SHERIFF'S SALE COST SHEET

V^{\dagger}	c / 100		
NO. [7-67 ED NO. 324-07	D. DATE	IME OF SALE TOWN 07	. .
10. 30-10.	JD DATE/T	IME OF SALE JAME 37	<u>[0</u> cc
DOCKET/RETURN	#15.00		
SERVICE PER DEF.	\$15.00		
LEVY (PER PARCEL	\$ <u>180 xxx</u>	_	
MAILING COSTS	\$15.00		
ADVERTISING SALE BILLS & COPIES	\$ <u>37,50</u>	_	
ADVERTISING SALE (NEWSPAPER)	\$17.50		
MILEAGE	\$15.00		
POSTING HANDBILL	\$ / 2/20	_	
CRYING/ADJOURN SALE	\$15.00		
SHERIFF'S DEED	\$10.00		
TRANSFER TAX FORM	\$35.00 \$25.00		
DISTRIBUTION FORM	\$25.00 \$25.00		
COPIES	\$ 6,00		
NOTARY	\$ (0.00	_	
NOTARY TOTAL ************************************	*********	* • 4.0× ×	
, S., IL		. 2 100 m	
WEB POSTING	\$150.00		
PRESS ENTERPRISE INC.	\$ <u>6.5</u> 2, 64		
SOLICITOR'S SERVICES	\$75.00	_	
TOTAL ********	Ψ/ Σ. Ο Ο	* • \$72239	
		Ψ	
PROTHONOTARY (NOTARY)	\$10,00		
RECORDER OF DEEDS	s 4/150		
RECORDER OF DEEDS TOTAL ************************************	*******	8 5/50	
		<u> </u>	
REAL ESTATE TAXES:		_	
BORO, TWP & COUNTY 20_	\$ 378,85		
SCHOOL DIST. 20	S		
DELINQUENT 20	\$ 5.00		
TOTAL *******	*****	\$ 353,85	
MUNICIPAL FEES DUE:			
SEWER 20	\$ <u>_5_5_900257/</u>		
WATER 20	\$ <u>/6874/</u>	- 1.10-	
TOTAL ********	******	\$ 53445	
SURCHARGE FEE (DSTE)		- 1778 A	
MICC	ħ	\$ <u>130,50</u>	
	<u></u>		
TOTAL *********	·********	S 12	
TOTAL	መግግር የመጥጥጥ ችች	3	
TOTAL COSTS (OPE)	NING RIDA	m The Market	. ,
.011.0 00313 (011)	(עום טויניג)	\$ <u></u>	_/

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

- MEKS	vs_ Cijel	Willala !	
NO. 57-67 ED		4-07	
DATE/TIME OF SALE: James			
BID PRICE (INCLUDES COST)	s_55/5	V100	
POUNDAGE – 2% OF BID	\$ 1102		
TRANSFER TAX – 2% OF FAIR MK	• •		
MISC. COSTS	s 250	.0	
TOTAL AMOUNT NEEDED TO PUR	CHASE	s_37a	7,67
PURCHASER(S):			
ADDRESS:			
NAMES(S) ON DEED:			
NAMES(S) ON DEED:PURCHASER(S) SIGNATURE(S):	Ulabla C	L Clerke	ca Related at 1
TOTAL DUE:		\$ 372	7.67
LESS DEPOSIT:		\$_/50x	
DOWN PAYMEN	TT:	\$	
TOTAL DUE IN 8	BDAYS	\$ 2227	1.67

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 1086 Mesty 128 Mary

cont

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

Corporation

ress is: . Suite 400 77042

Irn in the SASE provided to: ociates / Drive 5061

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

Respectfully,

Damel J. Mancini, Esq.

PA ID: 39353

Addres No	erchand	SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
B. Peceived by (Printed Name) C. Date A. M. D. J. T. T. D. Is delivery address below:	Service Type Contilised Mail Capress Mail Chegistered Co.D. Restricted Delivery? (Extra Fee) Cu.D. Co.D. Cu.D. Co.D.	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	A. Signature A. Signature A. Agent Address B. Received by (Printed Name) C. Date of Delivery APR 2 3 2001 D. Is delivery address different from item 1? Yes If YES, enter delivery address below: No 3. Service Type Certified Mail
on the reverse at to you. of the mailpiece, its. MINISTRATION OFFICE BUILDING	3 4 4 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	PS Form 3811, February 2004 Domestic Ret	□ Insured Mail □ C.O.D. 4. Restricted Delivery? (Extra Fee) □ Yes □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □
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 FEDEAL BUILDING	2. Article Number (Transfer from service label)	SENDER: COMPLETE AIS SECTION Complete items 1, 2,d 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. Internal Revenue Service Technical support group William Green Federal Building 600 Arch Street Room 3259 PHILADELPHIA, PA 19106	A. Signature A. Signature A. Signature A. Signature Address: B. Redeived by (Printed Name) C. Date of Delive 7.3 D. Is delivery address different from item 1? Yes If YES, enter delivery address below:
	•	2. Article Number	Certified Mail □ Express Mail □ Return Receipt for Merchandic □ Insured Mail □ C.O.D. Restricted Delivery? (Extra Fee) □ Yes □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □
		PS Form 3811, February 2004 Domestic Return SENDER: COMPLETE THIS SECTION Complete items 1, 2, 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 mailplece, or on the front if space permits. Article Addressed to: COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERIFF SA BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG, PA 17128-1230	A Squature A Squa
		2. Article Number (Transfer from service label) PS Form 3811, February 2004 Pomeste Peters	0100 0003 5231 4505



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
tate 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 sheafts)

an social on: (1) landly relationship or	(2) public utility easement. If n	note space is pooded	attack a 1200	rie transfer is wholly exempt fro
A. CORRESPONDENT – All in	Quiries may be direct	te d te dt	attach additional sheet	i(s).
Name	derines may be direct	ted to the follow	ing person:	
IMPAICINH THEORY	IDTES		Telephon	e Number:
Officer Address		-15	_ <u>_ (</u> 724)	728-4233
201A FAIRVIEW DR	3VE	City MONACA		State Zip Code
B. TRANSFER DATA				150001
Grantor(s)/Lessor(s)		Grantee(s)/Lessee(otance of Docum	<u>ient</u>
Street Address Lungy St	IECIFF_	AFCIS M		
	·		WRIGALIE_(
35 WEST MAIN STRE		19990 Ru	,frwond -21	O→ 1163\
	State Zip Code			State Zip Code
BLUMSBERG PROPERTY LOCATION	17815	1 HOUSTON		
C. PROPERTY LOCATION Street Address			<u> </u>	17X 77042
-931 M- 345 21.		City, Township, Boro	rugh	<u> </u>
	- 75-75-7-	CATAWIS	SSA TWP	
Columbia	School District		Tax Parcel Number	ər — — — — — — — —
D. VALUATION DATA	<u>. </u>		08-62-	-098
Actual Cash Consideration	2.040			
3727. <i>5</i> 1	2. Other Consideration +		3. Total Considera	tion
County Assessed Value	5. Common Level Ratio	F	_ =3727.5	7
21,187,00	_ x 3.47	Factor	- こうしたしら 6. Fair Market Valu	16 & C
E. EXEMPTION DATA	<u> </u>	_ 	<u> </u>	. 01
1a. Amount of Exemption Claimed	1b. Percentage of Interes	al C:		
_160%	_ 1 _ 100°/0	st Conveyed		
2. Check Appropriate Box Below	for Exemption Claims	 	_	
☐ Will or intestate succession		ı		
Transfer to Industrial Develop	··· (N	ame of Decedent)		/ = /= ==
Transfer to a trust (A4-1)	inent Agency.	•		(Estate File Number)
☐ Transfer to a trust. (Attach co☐ Transfer between principal on	mplete copy of trust agree	ement identifying al	ll beneficiaries \	
— mana sourcen principal an	U 20ent (Affach complete	a access of		
☐ Transfers to the Commonwea	ith, the United States and	Instrumentalitics 4	war party agreeme	int.)
☐ Transfers to the Commonwea of condemnation. (If condemn ☑ Transfer from mortgager to a letter)	nation or in lieu of condem	nation, attach copy	ry gut, dedication, of	condemnation or in lieu
LA Transfer from mortgagor to a h	rolder of a mortgage in de-	fault Mortanes B		ヘイス・シファ
- an addition of commitments dec	30. (Attach complete conv	of the prior does a	· ·	_, rage Number
Statutory corporate consolidat	ion, merger or division (A	Attach copy of	emb corrected or o	confirmed.)
Other (Please explain exemption)	ion claimed if other than	mach copy of articl	es.)	
	man out the man	iisted above.)	·	·· <u></u>
· ·		-	_	
<u> </u>		-		
Inder penalties of law, I declare that I of my knowledge and belief, it is true,	have examined this State		<u> </u>	······································
in my knowledge and belief, it is true,	correct and complete.	ment, including ac	companying inform	ation, and to the best
Signature of Correspondent or Responsible Pa	erty		-	Date
XQ			L	
				1 10 A-

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 #8248E02642 #222E4E# MEMO WHALCH 2007-CV-324 TO TOWN YOUR THINDS HOPEWELL OFFICE ALIQUIPPA, PA 15001 Twowy SEVEN + 67 DATE 7-2-07 60-7322/2433 2792038426 8291

71

} 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	alst day of June 2000
•	(Notary Public)
	Missiomreographic Of Pennsylvania Notanal Seal Dennis L. Ashenfelder, Notary Public Scott Twp., Columbia County My Commission Expires July 3, 2007
And now,, 20, publication charges amounting to \$	Marrison Processing association Of Noteries and the advertising andfor publishing the foregoing notice, and the

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 Boraugh (Kim)

Fax #: 389-5625

. Re: Sheriff Sale Charges

Message: Charges M Electric a Sewer for the following:

Cindy Whalen

Docket #47ED2007

Electric: \$397.87 Sewer: \$38.20

Total: 321,07

Scott Bunge Docket #30ED2007

Elect: 54.77

Sewer: 22.05

Total: 76.82

Lisa R. Edkin

Dacket #43ED 2007

Electric: 1086.19

Sewer 44.19

Total: 1/30.29

Thank you. Kim, acking Scretary

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

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

Curdy Badun

Catawissa Water Authority

TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 389-5625

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.

DEPUTY SHERIFF

ANSWERS:

TIMOTHYO. 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



PHONE

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

ARTER

SHERIFF

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN

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

CIVIL ACTION - LAW

PLAINTIFF

CASE NO: 2007-CV-324

VS

MORTGAGE FORECLOSURE

CINDY F. WHALEN

DEFENDANT

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

> Daniel J. Mancini, Esq. Attorney for Plaintiff

U.S. POSTAL SERVICE

WAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT

PROVIDE FOR INSURANCE, POSTMASTER

Received From:

Mancini & Associates

201 A Fairview Drive

Monaca, PA 15061

One piece of ordinary mail addressed to:

URBE CHILD CLAGE AND FIGURE

PS Form 3817, January 2001

Daniel Mancini & Associates Daniel J. Mancini, Esq., PA Bar 1D: 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

MORTGAGE FORECLOSURE

CIVIL ACTION - LAW

CASE NO: 2007-CV-324

VS.

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

Daniel J. Maneini, Esq.

Attorney for Plaintiff

By:

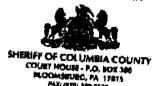
All that certain tract of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

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 Jwelling 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 Deed Book 2000, page 7491.

T. CHAMBERLAIN OFFICER: SERVICE# 1 - OF - 13 SERVICES DATE RECEIVED 4/19/2007 DOCKET # 67ED2007 PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AEGIS FUNDING CORPORATION DEFENDANT CINDY F. WHALEN ATTORNEY FIRM MANCINI AND ASSOC PERSON/CORP TO SERVED PAPERS TO SERVED CINDY WHALEN MORTGAGE FORECLOSURE 227 N 2ND ST. CATAWISSA SERVED UPON MICHAE RELATIONSHIP HOSSIAN IDENTIFICATION DATE 4-27-2 TIME 1/00 MILEAGE _____ OTHER ____ Race ___ Scx __ 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 1210 2 Cd DATE 4-27-7 DEPUTY

TIMOTHY T. CHAMBERLAIN



PHONE (870) 385-3623

> 24 HOUR PHONE (876) 794-6860

Friday, April 20, 2007

PAULA CLARK-TAX COLLECTOR 138 SOUTH STREET CATAWISSA, PA 17828-

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 <u>IMMEDIATELY</u>.

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

Respectfully,

Timothy T. Chamberlain Sheriff of Columbia County

Timothy T. Chambalain

### CAPANISSA DOROUGH ### CAPANISSA PATABLE PO: ### PAGE CLARK 18 SOUTH STREET CATANISSA, PA 17820 ### PAGE CLARK ### PAGE CL	APR-24-2007 11:38 PM (CatawissaE	30tt i i	inaCo		570	356 23	taa.		B 80
MARK CRECKS PATABLE TO: 138 SOUTH STREET 138 SOUTH STREET 139 SOUTH STREET 130 S	CATAWISSA BOROUGH	FOR COL	MBIA (COUNTY						P.02
PAULA CLARK SONO/THE P.C. 100 12.000 1.15	MAKE CHECKS PAYABLE TO:	DARCHY	PTION	ALUGUE		RATE	T. V. B. B. T.	TH U.S.	01/2007	BILL# 0010
138 SOUTH STREET COUNTY PC	PAULA CLARK)IBC	AMOUNT PA	INC PERAL
COUNTY PC	138 SOUTH STREET			Ţ.			ᅦ	1.18		20
ROUND TURN 1 10 10 10 10 10 10 10		COUNTY F	₽C	1	į			4.90	5.	00 5.
The Copy The Copy The County The Cou	11. 17620			1	- 1	5.000	וַנ	4.90	5.	أمما
DESCRIPTION OF STREET AND COUNTY PERSONAL TO 21 APPT DOIS OF STREET A MINISTER, CCHIPT A MINISTER, CRAFT PERSONAL TATE OF 100-100 APPT AND CONTROL OF STREET CATAMINISSA BOROUGH AND COUNTY PERSONAL TATE OF 100-100 APPT AND CONTROL OF STREET A MINISTER, CRAFT PERSONAL TO 1.12 APPT DIME 15, SEPT 1-OCT 15 A PRY ONLY , A FERR OCT 31 APPT DIME 15, SEPT 1-OCT 15	HOUSE				}		Ì	- 1		
ORDER FOR THE COLD 13 APPY ONLY , APTER COLD 15 APPY ONLY , APTER COLD	EVERY TUES 6PM -8 PM, EXCE	PT The 28 deep			{		1	- 1		1
## MORE 570-356-2289 This is rectain what permits the impact to the process of the permits of the process of the permits of	JUNE 15, SEPT 1-OCT 15	computed for y				DAV	↑	0 00		
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THIS TAX NOTICE MOST BE RETURNED WITH YOUR PAYMENT 21,187	CATAWISSA BORO AKE CHECKS PAYBLE TO: PAULA CLARK 138 SOUTH STREET Catawissa PA 17820 URS:EVERY TUESDAY: 6 PM - 8 PM EXCEPT MAY 1 - JUNE 15, SEPT 1 - OCT 15 APPT ONLY, AFTER OCT 31 - APPT, ONLY ONE:570-358-2189 WHALEN CINDY F 227 NORTH SECOND STREE	DESCRIPTION GENERAL SINKING FIRE TAX BORO RE The discount a pereinave been calculated for your convenience	BIA COUN N A	AY THIS AMO CNT scount 2 maity 10 ARCEL: 08 -0: 7 N SECOND	5.1 1.3 5. DUNT TY 2.% 9% 92.4098 DIST	1 LESS 1 46 45 1 42 42 42 42 42 42 42 42 42 42 42 42 42	DATE 13/01/2007 DISCOUNT 127.62 27.93 20.77 112.53 288.85 ort 30 or belove	AX AND	BILL 126 BILL 126 SUNT DUE II 130.22 28.50 21.19 114.83 294.74 9 30 or hefore This tar courtho	NO. 330 NCL PENALTY 143.24 31.35 23.31 126.31 324.21 June 30 17 paid after x returned to puse on: y 1, 2008

T. CHAMBERLAIN OFFICER: SERVICE# 4 - OF - 13 SERVICES DATE RECEIVED 4/19/2007 DOCKET # 67ED2007 PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AEGIS FUNDING CORPORATION DEFENDANT CINDY F. WHALEN ATTORNEY FIRM MANCINI AND ASSOC PERSON/CORP TO SERVED PAPERS TO SERVED CATAWISSA BOROUGH MORTGAGE FORECLOSURE MAIN STREET CATAWISSA SERVED UPON JAKNETT ERB RELATIONSHIP 5 CCT 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 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

DATE <u>4-24-7</u>

DEPUTY

T. CHAMBERLAIN OFFICER: SERVICE# 5 - OF - 13 SERVICES DATE RECEIVED 4/19/2007 DOCKET # 67ED2007 PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AEGIS FUNDING CORPORATION DEFENDANT CINDY F. WHALEN ATTORNEY FIRM MANCINI AND ASSOC PERSON/CORP TO SERVED PAPERS TO SERVED CATAWISSA WATER AUTHORITY MORTGAGE FORECLOSURE SCHOOLHOUSE ROAD CATAWISSA SERVEDUPON Alice Snyder RELATIONSHIP Sect IDENTIFICATION DATE 4.34-7 TIME 1/35 MILEAGE _____ OTHER ____ Race ___ Sex ___ Height ___ Weight __ Eyes ___ Hair ___ Age ___ Military ___ TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ___ POB _\(\sum_\) 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

Cute DATE 4-24-1

DEPUTY

T. CHAMBERLAIN OFFICER: SERVICE# 6 - OF - 13 SERVICES DATE RECEIVED 4/19/2007 DOCKET # 67ED2007 PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AEGIS FUNDING CORPORATION DEFENDANT CINDY F. WHALEN ATTORNEY FIRM MANCINI AND ASSOC PERSON/CORP TO SERVED PAPERS TO SERVED PAULA CLARK-TAX COLLECTOR MORTGAGE FORECLOSURE 138 SOUTH STREET CATAWISSA SERVED UPON AUA RELATIONSHIP THE COLUMN IDENTIFICATION _____ DATE 4-24-7 TIME 1000 MILEAGE _____OTHER ____ Race ___ Sex __ Height ___ Weight __ Eyes __ Hair ___ Age ___ Military ___ TYPE OF SERVICE: A. PERSONAL SERVICE AT POA X 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 DATE 4-2.4-4 DEPUTY

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

By: Timothy T. Chamberlain. Per: dm. Sheriff

OFFICER:		SERVICE# 7 - OF - 13	PEDMCEO
DATE RECEIVED	4/19/2007	DOCKET # 67ED2007	SERVICES
PLAINTIFF	MORTGAGE E INC. AS NOMI	LECTRONIC REGISTRA NEE FOR AEGIS FUNDIN	TION SYSTEMS, IG CORPORATION
DEFENDANT ATTORNEY FIRM	CINDY F. WHA		
PERSON/CORP TO			
DOMESTIC RELATI	ONG	PAPERS TO SERVED	
15 PERRY AVE.	ONS	MORTGAGE FORECLO	SURE
BLOOMSBURG			
SERVED UPON (Eslis LENGA		
RELATIONSHIP	TOWER STRUCE	_ IDENTIFICATION _	
DATE 1237 TI	ME/200 MILEA	GEOTHER	<u> </u>
Race Sex H	Ieight Weight E	yes Hair Age _	Military
TYPE OF SERVICE:	C. CORPORATION MAD. REGISTERED AGEN	E AT POA POB / I BER: 18+ YEARS OF AC NAGING AGENT NT ACE OF ATTEMPTED SI	GE AT POA
	F. OTHER (SPECIFY)		
ATTEMPTS DATE	TIME OFFI	ICER REMA	RKS
DEPUTY		DATE 4 - 20	<i>-</i>)

OFFICER: DATE RECEIVED	4/19/2007	SERVICE# 10 - DOCKET # 67EI	OF - 13 SERVICES D2007
PLAINTIFF	MORTGAGE I INC. AS NOMI	ELECTRONIC REC NEE FOR AEGIS	GISTRATION SYSTEMS, FUNDING CORPORATION
PO BOX 380 BLOOMSBURG SERVED UPON DE	SERVED Y TAX CLAIM EB H. LEE	O ASSOC PAPERS TO SE MORTGAGE FO	PRECLOSURE
RELATIONSHIP (1)	EPK	IDENTIFICAT	TION
DATE 4-23-7 TI	ME 1600 MILEA	AGE	OTHER
	C. CORPORATION MAD. REGISTERED AGE E. NOT FOUND AT PI	CE AT POA PO MBER: 18+ YEAR: ANAGING AGENT NT LACE OF ATTEMI	OB X POE CCSO CS OF AGE AT POA
ATTEMPTS DATE	TIME OFF	TICER	REMARKS
DEPUTY		DATE <u>\</u>	23-7

REAL ESTATE OUTLINE

	ED# <u>6/-0/</u>
DATE RECEIVED	· ?
DOCKET AND INDEX	37
CHECK FOR BRODEN	
CHECK FOR PROPER	CINFO.
WRIT OF EXECUTION	$x_{p}^{(i)}$
COPY OF DESCRIPTION	-
WHEREABOUTS OF LKA	
NON-MILITARY AFFIDAVIT	- [*
NOTICES OF SHERIFF SALE	
WATCHMAN RELEASE FORM	1
A PEID AVIT OF LIENGARD	<u></u>
AFFIDAVIT OF LIENS LIST	<u>166</u>
CHECK FOR \$1,350.00 OR 1500,0	O <u>/</u> CK#_7//29
IF ANY OF ABOVE IS MISSIN	G DO NOT PROCEDE
SALE DATE	Jime 27 TIME 1000
POSTING DATE	Jine Jine 1000
ADV. DATES FOR NEWSPAPER	1ST WITTER
TID V. DATES FOR NEWSPAPER	1 ^{SI} WEEK
	2 ND WEEK
	3 RD WEEK

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 Decd 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.

IMPORT ANT 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

WEDNESDAY JUNE 27, 2007 AT 10:00 AM

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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

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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@comeast.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. 1D# 39353

AMOUNT DUE

\$59,275,40

INTEREST

from 10/01/06

to 04/06/07

(Costs to be added)

\$

Date: 4/9/07

Prothonotar

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

Type of Pleading

Mortgage Foreclosure Writ of Execution

Code and Classification:

Filed on Behalf Of:

Plaintiff

Counsel of Record:

Daniel J. Maneini, Esquire

Attorney at Law

201 Λ Fairview Drive

Monaca, PA 15061

(724) **/**128**/**423/3

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@comeast.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

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Daniel J. Mancini, Esq. ID# 39353

AMOUNT DUE

\$59,275.40

INTEREST

from 10/01/06

\$ ____

to 04/06/07

(Costs to be added)

C

Date: 4 19 1

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,

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 exected 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

2007ED-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

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

Cindy Whalen 227 N. Second Street Catawissa, PA 17820

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

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

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

A

IN THE COURT OF COMMON PLEAS, C	OLUMBIA COUNTY PENNSYLVANIA
MORTGAGE ELECTRONIC REGISTRATION	CIVIL ACTION - LAW
SYSTEMS, INC AS NOMINEE FOR AEGIS FUNDING CORPORATION PLAINTIFF	CASE NO: 2007-CV-324
VS	MORTGAGE FORECLOSURE
CINDY F. WHALEN DEFENDANT	2007.00.67
AFFIDAVIT OF NON N	15 am 4 am 5

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA COUNTY OF COLUMBIA)	SS:	
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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.

Daniel J. Mancini, Esq.

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

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

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

2007-CV-324 2007-ED 67

To Whom It May Concern:

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

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

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

CIVIL ACTION - LAW

PLAINTIFF

CASE NO: 2007-CV-324

COTED 67

MORTGAGE FORECLOSURE

VS

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.

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 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.

Daniel J. Mancini, Esquire Attorney for Plaintiff

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 2007-60.67

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Daniel J. Mancini, Esquire

IN THE COURT OF COMMON PLEAS, COLUMBIA COUNTY PENNSYLVANIA

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

PLAINTIFF

CINDY F. WHALEN
DEFENDANT

VS.

CIVIL ACTION - LAW

CASE NO: 2007-CV-324

MORTGAGE FORECLOSURE

2007-ED-67

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

Daniel J. Mancini, Esquire Attorney for Plaintiff

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

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Daniel J. Mancini, Esquire Attorney for Plaintiff

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

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Daniel J. Mancini, Esquire

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

IN THE COURT OF COMMON PLEAS, O	COLUMBIA COUNTY PENNSYLVANIA
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR AEGIS	CIVIL ACTION – LAW
FUNDING CORPORATION PLAINTIFF	CASE NO: 2007-CV-324
VS	MORTGAGE FORECLOSURE
CINDY F. WHALEN DEFENDANT	2007-ED-67
AFFIDAVIT OF NON-M	IILITARY 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.

Daniel J. Mancini, Esq.

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 61

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.

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 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

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

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

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

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

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

7429 DATE 4-11-07 60-7322/2433 2792038426 ATTORNÉY AT LAW 201A FAIRVIEW DRIVE 724-728-4233 MONACA, PA 15061 DANIEL J. MANCINI

<u>;</u>;

THE ORDER OF COLLINS SHOTELIFIC FIFTER HUNDLES 4 100

MEMO PUTALEN 2007-CU-334 A Subsidiary of ESB Financial Corp.

HOPEWELL OFFICE ALIQUIPPA, PA 15001

ESB Bank

#1924833945 254503842B

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DOLLARS (Dangerous

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