

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 784-0257

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

SHERIFF'S REAL ESTATE FINAL COST SHEET

GE Capital Corp VS Donald Ni-Shen...

NO. 38-1999 E.D. NO. 99 CV 178 J.D.

DATE OF SALE: July 1-1999

BID PRICE (INCLUDES COSTS) \$ 11,000.00

POUNDATE--2% OF BID PRICE \$ 770.00

TRANSFER TAX 2%, FAIR MARKET PRICE \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 11,770.00

PURCHASER(S): GE Capital Corp

ADDRESS: 1111 N. 2nd St

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Robert J. Maskey

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE	\$ <u>11,770.00</u>
LESS DEPOSIT	\$ <u>770.00</u>
DOWN PAYMENT	\$ <u>-</u>
TOTAL DUE IN EIGHT DAYS	\$ <u>11,000.00</u>

REAL ESTATE
SHERIFF'S SALE--COST SHEET

GE Capital Mgmt. vs Donna M. Shover
 NO. 2271 E.D. NO. 198-99 J.D. DATE OF SALE July 1999 TIME OF SALE 1100

DOCKET AND RETURN \$ 15.00
 SERVICE PER DEFENDANT OR GARNISHEE 120.-
 LEVY (PER PARCEL) 15.-
 MAILING COSTS 15.92
 ADVERTISING, SALE BILLS, & COPIES 15.-
 ADVERTISING SALE (PLUS NEWSPAPER) 12.-
 MILEAGE 14.50
 POSTING HANDBILLS 15.00
 CRYING/AJJOURN SALE (EACH SALE) 10.-
 SHERIFF'S DEED 20.-
 TRANSFER TAX FORM 25.-
 DISTRIBUTION FORM 25.-
 OTHER 3.50
 Luz. Co. Sheriff
 Notary 8.00

TOTAL..... \$ 386.92

PRESS-ENTERPRISE INC \$ 299.-
 SOLICITOR'S SERVICES 75.-

TOTAL..... \$ 374.-

PROTHONOTARY (NOTARY) \$ 10.00
 RECORDER OF DEEDS 28.50

OTHER _____

TOTAL..... \$ 38.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 1999 \$ 174.71
 SCHOOL DISTRICT TAXES, 19 _____ \$ _____
 DELINQUENT TAXES, 19 _____, 1992 \$ 583.89

TOTAL..... \$ 758.60

MUNICIPAL FEES DUE:

Berwick SEWER--MUNICIPAL 1999 \$ 541.48
 WATER--MUNICIPAL 19 \$ _____

TOTAL..... \$ 541.48

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL..... (9) \$ 72.-

MISCELLANEOUS _____ \$ _____
 _____ \$ _____

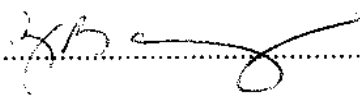
TOTAL..... \$ 770.-

TOTAL COSTS (OPEN BID)..... \$ 2171.50

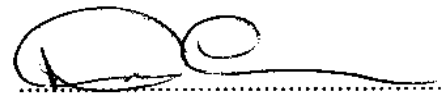
USA 1000 2399.00

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula Barry, Publisher's Assistant 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 the day of its establishment: that hereto attached is a copy of the legal notice or advertisement in the above entitled proceeding which appeared in the issue of said newspaper on June 10, 17, 24, 1999 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice 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.

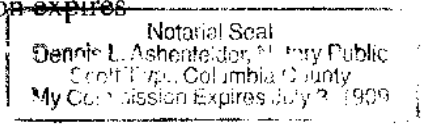

.....

Sworn and subscribed to before me this 24th day of June, 1999.


.....

(Notary Public)

My commission expires



And now,....., 19....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

PS Form 3811, December 1994

6. Signature: (Addressee or Agent) *X Samuel J. Venturo*

5. Received By: (Print Name) _____

8. Addressee's Address (Only if requested and fee is paid) _____

7. Date of Delivery *5-3-94*

4b. Service Type
 Return Receipt for Merchandise
 Express Mail
 Registered
 Certified
 COD
 Insured

4a. Article Number *Z 052 311 831*

3. Article Addressed to: _____

1. Addressee's Address
 2. Restricted Delivery

SENDERS: Complete items 1 and/or 2 for additional services. Complete items 3, 4a, and 4b. Print your name and address on the reverse of this form so that we can return this card to you. Attach this form to the front of the mailpiece, or on the back if space does not permit. Write "Return Receipt Requested" on the mailpiece below the article number. The Return Receipt will show to whom the article was delivered and the date delivered.

PS Form 3811, December 1994

SENDERS: Complete items 1 and/or 2 for additional services. Complete items 3, 4a, and 4b. Print your name and address on the reverse of this form so that we can return this card to you. Attach this form to the front of the mailpiece, or on the back if space does not permit. Write "Return Receipt Requested" on the mailpiece below the article number. The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee): *38-99*

1. Addressee's Address
 2. Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
 Commonwealth of Pennsylvania
 Department of Revenue
 Bureau of Compliance
 Clearance Support Section Dept. 280946
 Harrisburg, PA 17128-0946

4a. Article Number *2052 311 830*

4b. Service Type
 Registered
 Express Mail
 Return Receipt for Merchandise
 Certified
 Insured
 COD

7. Date of Delivery *MAY 03 1994*

5. Received By: (Print Name) _____

8. Addressee's Address (Only if requested and fee is paid) _____

6. Signature: (Addressee or Agent) *X Samuel J. Venturo*

PS Form 3811, December 1994

PS Form 3811, December 1994

6. Signature: (Addressee or Agent) *X Samuel J. Venturo*

5. Received By: (Print Name) _____

8. Addressee's Address (Only if requested and fee is paid) _____

7. Date of Delivery *MAY 03 1994*

4b. Service Type
 Return Receipt for Merchandise
 Express Mail
 Registered
 Certified
 COD
 Insured

4a. Article Number *Z 052 311 832*

3. Article Addressed to:
 Office of F.A.I.R.
 Dept. of Public Welfare
 P.O. BOX 8016
 Harrisburg, PA 17105

1. Addressee's Address
 2. Restricted Delivery

SENDERS: Complete items 1 and/or 2 for additional services. Complete items 3, 4a, and 4b. Print your name and address on the reverse of this form so that we can return this card to you. Attach this form to the front of the mailpiece, or on the back if space does not permit. Write "Return Receipt Requested" on the mailpiece below the article number. The Return Receipt will show to whom the article was delivered and the date delivered.

Thank you for using Return Receipt Service.

PHONE 752-2723 (Area Code 717) No 3521
344 MARKET ST. BERWICK, PA. 18603

DATE June 28, 1999

┌		┐
	Sheriff's Office Courthouse Bloomsburg, Pa 17815 <u>ATTENTION: HARRY ROADARMEL</u>	
└		┘

STATEMENT

DETACH AND MAIL WITH YOUR CHECK. YOUR CANCELLED CHECK IS YOUR RECEIPT.
ACCOUNTS PAYABLE 30 DAYS FROM STATEMENT DATE.

SHERIFF'S SALE July 1, 1999 property located at 209 Iron St.,
Berwick, Pa and owned by Don Titus. The following is owing for
sewer rental:

#113240 1 July 1999 \$ 541.48

Thank You

	DATE PAID	PAID BY CHECK NO.

FEDERMAN AND PHELAN
By: Frank Federman, Esquire
Attorney I.D. No.: 12248
Two Penn Center Plaza, Suite 900
Philadelphia, PA 19102
(215) 563-7000

Attorney for Plaintiff

GE Capital Mortgage Services, Inc.
4680 Hallmark Parkway
San Bernardino, CA 92407

Plaintiff,

v.

Donald N. Titus, a/k/a Donald N. Titus, Sr.
Sherry Titus, a/k/a Sherry L. Titus
RR 3, Box 208
Shickshinny, PA 18655

Defendant(s).

: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
: NO. 99-CV-198
: 38 ED-1999

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

GE Capital Mortgage Services, Inc., Plaintiff in the above action, by its attorney, **FRANK FEDERMAN, 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 **209 Iron Street, Berwick, PA 18603.**

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

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

Donald N. Titus, a/k/a
Donald N. Titus, Sr. **209 Iron Street**
Sherry Titus, a/k/a **Berwick, PA 18603**
Sherry L. Titus

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

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

Same as above

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
Northern Wood Structures, Inc.	RR 1, Box 1225-D Dushore, PA 18614

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
None	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
None	

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:

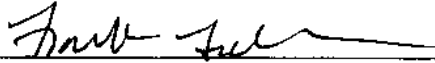
NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
None	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
Tenant/Occupant	209 Iron Street Berwick, PA 18603
Domestic Relations Columbia County	Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815

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.

April 21, 1999
Date


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN AND PHELAN

Suite 900
Two Penn Center Plaza
Philadelphia, PA 19102-1799
215-563-7000
Fax: 215-563-5534

Denise Hatfield
Judgement Clerk, Ext. 283

Representing Lenders in
Pennsylvania and New Jersey

June 10, 1999

Office of the Prothonotary
Columbia County Courthouse

Re: GE Capital Mortgage Services, Inc. vs. Donald N. Titus & Sherry Titus
No. 99-CV-198

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129 with the necessary attachments regarding the above matter.

Please return a time-stamped copy of the same in the enclosed self-addressed, stamped envelope.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

FEDERMAN AND PHELAN

By: 
Denise Hatfield

/dsh
Enclosures
cc: Sheriff of Columbia County

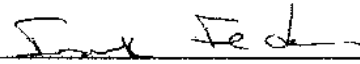
**IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY, PENNSYLVANIA**

GE Capital Mortgage Services, Inc.	:	
	:	Columbia COUNTY
Plaintiff,	:	COURT OF COMMON PLEAS
	:	
v.	:	CIVIL DIVISION
	:	
Donald N. Titus	:	NO. 99-CV-198
Sherry Titus	:	
	:	
Defendant(s).	:	

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF LEHIGH) SS:

I, FRANK FEDERMAN, ESQUIRE, attorney for GE Capital Mortgage Services, Inc., Plaintiff hereby verifies that on May 6, 1999, true and correct copies of the Notice of Sheriff's Sale were served by certificate of mailing to the recorded lienholders and any known interested party. See Exhibit "A" attached hereto.



FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

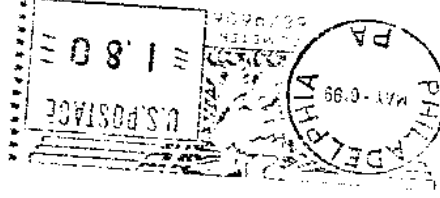
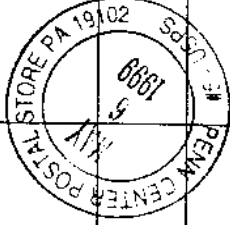
Date: June 10, 1999

DSH
FEDERMAN & PHELAN
 Two Penn Center Plaza, Suite 900
 Philadelphia, PA 19102



Name and
 Address
 of Sender

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	Donald N. Titus	Tenant/Occupant 209 Iron Street Berwick, PA 18603		
2	XXXX	Domestic Relations Columbia County Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815		
3	XXXX	Northern Wood Structures, Inc. RR 1, Box 1225-D Dushore, PA 18614		
4				
5				
6				
7				
8				
9				
10				
11				
12				
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA 17815

44 HOUR CLOSURE
(717) 284-6100

PHONE
570-389-5622

Federman & Phelan
Frank Federman, Esq.
Two Penn Center Center Plaza, Suite 900
Philadelphia, PA 19102

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

VS.

WRIT OF EXECUTION 98-99 JD 38-99 E.D.
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

Tuesday June 1, 1999 POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF Donald N. and Sherry L. Titus at 209 Iron St. Berwick, PA
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY ^{Chief} DEPUTY
SHERIFF Timothy Chamberlain

SO ANSWERS:

DEPUTY SHERIFF

Harry A. Roadarmel, Jr.
SHERIFF HARRY A. ROADARMEL, JR.

Sworn and subscribed before me
this 2nd day of
June 19 99

Sarah J. Hower
Sarah J. Hower

NOTARIAL SEAL
SARAH HOWER, Notary Public
Bloomsburg, Columbia County PA
My Commission Expires June 21, 1999

TAX NOTICE

1993 COUNTY & MUNICIPAL:
BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick, PA 18603

HOURS Mon, Tue, Thur & Fri 9-4pm
CLOSED WED. & HOLIDAYS

PHONE (570) 752-7442

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED


M
A
I
L
T
O

TITUS, DONALD N & SHERRY L
R R 3 BOX 208
SHICKSHINNY PA 18655

IF YOU DESIRE A RECEIPT, ENCLOSE A STAMPED, ADDRESSED ENVELOPE WITH YOUR PAYMENT

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT PAID OR BEFORE	DATE	BILL NO
General Fund	12533	4.096	50.31	51.34	56.47	03/01/1999	04034
Sinking Fund		.845	10.38	10.59	11.65		
Borough R.E.		5.800	71.24	72.69	76.32		
Fire		1.250	15.36	15.67	16.45		
Light		1.050	12.90	13.16	13.82		

THE DISCOUNT & THE PENALTY
HAVE BEEN COMPUTED
FOR YOUR CONVENIENCE

**PAY THIS
AMOUNT** 

LESS DISCOUNT	TAX	AMOUNT PAID OR BEFORE	DATE	INCL PENALTY
50.31	51.34	56.47	JUNE 30	56.47
10.38	10.59	11.65	JUNE 30	11.65
71.24	72.69	76.32	JUNE 30	76.32
15.36	15.67	16.45	JUNE 30	16.45
12.90	13.16	13.82	JUNE 30	13.82
160.19	163.45	174.71	JUNE 30	174.71

TYPE: R PROPERTY DESCRIPTION CNTY 80R0 This Tax Returned
Discount 2% 2% To Courthouse On:
Penalty 10% 5% JANUARY 01, 2000
ACCT NO: 18008
PARCEL 04C, 03---089-00, 000
209 IRON ST 1/2 LOT 11
.05 acres LAND 2,500
BUILDINGS 10,033

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TOTAL ASSESSED 12,533



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380
HARRISBURG, PA 17115

PHONE
(717) 329-5622

TELEFAX
(717) 703-6100

DATE: April 30, 1999

RE: Sheriff's Sale Advertising Dates:

GE Capital Mort. Serv. Incvs. Donald N. & Sherry L. TITUS

No. 38 of 1999 ED

No. 99 of 1998 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

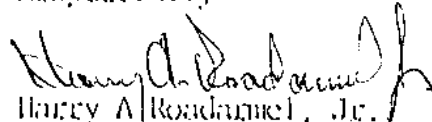
1st week June 10, 1999 DATE OF SALE: JULY 1, 1999 at 1100

2nd week June 17, 1999

3rd week June 24, 1999

Feel free to contact me if you have any questions.

Respectfully


Harry A. Roadarmel, Jr.
Sheriff

SHERIFF'S SALE

THURSDAY JULY 1, 1999 AT 1100 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 38-1999 AND CIVIL WRIT NO. 99-1998 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 AND BEST BIDDER, FOR CASH, IN A COURT ROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point located along the Western side of Iron Street and at the corner of Lot #10; thence along Iron Street South 24 degrees East, 19 feet to a mark; thence along a line, intended to follow the party wall of the said double residence and equally dividing Log #11, South 66 degrees West, 123 feet to a spike; thence along an alley North 24 degrees West, 19 feet to an iron pin; thence along a dividing line between Lot #10 and 11, North 66 degrees East, 123 feet to an iron pin. Being the northern one-half of Lot #11 in the Woodin-Dickson Addition to Berwick.

Said description being taken from a survey prepared by James H. Patton R.S. dated February 18, 1975. Recorded owners, Donald N and Sherry L. TITUS, 209 Iron St., Berwick, Pa.

TERMS OF Sale; Ten (10) percent cash or cashier's check of the bid or the amount of the opening bid (costs), whichever is higher, due at the time of the Sale. Entire balance of the amount due in cash or cashier's check within eight (8) days after the Sale.

ALL PARTIES IN INTEREST AND CLAIMANTS: Will take notice that a Schedule of the Distribution will be filed within thirty (30) days after the Sale and the Distribution will be made in accordance with the Schedule exceptions are filed thereto within ten (10) days of the posting of the Schedule.

FEDERMAN & PHELAN
Frank Federman, ESQ.
Two Penn Center Plaza, Suite 900
Philadelphia, PA 19102

SHERIFF OF COLUMBIA COUNTY
Harry A. Roadarmel Jr.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S BUREAU - RURAL STATE OUTLINE

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

RECEIVE AND TIME STAMP WRIT Apr 28 99

DOCKET AND INDEX Apr 28 99

SET FILE FOLDER UP _____

CHECK FOR PROPER INFO _____

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LAST KNOWN ADDRESS

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE

WATCHMAN RELEASE FORM

AFFIDAVIT OF LIENS LIST

CHECK FOR 900.00 CR 14799 900.00

* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE NOTIFY THE ATTY TO SEND ADDITIONAL INFO

SET SALE DATE AND ADV. DATES AND POSTING DATES SALE DATE 5/1/99 1100
POST DATE 1-1999
ADV DATE 10/17, 24, 1999

POST ALL DATES ON CALANDER _____

* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT

* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THURSDAY TILL SALE 3 TIMES

* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE _____

* MUST BE FILED WITHIN 30 DAYS OF SALE

* MUST BE PAID 10 DAYS AFTER IT HAS BE

FILL IN ALL NO'S ON EXECUTION PAPERS _____

TYPE PROPER INFO ON DESCRIPTION (refer to _____

SERVICE

TYPE CARDS FOR DEFENDANTS _____

PUT PAPERS TOGETHER FOR DEFENDANTS _____

* COPY OF WRIT FOR EACH DEFENDANT

* NOTICE OF SHERIFF SALE

* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LIEN HOLDERS _____

* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT _____

* DOCKET ALL DATES

TAX COLL ✓
TAX CLAIM ✓
Bank Sec ✓
Domestic ✓
2-Defend ✓
Occupants ✓
SBB ✓
RAIR ✓
Dept. Rev ✓
Northome Wood Structures ✓
Cert. 10

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA 17815

24 HOUR PHONE
(717) 784-6300(2)

PHONE
(717) 389-5622

SHERIFF'S SALE OUTLINE CONT

SALE BILLS

SEND DESCRIPTION TO PRINTER _____

* THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS _____

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. _____

SEND NOTICES TO LOCAL TAX COLLECTORS _____

NOTICES TO WATER AND SEWER AUTH. _____

SEND NOTICES TO FEDERAL AND STATE TAX AUTH _____

IF BUSINESS SEND COPY TO SBA AUTH. _____

HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE _____

TAX CLAIM OFFICE _____

TAX ASSESSMENT OFFICE _____

PROTH OFFICE (post on board) _____

POST IN FRONT LOBBY _____

POST IN SHERIFF'S OFFICE _____

SEND COPY TO ATTY _____

POST PROPERTY ACCORDING TO DATE SET _____

SEND RETURN OF POSTING TO ATTY _____

DOCKET ALL COSTS _____

PREPARE COST SHEET 2 DAYS BEFORE SALE

* BE SURE ALL COSTS ARE RECEIVED

PREPARE FINAL COSTS SHEET DAY OF SALE _____

HOLD SALE _____

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE _____

PAY DISTRIBUTION ACCORDING TO DATE _____

* WHEN PAYING INCLUDE ADDRESS OF CHANGE OF OWNER TO WHOM IT MAY CONCERN

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT _____

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED _____

DEED IS RECORDED SEND TO BUYER _____

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815

24 HOUR PHONE
(717) 784-6300
FAX (717) 784-0257

PHONE
(717) 784-1991

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

GE Capital Mortgage Service Inc.,

PLAINTIFF

vs.

Donald N. & Sherry L. TITUS

DEFENDANT

No. 99 CD Term, 19 98

WRIT OF EXECUTION-- MORTGAGE FORECLOSURE
38 of 1999

ISSUED April 23, 1999

NOW, April 30

19

99

Harry A. Roadarmel Jr.

High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of LUZERNE COUNTY
200 North River St., Wilkes-Barre, Pa.

County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.
Defendants alleged address is R.R.3, Box 208, Shickshinny, PA 18655
COST CHECK NO. 11741, amount of \$66.00

Harry A. Roadarmel Jr.
Sheriff, Columbia County, Pennsylvania

AFFIDAVIT OF SERVICE

NOW, 19 at o'clock M, served the
within upon
at by handing to
a true and attested copy of the
original and made known to the contents thereof.

Sworn and Subscribed before me

So Answers,

this

day of 19

Sheriff

Notary Public

BY:

Deputy Sheriff

19, Sec return endorsed hereon by Sheriff of
County, Pennsylvania, and made a part of this return

So Answers,

Sheriff

Deputy Sheriff

FEDERMAN AND PHELAN
By: Frank Federman, Esquire
Attorney I.D. No.: 12248
Two Penn Center Plaza, Suite 900
Philadelphia, PA 19102
(215) 563-7000

Attorney for Plaintiff

GE Capital Mortgage Services, Inc.
4680 Hallmark Parkway
San Bernardino, CA 92407

Plaintiff,

v.

Donald N. Titus, a/k/a Donald N. Titus, Sr.
Sherry Titus, a/k/a Sherry L. Titus
RR 3, Box 208
Shickshinny, PA 18655

Defendant(s).

:
:
: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 99-CV-198**
: *38-ED-1999*
:
:
:
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

GE Capital Mortgage Services, Inc., Plaintiff in the above action, by its attorney, FRANK FEDERMAN, 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 **209 Iron Street, Berwick, PA 18603**.

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

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

Donald N. Titus, a/k/a
Donald N. Titus, Sr. **209 Iron Street**
Sherry Titus, a/k/a **Berwick, PA 18603**
Sherry L. Titus

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

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

Same as above

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
Northern Wood Structures, Inc.	RR 1, Box 1225-D Dushore, PA 18614

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
None	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
None	

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:

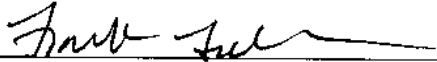
NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
None	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
Tenant/Occupant	209 Iron Street Berwick, PA 18603
Domestic Relations Columbia County	Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815

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.

April 21, 1999
Date


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN AND PHELAN

By: Frank Federman, Esquire

Attorney I.D. No.: 12248

Two Penn Center Plaza, Suite 900

Philadelphia, PA 19102

(215) 563-7000

Attorney for Plaintiff

GE Capital Mortgage Services, Inc.

4680 Hallmark Parkway

San Bernardino, CA 92407

Plaintiff,

v.

Donald N. Titus, a/k/a Donald N. Titus, Sr.

Sherry Titus, a/k/a Sherry L. Titus

RR 3, Box 208

Shickshinny, PA 18655

Defendant(s).


:
 : **COLUMBIA COUNTY**
 : **COURT OF COMMON PLEAS**
 :
 : **CIVIL DIVISION**
 :
 : **NO99-CV-198**
 : *38-ED-1999*
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CERTIFICATION

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

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

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


 FRANK FEDERMAN, ESQUIRE
 Attorney for Plaintiff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (717) 784-0257

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

FEDERMAN & PHELAN
Frank FEDERMAN, ESQ
Two Penn Center Plaza, Suite 900
Philadelphia, PA 19102

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

G.E. Capitol Mortgage
NO. 99 of 1998
Donald N. & Sherry L. TITUS
WRIT OF EXECUTION 38 of 1999

SERVICE ON Tenant--Lisa Harvey, 209 Iron St., Berwick, Pa. 18603

ON April 30, 1999 AT 1315 hrs . A TRUE AND ATTESTED COPY OF THE WITHIN

WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN REAL ESTATE AND A

COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON Lisa Harvey

AT 209 Iron St., Berwick, Pa. BY DEPUTY SHERIFF Timothy T. Chamberlain

SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE

IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Lisa Harvey. Also all lien holders,
judgement holders, and governmental agencies have been served as of this date.

Attached are services by Luzerne Co. Sheriff's offices. Official Returns.

SO ANSWERS:

CHIEF DEPUTY SHERIFF Timothy T. Chamberlain

SWORN AND SUBSCRIBED BEFORE ME
THIS 3rd DAY OF
June 1999

Harry A. Roadarmel Jr.
SHERIFF Harry A. Roadarmel Jr.

DESCRIPTION

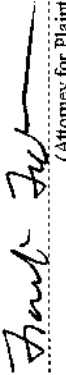
ALL THAT CERTAIN piece, parcel and tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point located along the Western side of Iron Street and at the corner of Lot #10; thence along Iron Street South 24 degrees East, 19 feet to a mark; thence along a line, intended to follow the party wall of the said double residence and equally dividing Log #11, South 66 degrees West, 123 feet to a spike; thence along an alley North 24 degrees West, 19 feet to an iron pin; thence along a dividing line between Lot #10 and 11, North 66 degrees East, 123 feet to an iron pin. Being the northern one-half of Lot #11 in the Woodin-Dickson Addition to Berwick. Said description being taken from a survey prepared by James H. Patton R.S. dated February 18, 1975.

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


(Attorney for Plaintiff(s)) (SEAL)

WAIVER OF INSURANCE - Now, 4/21, 1999, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.


(Attorney for Plaintiff(s)) (SEAL)

....., 19.....

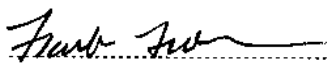
HARRY A. ROADARMEL
SHERIFF
COLUMBIA County, Pa.

Sir: — There will be placed in your hands

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

follows: GE Capital Mortgage Services, Inc. vs Donald N. Titus, a/k/a Donald N. Titus, Sr. and Sherry Titus, a/k/a Sherry L. Titus

The defendant will be found at RR 3, Box 208, Shickshinny, PA 18655

 Attorney for Plaintiff

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

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

FEDERMAN AND PHELAN
By: Frank Federman, Esquire
Attorney I.D. No.: 12248
Two Penn Center Plaza, Suite 900
Philadelphia, PA 19102
(215) 563-7000

Attorney for Plaintiff

GE Capital Mortgage Services, Inc.
4680 Hallmark Parkway
San Bernardino, CA 92407

Plaintiff,

v.

Donald N. Titus, a/k/a Donald N. Titus, Sr.
Sherry Titus, a/k/a Sherry L. Titus
RR 3, Box 208
Shickshinny, PA 18655

Defendant(s).

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: NO. 99-CV-198
: 38-ED-1999
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AFFIDAVIT OF NON-MILITARY SERVICE

FRANK FEDERMAN, ESQUIRE hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that on information and belief, he has knowledge of the following facts, to wit:

- (a) that the Defendant(s) is/are not in the Military or Naval Service of the United States or its Allies or otherwise, within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.
- (b) that Defendant Donald N. Titus, a/k/a Donald N. Titus, Sr., is over 18 years of age and resides at **RR 3, Box 208, Shickshinny, PA 18655.**
- (c) that Defendant, Sherry Titus, a/k/a Sherry L. Titus, is over 18 years of age and resides at **RR 3, Box 208, Shickshinny, PA 18655.**

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

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

GE Capital Mortgage Services, Inc.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

vs.

No. 3P ED Term 19 99 E.D.
No. 99-CV-198 Term 19 99 A.D.
No. _____ Term 19 _____ J.D.

Donald N. Titus, a/k/a Donald N. Titus, Sr.

WRIT OF EXECUTION
(Mortgage Foreclosure)

Sherry Titus, a/k/a Sherry L. Titus
Commonwealth of Pennsylvania:

County of _____

TO THE SHERIFF OF _____ COLUMBIA _____ COUNTY, PENNSYLVANIA:

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

PREMISES: 209 Iron Street, Berwick, PA 18603
(See Legal Description attached)

Amount Due

\$27,050.97

Interest from 4/21/99 to Sale
at 4.45 per diem

\$ _____ and costs.

Jami B. Kline

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

Dated

April 23, '99
(SEAL)

DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point located along the Western side of Iron Street and at the corner of Lot #10; thence along Iron Street South 24 degrees East, 19 feet to a mark; thence along a line, intended to follow the party wall of the said double residence and equally dividing Log #11, South 66 degrees West, 123 feet to a spike; thence along an alley North 24 degrees West, 19 feet to an iron pin; thence along a dividing line between Lot #10 and 11, North 66 degrees East, 123 feet to an iron pin. Being the northern one-half of Lot #11 in the Woodin-Dickson Addition to Berwick. Said description being taken from a survey prepared by James H. Patton R.S. dated February 18, 1975.

FEDERMAN AND PHELPS
By: Frank Federman, Esquire
Attorney I.D. No.: 12248
Two Penn Center Plaza, Suite 900
Philadelphia, PA 19102
(215) 563-7000

Attorney for Plaintiff

GE Capital Mortgage Services, Inc.
4680 Hallmark Parkway
San Bernardino, CA 92407
Plaintiff,

v.

Donald N. Titus, a/k/a Donald N. Titus, Sr.
Sherry Titus, a/k/a Sherry L. Titus
RR 3, Box 208
Shickshinny, PA 18655
Defendant(s).

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: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO99-CV-198**
: *38-ED-1999*
:
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NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Donald N. Titus, a/k/a Donald N. Titus, Sr.
Sherry Titus, a/k/a Sherry L. Titus
RR 3, Box 208
Shickshinny, PA 18655

This firm is a debt collector attempting to collect a debt. Any information we obtain will be used for that purpose. If you have previously received a discharge in bankruptcy, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property.

Your house (real estate) at **209 Iron Street, Berwick, PA 18603** is scheduled to be sold at Sheriff's Sale on *July 1, 1999*, at **11:00 a.m.**, in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$27,050.97** obtained by GE Capital Mortgage Services, Inc., (the Mortgagee) against you. If the Sale is postponed, the property will be relisted for Sale.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE
To prevent this Sheriff's Sale, you must take immediate action:

1. The Sale will be cancelled if you pay to the Mortgagee, GE Capital Mortgage Services, Inc., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.

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

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on Aug. 1, 1999. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your home back if you act immediately after the Sale.

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

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(717) 784-8760**

DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania bounded and described as follows, to wit:

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031346

07/14/99 031346 *****\$1,491.50

ONE THOUSAND FOUR HUNDRED NINETY-ONE AND 50/100 Dollars

Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

Frank Galbreath

⑈031346⑈ ⑆031901482⑆ 90 28894⑈

FEDERMAN & PHELAN
ATTORNEY ESCROW ACCOUNT
TWO PENN CENTER PLAZA, SUITE 900
PHILADELPHIA, PA. 19102

IN PAYMENT FOR

14792

60-148/319

DOLLARS
CHECK AMOUNT
14792

PAY *Nina Shindler*
TO THE ORDER OF *Chamberlain County Ref. Trust # 202989125*
Frank Johnson

JEFFERSON BANK
PHILADELPHIA, PA. 19103

⑆014792⑆ ⑆031901482⑆ 90 28894⑆