

FEDERMAN & PHELAN, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Fax: 215-567-0072
mark.siuta@fedphe.com

Mark Siuta
Paralegal, ext. 1385

Representing Lenders in
Pennsylvania and New Jersey

June 23, 2004

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

Re: DILTZ, Kevin & Joann
63 Lee Road
Orangeville, PA 17859
No. 2004-CV-16 MF

Dear Sir or Madam:

With reference to the above captioned property, which was knocked-down to Frank Federman as "attorney-on-the-writ", please prepare the Sheriff's Deed to **Wells Fargo Bank Minnesota, N.A., As Trustee For Registered Holders Of Option One Mortgage Loan Trust 2001-C, Asset-Backed Certificates, Series 2001-C**, 6501 Irvine Center Drive, Irvine, CA, 92618.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,


Mark Siuta

Enclosure

cc: Option One Mortgage Corporation Account No. 0004413852

Federman and Phelan, LLP

One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Phone: 215-563-7000
Fax: 215-567-0072
Email: mark.siuta@fedphe.com

Mark Siuta
Extension 1385

Representing Lenders in
Pennsylvania and New Jersey

June 28, 2004

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

RE: DILTZ, Kevin
Premises: 63 Lee Road
Orangeville, PA 17859
Court No.: 2004 CV 16 MF

Dear Sir or Madam:

Please find enclosed herewith a check made payable to your office in the amount of \$482.81 for payment of the sheriff settlement that is due with respect to the above referenced property.

Please apply the payment as soon as possible and proceed with the recording of the deed.

Thank you for your kind assistance with respect to this matter.

Very truly yours,



Mark Siuta
Federman and Phelan, L.L.P.

Enclosure

Phone: 570-389-5622
Fax: 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Mark Siuta

From: Timothy T. Chamberlain Sheriff

Fax:

Date: June ²⁸~~24~~, 2004

Phone:

Pages: ~~4~~ 3

Re: Kevin Diltz foreclosure

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

•Comments: I received the deed instructions and the statement of value, however costs of \$482.81 is still owed

SHERIFF'S SALE COST SHEET

Wells Fargo Bank (Minn.) vs. Karl Diltz
 NO. 61-04 ED NO. 16-04 JD DATE/TIME OF SALE 6-23-04 1100

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</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>6.50</u>
NOTARY	\$ <u>8.00</u>
TOTAL ***** \$ <u>434.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>717.68</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>942.68</u>	

PROTHONOTARY (NOTARY)	<u>1760</u> \$10.00
RECORDER OF DEEDS	<u>107</u> \$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>223.19</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>228.19</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$
WATER 20	\$
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. _____	\$
_____	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1796.87

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank m/m. VS Kevin Diltz

NO. 61-04 ED NO. 16-04 JD

DATE/TIME OF SALE: 6-23-04 1100

BID PRICE (INCLUDES COST) \$ 1796,87

POUNDAGE - 2% OF BID \$ 35,94

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1832,81

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Robert L. Mutoy on behalf of TT

TOTAL DUE: \$ 1832,81

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 482,81

SHERIFF'S SALE

WEDNESDAY JUNE 23, 2004 AT 1100 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 61 OF 2004 ED AND CIVIL WRIT NO. 16 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 that certain piece, parcel and lot of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described more particularly as follows:

BEGINNING at a point on the eastern line of State Route 487 in line of land of Hazle Lee; THENCE along the eastern line of State Route 487 North 3 degrees 28 minutes 20 seconds East 284.75 feet to a point; THENCE along other land of Hazle Lee North 71 degrees 00 minutes 00 seconds East 93.58 feet to a steel pin on the western line of T-490; THENCE along the western line of T-490 the following courses and distances: South 23 degrees 48 minutes 57 seconds East 92.00 feet to a point; South 38 degrees 59 minutes 56 seconds East 156.33 feet to a point; South 30 degrees 03 minutes 56 seconds East 30.63 feet to a point; South 4 degrees 00 minutes 01 seconds East 21.07 feet to a point; South 25 degrees 12 minutes 29 seconds West 42.17 feet to a point; South 32 degrees 59 minutes 42 seconds West 65.13 feet to a steel pin; THENCE along line of Hazle Lee North 81 degrees 18 minutes 36 seconds West 207.03 feet to a point on the eastern line of State Route 487, being the point and place of BEGINNING .

CONTAINING 1.376 acres according to survey of Charles B. Webb, Registered Surveyor No. 1706-E, dated April 18, 1986, recorded in Map Book 5, Page 550.

UNDER AND SUBJECT to all existing easements, conditions, covenants and restrictions of record.

PARCEL IDENTIFICATION NUMBER 27-04-018.

TITLE TO SAID PREMISES IS VESTED IN Kevin Diltz and Joann Diltz, his wife by Deed from Frederick C. Hill, an individual dated 5/3/2001 and recorded 5/8/2001 in Instrument ID #200104124.

AND THE SAID JOANN DILTZ DEPARTED THIS LIFE ON 10/9/2001.

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
Frank Federman
1617 John F. Kennedy Blvd.
Philadelphia, PA 19103

Acting Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffcolumbiacounty.com

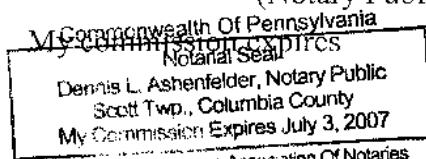
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 June 2, 9, 16, 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.

Paul R. Eyerly IV

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

(Notary Public)



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.

ALL that certain piece, parcel and lot of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described more particularly as follows:

BEGINNING at a point on the eastern line of State Route 487 in line of land of Hazle Lee;

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AND THE SAID JOANN DILTZ DEPARTED THIS LIFE ON 10/9/2001.

HARRY A. ROADARMEL, JR.



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 MINNESOTA, N.A.

VS.


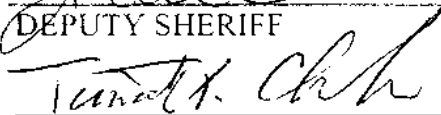
KEVIN AND JOANN DILTZ

WRIT OF EXECUTION #61 OF 2004 ED

POSTING OF PROPERTY

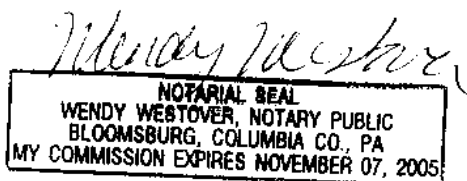
MAY 20, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF KEVIN AND JOANN DILTZ AT 63 LEE ROAD ORANGEVILLE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF J. ARTER.

SO ANSWERS:


DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 25TH DAY OF MAY 2004



FEDERMAN AND PHELAN, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534
LISA.STEINMAN@fedphe.com

May 19, 2004

Office of the Sheriff
COLUMBIA County Courthouse
P.O. BOX 380
BLOOMSBURG, PA 17815

RE: WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE FOR
REGISTERED HOLDERS OF OPTION ONE MORTGAGE LOAN TRUST
2001-C, ASSET-BACKED CERTIFICATES, SERIES 2001-C
v. KEVIN DILTZ and JOANN DILTZ (DEC'D)
COLUMBIA COUNTY, NO.2004-CV-16-MF

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

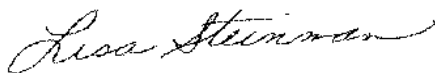
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

*****Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.*****

Yours truly,



LISA STEINMAN
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 6/23/04 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: WELLS FARGO BANK MINNESOTA, N.A.,
AS TRUSTEE FOR REGISTERED HOLDERS
OF OPTION ONE MORTGAGE LOAN TRUST
2001-C, ASSET-BACKED CERTIFICATES,
SERIES 2001-C) CIVIL ACTION

vs.

KEVIN DILTZ) CIVIL DIVISION
JOANN DILTZ (DEC'D)) NO. 2004-CV-16-MF

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA) SS:

I, FRANK FEDERMAN, ESQUIRE attorney for **WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE FOR REGISTERED HOLDERS OF OPTION ONE MORTGAGE LOAN TRUST 2001-C, ASSET-BACKED CERTIFICATES, SERIES 2001-C** hereby verify that on **4/22/04** 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.

DATE: May 19, 2004


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

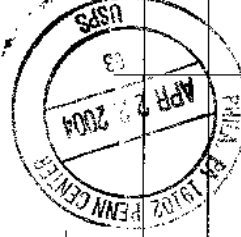
Name and
Address
of Sender



FEDERMAN & PHELAN
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	TEAMS 3	
2	*****	COMMONWEALTH OF PA BUREAU OF INDIVIDUAL TAX INHERITANCE TAX DIVISION 6 TH FLOOR, STRAWBERRY SQUARE DEPT. 280601 HARRISBURG, PA 17128	TEAMS 3	
3		INTERNAL REVENUE SERVICE FEDERATED INVESTORS TOWER 13 TH FLOOR, SUITE 1300 1001 LIBERTY AVENUE PITTSBURGH, PA 15222	TEAMS 3	
4		DEPARTMENT OF PUBLIC WELFARE TPL CASUALTY UNIT ESTATE RECOVERY PROGRAM P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105-8486	TEAMS 3	
5		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
6		TENANT/OCCUPANT 63 LEE ROAD ORANGEVILLE, PA 17859		
7				
8				
9				
10				
11				
12				
13		DILTZ, KEVIN 0004413852		

02 1A
0004300277
APR 22 2004
\$ 01.80
MAILED FROM ZIP CODE 19103
UNITED STATES POSTAGE
FIRST CLASS PERMIT NO. 1000
HARRISBURG, PA



FEDERMAN AND PHELAN, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534
Shawn.mccann @fedphe.com

May 12, 2004

Office of the Sheriff
Columbia County Courthouse

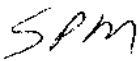
RE: Wells Fargo Bank Minnesota , N.A., As Trustee Et Al.
v. Kevin Diltz
COLUMBIA COUNTY, NO. 2004 CV 16 MF

Dear Sir/Madam,

Enclosed are the Affidavits of Service for the above captioned matter for filing with your office. We have forwarded the originals of the same to the Prothonotary.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Yours truly,



Shawn P. McCann
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 6/23/04 SHERIFF'S SALE*****

AFFIDAVIT OF SERVICE

FTM

**Plaintiff: WELLS FARGO BANK MINNESOTA, N.A., AS
TRUSTEE FOR REGISTERED HOLDERS OF OPTION ONE
MORTGAGE LOAN TRUST 2001-C, ASSET-BACKED
CERTIFICATES, SERIES 2001-C**

**COLUMBIA County
No 2004 CV 16 MF**

**Type of Action
- Notice of Sheriff's Sale**

**Defendant(s): KEVIN DILTZ
JOANN DILTZ (DECEASED)**

Sale Date: 6/23/04

**Address: 63 LEE ROAD
ORANGEVILLE, PA 17859**

****PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES****

Served and made known to Kevin Diltz **SERVED** Defendant, on the 2nd day of May, 2004, at 2:00 o'clock P.m., at 63 Lee Road, Orangeville, PA 17859, Commonwealth of Pennsylvania, in the manner described below:

- ☒ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s). Relationship is _____
☐ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant(s)'s office or usual place of business.
☐ _____ an officer of said Defendant(s)'s company.
☐ Other: _____

Description: Age 43 Height 5'8" Weight 180⁺ Race W Sex M Other _____

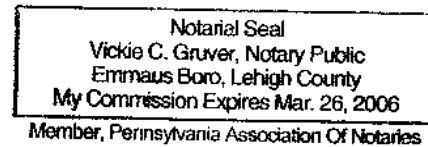
I, Constable Dennis C. Huber, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed
before me this 3 day
of May, 2004
Notary: _____

Vickie C. Gruver

By: D. Huber

NOT SERVED



On the _____ day of _____, 200____, at _____ o'clock ____m., Defendant **NOT FOUND** because:

_____ Moved _____ Unknown _____ No Answer _____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 200____
Notary: _____

By: _____

Attorney for Plaintiff

**Frank Federman, Esquire - I.D. No. 12248
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000**



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

WELLS FARGO BANK MINNESOTA, N.A.,
AS TRUSTEE FOR REGISTERED HOLDERS
OF OPTION ONE MORTGAGE LOAN TRUST
2001-C, ASSET-BACKED CERTIFICATES,
SERIES 2001-C

Docket # 61ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

KEVIN DILTZ
JOANN DILTZ (DECEASED)

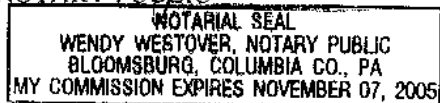
AFFIDAVIT OF SERVICE

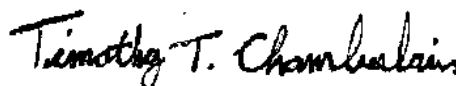
NOW, THIS WEDNESDAY, APRIL 21, 2004, AT 2:30 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON KEVIN DILTZ AT 300 MADRID
AVENUE, BLOOMSBURG BY HANDING TO KEVIN DILTZ, A TRUE AND ATTESTED COPY
OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

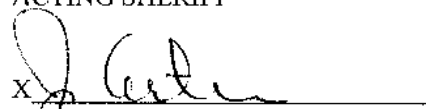
SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, APRIL 27, 2004


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF


X
J. ARTER
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/5/2004

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 61ED2004

PLAINTIFF WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE
FOR REGISTERED HOLDERS OF OPTION ONE
MORTGAGE LOAN TRUST 2001-C, ASSET-BACKED
CERTIFICATES, SERIES 2001-C

DEFENDANT KEVIN DILTZ
JOANN DILTZ (DECEASED)

PERSON/CORP TO SERVED
KEVIN DILTZ
63 LEE ROAD
ORANGEVILLE

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON KEVIN

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-21-4 TIME 1430 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) 300 MADRID AVE

Bloomisburg

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

4-16-4 1500 ARTER Card

4-19-4 0930 ARTER Card

4-20-4 1110 ARTER Card

DEPUTY J. C. [Signature] DATE 4-21-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/5/2004

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 61ED2004

PLAINTIFF WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE
FOR REGISTERED HOLDERS OF OPTION ONE
MORTGAGE LOAN TRUST 2001-C, ASSET-BACKED
CERTIFICATES, SERIES 2001-C

DEFENDANT KEVIN DILTZ
JOANN DILTZ (DECEASED)

PERSON/CORP TO SERVED
ROBERT EDWARDS-TAX COLLECTORS
239 STONEY BROOK ROAD
ORANGEVILLE

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Robert

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-16-4 TIME 1440 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Lutz

DATE 4-16-4

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

2. Article Number

(Transfer from service label)

7002 0860 0007 7404 1156

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☒ Address

B. Received by (Printed Name)

JAMES J. JONES

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf 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:

Internal Revenue Service
1001 Liberty Ave.
Pittsburgh, PA 15222

2. Article Number

(Transfer from service label)

7002 0860 0007 7404 1101

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☒ Address

B. Received by (Printed Name)

Glenn Evans

C. Date of Delivery

7-19-04

D. Is delivery address different from item 1? ☐ YesIf 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:

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

2. Article Number

(Transfer from service label)

7002 0860 0007 7404 1149

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☒ Address

B. Received by (Printed Name)

J. MOORE

C. Date of Delivery

APR 10

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

Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/5/2004

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 61ED2004

PLAINTIFF

WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE
FOR REGISTERED HOLDERS OF OPTION ONE
MORTGAGE LOAN TRUST 2001-C, ASSET-BACKED
CERTIFICATES, SERIES 2001-C

DEFENDANT

KEVIN DILTZ
JOANN DILTZ (DECEASED)

PERSON/CORP TO SERVED	PAPERS TO SERVED
ORANGEVILLE BORO.	WRIT OF EXECUTION - MORTGAGE
ORANGEVILLE	FORECLOSURE

SERVED UPON STEVE ROTHACKER

RELATIONSHIP Chief of Police IDENTIFICATION _____

DATE 4-16-4 TIME 0945 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

4-16-4 1420 ARTER _____

DEPUTY

J. Carter

DATE 4-19-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/5/2004

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 61ED2004

PLAINTIFF

WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE
FOR REGISTERED HOLDERS OF OPTION ONE
MORTGAGE LOAN TRUST 2001-C, ASSET-BACKED
CERTIFICATES, SERIES 2001-C

DEFENDANT

KEVIN DILTZ
JOANN DILTZ (DECEASED)

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON *Kevin Diltz* *Carl Srs*

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-16-4 TIME 1030 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Diltz DATE 4-16-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/5/2004

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 61ED2004

PLAINTIFF

WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE
FOR REGISTERED HOLDERS OF OPTION ONE
MORTGAGE LOAN TRUST 2001-C, ASSET-BACKED
CERTIFICATES, SERIES 2001-C

DEFENDANT

KEVIN DILTZ
JOANN DILTZ (DECEASED)

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Rene Neuhart

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-16-4 TIME 0930 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Galt

DATE 4-16-4

REAL ESTATE OUTLINE

ED # 61-04

DATE RECEIVED 4-5-04
DOCKET AND INDEX 4-16-04
SET FILE FOLDER UP 4-16-04

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# 343113

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

SALE DATE June 23, 04 TIME 11:00
POSTING DATE May 20
ADV. DATES FOR NEWSPAPER
1ST WEEK June 2
2ND WEEK 9
3RD WEEK 16

SHERIFF'S SALE

WEDNESDAY JUNE 23, 2004 AT 1100 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 61 OF 2004 ED AND CIVIL WRIT NO. 16 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 that certain piece, parcel and lot of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described more particularly as follows:

BEGINNING at a point on the eastern line of State Route 487 in line of land of Hazle Lee; THENCE along the eastern line of State Route 487 North 3 degrees 28 minutes 20 seconds East 284.75 feet to a point; THENCE along other land of Hazle Lee North 71 degrees 00 minutes 00 seconds East 93.58 feet to a steel pin on the western line of T-490; THENCE along the western line of T-490 the following courses and distances: South 23 degrees 48 minutes 57 seconds East 92.00 feet to a point; South 38 degrees 59 minutes 56 seconds East 156.33 feet to a point; South 30 degrees 03 minutes 56 seconds East 30.63 feet to a point; South 4 degrees 00 minutes 01 seconds East 21.07 feet to a point; South 25 degrees 12 minutes 29 seconds West 42.17 feet to a point; South 32 degrees 59 minutes 42 seconds West 65.13 feet to a steel pin; THENCE along line of Hazle Lee North 81 degrees 18 minutes 36 seconds West 207.03 feet to a point on the eastern line of State Route 487, being the point and place of BEGINNING .

CONTAINING 1.376 acres according to survey of Charles B. Webb, Registered Surveyor No. 1706-E, dated April 18, 1986, recorded in Map Book 5, Page 550.

UNDER AND SUBJECT to all existing easements, conditions, covenants and restrictions of record.

PARCEL IDENTIFICATION NUMBER 27-04-018.

TITLE TO SAID PREMISES IS VESTED IN Kevin Diltz and Joann Diltz, his wife by Decd from Frederick C. Hill, an individual dated 5/3/2001 and recorded 5/8/2001 in Instrument ID #200104124.

AND THE SAID JOANN DILTZ DEPARTED THIS LIFE ON 10/9/2001.

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
Frank Federman
1617 John F. Kennedy Blvd.
Philadelphia, PA 19103

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

SHERIFF'S SALE

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Plaintiff's Attorney
Frank Federman
1617 John F. Kennedy Blvd.
Philadelphia, PA 19103

Acting Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffcolumbiacounty.com

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

**WELLS FARGO BANK MINNESOTA,
N.A., AS TRUSTEE FOR REGISTERED
HOLDERS OF OPTION ONE
MORTGAGE LOAN TRUST 2001-C,
ASSET-BACKED CERTIFICATES,
SERIES 2001-C**

Plaintiff

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2004 CV 16 MF
: *2004-ED-61*
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:**

vs.

**KEVIN DILTZ
JOANN DILTZ (DECEASED)**

Defendant(s)

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 described property below):

Premises: 63 LEE ROAD
ORANGEVILLE, PA 17859

(see attached legal description)

Amount Due \$120,844.38

Interest from 4/1/04 \$ _____
to sale date
(per dicm-\$19.86)

Total \$ _____ Plus Costs as endorsed.

Clerk *L. B. Allen*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: *April 5, 2004*
(Seal)

ALL that certain piece, parcel and lot of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described more particularly as follows:

BEGINNING at a point on the eastern line of State Route 487 in line of land of Hazle Lee;

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WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

**WELLS FARGO BANK MINNESOTA,
N.A., AS TRUSTEE FOR REGISTERED
HOLDERS OF OPTION ONE
MORTGAGE LOAN TRUST 2001-C,
ASSET-BACKED CERTIFICATES,
SERIES 2001-C**

Plaintiff

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2004 CV 16 MF
: *2004-ED-61*
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:**

vs.

**KEVIN DILTZ
JOANN DILTZ (DECEASED)**

Defendant(s)

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ORANGEVILLE, PA 17859

(see attached legal description)

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(per diem-\$19.86)

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Clerk *Lane B. Kline*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: *April 5, 2004*
(Seal)

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WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

**WELLS FARGO BANK MINNESOTA,
N.A., AS TRUSTEE FOR REGISTERED
HOLDERS OF OPTION ONE
MORTGAGE LOAN TRUST 2001-C,
ASSET-BACKED CERTIFICATES,
SERIES 2001-C**

Plaintiff

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2004 CV 16 MF
: *2004-ED-61*
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:**

vs.

**KEVIN DILTZ
JOANN DILTZ (DECEASED)**

Defendant(s)

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 described property below):

Premises: 63 LEE ROAD
ORANGEVILLE, PA 17859

(see attached legal description)

Amount Due \$120,844.38

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to sale date
(per dicm-\$19.86)

Total \$ _____ Plus Costs as endorsed.

Clerk *Lami B. Kline*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: *April 5, 2004*
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FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

**WELLS FARGO BANK MINNESOTA,
N.A., AS TRUSTEE FOR
REGISTERED HOLDERS OF OPTION
ONE MORTGAGE LOAN TRUST 2001-
C, ASSET-BACKED CERTIFICATES,
SERIES 2001-C**

Plaintiff

vs.

**KEVIN DILTZ
JOANN DILTZ (DECEASED)**

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004 CV 16 MF
: 2004-ED-61
:
:

CERTIFICATION

FRANK FEDERMAN, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are 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

FEDERMAN and PHELAN, L.L.P.

By: FRANK FEDERMAN

Identification No. 12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

**WELLS FARGO BANK MINNESOTA,
N.A., AS TRUSTEE FOR
REGISTERED HOLDERS OF OPTION
ONE MORTGAGE LOAN TRUST 2001-
C, ASSET-BACKED CERTIFICATES,
SERIES 2001-C**

Plaintiff

vs.

**KEVIN DILTZ
JOANN DILTZ (DECEASED)**

Defendant(s)

**: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004 CV 16 MF
:
:
:**

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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK MINNESOTA,
N.A., AS TRUSTEE FOR
REGISTERED HOLDERS OF
OPTION ONE MORTGAGE LOAN
TRUST 2001-C, ASSET-BACKED
CERTIFICATES, SERIES 2001-C

Plaintiff

vs.

KEVIN DILTZ
JOANN DILTZ (DECEASED)

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION

: NO. 2004 CV 16 MF

: 2004-ED-61

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No. 1)

**WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE FOR REGISTERED
HOLDERS OF OPTION ONE MORTGAGE LOAN TRUST 2001-C, ASSET-BACKED
CERTIFICATES, SERIES 2001-C,** Plaintiff in the above action, by its attorney, FRANK
FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the
following information concerning the real property located at **63 LEE ROAD, ORANGEVILLE,
PA 17859.**

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

NAME

LAST KNOWN ADDRESS (if address cannot be
reasonably ascertained, please so indicate)

KEVIN DILTZ

63 LEE ROAD
ORANGEVILLE, PA 17859

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

NAME

LAST KNOWN ADDRESS (if address cannot be
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SAME AS ABOVE

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FRANK FEDERMAN, ESQUIRE

Date: **3/31/04**

FEDERMAN and PHELAN, L.L.P.

By: FRANK FEDERMAN

Identification No. 12248

ATTORNEY FOR PLAINTIFF

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

**WELLS FARGO BANK MINNESOTA,
N.A., AS TRUSTEE FOR
REGISTERED HOLDERS OF OPTION
ONE MORTGAGE LOAN TRUST 2001-
C, ASSET-BACKED CERTIFICATES,
SERIES 2001-C**

**: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004 CV 16 MF**

Plaintiff

vs.

KEVIN DILTZ

JOANN DILTZ (DECEASED)

Defendant(s)

**:
:
:**

AFFIDAVIT PURSUANT TO RULE 3129.1

**WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE FOR REGISTERED
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LAST KNOWN ADDRESS

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LAST KNOWN ADDRESS

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:

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BUREAU OF INDIVIDUAL TAX
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HARRISBURG, PA 17105-8486**

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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P.O. Box 380
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TENANT/OCCUPANT

**63 LEE ROAD
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Attorney for Plaintiff

DATE: 3/31/04

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By: FRANK FEDERMAN
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Plaintiff

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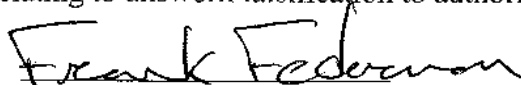
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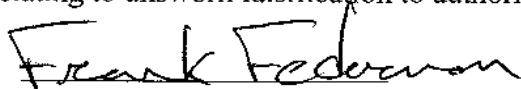
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ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK MINNESOTA,
N.A., AS TRUSTEE FOR
REGISTERED HOLDERS OF OPTION
ONE MORTGAGE LOAN TRUST 2001-
C, ASSET-BACKED CERTIFICATES,
SERIES 2001-C

Plaintiff

vs.

KEVIN DILTZ

JOANN DILTZ (DECEASED)

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2004 CV 16 MF

:

:

:

:

2004-ED-61

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR
THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A
DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE
CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT
ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

3/31/04

TO: KEVIN DILTZ

63 LEE ROAD

ORANGEVILLE, PA 17859

Your house (real estate) at 63 LEE ROAD, ORANGEVILLE, PA 17859, is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815 to enforce the court judgment of \$120,844.38 obtained by WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE FOR REGISTERED HOLDERS OF OPTION ONE MORTGAGE LOAN TRUST 2001-C, ASSET-BACKED CERTIFICATES, SERIES 2001-C (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call:
(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 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 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 (814) 272-9350.
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 the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. 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 filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 E. 5th STREET,
BLOOMSBURG, PA 17815
(570) 784-8760**

ALL that certain piece, parcel and lot of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described more particularly as follows:

BEGINNING at a point on the eastern line of State Route 487 in line of land of Hazle Lee;

THENCE along the eastern line of State Route 487 North 3 degrees 28 minutes 20 seconds East 284.75 feet to a point;

THENCE along other land of Hazle Lee North 71 degrees 00 minutes 00 seconds East 93.58 feet to a steel pin on the western line of T-490;

THENCE along the western line of T-490 the following courses and distances:

South 23 degrees 48 minutes 57 seconds East 92.00 feet to a point;
South 38 degrees 59 minutes 56 seconds East 156.33 feet to a point;
South 30 degrees 03 minutes 56 seconds East 30.63 feet to a point;
South 4 degrees 00 minutes 01 seconds East 21.07 feet to a point;
South 25 degrees 12 minutes 29 seconds West 42.17 feet to a point;
South 32 degrees 59 minutes 42 seconds West 65.13 feet to a steel pin;

THENCE along line of Hazle Lee North 81 degrees 18 minutes 36 seconds West 207.03 feet to a point on the eastern line of State Route 487, being the point and place of BEGINNING.

CONTAINING 1.376 acres according to survey of Charles B. Webb, Registered Surveyor No. 1706-E, dated April 18, 1986, recorded in Map Book 5, Page 550.

UNDER AND SUBJECT to all existing easements, conditions, covenants and restrictions of record.

PARCEL IDENTIFICATION NUMBER 27-04-018.

TITLE TO SAID PREMISES IS VESTED IN Kevin Diltz and Joann Diltz, his wife by Deed from Frederick C. Hill, an individual dated 5/3/2001 and recorded 5/8/2001 in Instrument ID #200104124.

AND THE SAID JOANN DILTZ DEPARTED THIS LIFE ON 10/9/2001.

SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

WELLS FARGO BANK MINNESOTA, N.A., AS
TRUSTEE FOR REGISTERED HOLDERS OF
OPTION ONE MORTGAGE LOAN TRUST 2001-
C, ASSET-BACKED CERTIFICATES, SERIES
2001-C

DEFENDANT

KEVIN DILTZ
JOANN DILTZ (DECEASED)

COURT NO.: 2004 CV 16 ME

SERVE AT:

63 LEE ROAD
ORANGEVILLE, PA 17859

a)TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: _____

PLEASE POST THE HANDBILL
SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 200_, at __ o'clock __ M., at _____, Commonwealth of Pennsylvania, in the manner described below:

☐ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ _____ an officer of said Defendant's company.

☐ Other: _____.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

On the ____ day of _____, 200_, at ____ o'clock __ M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

I.DEPUTIZED SERVICE

Now, this____day of_____, 200_, I, Sheriff of CLINTON County, Pennsylvania, do hereby deputize the Sheriff of ____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF

FRANK FEDERMAN, ESQUIRE

I.D.#12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215)563-7000

WAIVER OF WATCHMAN – Any deputy sheriff levying upon or attaching any property under within 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 o 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.

.....(SEAL)
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE – Now,, 20..... 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.

.....(SEAL)
(Attorney for Plaintiff(s))

....., 20

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

your hands

Sir: --- There will be placed in

for service a Writ ofEXECUTION (REAL ESTATE)....., styled as

follows: WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE FOR REGISTERED HOLDERS OF OPTION ONE MORTGAGE LOAN TRUST 2001-C, ASSET-BACKED CERTIFICATES, SERIES 2001-C vs KEVIN DILTZ and JOANN DILTZ (DECEASED)

The defendant will be found at .63 LEE ROAD.,
ORANGEVILLE, PA.17859

.....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.....

.....
.....
.....

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THENCE along the western line of T-490 the following courses and distances:

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South 38 degrees 59 minutes 56 seconds East 156.33 feet to a point;
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UNDER AND SUBJECT to all existing easements, conditions, covenants and restrictions of record.

PARCEL IDENTIFICATION NUMBER 27-04-018.

TITLE TO SAID PREMISES IS VESTED IN Kevin Diltz and Joann Diltz, his wife by Deed from Frederick C. Hill, an individual dated 5/3/2001 and recorded 5/8/2001 in Instrument ID #200104124.

AND THE SAID JOANN DILTZ DEPARTED THIS LIFE ON 10/9/2001.

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FEDERMAN & PHELAN LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
000343113

DRM 03/31/2004

DATE	AMOUNT
03/31/2004	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 90 days

To The
Order
Of
Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

Thomas S. Pheasant

⑈343113⑈ ⑆036001808⑆36 150866 6⑈