

SHERIFF'S SALE COST SHEET

NO. MEV2S VS. Civil Union
 NO. 67-51 ED NO. 324-07 JD DATE/TIME OF SALE June 27 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$180.00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$27.50
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$12.50
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$6.00
NOTARY	\$10.00
TOTAL ***** \$ <u>402.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$652.84
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>877.84</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$4.50
TOTAL ***** \$ <u>14.50</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$348.85
SCHOOL DIST. 20	\$
DELINQUENT 20	\$5.00
TOTAL ***** \$ <u>353.85</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$396.67
WATER 20	\$168.41
TOTAL ***** \$ <u>565.08</u>	

SURCHARGE FEE (DSTE)	\$130.00
MISC.	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2515.51

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

MEKS VS Emily Winters
NO. 67-07 ED NO. 324-07 JD

DATE/TIME OF SALE: June 27 1000

BID PRICE (INCLUDES COST) \$ 55106.00

POUNDAGE - 2% OF BID \$ 1102.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3727.67

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Michael G. Cleverley on Behalf of
MICHAEL G. CLEVERLEY ALLY WINTERS

TOTAL DUE: \$ 3727.67

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2227.67

Mancini & Associates

201A Fairview Drive
Monaca, PA 15061
Phone (724) 728-4233
Fax (724) 728-4239
mancinilawfirm@comcast.net

Daniel J. Mancini, Esq.
*Licensed in PA and FL

July 5, 2007

Columbia County Sheriff
ATTN: Tim Chamberlain
P.O. Box 380
35 West Main Street
Bloomsburg, PA 17815

RE: MORTGAGE ELECTRONIC
VS
CINDY F. WHALEN
2007-CV-324
DEED INSTRUCTION AND SETTLEMENT LETTER

Dear Sheriff:

Per your instruction, attached is a copy of the filed Assignment of Bid assigning the Grantee for the above mentioned case as:

Aegis Mortgage Corporation

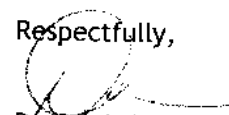
Whose address is:
9990 Richmond, Suite 400
Houston, TX 77042

Per a call to the recorders office as long as this Assignment of Bid is attached to the Deed they will record the deed.

Once Deed is recorded please return in the SASE provided to:
Mancini & Associates
201A Fairview Drive
Monaca, PA 15061

If there is anything you need to assist you in this matter, please do not hesitate to contact me. Your assistance in this matter is greatly appreciated.

Respectfully,


Daniel J. Mancini, Esq.
PA ID: 39353

Mancini & Associates

201A Fairview Drive
Monaca, PA 15061
Phone (724) 728-4233
Fax (724) 728-4239
mancinilawfirm@comcast.net

Daniel J. Mancini, Esq.
*Licensed in PA and FL

July 2, 2007

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

RE: MORTGAGE ELECTRONIC
VS
CINDY F. WHALEN
2007-CV-324
DEED INSTRUCTION AND SETTLEMENT LETTER

Dear Sheriff:

f
a

7-5
left M&S,
125 West
Main?

check for the amount of \$2,227.67. This is the
costs and fees were paid in reference to the
please assign the name of the Grantee as:

Corporation

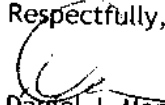
ress is:
, Suite 400
77042

rn in the SASE provided to:
ociates
/ Drive
5061

cont

in this matter, please do not hesitate to
' appreciated.

Respectfully,


Daniel J. Mancini, Esq.
PA ID: 39353

☒ Addressee's Name
☒ Date of Delivery
 C. Date of Delivery
 4/23/07
 B. Received by (Printed Name)
 J. McDevitt
 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

7006 0100 0003 5231 4462

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
☒ Agent
☒ Address
 B. Received by (Printed Name)
 J. McDevitt
 C. Date of Delivery
 APR 23 2007
 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) 7006 0100 0003 51 4499

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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
☒ Address
 B. Received by (Printed Name)
 FAITH ALBERT
 C. Date of Delivery
 4/23
 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) 7006 0100 0003 5231 4475

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

COMMONWEALTH OF 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
☒ Agent
☒ Address
 B. Received by (Printed Name)
 Samuel J. Venturo
 C. Date of Delivery
 APR 24 2007
 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) 7006 0100 0003 5231 4505

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

- 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

2. Article Number (Transfer from service label)

PS Form 3811, February 2004



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
PO BOX 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

MANCINI & ASSOCIATES

Telephone Number:

(724) 728-4233

Street Address

201A FAIRVIEW DRIVE

City

MONACA

State

PA

Zip Code

15061

B. TRANSFER DATA

Grantor(s)/Lessor(s)

COLUMBIA COUNTY SHERIFF

Street Address

35 WEST MAIN STREET

City

BLUMSBURG

State

PA

Zip Code

17815

Date of Acceptance of Document

Grantee(s)/Lessee(s)

AEGIS MORTGAGE CORPORATION

Street Address

9990 RICHMOND, SUITE 400

City

HOUSTON

State

TX

Zip Code

77042

C. PROPERTY LOCATION

Street Address

227 N. 2ND ST.

County

COLUMBIA

School District

City, Township, Borough

CATAWISSA TWP

Tax Parcel Number

08-02-098

D. VALUATION DATA

1. Actual Cash Consideration

3727.57

2. Other Consideration

+ 0

4. County Assessed Value

21187.00

5. Common Level Ratio Factor

x 3.47

3. Total Consideration

= 3727.57

6. Fair Market Value

= 73,518.89

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

☐ Transfer to Industrial Development Agency.

(Name of Decedent)

(Estate File Number)

☐ 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 200500273, 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

6-29-07

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

DANIEL J. MANCINI
ATTORNEY AT LAW
201A FAIRVIEW DRIVE 724-728-4233
MONACA, PA 15061

60-7392/2433
2792038426

8291

DATE 7-2-07

PAY TO COLUMBIA COUNTY SHERIFF

\$ 2,227.67

THE ORDER OF

TWENTY-TWO HUNDRED TWENTY-SEVEN + 67/100

DOLLARS



HOPEWELL OFFICE
ALQUIPPA, PA 15001

MEMO WHARF 2007-CV-324

Handwritten signature

8291

1:2433732221: 2792038426

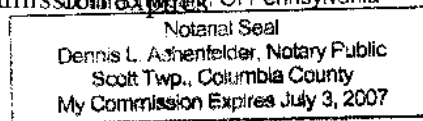
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry, 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 June 6, 13, 20, 2007 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 21st day of June, 2007.

(Notary Public)

My commission expires July 3, 2007



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.

CATAWISSA BOROUGH

Phone: (570) 356-2561

P. O. BOX 44

Fax: (570) 356-2794

(570) 356-2365

307 MAIN STREET

cataboro@digital-link.net

CATAWISSA, PENNA. 17820**To:** Timothy Chamberlain**From:** Catawissa Borough (Kim)**Fax #:** 389-5625**Re:** Sheriff Sale Charges**Message:** Charges in Electric & Sewer for the following:

Cindy Whalen
Docket #67ED2007
Electric: \$297.87
Sewer: \$88.20

Total: 386.07

Scott Bunge
Docket #30ED2007
Elect: 54.77
Sewer: 22.05

Total: 76.82

Lisa R. Edkin
Docket #43ED2007
Electric: 1086.19
Sewer 44.10

Total: 1130.29

Thank you.
Kim, Acting Secretary

Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

Phone: 570-356-2172 Fax: 570-356-7695

June 22, 2007

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

RE: PNC Bank, N.A. vs. Scott A. Bunge
Docket # 30ED2007 JD # 1396JD2006

Wells Fargo Bank, N.A. vs. Lisa R. Edkin
Docket # 43ED2007 JD # 90JD2007

Mortgage Electronic Registration Systems vs. Cindy F. Whalen
Docket # 67ED2007 JD # 324JD2007

Dear Sheriff Chamberlain:

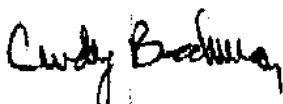
Following are the water utility amounts owed to the Catawissa Water Authority by the above referenced properties.

The following is a summation of amount owed as of June 22, 2007:

Scott A. Bunge - 141 South 4th St., Catawissa, PA	\$ 43.70 (Updated)
Lisa R. Edkin - 516 North 4th St., Catawissa, PA	\$ 106.10
Cindy F. Whalen - 227 North 2nd St., Catawissa, PA	\$ 168.41

If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

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 REGISTRATIONS
SYSTEMS, INC.

VS.

CINDY WHALEN

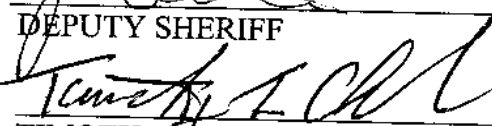
WRIT OF EXECUTION #67 OF 2007 ED

POSTING OF PROPERTY

May 24, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF CINDY WHALEN AT 227 N. 2ND STREET CATAWISSA
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 29TH DAY OF MAY 2007



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
Commission Expires November 07, 2009

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

MORTGAGE ELECTRONIC REGISTRATION Docket # 67ED2007
SYSTEMS, INC. AS NOMINEE FOR AEGIS
FUNDING CORPORATION

VS

MORTGAGE FORECLOSURE

CINDY F. WHALEN

AFFIDAVIT OF SERVICE


NOW, THIS FRIDAY, APRIL 27, 2007, AT 11:00 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON CINDY WHALEN AT 227 N 2ND ST., CATAWISSA BY HANDING
TO MICHAEL WHALEN, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

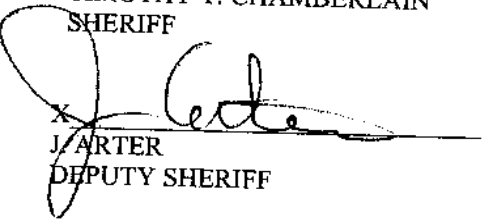
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, APRIL 27, 2007


NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009

X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X

J. ARTER
DEPUTY SHERIFF

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC AS NOMINEE FOR AEGIS
FUNDING CORPORATION

PLAINTIFF

VS

CINDY F. WHALEN

DEFENDANT

CIVIL ACTION - LAW

CASE NO: 2007-CV-324

MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Aliquippa, Pennsylvania on May 8, 2007, a true and correct copy of Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to all lien holders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), which mailing receipts are attached. Service addresses are as follows:

CHASE BANK OF TEXAS, NATIONAL ASSOCIATION
AS CUSTODIAN
801 W.Greens Road
Houston, TX 77067

By *[Signature]*
Daniel J. Mancini, Esq.
Attorney for Plaintiff

NO2 - Creditor - Whalen

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER			
Received From:	Mancini & Associates 201A Fairview Drive Monaca, PA 15061		
One piece of ordinary mail addressed to:			
<i>Chase Bank of Texas, National Association</i> <i>As Custodian</i> <i>801 W. Greens Road</i> <i>Houston, TX 77067</i>			

PS Form 3817, January 2001

500.00

UNITED STATES POSTAGE

MAY 8 2007

PA 15061

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC AS NOMINEE FOR AEGIS
FUNDING CORPORATION

PLAINTIFF

VS

CIVIL ACTION – LAW

CASE NO: 2007-CV-324

MORTGAGE FORECLOSURE

CINDY F. WHALEN

DEFENDANT

NOTICE PURSUANT TO PA. R.C.P. 3129

Notice is hereby given to the following parties who hold one or more mortgage, judgment or tax liens or any claim against the real estate of 227 N. SECOND STREET CATAWISSA, PA 17820

CHASE BANK OF TEXAS, NATIONAL ASSOCIATION
AS CUSTODIAN

801 W.Greens Road, Houston, TX 77067

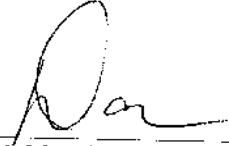
MB Vol & Pg 2000-07492 Recorded -8/9/2000 Amount -\$27,600.00

You are hereby notified that on June 27, 2007 at 10:00 A.M. prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, on the judgment of, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR AEGIS FUNDING CORPORATION, the Sheriff of Columbia County, Pennsylvania will expose at Public Sale at the **Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815** the real estate of CINDY F. WHALEN, known and numbered as **227 N. Second Street, Catawissa, PA 17820, Columbia County**. A description of said real estate is hereto attached.

You are further notified that a Schedule of Distribution of Proposed Distribution will be filed by the Sheriff of Columbia County within thirty (30) days, and distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

You are further notified that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

DATE: May 8, 2007

By: 
Daniel J. Mancini, Esq.
Attorney for Plaintiff

~~As shown by the plat...~~
All that certain tract of land situate in the Borough of Catwissa, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Fronting on Second Street in said Borough and extending along the said Street 45 feet to lands now or late of Jane Moyer, late of Harvey Smith; thence along lands late of said Smith a distance of 85 feet to land of the Regal Shirt Corporation; thence along land of said Regal Shirt Corporation 45 feet to a public alley; thence along said alley 85 feet to the said Second Street. WHEREON is erected a frame dwelling house, etc.

Being the same premises conveyed to Cindy F. Whalen, by Deed of Cindy F. Whalen, Executrix of the estate of Dorothy M. Haunzelman dated 4/4/2007 and recorded in Columbia County Deed Book 2000, page 7491.

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/19/2007

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 67ED2007

PLAINTIFF

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. AS NOMINEE FOR AEGIS FUNDING CORPORATION

DEFENDANT
ATTORNEY FIRM

CINDY F. WHALEN
MANCINI AND ASSOC

PERSON/CORP TO SERVED
CINDY WHALEN
227 N 2ND ST.
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Michael

RELATIONSHIP Husband IDENTIFICATION _____

DATE 4-27-2 TIME 1100 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

4-24-7 1200 2 cd

DEPUTY

J. Carter

DATE 4-27-7

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 300
BLOOMSBURG, PA 17815
PA: (717) 389-6637

PHONE
(717) 389-6637

24 HOUR PHONE
(717) 794-6600

Friday, April 20, 2007

PAULA CLARK-TAX COLLECTOR
138 SOUTH STREET
CATAWISSA, PA 17820-

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE
FOR AEGIS FUNDING CORPORATION
VS
CINDY F. WHALEN

DOCKET # 67ED2007

JD # 324JD2007

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

CATAWISSA BOROUGH
MAKE CHECKS PAYABLE TO:
PAULA CLARK
138 SOUTH STREET
CATAWISSA, PA 17820

FOR COLUMBIA COUNTY

DATE 03/01/2007 BILL# 001004

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT PAID	INC. PENALTY
BORO/TWP OCC	100	12.000	1.18	1.20	1.32
BORO/TWP P.C.		5.000	4.90	5.00	5.50
COUNTY PC		5.000	4.90	5.00	5.50
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			10.98	11.20	12.32
			APR 30 IF PAID ON OR BEFORE	JUN 30 IF PAID ON OR BEFORE	JUN 30 IF PAID AFTER

HOURS EVERY TUES 6PM -8 PM, EXCEPT
 MAY 1 - JUNE 15, SEPT 1-OCT 15
 APPT ONLY, AFTER OCT 31 APPT
 PHONE 570-356-2189

WHALEN, CINDY
 227 NORTH 2ND STREET
 CATAWISSA PA 17820

COUNTY PENALTY AT 10%

LABORER		100.00
FILE COPY		BORO/TWP PENALTY AT 10%
ACCT. 08-10029		TAXES BECOME DELINQUENT AFTER 120 DAYS.

TAX NOTICE 2007 PC & OCC
CATAWISSA BOROUGH
MAKE CHECKS PAYABLE TO:
PAULA CLARK
138 SOUTH STREET
CATAWISSA, PA 17820

FOR COLUMBIA COUNTY

DATE 03/01/2007 BILL# 001005

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT PAID	INC. PENALTY
BORO/TWP OCC	100	12.000	1.18	1.20	1.32
BORO/TWP P.C.		5.000	4.90	5.00	5.50
COUNTY PC		5.000	4.90	5.00	5.50
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			10.98	11.20	12.32
			APR 30 IF PAID ON OR BEFORE	JUN 30 IF PAID ON OR BEFORE	JUN 30 IF PAID AFTER

HOURS EVERY TUES 6PM -8 PM, EXCEPT
 MAY 1 - JUNE 15, SEPT 1-OCT 15
 APPT ONLY, AFTER OCT 31 APPT
 PHONE 570-356-2189

WHALEN, MICHAEL
 227 NORTH SECOND STREET
 CATAWISSA PA 17820

COUNTY PENALTY AT 10%

LABORER		100.00
FILE COPY		BORO/TWP PENALTY AT 10%
ACCT. 08-91991		TAXES BECOME DELINQUENT AFTER 120 DAYS.

2007 County & Municipality
CATAWISSA BORO
MAKE CHECKS PAYABLE TO:
PAULA CLARK
138 SOUTH STREET
Catawissa PA 17820

FOR: COLUMBIA COUNTY

DATE 03/01/2007 BILL NO. 12630

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL. PENALTY
GENERAL	21,187	6.148	127.62	130.22	143.24
SINKING		1.345	27.93	28.50	31.35
FIRE TAX		1	20.77	21.19	23.31
BORO RE		5.42	112.53	114.83	126.31
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			288.85	294.74	324.21
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

HOURS EVERY TUESDAY: 6 PM - 8 PM
 EXCEPT MAY 1 - JUNE 15, SEPT 1 - OCT 15
 APPT ONLY, AFTER OCT 31 - APPT. ONLY
 PHONE: 570-356-2189

WHALEN CINDY F
 227 NORTH SECOND STREET
 CATAWISSA PA 17820

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	10 %
PARCEL: 08 -02 -008-00,000		
227 N SECOND ST		
.083 Acres	Land	2,000
	Buildings	19,187
Total Assessment		21,187

This tax returned to courthouse on: January 1, 2008

FILE COPY

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/19/2007

SERVICE# 4 - OF - 13 SERVICES
DOCKET # 67ED2007

PLAINTIFF

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. AS NOMINEE FOR AEGIS FUNDING CORPORATION

DEFENDANT
ATTORNEY FIRM

CINDY F. WHALEN
MANCINI AND ASSOC

PERSON/CORP TO SERVED
CATAWISSA BOROUGH
MAIN STREET
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON JANETT ERB

RELATIONSHIP Sect IDENTIFICATION _____

DATE 4-24-7 TIME 1205 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) _____

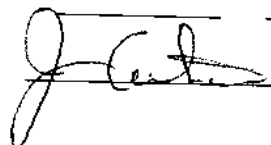
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 4-24-7

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/19/2007

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 67ED2007

PLAINTIFF

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. AS NOMINEE FOR AEGIS FUNDING CORPORATION

DEFENDANT
ATTORNEY FIRM

CINDY F. WHALEN
MANCINI AND ASSOC

PERSON/CORP TO SERVED
CATAWISSA WATER AUTHORITY
SCHOOLHOUSE ROAD
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Alice Snyder

RELATIONSHIP Sect IDENTIFICATION _____

DATE 4-24-7 TIME 1155 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 4-24-7

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/19/2007

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 67ED2007

PLAINTIFF

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. AS NOMINEE FOR AEGIS FUNDING CORPORATION

DEFENDANT
ATTORNEY FIRM

CINDY F. WHALEN
MANCINI AND ASSOC

PERSON/CORP TO SERVED
PAULA CLARK-TAX COLLECTOR
138 SOUTH STREET
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Paula

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 4-24-07 TIME 12:00 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 4-24-07

.. COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 04/24/2007

Fee: \$5.00

Cert. NO: 3329

WHALEN CINDY F
227 NORTH SECOND STREET
CATAWISSA PA 17820

District: CATAWISSA BORO
Deed: 20000 -7491
Location: 227 N SECOND ST
Parcel Id:08 -02 -098-00,000

Assessment: 21,187
Balances as of 04/24/2007

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain
Sheriff

Per: dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/19/2007

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 67ED2007

PLAINTIFF

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. AS NOMINEE FOR AEGIS FUNDING CORPORATION

DEFENDANT
ATTORNEY FIRM

CINDY F. WHALEN
MANCINI AND ASSOC

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Leslie LeMAN

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 4-23-7 TIME 1200 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 4-20-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/19/2007

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 67ED2007

PLAINTIFF

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. AS NOMINEE FOR AEGIS FUNDING CORPORATION

DEFENDANT
ATTORNEY FIRM

CINDY F. WHALEN
MANCINI AND ASSOC

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 4-23-07 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

DATE 4-23-07

REAL ESTATE OUTLINE

ED # 67-57

DATE RECEIVED 4-19-87
DOCKET AND INDEX 4-20-87

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>
WATCHMAN RELEASE FORM	<input checked="" type="checkbox"/>
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>
CHECK FOR \$ 1,350.00 OR <u>1500.00</u>	<input checked="" type="checkbox"/>
CK# <u>7429</u>	

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

SALE DATE June 27 TIME 1000
POSTING DATE June 24
ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>June 2</u>
2 ND WEEK	<u>13</u>
3 RD WEEK	<u>23</u>

SHERIFF'S SALE

WEDNESDAY JUNE 27, 2007 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 67 OF 2007 ED AND CIVIL WRIT NO. 324 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

All that certain tract of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Fronting on Second Street in said Borough and extending along the said Street 45 feet to lands now or late of Jane Moyer, late of Harvey Smith; thence along lands late of said Smith a distance of 85 feet to the land of the Regal Shirt Corporation; thence along land of said Regal Shirt Corporation 45 feet to a public alley; thence along said alley 85 feet to the said Second Street. WHEREON is erected a frame dwelling house, etc.

Being the same premises conveyed to Cindy F. Whalen, by Deed of Cindy F. Whalen, Executrix of the estate of Dorothy M. Hauntzelman dated 4/4/07 and recorded in Columbia County Deed Book 2000, page 7491.

DWELLING KNOWN AS 227 N. SECOND STREET CATAWISSA, PA 17820

IDENTIFIED as TAX/PARCEL ID#:08-02-098 in the Deed Registry Office of Columbia County, Pennsylvania.

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 J. Mancini
201 A Fairview Drive
Monaca, PA 15061

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

SHERIFF'S SALE

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DWELLING KNOWN AS 227 N. SECOND STREET CATAWISSA, PA 17820

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Plaintiff's Attorney
Daniel J. Mancini
201 A Fairview Drive
Monaca, PA 15061

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

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC AS NOMINEE FOR AEGIS
FUNDING CORPORATION

PLAINTIFF

VS

CINDY F. WHALEN
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2007-CV-324

MORTGAGE FORECLOSURE

2007-ED-67

Writ of Execution

TO THE SHERIFF OF COLUMBIA COUNTY:

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

227 N. SECOND STREET, CATAWISSA, PA 17820

Please see attached Property description, Exhibit "A"

I verify that I am the Attorney for the Plaintiff _____

[Signature]
Daniel J. Mancini, Esq. ID# 39353

AMOUNT DUE \$59,275.40

INTEREST

from 10/01/06

\$ _____

to 04/06/07

(Costs to be added)

\$ _____

Date: *4/19/07*

By *Toni B. [Signature]*

Prothonotary

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

CIVIL ACTION – LAW

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS INC
AS NOMINEE FOR AEGIS
FUNDING CORPORATION
PLAINTIFF

VS

CINDY F. WHALEN
DEFENDANT

CERTIFICATE OF LOCATION

227 N. 2nd STREET
CATAWISSA, PA 17820

BOROUGH OF CATAWISSA

PARCEL No: 08-02-098

CIVIL Division

Case Number: 2007-CV-324

2007-ED-67
Type of Pleading

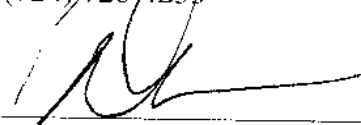
Mortgage Foreclosure
Writ of Execution

Code and Classification:

Filed on Behalf Of:
Plaintiff

Counsel of Record:

Daniel J. Mancini, Esquire
Attorney at Law
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4233


By: DANIEL J. MANCINI, ESQ.
PA I.D. No. 39353

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC AS NOMINEE FOR AEGIS
FUNDING CORPORATION

PLAINTIFF

VS

CINDY F. WHALEN

DEFENDANT

CIVIL ACTION - LAW

CASE NO: 2007-CV-324

MORTGAGE FORECLOSURE

2007. ED-67

Writ of Execution

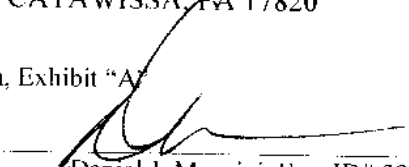
TO THE SHERIFF OF COLUMBIA COUNTY:

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

227 N. SECOND STREET, CATAWISSA, PA 17820

Please see attached Property description, Exhibit "A"

I verify that I am the Attorney for the Plaintiff


Daniel J. Mancini, Esq. ID# 39353

AMOUNT DUE \$59,275.40

INTEREST

from 10/01/06

\$ _____

to 04/06/07

(Costs to be added)

\$ _____

Date: 4/19/07

By 

Prothonotary

**EXHIBIT A
LEGAL DESCRIPTION**

ALL that certain tract of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

FRONTING on Second Street in said Borough and extending along the said Street 45 feet to lands now or late of Jane Moyer, late of Harvey Smith; thence along lands late of said Smith a distance of 85 feet to land of the Regal Shirt corporation; thence along land of said Regal Shirt Corporation 45 feet to public alley; thence along said alley 85 feet to the said Second Street. WHEREON is erected a frame dwelling house, etc.

UNDER AND SUBJECT to all existing easements, covenants, restrictions, and easements and shown on prior deeds of record.

BEING KNOWN as Map/Tax Parcel # 08,02-098.

BEING the same premises which Cindy F. Whalen, Executrix of the Estate of Dorothy M. Haultelman, Deceased by deed dated June 16, 2000 and to be recorded contemporaneously herewith, granted and conveyed unto Cindy F. Whalen.

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC AS NOMINEE FOR AEGIS
FUNDING CORPORATION

PLAINTIFF

VS

CINDY F. WHALEN

DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2007-CV-324

MORTGAGE FORECLOSURE

2007-ED-67

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR AEGIS
FUNDING CORPORATION Plaintiff in the above action, by its attorney, Daniel J. Mancini, Esquire, sets forth as
of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property
located at 227 N. SECOND STREET CATAWISSA, PA 17820

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

Cindy Whalen
227 N. Second Street
Catawissa, PA 17820

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

Cindy Whalen
227 N. Second Street
Catawissa, PA 17820

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC
AS NOMINEE FOR AEGIS FUNDING CORPORATION
9990 Richmond, Suite 400, Houston, TX 77042
c/o Daniel J. Mancini, Esq. 201A Fairview Drive, Monaca, Pa 15061
2007-CV-324 sent for recording on 4/11/07 \$59,275.40

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

CHASE BANK OF TEXAS, NATIONAL ASSOCIATION
AS CUSTODIAN
801 W.Greens Road, Houston, TX 77067
MB Vol & Pg 2000-07492 Recorded -8/9/2000 Amount -\$27,600.00

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC
AS NOMINEE FOR AEGIS FUNDING CORPORATION
9990 Richmond Suite 400, Houston, TX 77042
c/o Daniel J. Mancini, Esq. 201A Fairview Drive, Monaca, Pa 15061
MB Vol & Pg 2005-00273 Recorded - 1/10/2005 \$49,400.00

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

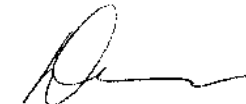
UNKNOWN

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

UNKNOWN

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.

Dated this 11th day of April, 2007



Daniel J. Mancini, Esq.
Attorney Bar No.: 39353

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC AS NOMINEE FOR AEGIS
FUNDING CORPORATION
PLAINTIFF

VS

CINDY F. WHALEN
DEFENDANT

CIVIL ACTION – LAW

CASE NO: 2007-CV-324

MORTGAGE FORECLOSURE

2007-ED-67

AFFIDAVIT OF NAMES AND ADDRESSES
OF OWNERS AND DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

DANIEL J. MANCINI, Esq., being duly authorized to make this affidavit on behalf of the Plaintiff in the above action MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR AEGIS FUNDING CORPORATION, being duly sworn according to law deposes and says that to the best of his knowledge, information and belief the owner of 227 N. SECOND STREET, CATAWISSA, PA 17820, the real property to be sold in the within execution and the defendant in the judgment is CINDY F. WHALEN, whose last known address 227 N. SECOND STREET, CATAWISSA, PA 17820.

DATE: April 11, 2007



DANIEL J. MANCINI, ESQUIRE

Attorney for Plaintiff

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC AS NOMINEE FOR AEGIS
FUNDING CORPORATION
PLAINTIFF

VS

CINDY F. WHALEN
DEFENDANT

CIVIL ACTION - LAW

CASE NO: 2007-CV-324

MORTGAGE FORECLOSURE

2007-ED-67

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

Daniel J. Mancini, being duly sworn according to law, deposes and says that he is the attorney of record, for the above-named Plaintiff, that he makes this Affidavit on Plaintiff's behalf, and that the statements in this Affidavit are true to the best of his knowledge, information and belief.

Defendant CINDY F. WHALEN is over 21 years of age.

Defendant is not in the military service of the United States as contemplated by the Soldier's and Sailor's Civil Relief Act, as amended.

This affidavit is made in connection with the judgment upon a note and mortgage secured upon the premises located at 227 N. SECOND STREET, CATAWISSA, PA 17820.

By: 

Daniel J. Mancini, Esq.

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VS

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CASE NO: 2007-CV-324

MORTGAGE FORECLOSURE

2007-ED-67

Waiver of Watchman

I, Daniel J. Mancini, Esq., do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability of the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's sale thereof.

Attorney for Plaintiff

[Signature]

Mancini & Associates

201A Fairview Drive
Monaca, PA 15061
Phone (724) 728-4233
Fax (724) 728-4239
mancinilawfirm@comcast.net

Daniel J. Mancini, Esq.
*Licensed in PA and FL

April 11, 2007

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

**RE: MORTGAGE ELECTRONIC
VS**

CINDY F. WHALEN

Sheriff's Package for Mortgage Foreclosure
2007-CV-324

To Whom It May Concern:

2007-ED-67

I am including the Sheriff's package forms, which need to be submitted to the Sheriff to be placed on the next available Sheriff Sale.

We also are including one (1) copy of the long notice of sale, which needs to be personally served upon the individual. Also please post your handbill on the property of 227 N. Second Street, Catawissa, PA 17820

I have enclosed your deposit for the Service and filing. Thank you in advance for your assistance in this matter. If you have any questions or need additional information, please do not hesitate to telephone our office.

Respectfully Submitted,



Daniel J. Mancini, Esquire

PA Bar ID 39353

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IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC AS NOMINEE FOR AEGIS
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PLAINTIFF

VS

CIVIL ACTION – LAW

CASE NO: 2007-CV-324

2007-ED-67
MORTGAGE FORECLOSURE

CINDY F. WHALEN

DEFENDANT

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE:

TIME:

LOCATION: Columbia County Sheriff's Office
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

DWELLING KNOWN AS 227 N. SECOND STREET CATAWISSA, PA 17820

ALL that certain parcel of land and improvements thereon situate in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, and designated as Parcel No. 08-02-098 and more fully described in a Deed dated June 16, 2000 and recorded August 9, 2000 in Columbia County in Deed Book Volume 196 at Page 9, granted and conveyed unto Cindy F. Whalen.

Being the same premises conveyed to Cindy F. Whalen by Deed of Cindy Whalen, Executrix of the Estate of Dorothy M. Hauntzelman –deceased- dated 6/16/2000 and recorded in Columbia County Deed Book 2000, page 07491.

THE LOCATION of your property to be sold is:

227 N. SECOND STREET, CATAWISSA, PA 17820

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

2007-CV-324

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property

CINDY F. WHALEN

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (**for example, to banks that hold mortgages and municipalities that are owed taxes**) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, Pennsylvania, Columbia County Courthouse.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

**NORTH PENN LEGAL SERVICES
W. 5TH STREET,
BLOOMSBURG, PA 17815
(570) 784.8760**

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the within County Court House before presentation to the Court.



Daniel Mancini, Esq.

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Monaca, PA 15061
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IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC AS NOMINEE FOR AEGIS
FUNDING CORPORATION

PLAINTIFF

VS

CINDY F. WHALEN
DEFENDANT

CIVIL ACTION - LAW

CASE NO: 2007-CV-324

MORTGAGE FORECLOSURE

2007-ED-67

LONG PROPERTY DESCRIPTION


All that certain tract of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Fronting on Second Street in said Borough and extending along the said Street 45 feet to lands now or late of Jane Moyer, late of Harvey Smith; thence along lands late of said Smith a distance of 85 feet to land of the Regal Shirt Corporation; thence along land of said Regal Shirt Corporation 45 feet to a public alley; thence along said alley 85 feet to the said Second Street. WHEREON is erected a frame dwelling house, etc.

Being the same premises conveyed to Cindy F. Whalen, by Deed of Cindy F. Whalen, Executrix of the estate of Dorothy M. Hauntzelman dated 4/4/2007 and recorded in Columbia County Dced Book 2000, page 7491.

DWELLING KNOWN AS 227 N. SECOND STREET CATAWISSA, PA 17820

IDENTIFIED as TAX/PARCEL ID#:08-02-098 in the Dced Registry Office of Columbia County, Pennsylvania.


Daniel J. Mancini, Esquire
Attorney for Plaintiff

Daniel Mancini & Associates
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Attorney for Plaintiff

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Attorney for Plaintiff

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CIVIL ACTION - LAW

CASE NO: 2007-CV-324

MORTGAGE FORECLOSURE

2007-ED-67

LONG PROPERTY DESCRIPTION

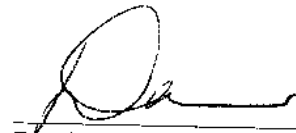
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Attorney for Plaintiff

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2007-ED 67

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Attorney for Plaintiff

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VS

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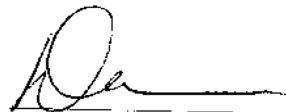
2007-ED-67

AFFIDAVIT OF NAMES AND ADDRESSES
OF OWNERS AND DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

DANIEL J. MANCINI, Esq., being duly authorized to make this affidavit on behalf of the Plaintiff in the above action MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR AEGIS FUNDING CORPORATION, being duly sworn according to law deposes and says that to the best of his knowledge, information and belief the owner of 227 N. SECOND STREET, CATAWISSA, PA 17820, the real property to be sold in the within execution and the defendant in the judgment is CINDY F. WHALEN, whose last known address 227 N. SECOND STREET, CATAWISSA, PA 17820.

DATE: April 11, 2007



DANIEL J. MANCINI, ESQUIRE
Attorney for Plaintiff

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AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

Daniel J. Mancini, being duly sworn according to law, deposes and says that he is the attorney of record, for the above-named Plaintiff, that he makes this Affidavit on Plaintiff's behalf, and that the statements in this Affidavit are true to the best of his knowledge, information and belief.

Defendant CINDY F. WHALEN is over 21 years of age.

Defendant is not in the military service of the United States as contemplated by the Soldier's and Sailor's Civil Relief Act, as amended.

This affidavit is made in connection with the judgment upon a note and mortgage secured upon the premises located at 227 N. SECOND STREET, CATAWISSA, PA 17820.

By: 

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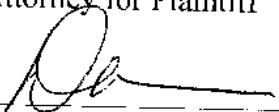
MORTGAGE FORECLOSURE

2007-ED 67

Waiver of Watchman

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Attorney for Plaintiff



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MORTGAGE FORECLOSURE

2007-ED-67

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR AEGIS
FUNDING CORPORATION Plaintiff in the above action, by its attorney, Daniel J. Mancini, 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 227 N. SECOND STREET CATAWISSA, PA 17820

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

Cindy Whalen
227 N. Second Street
Catawissa, PA 17820

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

Cindy Whalen
227 N. Second Street
Catawissa, PA 17820

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC
AS NOMINEE FOR AEGIS FUNDING CORPORATION
9990 Richmond, Suite 400, Houston, TX 77042
c/o Daniel J. Mancini, Esq. 201A Fairview Drive, Monaca, Pa 15061
2007-CV-324 sent for recording on 4/11/07 \$59,275.40

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

CHASE BANK OF TEXAS, NATIONAL ASSOCIATION
AS CUSTODIAN
801 W.Greens Road, Houston, TX 77067
MB Vol & Pg 2000-07492 Recorded -8/9/2000 Amount -\$27,600.00

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC
AS NOMINEE FOR AEGIS FUNDING CORPORATION
9990 Richmond Suite 400, Houston, TX 77042
c/o Daniel J. Mancini, Esq. 201A Fairview Drive, Monaca, Pa 15061
MB Vol & Pg 2005-00273 Recorded – 1/10/2005 \$49,400.00

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

UNKNOWN

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.

Dated this 11th day of April, 2007



Daniel J. Mancini, Esq.
Attorney Bar No.: 39353

DANIEL J. MANCINI
ATTORNEY AT LAW
201A FAIRVIEW DRIVE 724-728-4233
MONACA, PA 15061

60-7322/2433
2792038426

7429

DATE 4-11-07

PAY TO THE ORDER OF Columbia County Sheriff \$ 1506.00

FIFTEEN HUNDRED & 06/100

ESB Bank
A Subsidiary of ESB Financial Corp.

HOPEWELL OFFICE
ALQUIPPA, PA 15001

DOLLARS A
Security Features
Printed on Recycled Paper

MEMO WALLEN 2007-CV-324

[Signature]

⑆243373222⑆ 2792038426⑈ 7429

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REF: 11/11/07