

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

TAX PARCEL #04C-05-177

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

TERMS OF SALE

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

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

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

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

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

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

SHERIFF'S SALE

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

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

SHERIFF'S SALE

WEDNESDAY OCTOBER 12, 2005 AT 10:30 AM

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

TAX PARCEL #04C-05-177

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

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

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

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

vs.

ROBERT O. ALTIERI

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2004-CV-255 Term 2004

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OF _____ COLUMBIA _____ COUNTY, PENNSYLVANIA:

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

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

Amount Due

\$72,145.95

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

\$_____ and costs.

Dated

7/21/05
(SEAL)

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

Proth. & Clk. Of Sev. Courts
My Com. Ex. 1st Mon. Jan 2008

DESCRIPTION

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

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

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

TAX PARCEL #04C-05-177

Premises being: 422 LASALLE STREET, BERWICK, PA 18603

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

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

MORTGAGEE: CESTRONIC
RESPONSE: SYSTEMS, INC.

RETURN TO: CLERK

Court: Pennsylvania:

Cot:

TO: CLERK OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PROPERTY: 143 BASALLE STREET, BERWICK, PA 18603
(see Legal Description attached)

Amount Due

\$72,145.95

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

\$_____and costs.

Date:

7/21/05

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

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

DESCRIPTION

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TAX PARCEL #04C-05-177

Premises being: 422 LASALLE STREET, BERWICK, PA 18603

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

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

MO TRONIC
REC SYSTEMS, INC.

ROE BERI

Comm Pennsylvania:

Count

TO T OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREM 100 LASALLE STREET, BERWICK, PA 18603
(See Legal Description attached)

Amount Due

\$72,145.95

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

\$_____and costs.

Dated ..

7/21/05

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

Proth. & Clk. Of Sev. Courts
My Com. Ex. 1st Dec. Term 2006

DESCRIPTION

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

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TAX PARCEL #04C-05-177

Premises being: 422 LASALLE STREET, BERWICK, PA 18603

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

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

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

Plaintiff,

v.

**ROBERT O. ALTIERI
325 EAST 3RD STREET
BERWICK, PA 18603**

Defendant(s).

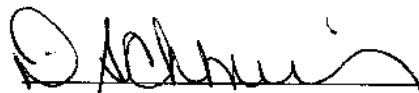
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:
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
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: CIVIL DIVISION
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: NO. 2004-CV-255
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CERTIFICATION

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

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

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

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

Plaintiff,

v.

**ROBERT O. ALTIERI
325 EAST 3RD STREET
BERWICK, PA 18603**

Defendant(s).

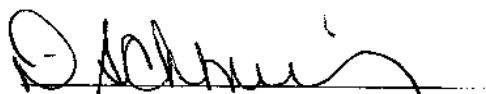
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: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
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: **CIVIL DIVISION**
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: **NO. 2004-CV-255**
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CERTIFICATION

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

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

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


DANIEL G. 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.

Defendant(s).

**COLUMBIA COUNTY
COURT OF COMMON PLEAS**

CIVIL DIVISION

NO. 2004-CV-255

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Plaintiff in the above action, by its attorney, **DANIEL G. SCHMIEG, ESQUIRE**, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **422 LASALLE STREET, BERWICK, PA 18603**.

- [illegible]

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

Same as above

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

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

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.	11200 WEST PARKLAND AVENUE MILWAUKEE, WI 53224
---	---

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

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

CITIFINANCIAL, INC.	1115 OLD BERWICK ROAD BLOOMSBURG, PA 17815
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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.)
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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.)
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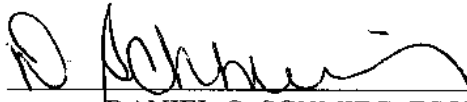
TENANT/OCCUPANT	422 LASALLE STREET BERWICK, PA 18603
-----------------	---

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

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

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

July 18, 2005
Date



DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

**MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.**

8201 GREENSBORO DRIVE, SUITE 350

MCLEAN, VA 22102

Plaintiff,

v.

ROBERT O. ALTIERI

325 EAST 3RD STREET

BERWICK, PA 18603

Defendant(s).

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

**AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQUIRE, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **422 LASALLE STREET, BERWICK, PA 18603.**

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

NAME

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

ROBERT O. ALTIERI

**325 EAST 3RD STREET
BERWICK, PA 18603**

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

NAME

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

Same as above

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

Name

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

MORTGAGE
ELECTRONIC
REGISTRATION
SYSTEMS, INC.

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

MORTGAGE
ELECTRONIC
REGISTRATION
SYSTEMS, INC.

11200 WEST PARKLAND AVENUE
MILWAUKEE, WI 53224

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.)

WELLS FINANCIAL, INC.

1115 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

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.)

Name

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.)

Name

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

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

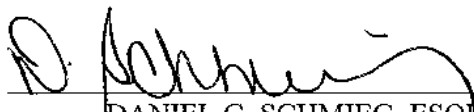
TENANT/OCCUPANT 422 LASALLE STREET
BERWICK, PA 18603

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

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

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.

July 18, 2005
Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

MORTGAGE ELECTRONIC

REGISTRATION SYSTEMS, INC.

8201 GREENSBORO DRIVE, SUITE 350

MCLEAN, VA 22102

Plaintiff,

v.

ROBERT O. ALTIERI

325 EAST 3RD STREET

BERWICK, PA 18603

Defendant(s).

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COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2004-CV-255

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: ROBERT O. ALTIERI
325 EAST 3RD STREET
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 **422 LASALLE STREET, BERWICK, PA 18603** is scheduled to be sold at Sheriff's Sale on _____, at _____ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$72,145.95** 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.

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.

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 your chance 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.

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 _____. The schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.

7. You may also have other rights and defenses or ways of getting your home back if you act immediately after the Sale.

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

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

DESCRIPTION

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

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


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

TAX PARCEL #04C-05-177

Premises being: 422 LASALLE STREET, BERWICK, PA 18603

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

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

 (SEAL)
(Attorney for Plaintiff(s))

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

 (SEAL)
(Attorney for Plaintiff(s))

HARRY A. ROADARMEL
COLUMBIA County, Pa.

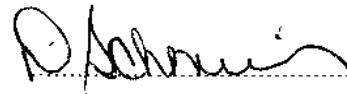
....., 20
Sheriff

Sir: — There will be placed in your hands

for service a Writ of EXECUTION (REAL ESTATE), styled as

follows: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
vs ROBERT O. ALTIERI

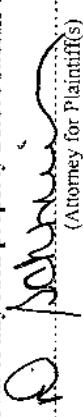
The defendant will be found at 325 EAST 3RD STREET, BERWICK,
PA 18603

 Attorney for Plaintiff

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

See attached legal description
.....
.....
.....

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

 (Attorney for Plaintiff(s)) (SEAL)

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

 (Attorney for Plaintiff(s)) (SEAL)

HARRY A. ROADARMEL
COLUMBIA County, Pa.

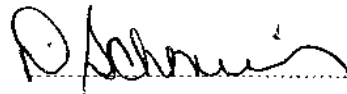
Sheriff

Sir: — There will be placed in your hands

for service a Writ of EXECUTION (REAL ESTATE)

follows: MORTGAGE ELECTRONIC REGISTRATION SYSTEM
vs ROBERT O. ALTIERI

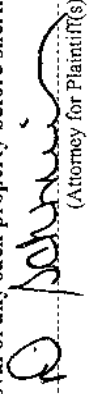
The defendant will be found at 325 EAST 3RD STREET, PHILADELPHIA, PA 18603

 Attorney for Plaintiff

If Writ of Execution, state below where defendants will have that foods and chattels shall be seized and be levied upon. If real estate, have double spaced typed written copies of description as it shall appear on the deed together with Street and Number of the premises. Please deliver to us with the old deed or mortgage.

See attached legal description

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

 (Attorney for Plaintiff(s)) (SEAL)

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

 (Attorney for Plaintiff(s)) (SEAL)

HARRY A. ROADARMEL
COLUMBIA County, Pa.

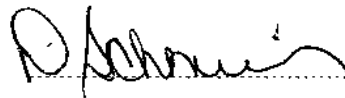
Sheriff

Sir: — There will be placed in _____ hands

for service a Writ of _____ EXECUTION (REAL ESTATE) _____

follows: MORTGAGE ELECTRONIC REGISTRATION SYSTEM
vs ROBERT O. ALTIERI

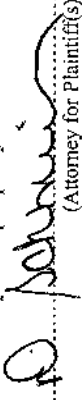
The defendant will be found at 325 EAST 3RD STREET, COCK, PA 18603

 Attorney for Plaintiff

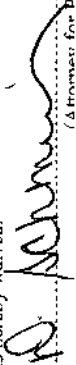
If Writ of Execution, state below where defendants will be found that foods and chattels shall be seized and be levied upon. If real estate, have double spaced typed written copies of description as it shall appear on deed together with Street and Number of the premises. Please do not mix with the old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

See attached legal description _____

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

 (Attorney for Plaintiff(s)) (SEAL)

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

 (Attorney for Plaintiff(s)) (SEAL)

HARRY A. ROADARMEL
COLUMBIA County, Pa.

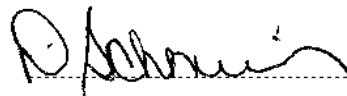
Sheriff

Sir: — There will be placed in your hands

for service a Writ of _____ EXECUTION (REAL ESTATE) _____ AS

follows: MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC.
vs ROBERT O. ALTIERI

The defendant will be found at 325 EAST 3RD STREET, PHILADELPHIA, VICK,
PA 18603

 Attorney for Plaintiff

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

See attached legal description _____

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Plaintiff MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.		Expiration date 2004-CV-255
Defendant ROBERT O. ALTIERI &		Type or Writ of Complaint EXECUTION/NOTICE OF SALE
SERVE AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. ROBERT O. ALTIERI ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 325 EAST 3RD STREET, BERWICK, PA 18603	

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

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

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

RETURNED:

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

SHERIFF'S DEPARTMENT

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

Plaintiff MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.	Court Number 2004-CV-255
Defendant ROBERT O. ALTIERI &	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

SERVE

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
 ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
325 EAST 3RD STREET, BERWICK, PA 18603

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

 Sheriff of COLUMBIA County, Penna.

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

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


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

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

RETURNED:

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

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.
		Expiration date
Plaintiff	Court Number	
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.	2004-CV-255	
Defendant	Type or Writ of Complaint	
ROBERT O. ALTIERI &	EXECUTION/NOTICE OF SALE	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SAID.	
	ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 422 LASALLE STREET, BERWICK, PA 18603	

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

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

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

Sheriff of COLUMBIA County, Penna.

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

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

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

PLAINTIFF	Court Number
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RETURNED:

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

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TAX PARCEL #04C-05-177

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ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTIVE PAPER WITH MICROPRINTED BORDER. SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES. 1
PHELAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
440360

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
07/18/2005	*****1,350.00

Void after 90 days

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

Travis S. Hallinan

⑈440360⑈ ⑆036001808⑆36 150855 5⑈