

SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. Daniel Seltzer
 NO. 125-04 ED NO. 496-04 JD DATE/TIME OF SALE 9-22-04 1100

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>37.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.00</u>
NOTARY	\$ <u>8.00</u>
TOTAL ***** \$ <u>441.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>828.44</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1053.44</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>42.50</u>
TOTAL ***** \$ <u>52.50</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>pd</u>
SCHOOL DIST. 20	\$ <u>pd</u>
DELINQUENT 20	\$ <u>10.00</u>
TOTAL ***** \$ <u>10.00</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>155.35</u>
WATER 20	\$ <u> </u>
TOTAL ***** \$ <u>155.35</u>	

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

TOTAL COSTS (OPENING BID) \$ 1862.29

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank vs Danrel Seltzer

NO. 125-04 ED NO. 496-04 JD

DATE/TIME OF SALE: 9-22-04 1100

BID PRICE (INCLUDES COST) \$ 80,000.00

POUNDAGE - 2% OF BID \$ 1600.00

TRANSFER TAX - 2% OF FAIR MKT \$ _____

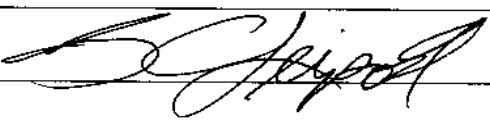
MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3712.29

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 3712.29

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2362.29

36416

MARTHA E. VON ROSENSTIEL, P.C.

F-ACCOUNT

16 SOUTH LANSDOWNE AVENUE
LANSDOWNE, PA 19050-2102

PNC BANK, N.A.
PHILADELPHIA, PA
3-5/310

9/23/2004

PAY TO THE ORDER OF Sheriff Of Columbia County

\$ **2,362.29

Two Thousand Three Hundred Sixty-Two and 29/100***** DOLLARS

Sheriff Of Columbia County

MEMO 14689

⑈036416⑈ ⑆031000053⑆ ⑆542938948⑈

Maurice Vetter

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
16 SOUTH LANSDOWNE AVENUE
P.O. BOX 457
LANSDOWNE, PA 19050

610)623-2660

(610)623-2745 Fax

September 22, 2004

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

RE: Daniel R. Seltzer
213-215 West 3rd Street
Bloomsburg PA 17815
Docket # 2004-CV-496

Dear Sir/Madam:

This will confirm that at the sheriff's sale of 9/22/2004 the above property was sold to our office as attorney on the writ. I hereby assign our bid for the property to Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc., its successors and assigns, and ask that a Deed Poll be prepared and recorded accordingly. The transfer tax affidavit is enclosed in duplicate for your convenience.

I have enclosed a check for \$2,362.29 to cover your costs.

The transfer is exempt from state and from local transfer taxes.

Kindly submit your final bill as soon as possible, so that settlement can be made and sale completed.

I appreciate your assistance.

Sincerely yours,

Mary Kay Bowden
Post Sale Supervisor

Enclosure

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.

Received by (Printed Name) JUL 19 2004

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

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

Article Number (Transfer from service label) 7003 0500 0001 9055 9150

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-11

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

Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☒ Addressee
X *[Signature]* JUL 19 2004

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

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7003 0500 0001 9055 9167

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-11

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☒ Addressee
X *[Signature]* JUL 19 2004

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

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7003 0500 0001 9055 9143

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-05

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

United States of America
Inheritance Tax Bureau
Washington, DC 20530

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☒ Addressee
X *[Signature]* JUL 19 2004

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

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7003 0500 0001 9055 9129

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-05

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *J. Green* ☒ Agent 135
- B. Received by (Printed Name) J. Green C. Date of Delivery 1/25/01
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type

- ☒ Certified Mail ☐ Express Mail
- ☐ Registered ☐ Return Receipt for Merchandise
- ☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

2. Article Number

(Transfer from service label)

7003 0500 0001 9055 9174

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☒ Agent 135
- B. Received by (Printed Name) [Name] C. Date of Delivery 1/25/01
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

Service Type

- ☒ Certified Mail ☐ Express Mail
- ☐ Registered ☐ Return Receipt for Merchandise
- ☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

2. Article Number

(Transfer from service label)

7003 0500 0001 9055 9174

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15



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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

Slate Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name

Martha E. Von Rosenstiel

Telephone Number:

Area Code (610) 623-2660

Street Address

16 South Lansdowne Avenue

City

Lansdowne

State

PA

Zip Code

19050

B TRANSFER DATA

Grantor(s)/Lessor(s)

Date of Acceptance of Document

Grantee(s)/Lessee(s) Wells Fargo Bank, NA, successor by merger to Wells Fargo Home Mortgage, Inc.

Street Address

35 West Main Street

Street Address

c/o Wells Fargo Home Mortgage, Inc. 7495 New Horizon

City

Bloomensburg

State

pa

Zip Code

17815

City

Frederick

State

MD

Zip Code

21703

C PROPERTY LOCATION

Street Address

213-215 West 3rd Street

City, Township, Borough

Bloomensburg

County

Columbia

School District

Tax Parcel Number

05W-04-201

D VALUATION DATA

1. Actual Cash Consideration

\$1.00

2. Other Consideration

+

3. Total Consideration

= \$1.00

4. County Assessed Value

\$17,559.00

5. Common Level Ratio Factor

x 3.05

6. Fair Market Value

= \$53,554.95

E EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

1b. Percentage of Interest Conveyed

100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 200105579, Page Number _____
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) transfer into a foreclosing mortgagee in connection with a judicial sale of the property in mortgage foreclosure

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

Signature of Correspondent or Responsible Party

Mary Kay Bandura

Date

9/22/04

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

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly, IV, President, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since the day of September 1, 8, 15, 2004 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Sworn and subscribed to before me this 17th day of September, 2004.



(Notary Public)
Commonwealth of Pennsylvania
My commission expires Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007
Member, Pennsylvania Association Of Notaries

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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

WELLS FARGO BANK, N.A.

VS.

DANIEL R. SELTZER

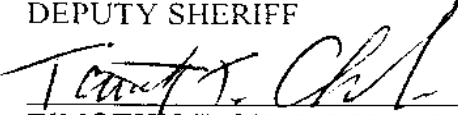
WRIT OF EXECUTION #125 OF 2004 ED

POSTING OF PROPERTY

AUGUST 19, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DANIEL R. SELTZER AT 213-215 WEST 3RD ST. BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.

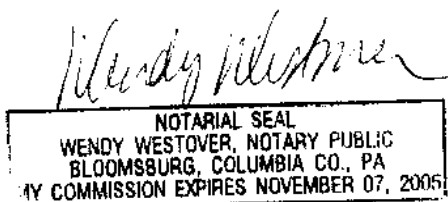
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19TH DAY OF AUGUST 2004





SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0237

PHONE
(570) 389-3622

24 HOUR PHONE
(570) 784-6300

WELLS FARGO BANK, N.A., SUCCESSOR
BY MERGER TO WELLS FARGO HOME
MORTGAGE, INC.

Docket # 125ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

DANIEL R. SELTZER

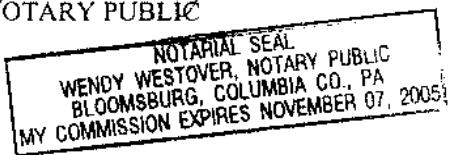
AFFIDAVIT OF SERVICE

NOW, THIS SATURDAY, JULY 17, 2004, AT 8:38 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON DANIEL SELTZER AT 872 POPLAR
ST., BLOOMSBURG BY HANDING TO DANIEL SELTZER, , A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, JULY 19, 2004

Wendy Westover
NOTARY PUBLIC



Timothy T. Chamberlain

X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X *Pam D'Ab*
P. D'ANGELO
DEPUTY SHERIFF

135
Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

Attorney for Plaintiff

9

Wells Fargo Bank, N.A., successor by merger : COURT OF COMMON PLEAS
to Wells Fargo Home Mortgage, Inc. : COLUMBIA COUNTY
3476 Stateview Boulevard :
Fort Mill SC 29715 :

Plaintiff :

No: 2004-CV-496

vs. :

Daniel R. Seltzer :
872 Poplar Street :
Bloomsburg, PA 17815 :
Defendant :

AFFIDAVIT OF SERVICE OF NOTICES PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA:

SS

COUNTY OF DELAWARE :

MARTHA E. VON ROSENSTIEL, attorney for the plaintiff in the above action, hereby certifies that service of the Notice under Rule 3129.1, in the above matter was made on the defendant by Sheriff's Service and/or via certified mail, return receipt requested and regular first class mail (unless otherwise stated) as evidenced by the attached postal receipts; and on all interested parties, set forth below, by regular first class mail, postage prepaid, as evidenced by the attached certificates of mailing:

1. Name and address of owners(s) or reputed owner(s)

Daniel R. Seltzer
872 Poplar Street
Bloomsburg, PA 17815

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

Daniel R. Seltzer
872 Poplar Street
Bloomsburg, PA 17815

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

NONE

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

NONE

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

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:

NONE

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

Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815

Columbia County Register of Wills
County Courthouse
Bloomsburg, PA 17815

United States of America
Inheritance Tax Bureau
Washington, DC 20530

PA Department of Revenue
Inheritance Tax Bureau
Strawberry Square, 11th Floor
Harrisburg, PA 17128-1100

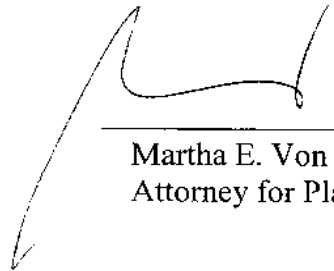
Bureau of Compliance
Clearance Support Section/ATTN: Sheriff's Sale
Dept. 281230
Harrisburg, PA 17129-1230

Family Court/Domestic Relations Office
Columbia County Court House
P.O. Box 389
Bloomsburg, PA 17815

Dept. of Public Welfare
Box 2675
Harrisburg, PA 17105

OCCUPANTS/TENANTS
213-215 West 3rd Street
Bloomsburg, PA 17815

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



Martha E. Von Rosenstiel
Attorney for Plaintiff

4530 5534 4000 2410 2002

U.S. Postal Service™
CERTIFIED MAIL... RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Sent To
Street, Apt. No., or PO Box No.
City, State, ZIP+4

Postmark Here
LANGSDOWNE PA 17815
14689 RD

PS Form 3800, June 2002

U.S. Postal Service™
CERTIFIED MAIL... RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Sent To
Street, Apt. No., or PO Box No.
City, State, ZIP+4

Postmark Here
LANGSDOWNE PA 17815
14689 RD

PS Form 3800, June 2002

U.S. POSTAL SERVICE
CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE — POSTMASTER

Received From:

MARTHA E. VON ROSENSTIEL, P.C.
16 S. LANGSDOWNE AVE.
P.O. BOX 457
LANGSDOWNE, PA 19050

One piece of ordinary mail addressed to:

Daniel R. Seltzer
872 Poplar Street
Bloomsburg, PA 17815

PS Form 3817, Mar. 1989

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fees.

02
442
212
00.90
JUL 29 04
19050
UNITED STATES POSTAGE
PB8700809

U.S. POSTAL SERVICE
CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE — POSTMASTER

Received From:

MARTHA E. VON ROSENSTIEL, P.C.
16 S. LANGSDOWNE AVE.
P.O. BOX 457
LANGSDOWNE, PA 19050

One piece of ordinary mail addressed to:

Daniel R. Seltzer
213-215 West 3rd Street
Bloomsburg, PA 17815

PS Form 3817, Mar. 1989

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fees.

121
452
216
00.90
JUL 29 04
19050
UNITED STATES POSTAGE
PB8700809

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Daniel R. Seltzer
872 Poplar Street
Bloomsburg, PA 17815

2. Article Number

(Transfer from service label)

7002 2410 0004 4535 0344

PS Form 3811, August 2001

Domestic Return Receipt

9

14689 RD

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x Daniel Seltzer

☐ Agent

☐ Addressee

B. Received by (Printed Name)

DANIEL SELTZER

C. Date of Delivery

07-02-04

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Daniel R. Seltzer
213-215 West 3rd Street
Bloomsburg, PA 17815

2. Article Number

(Transfer from service label)

7002 2410 0004 4535 0351

PS Form 3811, August 2001

Domestic Return Receipt

9

14689 RD

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x Daniel Seltzer

☐ Agent

☐ Addressee

B. Received by (Printed Name)

DANIEL SELTZER

C. Date of Delivery

07-02-04

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

Name and Address of Sender

MARTHA E. VON ROSENSTIEL, P.C.
Attorney At Law
16 S. Lansdowne Ave
Lansdowne, PA 19050

Indicate type of mail
☐ Registered ☐ Return Receipt
for
Merchandise
☐ Insured
☐ COD ☐ Int'l Recorded Del.
☐ Certified ☐ Express Mail

Check appropriate block for Registered Mail:
☐ With Postal Insurance
☐ Without Postal Insurance
1 2 0
0 4 0 2
7 2 9 3

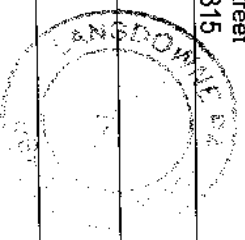
Affix stamp here if issued as certified or for additional copies of this bill.
Postage
\$02.40
JUL 29 04
19050
LANSDOWNE, PA

For Accountable Mail

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (if Regis.)	Insured Value	Due Sender if COD	R. R. Fee	S. D. Fee	S. H. Fee	Rest Del. Fee	Remarks
1	#14689	Columbia County Tax Claim Bureau P.O. Box 380 Bloomsburg, PA 17815											
2		Columbia County Register of Wills County Courthouse Bloomsburg, PA 17815											
3		United States of America Inheritance Tax Bureau Washington, DC 20530											
4		PA Department of Revenue Inheritance Tax Bureau Strawberry Square, 11 th Floor Harrisburg, PA 17129-1230											
5		Bureau of Compliance Clearance Support Section/ATTN: Sheriff's Sale Dept. 281230 Harrisburg, PA 17129-123											
6		Family Court/Domestic Relations Office Columbia County Court House P.O. Box 389 Bloomsburg, PA 17815											
7		Dept. of Public Welfare Box 2675 Harrisburg, PA 17105											
8		OCCUPANTS/TENANTS 213-215 West 3 rd Street Bloomsburg, PA 17815											
9													
10													
11													
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per price subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special								

8

[Signature]



TAX NOTICE 2004 SCHOOL REAL ESTATE
TOWN OF BLOOMSBURG
MAKE CHECKS PAYABLE TO:
MARY F. WARD
301 E. 2nd. Street
Bloomsburg, PA 17815

FOR BLOOMSBURG SCHOOL DISTRICT					DATE 07/01/2004	BILL# 002453
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALTY	
REAL ESTATE	17559	32.300	555.82	567.16	623.88	
<p>The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.</p>						

HOURS CLOSED WEDNESDAY AT NOON
JUL & AUG 9AM-4:30PM
AFTER AUG M-W-F 9AM-1PM
PHONE 570-784-1581

M A I L T O
SELTZER DANIEL R
215 WEST THIRD STREET
BLOOMSBURG PA 17815

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION		ACCT.
PARCEL 05W04 20100000		13846
213 W 3RD ST	3500.00	THIS TAX RETURNED TO COURT HOUSE JANUARY 1, 2005
20010-5578	14059.00	
0.11 ACRES		

Copy 1 NAME & ADDRESS CORRECTION REQUESTED

125



PHONE
(570) 389-5622

SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

24 HOUR PHONE
(570) 784-6300

Friday, July 16, 2004

MARY WARD-TAX COLLECTOR
TOWN HALL
BLOOMSBURG, PA 17815-

WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO
HOME MORTGAGE, INC.
VS
DANIEL R. SELTZER

DOCKET # 125ED2004

JD # 496CV2004

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

05W-04-201

7-22

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

Attorney for Plaintiff

Wells Fargo Bank, N.A., successor by merger : COURT OF COMMON PLEAS
to Wells Fargo Home Mortgage, Inc. : COLUMBIA COUNTY
3476 Stateview Boulevard :
Fort Mill SC 29715 :

Plaintiff

vs.

No: 2004-CV-496

2004-ED-125

Daniel R. Seltzer
872 Poplar Street
Bloomsburg, PA 17815

Defendant

**THIS IS AN ATTEMPT TO COLLECT A DEBT ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO: Daniel R. Seltzer
872 Poplar Street
Bloomsburg, PA 17815**

Your house and/or real estate at 213-215 West 3rd Street, Bloomsburg, PA 17815 is
scheduled to be sold at Sheriff's Sale on September 22, 2004 at ~~10:00~~ A.M. 11:00
to enforce the court judgment of \$102,971.29 obtained by Wells Fargo Bank, N.A., successor by
merger to Wells Fargo Home Mortgage, Inc. against you.

**NOTICE OF OWNERS 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 Wells Fargo Bank, N.A., successor by merger to
Wells Fargo Home Mortgage, Inc. the back payments, late charges, costs and reasonable attorney's
fees due. To find out how much you must pay, you may call 610 623-2660.

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 contact 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 610 623-2660.
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 the 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 610 623-2660.
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 house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on a date to be announced by the Sheriff. 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 with the Sheriff within ten (10) days after the Schedule of Distribution is posted.
7. You may also have other rights and defenses, or ways of getting your house 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 E. 5TH STREET
BLOOMBERG, PA 17815
(570) 784-8760**

Wells Fargo Bank, N.A., successor by merger	:	COURT OF COMMON PLEAS
to Wells Fargo Home Mortgage, Inc.	:	COLUMBIA COUNTY
3476 Stateview Boulevard	:	
Fort Mill SC 29715	:	
Plaintiff	:	
	:	No: 2004-CV-496
vs.	:	
	:	
Daniel R. Seltzer	:	
872 Poplar Street	:	
Bloomsburg, PA 17815	:	
Defendant	:	

CLAIM FOR EXEMPTION

To the Sheriff:

I, the above named defendant, claim exemption of property from levy or attachment:

(1) From my real property in my possession which has been levied upon,

(a) I desire that my \$300.00 statutory exemption be set-aside in kind (specify real property to be set-aside in kind):

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at

(Address) (Telephone Number)

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date:

Signature

THIS CLAIM TO BE FILED WITH THE OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURT HOUSE, 35 WEST MAIN STREET
BLOOMSBURG, PA 17815
570-389-5622

LEGAL DESCRIPTION

ALL THOSE TWO CERTAIN pieces, parcels and lots of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described more particularly as follows:

PARCEL #1: BEGINNING at a point on the Northern side of West Third Street in the Town of Bloomsburg, Columbia County, Pennsylvania and in line of land now or formerly of J. H. Appleman; Thence by line of land now or formerly of Appleman North 22 degrees 55 minutes West 214 1/2 feet to the Southerly side of Pine Alley; Thence by said alley, North 66 degrees 15 minutes East 15.5 feet to a spike; Thence South 22 degrees 55 minutes East 34.5 feet to a stake; Thence North 66 degrees 15 minutes East 8.8 feet to a stake; Thence South 22 degrees 15 minutes East, 115 feet to a stake; Thence North 66 degrees 15 minutes East 4 feet to a stake; Thence South 22 degrees 30 minutes East 65 feet to a point on the Northern side of West Third Street; Thence by the same South 66 degrees 15 minutes West, 26.5 feet to a point, the place of beginning. Whereupon is erected a one-half of a double dwelling house which is known and numbered as 215 West Third Street, Bloomsburg, Pennsylvania.

PARCEL #2: BEGINNING at a point on the Northerly side of West Third Street, in the Town of Bloomsburg, Columbia County, Pennsylvania, and in line of land now or formerly of J.H. Appleman; Thence by line of West Third Street aforesaid South 66 degrees 15 minutes West 19.5 feet to a point; Thence North 22 degrees 30 minutes West 65 feet to a stake; Thence South 66 degrees 15 minutes West 4 feet to a stake; Thence North 22 degrees 15 minutes West 115 feet to a stake; Thence South 66 degrees 15 minutes West 8.8 feet to a stake; Thence North 22 degrees 55 minutes West 34.5 feet to a spike in the Southerly line of Pine Alley; Thence by the Southerly line of Pine Alley aforesaid North 66 degrees 15 minutes East 34 feet to a point in line of lands now or formerly of the said J.H. Appleman; Thence South 21 degrees 30 minutes East 214-1/2 feet to a point; the place of beginning. Whereon is erected a one-half of a double dwelling which is known and numbered 213 West Third Street, Bloomsburg, Pennsylvania.

Tax Parcel #05W-04-201

TITLE TO SAID PREMISES IS VESTED IN Daniel R. Seltzer, by Deed from Earl R. Genzel and Karen M. Genzel, husband and wife, dated 6/12/2001 and recorded 6/15/2001 in Instrument #200105578.

Chairman
Robert Linn
Vice Chairman
George Hemingway
Treasurer
Samuel Evans
Secretary-Asst. Treasurer
Carol L. Mas
Solicitor
Gary E. Norton, Esq.

**MUNICIPAL AUTHORITY
of the
TOWN OF BLOOMSBURG**

**TOWN HALL
301 EAST SECOND STREET
BLOOMSBURG PA 17815
570~784~5422
570~784~1518 (FAX)**

Board of Directors

Robert Linn
George Hemingway
Samuel Evans
Michael Upton
Thomas Evans

July 29, 2004

Tim Chamberlain
Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg PA 17815

RE: Seltzer, Daniel
213-215 W. Third Street
JD# 496CV2004


DOCKET #125ED2004

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against this property for unpaid sewer charges totaling \$ 155.35.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,


Amber Kenney
Office Manager

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/15/2004

SERVICE# 1 - OF - 15 SERVICES
DOCKET # 125ED2004

PLAINTIFF WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO
WELLS FARGO HOME MORTGAGE, INC.

DEFENDANT DANIEL R. SELTZER

784-3974

PERSON/CORP TO SERVED
DANIEL SELTZER
872 POPLAR ST.
BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE FORECLOSURE
FIANCE JENNIFER SEIBERT

SERVED UPON D.R. DANIEL SELTZER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 07/17/04 TIME 0835 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>07/16/04</u>	<u>1705</u>	<u>DANIEL</u>	<u>L/C</u>

DEPUTY

Plus D.R.

DATE

07/17/04

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/15/2004

SERVICE# 2 - OF - 15 SERVICES
DOCKET # 125ED2004

PLAINTIFF

WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO
WELLS FARGO HOME MORTGAGE, INC.

DEFENDANT

DANIEL R. SELTZER

PERSON/CORP TO SERVED
REGISTER/ RECORDER
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Beverly

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-16-4 TIME 0800 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 7-16-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/14/2004

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 123ED2004

PLAINTIFF THE CIT GROUP CONSUMER FINANCE, INC.

DEFENDANT ANTHONY STYER
PENNY STYER

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON [Signature] [Signature]

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-16-4 TIME 1215 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 7-16-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/15/2004

SERVICE# 6 - OF - 15 SERVICES
DOCKET # 125ED2004

PLAINTIFF WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO
WELLS FARGO HOME MORTGAGE, INC.

DEFENDANT DANIEL R. SELTZER

PERSON/CORP TO SERVED
TENANT(S)
213-215 WEST 3RD ST.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON CARRIE OPIE

RELATIONSHIP LESSEE IDENTIFICATION _____

DATE 07/16/04 TIME 1650 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

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

DEPUTY Pat Dill DATE 07/16/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/15/2004

SERVICE# 7 - OF - 15 SERVICES
DOCKET # 125ED2004

PLAINTIFF WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO
WELLS FARGO HOME MORTGAGE, INC.

DEFENDANT DANIEL R. SELTZER

PERSON/CORP TO SERVED	PAPERS TO SERVED
MARY WARD-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
TOWN HALL	FORECLOSURE
BLOOMSBURG	

SERVED UPON MARY WARD

RELATIONSHIP _____ IDENTIFICATION _____

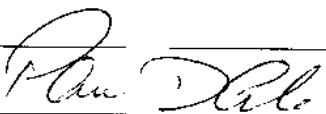
DATE 07/16/04 TIME 1545 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

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

DEPUTY  DATE 07/16/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/15/2004

SERVICE# 8 - OF - 15 SERVICES
DOCKET # 125ED2004

PLAINTIFF

WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO
WELLS FARGO HOME MORTGAGE, INC.

DEFENDANT

DANIEL R. SELTZER

PERSON/CORP TO SERVED
BLOOMSBURG SEWER
TOWN HALL
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

RELATIONSHIP

IDENTIFICATION

DATE 07/16/04 TIME 1550 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/15/2004

SERVICE# 9 - OF - 15 SERVICES
DOCKET # 125ED2004

PLAINTIFF

WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO
WELLS FARGO HOME MORTGAGE, INC.

DEFENDANT

DANIEL R. SELTZER

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

RELATIONSHIP

IDENTIFICATION

DATE 7-16-4 TIME 1215 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

7-16-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/15/2004

SERVICE# 12 - OF - 15 SERVICES
DOCKET # 125ED2004

PLAINTIFF WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO
WELLS FARGO HOME MORTGAGE, INC.

DEFENDANT DANIEL R. SELTZER

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON DANIEL G. SELTZER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-16-04 TIME 0800 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE 7-16-04

REAL ESTATE OUTLINE

ED # 125-04

DATE RECEIVED 7-15-04
DOCKET AND INDEX 7-16-04
SET FILE FOLDER UP 7-16-04

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒
COPY OF DESCRIPTION ☒
WHEREABOUTS OF LKA ☒
NON-MILITARY AFFIDAVIT ☒
NOTICES OF SHERIFF SALE ☒
WATCHMAN RELEASE FORM ☒
AFFIDAVIT OF LIENS LIST ☒
CHECK FOR \$1,350.00 OR ☒ CK# 34/880
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Sept. 22, 2004 TIME 1100
POSTING DATE Aug. 19, 04
ADV. DATES FOR NEWSPAPER
1ST WEEK Sept. 1
2ND WEEK 8
3RD WEEK 15, 04

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 22, 2004 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 125 OF 2004 ED AND CIVIL WRIT NO. 496 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THOSE TWO CERTAIN pieces, parcels and lots of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described more particularly as follows:

PARCEL #1: BEGINNING at a point on the Northern side of West Third Street in the Town of Bloomsburg, Columbia County, Pennsylvania and in line of land now or formerly of J. H. Appleman; Thence by line of land now or formerly of Appleman North 22 degrees 55 minutes West 214 1/2 feet to the Southerly side of Pine Alley; Thence by said alley, North 66 degrees 15 minutes East 15.5 feet to a spike; Thence South 22 degrees 55 minutes East 34.5 feet to a stake; Thence North 66 degrees 15 minutes East 8.8 feet to a stake; Thence South 22 degrees 15 minutes East, 115 feet to a stake; Thence North 66 degrees 15 minutes East 4 feet to a stake; Thence South 22 degrees 30 minutes East 65 feet to a point on the Northern side of West Third Street; Thence by the same South 66 degrees 15 minutes West, 26.5 feet to a point, the place of beginning. Whereupon is erected a one-half of a double dwelling house which is known and numbered as 215 West Third Street, Bloomsburg, Pennsylvania.

PARCEL #2: BEGINNING at a point on the Northerly side of West Third Street, in the Town of Bloomsburg, Columbia County, Pennsylvania, and in line of land now or formerly of J. H. Appleman; Thence by line of West Third Street aforesaid South 66 degrees 15 minutes West 19.5 feet to a point; Thence North 22 degrees 30 minutes West 65 feet to a stake; Thence South 66 degrees 15 minutes West 4 feet to a stake; Thence North 22 degrees 15 minutes West 115 feet to a stake; Thence South 66 degrees 15 minutes West 8.8 feet to a stake; Thence North 22 degrees 55 minutes West 34.5 feet to a spike in the Southerly line of Pine Alley; Thence by the Southerly line of Pine Alley aforesaid North 66 degrees 15 minutes East 34 feet to a point in line of lands now or formerly of the said J. H. Appleman; Thence South 21 degrees 30 minutes East 214-1/2 feet to a point; the place of beginning. Whereon is erected a one-half of a double dwelling which is known and numbered 213 West Third Street, Bloomsburg, Pennsylvania.

Tax Parcel #05W-04-201

TITLE TO SAID PREMISES IS VESTED IN Daniel R. Seltzer, by Deed from Earl R. Genzel and Karen M. Genzel, husband and wife, dated 6/12/2001 and recorded 6/15/2001 in Instrument #200105578.

TERMS OF SALE

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

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

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

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

Plaintiff's Attorney
Martha E. Von Rosenstiel
16 South Lansdowne Ave.
Lansdowne, PA 19050

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

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
16 SOUTH LANSDOWNE AVENUE
P.O. BOX 457
LANSDOWNE, PA 19050

PHONE (610) 623-2660

FAX (610) 623-2745

July 6, 2004

Columbia County Sheriff's Office
P.O. Box 380
35 W. Main Street
Bloomsburg, PA 17815

RE: Daniel R. Seltzer
213-215 West 3rd Street
Bloomsburg, PA 17815
Our File# 14689
CCP 2004-CV-496

Dear Sir or Madam:

Enclosed please find a check in the amount of \$1,350.00 and the documents necessary to schedule the above property for the next available sale date. Please advise me when the Sheriff's Sale has been scheduled.

Please make service on person(s) named AT ALL ADDRESSES INDICATED (OR serve any adult in charge of premises and note name and relationship to defendant(s) on service return. Special service will be noted.

Daniel R. Seltzer
872 Poplar Street
Bloomsburg, PA 17815

AND

Daniel R. Seltzer
213-215 West 3rd Street
Bloomsburg, PA 17815

I have enclosed a self-addressed stamped envelope for your convenience in returning the service form. Thank you for your assistance in this matter.

Sincerely yours,

Trinity Miller
Trinity Miller

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

Wells Fargo Bank, N.A.,
successor by merger to Wells
Fargo Home Mortgage, Inc.

vs.

Daniel R. Seltzer

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2004-CV-496 Term, 20... E.D.

No. 2004-ED-125 Term, 20-.....A.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of _____ :

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 213-215 West 3rd Street
Bloomsburg, PA 17815

Amount Due	\$ <u>102,971.29</u>
Interest from 7/7/04	
to Sale Date @ \$20.53 per diem	\$ _____
Attorney's fees	\$ _____
Costs	\$ _____
Total	\$ _____

as endorsed.

Dated

7/14/2004
(SEAL)

Fanni B. Keri

Prothonotary, Common Pleas Court of
Columbia County, Penna.

By:

Elizabeth G. Berman

Deputy

LEGAL DESCRIPTION

ALL THOSE TWO CERTAIN pieces, parcels and lots of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described more particularly as follows:

PARCEL #1: BEGINNING at a point on the Northern side of West Third Street in the Town of Bloomsburg, Columbia County, Pennsylvania and in line of land now or formerly of J. H. Appleman; Thence by line of land now or formerly of Appleman North 22 degrees 55 minutes West 214 1/2 feet to the Southerly side of Pine Alley; Thence by said alley, North 66 degrees 15 minutes East 15.5 feet to a spike; Thence South 22 degrees 55 minutes East 34.5 feet to a stake; Thence North 66 degrees 15 minutes East 8.8 feet to a stake; Thence South 22 degrees 15 minutes East, 115 feet to a stake; Thence North 66 degrees 15 minutes East 4 feet to a stake; Thence South 22 degrees 30 minutes East 65 feet to a point on the Northern side of West Third Street; Thence by the same South 66 degrees 15 minutes West, 26.5 feet to a point, the place of beginning. Whereupon is erected a one-half of a double dwelling house which is known and numbered as 215 West Third Street, Bloomsburg, Pennsylvania.

PARCEL #2: BEGINNING at a point on the Northerly side of West Third Street, in the Town of Bloomsburg, Columbia County, Pennsylvania, and in line of land now or formerly of J.H. Appleman; Thence by line of West Third Street aforesaid South 66 degrees 15 minutes West 19.5 feet to a point; Thence North 22 degrees 30 minutes West 65 feet to a stake; Thence South 66 degrees 15 minutes West 4 feet to a stake; Thence North 22 degrees 15 minutes West 115 feet to a stake; Thence South 66 degrees 15 minutes West 8.8 feet to a stake; Thence North 22 degrees 55 minutes West 34.5 feet to a spike in the Southerly line of Pine Alley; Thence by the Southerly line of Pine Alley aforesaid North 66 degrees 15 minutes East 34 feet to a point in line of lands now or formerly of the said J.H. Appleman; Thence South 21 degrees 30 minutes East 214-1/2 feet to a point; the place of beginning. Whereon is erected a one-half of a double dwelling which is known and numbered 213 West Third Street, Bloomsburg, Pennsylvania.

Tax Parcel #05W-04-201

TITLE TO SAID PREMISES IS VESTED IN Daniel R. Seltzer, by Deed from Earl R. Genzel and Karen M. Genzel, husband and wife, dated 6/12/2001 and recorded 6/15/2001 in Instrument #200105578.

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

Wells Fargo Bank, N.A.,
successor by merger to Wells
Fargo Home Mortgage, Inc.

vs.

Daniel R. Seltzer

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2004-CV-496 Term, 20... E.D.

No. 2004-ED-125 Term, 20- A.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of _____:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 213-215 West 3rd Street
Bloomsburg, PA 17815

Amount Due	\$ <u>102,971.29</u>
Interest from <u>7/7/04</u>	
to Sale Date @ \$20.53 per diem	\$ _____
Attorney's fees	\$ _____
Costs	\$ _____
Total	\$ _____

as endorsed.

Dated

7/14/2004

(SEAL)

Fanni B. Kline

Prothonotary, Common Pleas Court of
Columbia County, Penna.

By:

Elizabeth A. Barron

Deputy

LEGAL DESCRIPTION

ALL THOSE TWO CERTAIN pieces, parcels and lots of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described more particularly as follows:

PARCEL #1: BEGINNING at a point on the Northern side of West Third Street in the Town of Bloomsburg, Columbia County, Pennsylvania and in line of land now or formerly of J. H. Appleman; Thence by line of land now or formerly of Appleman North 22 degrees 55 minutes West 214 1/2 feet to the Southerly side of Pine Alley; Thence by said alley, North 66 degrees 15 minutes East 15.5 feet to a spike; Thence South 22 degrees 55 minutes East 34.5 feet to a stake; Thence North 66 degrees 15 minutes East 8.8 feet to a stake; Thence South 22 degrees 15 minutes East, 115 feet to a stake; Thence North 66 degrees 15 minutes East 4 feet to a stake; Thence South 22 degrees 30 minutes East 65 feet to a point on the Northern side of West Third Street; Thence by the same South 66 degrees 15 minutes West, 26.5 feet to a point, the place of beginning. Whereupon is erected a one-half of a double dwelling house which is known and numbered as 215 West Third Street, Bloomsburg, Pennsylvania.

PARCEL #2: BEGINNING at a point on the Northerly side of West Third Street, in the Town of Bloomsburg, Columbia County, Pennsylvania, and in line of land now or formerly of J.H. Appleman; Thence by line of West Third Street aforesaid South 66 degrees 15 minutes West 19.5 feet to a point; Thence North 22 degrees 30 minutes West 65 feet to a stake; Thence South 66 degrees 15 minutes West 4 feet to a stake; Thence North 22 degrees 15 minutes West 115 feet to a stake; Thence South 66 degrees 15 minutes West 8.8 feet to a stake; Thence North 22 degrees 55 minutes West 34.5 feet to a spike in the Southerly line of Pine Alley; Thence by the Southerly line of Pine Alley aforesaid North 66 degrees 15 minutes East 34 feet to a point in line of lands now or formerly of the said J.H. Appleman; Thence South 21 degrees 30 minutes East 214-1/2 feet to a point; the place of beginning. Whereon is erected a one-half of a double dwelling which is known and numbered 213 West Third Street, Bloomsburg, Pennsylvania.

Tax Parcel #05W-04-201

TITLE TO SAID PREMISES IS VESTED IN Daniel R. Seltzer, by Deed from Earl R. Genzel and Karen M. Genzel, husband and wife, dated 6/12/2001 and recorded 6/15/2001 in Instrument #200105578.

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

Attorney for Plaintiff

Wells Fargo Bank, N.A., successor by merger : COURT OF COMMON PLEAS
to Wells Fargo Home Mortgage, Inc. : COLUMBIA COUNTY
3476 Stateview Boulevard :
Fort Mill SC 29715 :
Plaintiff :

vs.

No: 2004-CV-496

2004 ED. 125

Daniel R. Seltzer
872 Poplar Street
Bloomsburg, PA 17815
Defendant

AFFIDAVIT OF NOTICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA:

SS

COUNTY OF DELAWARE :

MARTHA E. VON ROSENSTIEL, attorney for the plaintiff in the above action, sets forth as of the date the praecipe for the Writ of Execution was filed the following information concerning the real property located at 213-215 West 3rd Street, Bloomsburg, PA 17815:

1. Name and address of owners(s) or reputed owner(s)

Daniel R. Seltzer
872 Poplar Street
Bloomsburg, PA 17815

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

Daniel R. Seltzer
872 Poplar Street
Bloomsburg, PA 17815

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

NONE

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

NONE

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

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:

NONE

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

Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815

Columbia County Register of Wills
County Courthouse
Bloomsburg, PA 17815

United States of America
Inheritance Tax Bureau
Washington, DC 20530

PA Department of Revenue
Inheritance Tax Bureau
Strawberry Square, 11th Floor
Harrisburg, PA 17128-1100

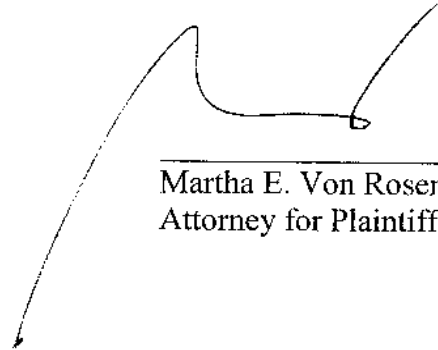
Bureau of Compliance
Clearance Support Section/ATTN: Sheriff's Sale
Dept. 281230
Harrisburg, PA 17129-1230

Family Court/Domestic Relations Office
Columbia County Court House
P.O. Box 389
Bloomsburg, PA 17815

Dept. of Public Welfare
Box 2675
Harrisburg, PA 17105

OCCUPANTS/TENANTS
213-215 West 3rd Street
Bloomsburg, PA 17815

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



Martha E. Von Rosenstiel
Attorney for Plaintiff

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

Attorney for Plaintiff

Wells Fargo Bank, N.A., successor by merger : COURT OF COMMON PLEAS
to Wells Fargo Home Mortgage, Inc. : COLUMBIA COUNTY
3476 Stateview Boulevard :
Fort Mill SC 29715 :
Plaintiff :

vs.

No: 2004-CV-496

2004-ED-125

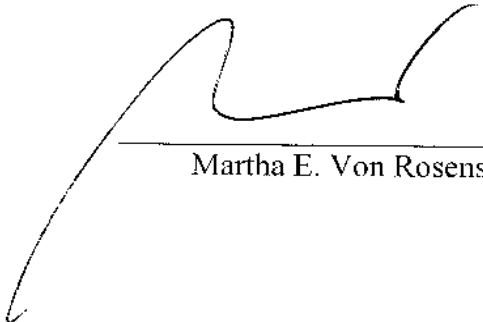
Daniel R. Seltzer
872 Poplar Street
Bloomsburg, PA 17815
Defendant

CERTIFICATION

I hereby certify that I am the attorney of record for the plaintiff in this action against real property, and further certify that this property is:

- () FHA – Tenant Occupied or Vacant
- () Commercial
- () As a result of a Complaint in Assumpsit
- (X) That the plaintiff has complied in all respects with
Section 403 of the Mortgage Assistance Act including but not limited to:
 - (a) Service of the Notice on the defendants
 - (b) Expiration of the 30 days since Service of the notice.
 - (c) Defendants failure to request or appear at meeting
with mortgagee or Consumer Credit Agency.
 - (d) Defendants failure to file application with the
Homeowners Emergency Assistance Program.

I further agree to indemnify and hold harmless the Sheriff for any false statement given herein.



Martha E. Von Rosenstiel, Esquire

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

Attorney for Plaintiff

Wells Fargo Bank, N.A., successor by merger : COURT OF COMMON PLEAS
to Wells Fargo Home Mortgage, Inc. : COLUMBIA COUNTY
3476 Stateview Boulevard :
Fort Mill SC 29715 :
Plaintiff :

vs.

No: 2004-CV-496

2004-ED-125

Daniel R. Seltzer
872 Poplar Street
Bloomsburg, PA 17815
Defendant

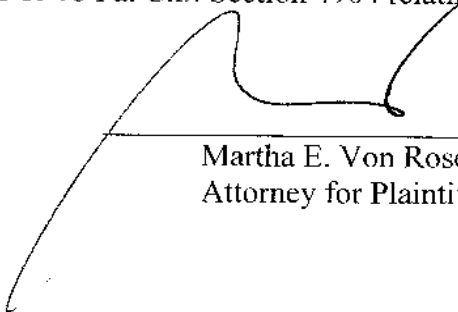
AFFIDAVIT OF LAST KNOWN ADDRESS

MARTHA E. VON ROSENSTIEL, attorney for the plaintiff in the above action, sets forth as of the date the praecipe for the Writ of Execution was filed the addresses of the parties are as follows:

1. Name and address of owners(s) or reputed owner(s) and/or defendant(s) in the judgment:

Daniel R. Seltzer
872 Poplar Street
Bloomsburg, PA 17815

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



Martha E. Von Rosenstiel
Attorney for Plaintiff

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

Attorney for Plaintiff

Wells Fargo Bank, N.A., successor by merger : COURT OF COMMON PLEAS
to Wells Fargo Home Mortgage, Inc. : COLUMBIA COUNTY
3476 Stateview Boulevard :
Fort Mill SC 29715 :
Plaintiff :

vs.

No: 2004-CV-496

2004-ED-125

Daniel R. Seltzer
872 Poplar Street
Bloomsburg, PA 17815
Defendant

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is round in possession, after notifying such person of such levy or attachment without liability on the party of such deputy or the Sheriff or any Plaintiff here for any loss, destructions 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.



MARTHA E. VON ROSENSTIEL, ESQUIRE
Attorney for Plaintiff

Martha E. Von Rosenstiel
Attorney for Plaintiff
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

SHORT DESCRIPTION

DOCKET# 2004-CV-496

Parcel #1: in the Town of Bloomsburg, Columbia County, Pennsylvania. Being known and numbered as 215 West Third Street, Bloomsburg, Pennsylvania. (one-half of a double dwelling house)

Parcel #2: In the Town of Bloomsburg, Columbia County, Pennsylvania. Being known and numbered as 213 West Third Street, Bloomsburg, Pennsylvania. (one-half of a double dwelling house)

TAX PARCEL # 05W-04-201

PROPERTY: 213-215 West 3rd Street, Bloomsburg, PA 17815

IMPROVEMENTS: Residential Dwelling

TO BE SOLD AS THE PROPERTY OF: Daniel R. Seltzer

Martha E. Von Rosenstiel ...
Attorney for Plaintiff
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

SHORT DESCRIPTION

DOCKET# 2004-CV-496

Parcel #1: in the Town of Bloomsburg, Columbia County, Pennsylvania. Being known and numbered as 215 West Third Street, Bloomsburg, Pennsylvania. (one-half of a double dwelling house)

Parcel #2: In the Town of Bloomsburg, Columbia County, Pennsylvania. Being known and numbered as 213 West Third Street, Bloomsburg, Pennsylvania. (one-half of a double dwelling house)

TAX PARCEL # 05W-04-201

PROPERTY: 213-215 West 3rd Street, Bloomsburg, PA 17815

IMPROVEMENTS: Residential Dwelling

TO BE SOLD AS THE PROPERTY OF: Daniel R. Seltzer

Martha E. Von Rosenstiel
Attorney for Plaintiff
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

SHORT DESCRIPTION

DOCKET# 2004-CV-496

Parcel #1: in the Town of Bloomsburg, Columbia County, Pennsylvania. Being known and numbered as 215 West Third Street, Bloomsburg, Pennsylvania. (one-half of a double dwelling house)

Parcel #2: In the Town of Bloomsburg, Columbia County, Pennsylvania. Being known and numbered as 213 West Third Street, Bloomsburg, Pennsylvania. (one-half of a double dwelling house)

TAX PARCEL # 05W-04-201

PROPERTY: 213-215 West 3rd Street, Bloomsburg, PA 17815

IMPROVEMENTS: Residential Dwelling

TO BE SOLD AS THE PROPERTY OF: Daniel R. Seltzer

Martha E. Von Rosenstiel
Attorney for Plaintiff
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

SHORT DESCRIPTION

DOCKET# 2004-CV-496

Parcel #1: in the Town of Bloomsburg, Columbia County, Pennsylvania. Being known and numbered as 215 West Third Street, Bloomsburg, Pennsylvania. (one-half of a double dwelling house)

Parcel #2: In the Town of Bloomsburg, Columbia County, Pennsylvania. Being known and numbered as 213 West Third Street, Bloomsburg, Pennsylvania. (one-half of a double dwelling house)

TAX PARCEL # 05W-04-201

PROPERTY: 213-215 West 3rd Street, Bloomsburg, PA 17815

IMPROVEMENTS: Residential Dwelling

TO BE SOLD AS THE PROPERTY OF: Daniel R. Seltzer

Martha E. Von Rosenstiel
Attorney for Plaintiff
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

SHORT DESCRIPTION

DOCKET# 2004-CV-496

Parcel #1: in the Town of Bloomsburg, Columbia County, Pennsylvania. Being known and numbered as 215 West Third Street, Bloomsburg, Pennsylvania. (one-half of a double dwelling house)

Parcel #2: In the Town of Bloomsburg, Columbia County, Pennsylvania. Being known and numbered as 213 West Third Street, Bloomsburg, Pennsylvania. (one-half of a double dwelling house)

TAX PARCEL # 05W-04-201

PROPERTY: 213-215 West 3rd Street, Bloomsburg, PA 17815

IMPROVEMENTS: Residential Dwelling

TO BE SOLD AS THE PROPERTY OF: Daniel R. Seltzer

LEGAL DESCRIPTION

ALL THOSE TWO CERTAIN pieces, parcels and lots of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described more particularly as follows:

PARCEL #1: BEGINNING at a point on the Northern side of West Third Street in the Town of Bloomsburg, Columbia County, Pennsylvania and in line of land now or formerly of J. H. Appleman; Thence by line of land now or formerly of Appleman North 22 degrees 55 minutes West 214 1/2 feet to the Southerly side of Pine Alley; Thence by said alley, North 66 degrees 15 minutes East 15.5 feet to a spike; Thence South 22 degrees 55 minutes East 34.5 feet to a stake; Thence North 66 degrees 15 minutes East 8.8 feet to a stake; Thence South 22 degrees 15 minutes East, 115 feet to a stake; Thence North 66 degrees 15 minutes East 4 feet to a stake; Thence South 22 degrees 30 minutes East 65 feet to a point on the Northern side of West Third Street; Thence by the same South 66 degrees 15 minutes West, 26.5 feet to a point, the place of beginning. Whereupon is erected a one-half of a double dwelling house which is known and numbered as 215 West Third Street, Bloomsburg, Pennsylvania.

PARCEL #2: BEGINNING at a point on the Northerly side of West Third Street, in the Town of Bloomsburg, Columbia County, Pennsylvania, and in line of land now or formerly of J.H. Appleman; Thence by line of West Third Street aforesaid South 66 degrees 15 minutes West 19.5 feet to a point; Thence North 22 degrees 30 minutes West 65 feet to a stake; Thence South 66 degrees 15 minutes West 4 feet to a stake; Thence North 22 degrees 15 minutes West 115 feet to a stake; Thence South 66 degrees 15 minutes West 8.8 feet to a stake; Thence North 22 degrees 55 minutes West 34.5 feet to a spike in the Southerly line of Pine Alley; Thence by the Southerly line of Pine Alley aforesaid North 66 degrees 15 minutes East 34 feet to a point in line of lands now or formerly of the said J.H. Appleman; Thence South 21 degrees 30 minutes East 214-1/2 feet to a point; the place of beginning. Whereon is erected a one-half of a double dwelling which is known and numbered 213 West Third Street, Bloomsburg, Pennsylvania.

Tax Parcel #05W-04-201

TITLE TO SAID PREMISES IS VESTED IN Daniel R. Seltzer, by Deed from Earl R. Genzel and Karen M. Genzel, husband and wife, dated 6/12/2001 and recorded 6/15/2001 in Instrument #200105578.

LEGAL DESCRIPTION

ALL THOSE TWO CERTAIN pieces, parcels and lots of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described more particularly as follows:

PARCEL #1: BEGINNING at a point on the Northern side of West Third Street in the Town of Bloomsburg, Columbia County, Pennsylvania and in line of land now or formerly of J. H. Appleman; Thence by line of land now or formerly of Appleman North 22 degrees 55 minutes West 214 1/2 feet to the Southerly side of Pine Alley; Thence by said alley, North 66 degrees 15 minutes East 15.5 feet to a spike; Thence South 22 degrees 55 minutes East 34.5 feet to a stake; Thence North 66 degrees 15 minutes East 8.8 feet to a stake; Thence South 22 degrees 15 minutes East, 115 feet to a stake; Thence North 66 degrees 15 minutes East 4 feet to a stake; Thence South 22 degrees 30 minutes East 65 feet to a point on the Northern side of West Third Street; Thence by the same South 66 degrees 15 minutes West, 26.5 feet to a point, the place of beginning. Whereupon is erected a one-half of a double dwelling house which is known and numbered as 215 West Third Street, Bloomsburg, Pennsylvania.

PARCEL #2: BEGINNING at a point on the Northerly side of West Third Street, in the Town of Bloomsburg, Columbia County, Pennsylvania, and in line of land now or formerly of J.H. Appleman; Thence by line of West Third Street aforesaid South 66 degrees 15 minutes West 19.5 feet to a point; Thence North 22 degrees 30 minutes West 65 feet to a stake; Thence South 66 degrees 15 minutes West 4 feet to a stake; Thence North 22 degrees 15 minutes West 115 feet to a stake; Thence South 66 degrees 15 minutes West 8.8 feet to a stake; Thence North 22 degrees 55 minutes West 34.5 feet to a spike in the Southerly line of Pine Alley; Thence by the Southerly line of Pine Alley aforesaid North 66 degrees 15 minutes East 34 feet to a point in line of lands now or formerly of the said J.H. Appleman; Thence South 21 degrees 30 minutes East 214-1/2 feet to a point; the place of beginning. Whereon is erected a one-half of a double dwelling which is known and numbered 213 West Third Street, Bloomsburg, Pennsylvania.

Tax Parcel #05W-04-201

TITLE TO SAID PREMISES IS VESTED IN Daniel R. Seltzer, by Deed from Earl R. Genzel and Karen M. Genzel, husband and wife, dated 6/12/2001 and recorded 6/15/2001 in Instrument #200105578.

LEGAL DESCRIPTION

ALL THOSE TWO CERTAIN pieces, parcels and lots of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described more particularly as follows:

PARCEL #1: BEGINNING at a point on the Northern side of West Third Street in the Town of Bloomsburg, Columbia County, Pennsylvania and in line of land now or formerly of J. H. Appleman; Thence by line of land now or formerly of Appleman North 22 degrees 55 minutes West 214 1/2 feet to the Southerly side of Pine Alley; Thence by said alley, North 66 degrees 15 minutes East 15.5 feet to a spike; Thence South 22 degrees 55 minutes East 34.5 feet to a stake; Thence North 66 degrees 15 minutes East 8.8 feet to a stake; Thence South 22 degrees 15 minutes East, 115 feet to a stake; Thence North 66 degrees 15 minutes East 4 feet to a stake; Thence South 22 degrees 30 minutes East 65 feet to a point on the Northern side of West Third Street; Thence by the same South 66 degrees 15 minutes West, 26.5 feet to a point, the place of beginning. Whereupon is erected a one-half of a double dwelling house which is known and numbered as 215 West Third Street, Bloomsburg, Pennsylvania.

PARCEL #2: BEGINNING at a point on the Northerly side of West Third Street, in the Town of Bloomsburg, Columbia County, Pennsylvania, and in line of land now or formerly of J.H. Appleman; Thence by line of West Third Street aforesaid South 66 degrees 15 minutes West 19.5 feet to a point; Thence North 22 degrees 30 minutes West 65 feet to a stake; Thence South 66 degrees 15 minutes West 4 feet to a stake; Thence North 22 degrees 15 minutes West 115 feet to a stake; Thence South 66 degrees 15 minutes West 8.8 feet to a stake; Thence North 22 degrees 55 minutes West 34.5 feet to a spike in the Southerly line of Pine Alley; Thence by the Southerly line of Pine Alley aforesaid North 66 degrees 15 minutes East 34 feet to a point in line of lands now or formerly of the said J.H. Appleman; Thence South 21 degrees 30 minutes East 214-1/2 feet to a point; the place of beginning. Whereon is erected a one-half of a double dwelling which is known and numbered 213 West Third Street, Bloomsburg, Pennsylvania.

Tax Parcel #05W-04-201

TITLE TO SAID PREMISES IS VESTED IN Daniel R. Seltzer, by Deed from Earl R. Genzel and Karen M. Genzel, husband and wife, dated 6/12/2001 and recorded 6/15/2001 in Instrument #200105578.

LEGAL DESCRIPTION

ALL THOSE TWO CERTAIN pieces, parcels and lots of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described more particularly as follows:

PARCEL #1: BEGINNING at a point on the Northern side of West Third Street in the Town of Bloomsburg, Columbia County, Pennsylvania and in line of land now or formerly of J. H. Appleman; Thence by line of land now or formerly of Appleman North 22 degrees 55 minutes West 214 1/2 feet to the Southerly side of Pine Alley; Thence by said alley, North 66 degrees 15 minutes East 15.5 feet to a spike; Thence South 22 degrees 55 minutes East 34.5 feet to a stake; Thence North 66 degrees 15 minutes East 8.8 feet to a stake; Thence South 22 degrees 15 minutes East, 115 feet to a stake; Thence North 66 degrees 15 minutes East 4 feet to a stake; Thence South 22 degrees 30 minutes East 65 feet to a point on the Northern side of West Third Street; Thence by the same South 66 degrees 15 minutes West, 26.5 feet to a point, the place of beginning. Whereupon is erected a one-half of a double dwelling house which is known and numbered as 215 West Third Street, Bloomsburg, Pennsylvania.

PARCEL #2: BEGINNING at a point on the Northerly side of West Third Street, in the Town of Bloomsburg, Columbia County, Pennsylvania, and in line of land now or formerly of J.H. Appleman; Thence by line of West Third Street aforesaid South 66 degrees 15 minutes West 19.5 feet to a point; Thence North 22 degrees 30 minutes West 65 feet to a stake; Thence South 66 degrees 15 minutes West 4 feet to a stake; Thence North 22 degrees 15 minutes West 115 feet to a stake; Thence South 66 degrees 15 minutes West 8.8 feet to a stake; Thence North 22 degrees 55 minutes West 34.5 feet to a spike in the Southerly line of Pine Alley; Thence by the Southerly line of Pine Alley aforesaid North 66 degrees 15 minutes East 34 feet to a point in line of lands now or formerly of the said J.H. Appleman; Thence South 21 degrees 30 minutes East 214-1/2 feet to a point; the place of beginning. Whereon is erected a one-half of a double dwelling which is known and numbered 213 West Third Street, Bloomsburg, Pennsylvania.

Tax Parcel #05W-04-201

TITLE TO SAID PREMISES IS VESTED IN Daniel R. Seltzer, by Deed from Earl R. Genzel and Karen M. Genzel, husband and wife, dated 6/12/2001 and recorded 6/15/2001 in Instrument #200105578.

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

Attorney for Plaintiff

Wells Fargo Bank, N.A., successor by merger : COURT OF COMMON PLEAS
to Wells Fargo Home Mortgage, Inc. : COLUMBIA COUNTY
3476 Stateview Boulevard :
Fort Mill SC 29715 :
Plaintiff :

vs.

No: 2004-CV-496

2004 ED-125

Daniel R. Seltzer
872 Poplar Street
Bloomsburg, PA 17815
Defendant

**THIS IS AN ATTEMPT TO COLLECT A DEBT ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO: Daniel R. Seltzer
872 Poplar Street
Bloomsburg, PA 17815**

Your house and/or real estate at 213-215 West 3rd Street, Bloomsburg, PA 17815 is
scheduled to be sold at Sheriff's Sale on _____ at 10:00 A.M.
to enforce the court judgment of \$102,971.29 obtained by Wells Fargo Bank, N.A., successor by
merger to Wells Fargo Home Mortgage, Inc. against you.

**NOTICE OF OWNERS 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 Wells Fargo Bank, N.A., successor by merger to
Wells Fargo Home Mortgage, Inc. the back payments, late charges, costs and reasonable attorney's
fees due. To find out how much you must pay, you may call 610 623-2660.

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 contact 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 610 623-2660.
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 the 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 610 623-2660.
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 house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on a date to be announced by the Sheriff. 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 with the Sheriff within ten (10) days after the Schedule of Distribution is posted.
7. You may also have other rights and defenses, or ways of getting your house 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 E. 5TH STREET
BLOOMBERG, PA 17815
(570) 784-8760**

Wells Fargo Bank, N.A., successor by merger	:	COURT OF COMMON PLEAS
to Wells Fargo Home Mortgage, Inc.	:	COLUMBIA COUNTY
3476 Stateview Boulevard	:	
Fort Mill SC 29715	:	
Plaintiff	:	
	:	No: 2004-CV-496
vs.	:	
	:	
Daniel R. Seltzer	:	
872 Poplar Street	:	
Bloomsburg, PA 17815	:	
Defendant	:	

CLAIM FOR EXEMPTION

To the Sheriff:

I, the above named defendant, claim exemption of property from levy or attachment:

(1) From my real property in my possession which has been levied upon,

(a) I desire that my \$300.00 statutory exemption be set-aside in kind (specify real property to be set-aside in kind):

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at

(Address) (Telephone Number)

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date:

Signature

THIS CLAIM TO BE FILED WITH THE OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURT HOUSE, 35 WEST MAIN STREET
BLOOMSBURG, PA 17815
570-389-5622

LEGAL DESCRIPTION

ALL THOSE TWO CERTAIN pieces, parcels and lots of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described more particularly as follows:

PARCEL #1: BEGINNING at a point on the Northern side of West Third Street in the Town of Bloomsburg, Columbia County, Pennsylvania and in line of land now or formerly of J. H. Appleman; Thence by line of land now or formerly of Appleman North 22 degrees 55 minutes West 214 1/2 feet to the Southerly side of Pine Alley; Thence by said alley, North 66 degrees 15 minutes East 15.5 feet to a spike; Thence South 22 degrees 55 minutes East 34.5 feet to a stake; Thence North 66 degrees 15 minutes East 8.8 feet to a stake; Thence South 22 degrees 15 minutes East, 115 feet to a stake; Thence North 66 degrees 15 minutes East 4 feet to a stake; Thence South 22 degrees 30 minutes East 65 feet to a point on the Northern side of West Third Street; Thence by the same South 66 degrees 15 minutes West, 26.5 feet to a point, the place of beginning. Whereupon is erected a one-half of a double dwelling house which is known and numbered as 215 West Third Street, Bloomsburg, Pennsylvania.

PARCEL #2: BEGINNING at a point on the Northerly side of West Third Street, in the Town of Bloomsburg, Columbia County, Pennsylvania, and in line of land now or formerly of J.H. Appleman; Thence by line of West Third Street aforesaid South 66 degrees 15 minutes West 19.5 feet to a point; Thence North 22 degrees 30 minutes West 65 feet to a stake; Thence South 66 degrees 15 minutes West 4 feet to a stake; Thence North 22 degrees 15 minutes West 115 feet to a stake; Thence South 66 degrees 15 minutes West 8.8 feet to a stake; Thence North 22 degrees 55 minutes West 34.5 feet to a spike in the Southerly line of Pine Alley; Thence by the Southerly line of Pine Alley aforesaid North 66 degrees 15 minutes East 34 feet to a point in line of lands now or formerly of the said J.H. Appleman; Thence South 21 degrees 30 minutes East 214-1/2 feet to a point; the place of beginning. Whereon is erected a one-half of a double dwelling which is known and numbered 213 West Third Street, Bloomsburg, Pennsylvania.

Tax Parcel #05W-04-201

TITLE TO SAID PREMISES IS VESTED IN Daniel R. Seltzer, by Deed from Earl R. Genzel and Karen M. Genzel, husband and wife, dated 6/12/2001 and recorded 6/15/2001 in Instrument #200105578.

MARTHA E. VON ROSENSTIEL, P.C.
F-ACCOUNT
16 SOUTH LANSOWNE AVENUE
LANSOWNE, PA 19050-2102

PNC BANK, NATIONAL ASSOCIATION
PHILADELPHIA, PA
3-5/310


34880

7/6/2004

PAY TO THE ORDER OF Sheriff Of Columbia County

One Thousand Three Hundred Fifty and 00/100***** \$ **1,350.00

Sheriff Of Columbia County

DOLLARS 

MEMO 14689

⑈034880⑈ ⑆031000053⑆ 854293894⑈

Maurice Vetter