

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE, LLC
vs.
HOPE TITMAN (et al.)

Case Number
2025CV1267

PROPERTY ADDRESS

1152 FIRST AVENUE, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

<i>DATE</i>	<i>CATEGORY</i>	<i>MEMO</i>	<i>CHK #</i>	<i>DEBIT</i>	<i>CREDIT</i>
01/08/2026	Advance Fee	Advance Fee	29065	\$0.00	\$2,000.00
01/08/2026	Advertising Sale (Newspaper)			\$15.00	\$0.00
01/08/2026	Advertising Sale Bills & Copies			\$17.50	\$0.00
01/08/2026	Crying Sale			\$10.00	\$0.00
01/08/2026	Docketing			\$15.00	\$0.00
01/08/2026	Levy			\$15.00	\$0.00
01/08/2026	Mailing Costs			\$72.00	\$0.00
01/08/2026	Posting Handbill			\$15.00	\$0.00
01/08/2026	Sheriff Automation Fund			\$50.00	\$0.00
01/08/2026	Web Posting			\$100.00	\$0.00
02/02/2026	Service			\$285.00	\$0.00
02/02/2026	Service Mileage			\$24.00	\$0.00
02/02/2026	Copies			\$9.50	\$0.00
02/02/2026	Notary Fee			\$15.00	\$0.00
02/02/2026	Tax Claim Search			\$15.00	\$0.00
02/02/2026	Surcharge			\$60.00	\$0.00
02/02/2026	Refund	(PAID 02/02/2026)	9738	\$1,282.00	\$0.00
				\$2,000.00	\$2,000.00

TOTAL BALANCE:	\$0.00
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ROSEMARIE DIAMOND
ADMITTED IN PENNSYLVANIA,
NEW JERSEY

JAY JONES
ADMITTED IN PENNSYLVANIA,
NEW JERSEY

THOMAS E. BROCK
ADMITTED IN NORTH
CAROLINA

GREGORY A. SCOTT
ADMITTED IN NORTH
CAROLINA

2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406
ConsumerContact@brockandscott.com
(844) 856-6646 Consumer Hotline
www.brockandscott.com

January 30, 2026

Columbia County Sheriff's Office
Office of the Sheriff
35 West Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

**Re: Rocket Mortgage, LLC F/K/A Quicken Loans, LLC F/K/A Quicken Loans
Inc.
v.
Hope Marie Titman, et al.
No.: 2025-CV-1267**

Dear Sir/Madam:

Please STAY the Sheriff Sale of the above referenced property, which is scheduled for March 18, 2026 due to the following: BK FILED PRIOR TO ADVERTISING BEING COMPLETE.

Thank you for your cooperation in this matter.

Respectfully,

Brock & Scott, PLLC

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE, LLC
vs.
TITMAN, HOPE (et al.)

Case Number
2025CV1267

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone:	1
Manner: Adult in Charge	Expires:	04/06/2026
Warrant:		
Notes: SALE DATE & TIME: 03/18/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	JOSHUA TITMAN
Primary Address:	1152 FIRST AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Hope Titman
Relation:	wife
Date:	1-14-26
Time:	10:24
Deputy:	3
Mileage:	

Attorney / Originator:

Name: BROCK & SCOTT PLLC	Phone:
---------------------------------	---------------

Service Attempts:

Date:	1/12/26					
Time:	12:46					
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

1. NO ANSWER
- 2.
- 3.
- 4.
- 5.
- 6.

TITMAN, JOSHUA

2025CV1267

1152 FIRST AVENUE, BERWICK, PA 18603

EXP: 04/06/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE, LLC
vs.
TITMAN, HOPE (et al.)

Case Number
2025CV1267

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	1
Manner:	Adult in Charge	Expires:	04/06/2026
Notes:	SALE DATE & TIME: 03/18/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	HOPE TITMAN
Primary Address:	1152 FIRST AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	1-14-26	Time:	10:24
Deputy:	3	Mileage:	

Attorney / Originator:

Name: BROCK & SCOTT PLLC	Phone:
---------------------------------	---------------

Service Attempts:

Date:	1/12/26					
Time:	12:46					
Mileage:						
Deputy:	9 1	2	3	4	5	6

Service Attempt Notes:

1. No answer
2. _____
3. _____
4. _____
5. _____
6. _____

TITMAN, HOPE

2025CV1267

1152 FIRST AVENUE, BERWICK, PA 18603

EXP: 04/06/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE, LLC
vs.
HOPE TITMAN (et al.)

Case Number
2025CV1267

SHERIFF'S RETURN OF SERVICE

01/14/2026 10:24 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: HOPE TITMAN AT 1152 FIRST AVENUE, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 14, 2026

NOTARY

Affirmed and subscribed to before me this

14TH day of JANUARY, 2026

Attorney: BROCK & SCOTT PLLC, NEW ENGLAND RECORDING, 4550 COUNTRY CLUB ROAD, WINSTON SALEM, NC

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE, LLC
vs.
HOPE TITMAN (et al.)

Case Number
2025CV1267

SHERIFF'S RETURN OF SERVICE

01/14/2026 10:24 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE HOPE HIS WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JOSHUA TITMAN AT 1152 FIRST AVENUE, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 14, 2026

NOTARY

Affirmed and subscribed to before me this

14TH day of JANUARY, 2026

Attorney: BROCK & SCOTT PLLC, NEW ENGLAND RECORDING, 4550 COUNTRY CLUB ROAD, WINSTON SALEM, NC



January 14, 2026

Sheriff of Columbia County
35 West Main Street
Bloomsburg, Pa 17815

**ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A
QUICKEN LOANS INC.**

VS.

**HOPE MARIE TITMAN ; JOSHUA TITMAN A/K/A JOSHUA M.
TITMAN ; THE SECRETARY OF HOUSING AND URBAN
DEVELOPMENT**

NO: 2025-CV-1267

NO: 2026-ED-1

Dear Sheriff:

The amount due on the sewer account #129641 for the property located at 1152 Avenue, Berwick Pa through March 31, 2026 is \$599.78.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Morris", is written over a faint, circular stamp or watermark.

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18605

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

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

BERWICK BORO
MAKE CHECKS PAYABLE TO:
 BERWICK BOROUGH
 TAX COLLECTOR
 1615 LINCOLN AVENUE
 BERWICK PA 18603
HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
 CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS
 NO PERSONAL CHECKS AFTER DEC. 1, 2025
PHONE: 570-752-7442

FOR: COLUMBIA County DATE: 03/01/2025 BILL NO.: 6356

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	20,810	14.635	298.46	304.55	335.01
SINKING		1.5	30.60	31.22	34.34
LIGHT		1.25	25.49	26.01	27.31
FIRE		2.25	45.88	46.82	49.16
BORO RE		18.1	369.13	376.66	395.49
The discount & penalty have been calculated for your convenience			769.56	785.26	841.31
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

TITMAN JOSHUA & HOPE MARIE
 1152 FIRST AVENUE
 BERWICK PA 18603

	CNTY	TWP
Discount	2%	2%
Penalty	10%	5%
PARCEL: 04C-02-211-00,000		
1152 FIRST AVE		
.1653 acres	Land	2,880
	Buildings	17,930
Total Assessment		20,810

569.56 ch
#967347156

This tax returned to courthouse on:
January 1, 2026

Com

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

Connie C. Gingher 8/30/25

Bill Date: 7/1/2025 Bill #: 3978

Make Check Payable To: The Berwick Area School District

The Berwick Area School District
 Connie C. Gingher, Tax Collector
 1615 Lincoln Avenue
 Berwick, PA 18603

Telephone: 570-752-7442

2025-2026 SCHOOL REAL ESTATE TAX NOTICE
 Berwick Area School District
 Berwick Borough

Taxes are due and payment is requested from:

021371

04C02 21100000 3978 C04
 TITMAN JOSHUA & HOPE MARIE
 1152 1ST AVE
 BERWICK PA 18603-1702

COUPON MUST BE RETURNED WITH PAYMENT

Parcel #: 04C02 21100000

Property Location and Description:
 1152 FIRST AVE
 .165

Assessment:
 L= 2,880
 B= 17,930
 T= 20,810

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	53.4100	1,111.46
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA

AMOUNTS DUE		
If Paid By 8/31/2025	2% Discount Amount	1,089.23
If Paid By 10/31/2025	Face Amount	1,111.46
If Paid After 10/31/2025	10% Penalty Amount	1,222.61

Last Day to Pay: 12/31/2025
 For a receipt, return the entire bill with payment and a self-addressed stamped envelope.

Office Hours
 Monday, Tuesday, and Thursday from 9:30am - 4:00pm
 Closed Wednesday and Friday
 Closed Holidays

10,892.3 ch
#967591586
Com
Connie C. Gingher 8/31/25

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE, LLC
vs.
TITMAN, HOPE (et al.)

Case Number
2025CV1267

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	1
Manner:	Adult in Charge	Expires:	04/06/2026
Notes:	SALE DATE & TIME: 03/18/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	Connie C. Gingher		
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603		
Phone:	570-752-7442	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:	In Drop box		
Relation:			
Date:	1/12/26	Time:	13:03
Deputy:	8	Mileage:	

Attorney / Originator:

Name:	BROCK & SCOTT PLLC	Phone:	
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

GINGHER, CONNIE C.

2025CV1267

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 04/06/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE, LLC
vs.
TITMAN, HOPE (et al.)

Case Number
2025CV1267

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 1
Manner: Adult in Charge **Expires:** 04/06/2026 **Warrant:**
Notes: SALE DATE & TIME: 03/18/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK AREA SCHOOL DISTRICT / FOR
Primary Address: 500 LINE STREET
BERWICK, PA 18603
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other
Adult In Charge: Linda Henric
Relation: secretart
Date: 1/12/26 **Time:** 13:06
Deputy: 8 **Mileage:**

Attorney / Originator:

Name: BROCK & SCOTT PLLC **Phone:**

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

-
-
-
-
-
-

BERWICK AREA SCHOOL I

2025CV1267

500 LINE STREET, BERWICK, PA 18603

EXP: 04/06/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE, LLC
vs.
TITMAN, HOPE (et al.)

Case Number
2025CV1267

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 1

Manner: Adult in Charge **Expires:** 04/06/2026 **Warrant:**

Notes: SALE DATE & TIME: 03/18/2026 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 1152 FIRST AVENUE
BERWICK, PA 18603

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 1/12/26 **Time:** 12:41

Deputy: ~~00000~~ 8 **Mileage:**

Attorney / Originator:

Name: BROCK & SCOTT PLLC **Phone:**

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

OCCUPANT

2025CV1267

1152 FIRST AVENUE, BERWICK, PA 18603

EXP: 04/06/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE, LLC
vs.
TITMAN, HOPE (et al.)

Case Number
2025CV1267

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone: 1	
Manner: Adult in Charge	Expires: 04/06/2026	Warrant:
Notes: SALE DATE & TIME: 03/18/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name: BERWICK SEWER AUTHORITY
Primary Address: 1108 FREAS AVE BERWICK, PA 18603
Phone: 570-752-8477 DOB:
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: Kelly Morris
Relation: Clerk
Date: 1/12/26 Time: 12:54
Deputy: 8 Mileage:

Attorney / Originator:

Name: BROCK & SCOTT PLLC	Phone:
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

-
-
-
-
-
-

BERWICK SEWER AUTHOF

2025CV1267

1108 FREAS AVE, BERWICK, PA 18603

EXP: 04/06/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE, LLC
vs.
TITMAN, HOPE (et al.)

Case Number
2025CV1267

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	1
Manner:	Adult in Charge	Expires:	04/06/2026
Notes:	SALE DATE & TIME: 03/18/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	Domestic Relations Office of Columbia Co
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Sue Fies		
Relation:	Secretary		
Date:	1-9-26	Time:	08:09
Deputy:	3	Mileage:	

Attorney / Originator:

Name: BROCK & SCOTT PLLC	Phone:
---------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

DOMESTIC RELATIONS OF 2025CV1267 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 04/06/2026

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



ROCKET MORTGAGE, LLC
vs.
TITMAN, HOPE (et al.)

Case Number
2025CV1267

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	1
Manner:	Adult in Charge	Expires:	04/06/2026
Warrant:			
Notes:	SALE DATE & TIME: 03/18/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Columbia County Tax Office		
Primary Address:	PO Box 380 Bloomsburg, PA 17815		
Phone:	570-389-5649	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Emme McDonough		
Relation:	Secretary		
Date:	1-9-26	Time:	08:06
Deputy:	3	Mileage:	

Attorney / Originator:

Name:	BROCK & SCOTT PLLC	Phone:	
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX C 2025CV1267 PO BOX 380, BLOOMSBURG, PA 17815 EXP: 04/06/2026

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 01/08/2026

Account: 3994
Name: tchamberlain@columbiapa.org
Company: TIM CHAMBERLAIN - COLUM COUNTY SHER
Address: PO BOX 380
BLOOMSBURG, PA 17815
Telephone:

Ad ID: 399170
Description: Titman Sale CV1267
Run Dates: 02/25/2026 - 03/11/2026
Class: 0002
Orig User: sshotwel
Words: 705
Lines: 82
Agate Lines: 219
Depth: 9.11
Blind Box:

Total Ad Cost \$1,557.95
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	02/25/2026	03/11/2026	3	1,557.95

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025CV1267

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the www.bid4assets.com/ColumbiaPASheriffSales on:

WEDNESDAY, MARCH 18, 2026
At 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain lot, piece or parcel of land, together with a two-story frame single dwelling house thereon erected, lying and being situate on the southerly side of First Avenue in the Borough of Berwick, Columbia County, Pennsylvania:

BEGINNING at the northeast corner of Lot No. 526, this being the east side of the ninth lot east of Warren Street on the southerly side of First Avenue in the Borough of Berwick, and is a portion of the Berwick Land Improvement Company's Addition to the Borough of Berwick (see plot or plan recorded in the Recorder's Office at Bloomsburg, Pennsylvania, in Miscellaneous Book 8, Page 366); thence in a southerly direction along Lot No. 526 a distance of 160 feet to a 15 foot alley; thence in an easterly direction along said alley a distance of 45 feet to corner of Lot No. 524; thence in a northerly direction along Lot No. 524 a distance of 160 feet to the corner of First Avenue; thence in a westerly direction along First Avenue a distance of 45 feet to the place of beginning.

PIN No. 04C02 21100

Being the same premises which Michael Komola, Executor of the Estate of Rosalie M. Komola A/K/A Rosalie Martha Komola, Deceased, by Deed 07/18/2019 and recorded 07/26/2019, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 201905675, granted and conveyed unto Joshua Titman A/K/A Joshua M. Titman, and Hope Marie Titman, his wife, as tenants by the entirety.

Tax Parcel: 04C02 21100000 A/K/A 0402 21100

Premises Being: 1152 First Avenue, Berwick, PA 18603

PROPERTY ADDRESS: 1152 FIRST AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C 02 211 000 00

Seized and taken into execution to be sold as the property of HOPE TITMAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, JOSHUA TITMAN in suit of ROCKET MORTGAGE, LLC.

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 eight (8) days after the sale in 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 to either 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 default all sums paid by the 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. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
WINSTON SALEM, NC

TIMOTHY CHAMBERLAIN,
Sheriff
COLUMBIA COUNTY,
PENNSYLVANIA

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

**ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC F/K/A
QUICKEN LOANS INC.
Plaintiff**

v.

**HOPE MARIE TITMAN; JOSHUA
TITMAN A/K/A JOSHUA M. TITMAN;
THE SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
Defendant(s)**

Court of Common Pleas

Civil Division

Columbia County

No.: 2025-CV-1267

2026-ED-1

Commonwealth of Pennsylvania

County of COLUMBIA

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:

Premises: 1152 FIRST AVENUE, BERWICK, PA 18603

(see legal description attached)

Amount Due	<u>\$85,248.66</u>
Interest from <u>1/3/2026</u> at <u>\$14.01</u> per diem	<u>\$</u>
Costs to be added	<u>\$</u>

Office of the Prothonotary of
COLUMBIA County, Pennsylvania

Seal of the Court

Stephanie Stroup/mt
Deputy
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday of 2028

Date: 11/6/2026

COURT OF COMMON PLEAS
CIVIL DIVISION
No.: 2025-CV-1267

COLUMBIA COUNTY


ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN
LOANS INC.
Plaintiff

v.

HOPE MARIE TITMAN; JOSHUA TITMAN A/K/A JOSHUA M. TITMAN; THE
SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Defendant(s)

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs	\$	_____
Prothy Paid	\$	_____
Writ, Ret. & Sat.	\$	_____
Total Cost	\$	_____


Brock & Scott, PLLC
Carolyn Treglia, Esq. ID No.: 328659
Attorney for Plaintiff

Address where papers may be served:

Hope Marie Titman
1152 First Avenue
Berwick, PA 18603

Joshua Titman A/K/A Joshua M. Titman
1152 First Avenue
Berwick, PA 18603

The Secretary of Housing and Urban Development
c/o The Associate General Counsel for Litigation -
Office of Litigation
451 Seventh Street, S.W.
Washington, DC 20410

The Secretary of Housing and Urban Development
U.S. Attorney's Office, Civil Process Clerk
950 Pennsylvania Avenue NW
Washington, DC 20530

The Secretary of Housing and Urban Development
U.S. Department of HUD, Attn: Office of Regional
Counsel
801 Market Street, 12th Floor
Philadelphia, PA 19107

The Secretary of Housing and Urban Development
U.S. Attorney's Office, Secretary of Housing &
Urban Development
1501 N. 6th Street, Box 202
Harrisburg, PA 17102

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land, together with a two-story frame single dwelling house thereon erected, lying and being situate on the southerly side of First Avenue in the Borough of Berwick, Columbia County, Pennsylvania:

BEGINNING at the northeast corner of Lot No. 526, this being the east side of the ninth lot east of Warren Street on the southerly side of First Avenue in the Borough of Berwick, and is a portion of the Berwick Land Improvement Company's Addition to the Borough of Berwick (see plot or plan recorded in the Recorder's Office at Bloomsburg, Pennsylvania, in Miscellaneous Book 8, Page 366); thence in a southerly direction along Lot No. 526 a distance of 160 feet to a 15 foot alley; thence in an easterly direction along said alley a distance of 45 feet to corner of Lot No. 524; thence in a northerly direction along Lot No. 524 a distance of 160 feet to the corner of First Avenue; thence in a westerly direction along First Avenue a distance of 45 feet to the place of beginning.

PIN No. 04C02 21100

Being the same premises which Michael Komola, Executor of the Estate of Rosalie M. Komola A/K/A Rosalie Martha Komola, Deceased, by Deed 07/18/2019 and recorded 07/26/2019, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 201905675, granted and conveyed unto Joshua Titman A/K/A Joshua M. Titman, and Hope Marie Titman, his wife, as tenants by the entirety.

Tax Parcel: 04C02 21100000 A/K/A 04C02 21100

Premises Being: 1152 First Avenue, Berwick, PA 18603

BROCK & SCOTT, PLLC
Carolyn Treglia, Esquire,
Identification No. 328659
2011 Renaissance Boulevard, Suite 100
King of Prussia, PA 19406
Telephone: (844) 856-6646
Email: Carolyn.Treglia@brockandscott.com
B&S File No.: 25-27817 FC01

Attorney for Plaintiff

**ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC F/K/A QUICKEN
LOANS INC.**
Plaintiff

Court of Common Pleas

Civil Division

Columbia County

v.

No.: 2025-CV-1267

**HOPE MARIE TITMAN; JOSHUA
TITMAN A/K/A JOSHUA M. TITMAN;
THE SECRETARY OF HOUSING AND
URBAN DEVELOPMENT**
Defendant(s)

2026-ED-1

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO:

HOPE MARIE TITMAN
1152 FIRST AVENUE
BERWICK, PA 18603

JOSHUA TITMAN A/K/A JOSHUA M. TITMAN
1152 FIRST AVENUE
BERWICK, PA 18603

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT
C/O THE ASSOCIATE GENERAL COUNSEL FOR LITIGATION - OFFICE OF
LITIGATION
451 SEVENTH STREET, S.W.
WASHINGTON, DC 20410

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT
U.S. ATTORNEY'S OFFICE, CIVIL PROCESS CLERK
950 PENNSYLVANIA AVENUE NW
WASHINGTON, DC 20530

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

U.S. DEPARTMENT OF HUD, ATTN: OFFICE OF REGIONAL COUNSEL
801 MARKET STREET, 12TH FLOOR
PHILADELPHIA, PA 19107

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT
U.S. ATTORNEY'S OFFICE, SECRETARY OF HOUSING & URBAN
DEVELOPMENT
1501 N. 6TH STREET, BOX 202
HARRISBURG, PA 17102

THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU: ARE A DEBTOR IN AN ACTIVE BANKRUPTCY CASE; ARE UNDER THE PROTECTION OF A BANKRUPTCY STAY; OR, HAVE RECEIVED A DISCHARGE IN BANKRUPTCY AND YOU HAVE NOT REAFFIRMED THE DEBT, THIS NOTICE IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSTRUED AS AN ATTEMPT TO COLLECT A DEBT FROM YOU PERSONALLY.

Your house (real estate) at **1152 FIRST AVENUE, BERWICK, PA 18603** is scheduled to be sold at the Sheriff's Sale on March 18 2024 at 09:00 AM at a public on-line auction found at <https://www.bid4assets.com/columbiapasheriffsale>, to enforce the court judgment of \$85,248.66 obtained by **Rocket Mortgage, LLC F/K/A Quicken Loans, LLC F/K/A Quicken Loans Inc.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF
OWNER'S
RIGHTS**

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **(844) 856-6646.**

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling (844) 856-6646.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (844) 856-6646.
4. If the amount due from the Buyer is not paid to the Sheriff, you may remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money paid for your house. A proposed schedule of distribution of the money bid for your house will be filed by the Sheriff not later than thirty (30) days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**NORTH PENN LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
TELEPHONE: (570) 784-8760**

**PENNSYLVANIA LAWYER REFERRAL SERVICE
PENNSYLVANIA BAR ASSOCIATION
PO BOX 186
HARRISBURG, PA 17108
TELEPHONE: 1-800-692-7375**

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025CV1267

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property to public sale at www.bid4assets.com/ColumbiaPASheriffSales.

WEDNESDAY, MARCH 18, 2026
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain lot, piece or parcel of land, together with a two-story frame single dwelling house thereon erected, lying and being situate on the southerly side of First Avenue in the Borough of Berwick, Columbia County, Pennsylvania:
BEGINNING at the northeast corner of Lot No. 526, this being the east side of the ninth lot east of Warren Street on the southerly side of First Avenue in the Borough of Berwick, and is a portion of the Berwick Land Improvement Company's Addition to the Borough of Berwick (see plot or plan recorded in the Recorder's Office at Bloomsburg, Pennsylvania, in Miscellaneous Book 8, Page 366); thence in a southerly direction along Lot No. 526 a distance of 160 feet to a 15 foot alley; thence in an easterly direction along said alley a distance of 45 feet to corner of Lot No. 524; thence in a northerly direction along Lot No. 524 a distance of 160 feet to the corner of First Avenue; thence in a westerly direction along First Avenue a distance of 45 feet to the place of beginning.

PIN No. 04C02 21100

Being the same premises which Michael Komola, Executor of the Estate of Rosalie M. Komola A/K/A Rosalie Martha Komola, Deceased, by Deed 07/18/2019 and recorded 07/26/2019, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 201905675, granted and conveyed unto Joshua Titman A/K/A Joshua M. Titman, and Hope Marie Titman, his wife, as tenants by the entirety.

Tax Parcel: 04C02 21100000 A/K/A 0402 21100

Premises Being: 1152 First Avenue, Berwick, PA 18603

PROPERTY ADDRESS: 1152 FIRST AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C 02 211 000 00

Seized and taken into execution to be sold as the property of HOPE TITMAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, JOSHUA TITMAN in suit of ROCKET MORTGAGE, LLC.

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 eight (8) days after the sale in 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 to either 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 default all sums paid by the 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. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
WINSTON SALEM, NC

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE
(570) 389-5622

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

24 HOUR PHONE
(570) 784-6300

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: January 8th 2026

Re: Sheriffs Sale Advertising Dates

ROCKET MORTGAGE, LLC
VS.
HOPE MARIE TITMAN & JOSHUA TITMAN

No. 1267 of 2025 J.D. and No. 1 of 2026 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 st Week	February 25 th 2026
2 nd Week	March 4 th 2026
3 rd Week	March 11 th 2026

SALE DATE: **March 18th 2026 @ 9:00 a.m**

I will expose the following described property at public sale at www.bid4assets.com/ColumbiaPASheriffSales

Feel free to contact me if you have any questions. Sarah 570-389-5622.

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

REAL ESTATE OUTLINE

ED # 2026 ED1

DATE RECEIVED 1-6-26
DOCKET AND INDEX 2025 CV 1267

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u>2,000.⁰⁰</u>	<u>X</u>	CK# <u>29065</u>

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

SALE DATE March 18th TIME 9:00 am
 POSTING DATE _____
 ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>2-25</u>
2 ND WEEK	<u>3-4</u>
3 RD WEEK	<u>3-11</u>

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land, together with a two-story frame single dwelling house thereon erected, lying and being situate on the southerly side of First Avenue in the Borough of Berwick, Columbia County, Pennsylvania:

BEGINNING at the northeast corner of Lot No. 526, this being the east side of the ninth lot east of Warren Street on the southerly side of First Avenue in the Borough of Berwick, and is a portion of the Berwick Land Improvement Company's Addition to the Borough of Berwick (see plot or plan recorded in the Recorder's Office at Bloomsburg, Pennsylvania, in Miscellaneous Book 8, Page 366); thence in a southerly direction along Lot No. 526 a distance of 160 feet to a 15 foot alley; thence in an easterly direction along said alley a distance of 45 feet to corner of Lot No. 524; thence in a northerly direction along Lot No. 524 a distance of 160 feet to the corner of First Avenue; thence in a westerly direction along First Avenue a distance of 45 feet to the place of beginning.

PIN No. 04C02 21100

Being the same premises which Michael Komola, Executor of the Estate of Rosalie M. Komola A/K/A Rosalie Martha Komola, Deceased, by Deed 07/18/2019 and recorded 07/26/2019, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 201905675, granted and conveyed unto Joshua Titman A/K/A Joshua M. Titman, and Hope Marie Titman, his wife, as tenants by the entirety.

Tax Parcel: 04C02 21100000 A/K/A 04C02 21100

Premises Being: 1152 First Avenue, Berwick, PA 18603

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2025-CV-1267**

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.

v.

HOPE MARIE TITMAN; JOSHUA TITMAN A/K/A JOSHUA M. TITMAN; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

owner(s) of property situate in the **BOROUGH OF BERWICK, COLUMBIA** County, Pennsylvania, being

1152 FIRST AVENUE, BERWICK, PA 18603

Tax ID No. 04C02 21100000 A/K/A 04C02 21100

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$85,248.66**

Attorneys for Plaintiff
Brock & Scott, PLLC

WAIVER OF WATCHMAN/WAIVER OF INSURANCE – Any Deputy Sheriff levying upon or attaching a property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff’s Sale thereof: and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance which insurance is hereby waived.

BROCK & SCOTT, PLLC

Date: 1/2/2026

By: 
Carolyn Treglia, Esquire, Id. No. 328659
Attorney for Plaintiff

BROCK & SCOTT, PLLC
Carolyn Treglia, Esquire,
Identification No. 328659
2011 Renaissance Boulevard, Suite 100
King of Prussia, PA 19406
Telephone: (844) 856-6646
Email: Carolyn.Treglia@brockandscott.com
B&S File No.: 25-27817 FC01

Attorney for Plaintiff

**ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC F/K/A
QUICKEN LOANS INC.
Plaintiff**

Court of Common Pleas

Civil Division

Columbia County

v.

No.: 2025-CV-1267

2026-ED-1

**HOPE MARIE TITMAN; JOSHUA
TITMAN A/K/A JOSHUA M. TITMAN;
THE SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
Defendant(s)**

AFFIDAVIT OF NON-MILITARY SERVICE

The undersigned hereby verifies that I am an attorney of the law firm of Brock & Scott, PLLC, attorneys for the Plaintiff in the above-entitled action. My office performed a search through the Department of Defense and after review of the Department of Defense Manpower Database it has been ascertained:

- (a) that the Defendant Hope Marie Titman is not in the Military or Naval Service of the United States.
- (b) that Defendant Hope Marie Titman is over 18 years of age and resides at 1152 First Avenue, Berwick, PA 18603.

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

Date: 1/5/26



Carolyn Treglia, Esq., Id. No. 328659
Attorney for Plaintiff
2011 Renaissance Boulevard, Suite 100
King of Prussia, PA 19406
Phone: (844) 856-6646

BROCK & SCOTT, PLLC
Carolyn Treglia, Esquire,
Identification No. 328659
2011 Renaissance Boulevard, Suite 100
King of Prussia, PA 19406
Telephone: (844) 856-6646
Email: Carolyn.Treglia@brockandscott.com
B&S File No.: 25-27817 FC01

Attorney for Plaintiff

**ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC F/K/A
QUICKEN LOANS INC.
Plaintiff**

Court of Common Pleas

Civil Division

Columbia County

v.

No.: 2025-CV-1267

**HOPE MARIE TITMAN; JOSHUA
TITMAN A/K/A JOSHUA M. TITMAN;
THE SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
Defendant(s)**

2026-ED-1


AFFIDAVIT OF NON-MILITARY SERVICE

The undersigned hereby verifies that I am an attorney of the law firm of Brock & Scott, PLLC, attorneys for the Plaintiff in the above-entitled action. My office performed a search through the Department of Defense and after review of the Department of Defense Manpower Database it has been ascertained:

- (a) that the Defendant Joshua Titman A/K/A Joshua M. Titman is not in the Military or Naval Service of the United States.
- (b) that Defendant Joshua Titman A/K/A Joshua M. Titman is over 18 years of age and resides at 1152 First Avenue, Berwick, PA 18603.

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

Date: 11/5/20



Carolyn Treglia, Esq., Id. No. 328659
Attorney for Plaintiff
2011 Renaissance Boulevard, Suite 100
King of Prussia, PA 19406
Phone: (844) 856-6646

BROCK & SCOTT, PLLC
Carolyn Treglia, Esquire,
Identification No. 328659
2011 Renaissance Boulevard, Suite 100
King of Prussia, PA 19406
Telephone: (844) 856-6646
Email: Carolyn.Treglia@brockandscott.com
B&S File No.: 25-27817 FC01

Attorney for Plaintiff

ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC F/K/A
QUICKEN LOANS INC.
Plaintiff

v.

HOPE MARIE TITMAN; JOSHUA
TITMAN A/K/A JOSHUA M. TITMAN;
THE SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
Defendant(s)

Court of Common Pleas

Civil Division

Columbia County

No.: 2025-CV-1267

2026-ED-1

AFFIDAVIT OF NON-MILITARY SERVICE

The undersigned hereby verifies that I am an attorney of the law firm of Brock & Scott, PLLC, attorneys for the Plaintiff in the above-entitled action. My office performed a search through the Department of Defense and after review of the Department of Defense Manpower Database it has been ascertained:

- (a) I am unable to determine whether or not the Defendant The Secretary of Housing and Urban Development is presently in the Military or Naval Service of the United States, as my client does not have a social security number for this Defendant. Additionally, my office searched and performed a private investigation and is unable to ascertain the social security number for the defendant. Therefore, a military search cannot be conducted.
- (b) I am unable to determine whether or not the Defendant The Secretary of Housing and Urban Development is over 18 years of age. My office searched and performed a private investigation and is unable to ascertain an identity for the Defendant.
- (c) I am unable to determine whether or not the Defendant The Secretary of Housing and Urban Development resides at 1152 First Avenue, Berwick, PA 18603.
- (d) I am unable to determine whether or not the Defendant The Secretary of Housing and Urban Development is presently in the Military or Naval Service of the United States, as my client

does not have a social security number for this Defendant. Additionally, my office searched and performed a private investigation and is unable to ascertain the social security number for the defendant. Therefore, a military search cannot be conducted.

(e) I am unable to determine whether or not the Defendant The Secretary of Housing and Urban Development is over 18 years of age. My office searched and performed a private investigation and is unable to ascertain an identity for the Defendant.

(f) I am unable to determine whether or not the Defendant The Secretary of Housing and Urban Development resides at 1152 First Avenue, Berwick, PA 18603.

(g) I am unable to determine whether or not the Defendant The Secretary of Housing and Urban Development is presently in the Military or Naval Service of the United States, as my client does not have a social security number for this Defendant. Additionally, my office searched and performed a private investigation and is unable to ascertain the social security number for the defendant. Therefore, a military search cannot be conducted.

(h) I am unable to determine whether or not the Defendant The Secretary of Housing and Urban Development is over 18 years of age. My office searched and performed a private investigation and is unable to ascertain an identity for the Defendant.

(i) I am unable to determine whether or not the Defendant The Secretary of Housing and Urban Development resides at 1152 First Avenue, Berwick, PA 18603.

(j) I am unable to determine whether or not the Defendant The Secretary of Housing and Urban Development is presently in the Military or Naval Service of the United States, as my client does not have a social security number for this Defendant. Additionally, my office searched and performed a private investigation and is unable to ascertain the social security number for the defendant. Therefore, a military search cannot be conducted.

(k) I am unable to determine whether or not the Defendant The Secretary of Housing and Urban Development is over 18 years of age. My office searched and performed a private investigation and is unable to ascertain an identity for the Defendant.

(l) I am unable to determine whether or not the Defendant The Secretary of Housing and Urban Development resides at 1152 First Avenue, Berwick, PA 18603.

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

Date: 1/15/14



Carolyn Treggia, Esq., Id. No. 328659
Attorney for Plaintiff
2011 Renaissance Boulevard, Suite 100
King of Prussia, PA 19406
Phone: (844) 856-6646

ROSEMARIE DIAMOND
ADMITTED IN PENNSYLVANIA,
NEW JERSEY

JAY JONES
ADMITTED IN PENNSYLVANIA,
NEW JERSEY



THOMAS E. BROCK
ADMITTED IN NORTH CAROLINA

GREGORY A. SCOTT
ADMITTED IN NORTH CAROLINA

2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406
ConsumerContact@brockandscott.com
(844) 856-6646 Consumer Hotline
www.brockandscott.com

To the Sheriff of Columbia County

Attention: Real Estate Department

Please be advised that we will have a third-party process server attempt service of the Notice of Sale on defendant(s):

Hope Marie Titman at 1152 First Ave., Berwick, PA 18603.

Joshua Titman A/K/A Joshua M. Titman at 1152 First Ave., Berwick, PA 18603.

The Secretary of Housing and Urban Development at 801 Market St., 12th Floor, Philadelphia, PA 19107. We will be filing the Affidavits of Service with the Prothonotary and will provide copies to your office for record.

Please be advised that we will attempt service of the Notice of Sale via First Class and Certified Mail on defendant(s):

The Secretary of Housing and Urban Development at 451 Seventh Street, SW, Washington, DC 20410.

The Secretary of Housing and Urban Development at 950 Pennsylvania Ave. NW, Washington, DC 20530. We will be filing the Affidavits of Service with the Prothonotary and will provide copies to your office for record.

Please **post the Handbill** of Sale on the property, 1152 First Avenue, Berwick, PA 18603

We remain available should you wish to discuss this matter further. Thank You

Judgment and Writ Department
BROCK & SCOTT, PLLC
2011 Renaissance Boulevard, Suite 100
King of Prussia, PA 19406
Phone: (844) 856-6646
File No.: 25-27817 FC01

ROSEMARIE DIAMOND
ADMITTED IN PENNSYLVANIA,
NEW JERSEY

JAY JONES
ADMITTED IN PENNSYLVANIA,
NEW JERSEY



THOMAS E. BROCK
ADMITTED IN NORTH
CAROLINA

GREGORY A. SCOTT
ADMITTED IN NORTH
CAROLINA

2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406

ConsumerContact@brockandscott.com

(844) 856-6646 Consumer Hotline

www.brockandscott.com

Columbia County Sheriff's Office
Office of the Sheriff
35 West Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

*Re: 1152 First Avenue, Berwick, PA 18603
Our File: 25-27817 FC01*

Dear Sir/Madam:

Kindly list this property for the _____ Sheriff's Sale. All the necessary documents to list this property for sale are enclosed, together with our check for the fees and costs to list for sale.

Thank you for your assistance. If there are any questions concerning the above matter, please contact our office immediately.

Respectfully,

Judgment/Writ Team
Brock & Scott, PLLC

Enclosures

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

COMMONWEALTH OF PA
 DEPARTMENT OF PUBLIC WELFARE
 P.O. BOX 2375
 HARRISBURG, PA 17105



9590 9402 9501 5069 5783 07

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name)
DEREK JOHNSON

C. Date of Delivery
JAN 14 2026

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

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

Small Business Administration
 660 American Ave #301
 King Of Prussia, PA 19406



9590 9402 9501 5069 5784 03

9589 0710 5270 2971 1889 20

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name)
DAVID

C. Date of Delivery
1/14

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

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

U.S. Treasury Department
 600 Arch Street
 Room 3259
 Philadelphia, PA 19106



9590 9402 9501 5069 5783 73

9589 0710 5270 2971 1888 90

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name)
FRANK

C. Date of Delivery
1/15/26

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

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

Complete items 1, 2, and 3. 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.

A. Signature [Signature] Agent Addressee

B. Received by (Printed Name) Amanda Davis-Bates C. Date of Delivery

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

USAO-PAM-HARRISBURG 14 JAN '26 PM 1:41

Article Addressed to: U.S. Dept of Justice Sylvia H. Rambo U.S. Courthouse 501 N. 6th St. Box 202 Harrisburg, PA 17102



9590 9402 9501 5069 5782 36

Article Number (Transfer from service label)

9589 0710 5270 2971 1889 44

3. Service Type: Priority Mail Express®, Registered Mail™, Adult Signature, Adult Signature Restricted Delivery, Certified Mail®, Certified Mail Restricted Delivery, Collect on Delivery, Collect on Delivery Restricted Delivery, Registered Mail Restricted Delivery, Signature Confirmation™, Signature Confirmation Restricted Delivery

S Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

Complete items 1, 2, and 3. 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.

A. Signature [Signature] Agent Addressee

B. Received by (Printed Name) C. Date of Delivery JAN 14 2026

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

Office of F.A.I.R P.O. BOX 8016 HARRISBURG, PA 17105



9590 9402 9501 5069 5783 80

Article Number (Transfer from service label)

9589 0710 5270 2971 1889 06

3. Service Type: Priority Mail Express®, Registered Mail™, Adult Signature, Adult Signature Restricted Delivery, Certified Mail®, Certified Mail Restricted Delivery, Collect on Delivery, Collect on Delivery Restricted Delivery, Registered Mail Restricted Delivery, Signature Confirmation™, Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

Complete items 1, 2, and 3. 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.

A. Signature [Signature] Agent Addressee

B. Received by (Printed Name) C. Date of Delivery 1/15/26

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

U.S. Treasury Department 600 Arch Street Room 3259 Philadelphia, PA 19106



9590 9402 9501 5069 5781 13

Article Number (Transfer from service label)

9589 0710 5270 1589 7686 78

3. Service Type: Priority Mail Express®, Registered Mail™, Adult Signature, Adult Signature Restricted Delivery, Certified Mail®, Certified Mail Restricted Delivery, Collect on Delivery, Collect on Delivery Restricted Delivery, Registered Mail Restricted Delivery, Signature Confirmation™, Signature Confirmation Restricted Delivery

S Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

202 2024

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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
 1001 Liberty Ave Room 704
 Pittsburgh, PA 15222



9590 9402 9501 5069 5782 43

2. Article Number (Transfer from service label)
 9589 0710 5270 2971 1889 51

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery (over \$500)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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:
 Secretary of Housing & Urban
 U.S. Dept. of HUD
 801 Market St. 12th FL
 Philadelphia, PA 19107



9590 9402 9501 5069 5782 74

2. Article Number (Transfer from service label)
 9589 0710 5270 2971 1889 75

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery (over \$500)

7

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

BROCK & SCOTT PLLC

Pennsylvania Recording
1315 WESTBROOK PLAZA DRIVE, SUITE 100
WINSTON-SALEM, NC 27103

TRUIST 

66-16/531

29065

PAY TO THE ORDER OF
Two Thousand Dollars and 00/100
Columbia County Sheriff

re: Titman, Joshua
B&S file: 25-27817-FC01
Sheriff Sale - Deposit

DATE

01/05/2026

AMOUNT

\$2,000.00

Void after 120 Days


AUTHORIZED SIGNATURE



⑈00029065⑈ ⑆053100465⑆ 1000271576364⑈

2026 ED1
2025 CV 1267