

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Deutsche Bank Nat. Trust vs G/evnlg Witz

NO. 208-08 ED NO. 394-08 JD

DATE/TIME OF SALE: Feb. 25 0930

BID PRICE (INCLUDES COST) \$ 7606.00

POUNDAGE - 2% OF BID \$ 146.00

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5256.58

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): Agent for Phelan, Halligan + Schmitz  
Lenny R. Mull

TOTAL DUE: \$ 5256.58

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 3906.58

# SHERIFF'S SALE COST SHEET

Deutsche Bank Nat. Trust vs. Gladys Woltz  
 NO. 208-08 ED NO. 394-08 JD DATE/TIME OF SALE Feb. 25 0930

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>27.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</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>10.00</u>	
TOTAL *****		\$ <u>435.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>815.76</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1040.76</u>

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

## REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

## MUNICIPAL FEES DUE:

SEWER 20	\$ <u>3194.32</u>	
WATER 20	\$	
TOTAL *****		\$ <u>3194.32</u>

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 4866.58

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

FACSIMILE TRANSMITTAL SHEET

TO: <u>Nora Ferrier</u>	FROM: <u>Tim Chamberlain</u>
COMPANY:	DATE: <u>3-9-09</u>
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: <u>2</u>
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <u>Waltz</u>	YOUR REFERENCE NUMBER:

☐ URGENT    ☐ FOR REVIEW    ☐ PLEASE COMMENT    ☐ PLEASE REPLY    ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

ENTITY VENDOR  
FAP Sheriff of Columbia Coun [SCOLU]

CHECK DATE CHECK NO.  
03/19/2009 787773

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
787773	000974896	03/19/2009		172581	3,906.58	0.00	3,906.58
NME [172581] 1127064193 WOLTZ, GLENDA							
2008-394							
							3,906.58

PHILAN HALLINAN & SCHMIEG LLP  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814  
SAFEGUARD L100 JSA SPEL1 03758174

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

PHILAN HALLINAN & SCHMIEG LLP  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

TD BANK N.A.  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO  
787773

DATE	AMOUNT
03/19/2009	*****3,906.58

Void after 180 days

Pay THREE THOUSAND NINE HUNDRED SIX AND 58/100 DOLLARS

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

Francis J. Hallinan

THIS DOCUMENT CONTAINS NEARLY SENSITIVE INFORMATION. PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

787773 036001808036 150866 60

STATE OF PENNSYLVANIA

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice February 4, 11, 18, 2009 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 19th day of February, 2009.

(Notary Public)  
COMMONWEALTH OF PENNSYLVANIA  
My commission expires  
Notarial Seal  
Dennis L. Ashenfelder, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2011  
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.

DEUTSCHE BANK NATIONAL TRUST

VS.

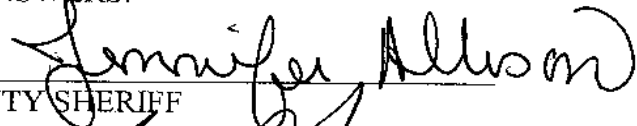
GLEND A WOLTZ

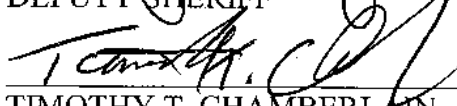
WRIT OF EXECUTION #208 OF 2008 ED

POSTING OF PROPERTY

JANUARY 23, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF GLEND A WOLTZ AT 45 UPPER WOODCREST ROAD BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF JENNIFER ALLISON.

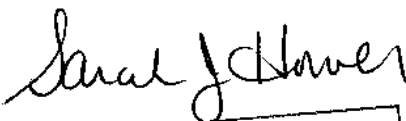
SO ANSWERS:

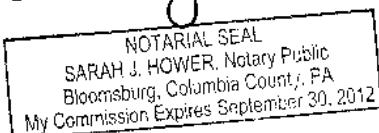
  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 29<sup>TH</sup> DAY OF JANUARY 2009





PHELAN HALLINAN & SCHMIEG, LLP  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103-1814  
Automated Attendant # 215-320-0007 ext 1365  
Operated Assisted # 215-563-7000 ext 1365  
Fax # 215-563-7009  
Nicole.Kramer@fedphe.com

January 26, 2009

Office of the Sheriff  
COLUMBIA County Courthouse

RE: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN  
STANLEY ABS CAPITAL I INC. TRUST 2006-HE4  
V. GLENDA F. WOLTZ  
COLUMBIA COUNTY, NO. 2008-CV-394

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

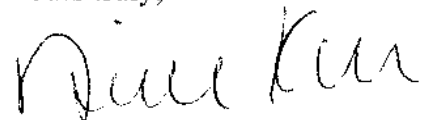
Enclosed please find the following:

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.

**\*\*\*\*\*IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.\*\*\*\*\***

Yours truly,



Nicole Kramer  
For PHELAN HALLINAN & SCHMIEG, LLP

**\*\*\*PROPERTY IS LISTED FOR THE 02/25/2009 SHERIFF'S SALE.\*\*\***

**DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE FOR MORGAN STANLEY ABS  
CAPITAL I INC. TRUST 2006-HE4**

**vs.**

**GLEND A F. WOLTZ**

**: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
: CIVIL DIVISION  
:  
: NO. 2008-CV-394**

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA     )  
COUNTY OF COLUMBIA                     )

**SS:**

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE4** hereby verify that 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: January 26, 2009

  
\_\_\_\_\_  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

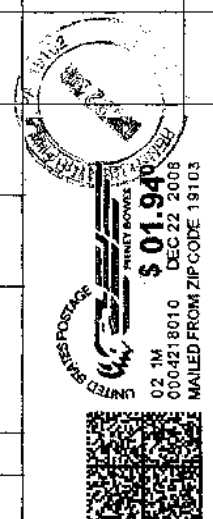


Name and  
Address of Sender

PHELAN HALLINAN & SCHMIEG LLC  
ONE PENN CENTER, PLAZA, SUITE 1400  
PHILADELPHIA, PA 19103-1814

SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 45 UPPER WOODCREST ROAD BERWICK, PA 18603		
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
4		MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC 7105 CORPORATE DRIVE, PTX B-35 PLANO, TX 75024-3632		
5		MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC C/O JOSEPH A. GOLDBECK, JR. SUITE 500-THE BOURSE BLDG. 111 S. INDEPENDENCE MALL EAST PHILADELPHIA, PA 19106		
6				
7				
8				
9				
10				
11				
12				
13	TNW	RE: GLENDA F. WOLTZ      PHS #172581      TEAM 3/TNW		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



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) 789-6308

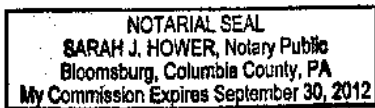
SHERIFF'S RETURN OF NO SERVICE

DEUTSCHE BANK NATIONAL TRUST COMPANY, 208ED2008  
AS TRUSTEE FOR MORGAN STANLEY ABS  
CAPITAL 1 INC. TRUST 2006-HE4  
VS.  
GLENDA F. WOLTZ

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF  
THIS 12/9/2008 FOR THE FOLLOWING REASONS:  
MOVED LEFT NO FORWARDING

SWORN AND SUBSCRIBED BEFORE ME  
THIS Tuesday, December 09, 2008

Sarah J. Hower  
NOTARY PUBLIC



SO ANSWERS :

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN  
SHERIFF

BY:

P. D'Angelo  
P. D'ANGELO  
DEPUTY SHERIFF

PHELAN HALLINAN AND SCHMIEG  
1617 JOHN F KENNEDY BLVD ONN PENN CENTER  
Suite 140  
PHILADELPHIA, PA 19103

## COMPLETE THIS SECTION ON DELIVERY

## COMPLETE THIS SECTION ON DELIVERY

## COMPLETE THIS SECTION ON DELIVERY

## COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) ☒ Agent ☐ Addressee

C. Date of Delivery

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

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

PA 1910X - 2010X

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) ☒ Agent ☐ Addressee

C. Date of Delivery

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

DESK 01

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) ☒ Agent ☐ Addressee

C. Date of Delivery

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

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

7007 2560 0002 1259 7070

Return Receipt

102595-02-M-1540

124

7007 2560 0002 1259 7100

Return Receipt

102595-02-M-1540

7 2560 0002 1259 7

Return Receipt

102595-02-M-1540

7 2560 0002 1259 7

Return Receipt

102595-02-M-1540

## COMPLETE THIS SECTION ON DELIVERY

## COMPLETE THIS SECTION ON DELIVERY

## COMPLETE THIS SECTION ON DELIVERY

## COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) ☒ Agent ☐ Addressee

C. Date of Delivery

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

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) ☒ Agent ☐ Addressee

C. Date of Delivery

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

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) ☒ Agent ☐ Addressee

C. Date of Delivery

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

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) ☒ Agent ☐ Addressee

C. Date of Delivery

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

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

7007 2560 0002 1259 7131

Return Receipt

102595-02-M-1540

7007 2560 0002 1259 7094

Return Receipt

102595-02-M-1540

7007 2560 0002 1259 7087

Return Receipt

102595-02-M-1540

7007 2560 0002 1

Return Receipt

102595-02-M-1540

PS FORM 3871, FEBRUARY 2007

Domestic Return Receipt

**PHELAN HALLINAN & SCHMIEG, LLP**

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Automated Attendant # 215-320-0007 ext 1533

Operated Assisted # 215-563-7000 ext 1533

Fax # 215-563-7009

January 27, 2009

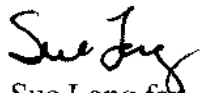
Office of the Sheriff  
COLUMBIA County Courthouse

RE: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN  
STANLEY ABS CAPITAL I INC. TRUST 2006-HE4  
V. GLENDA F. WOLTZ  
COLUMBIA COUNTY, NO. 2008-CV-394

Dear Sir/madam,

Please find attached a copy of the original Affidavits, which has been sent for filing with the COLUMBIA Prothonotary's Office as of the date of this letter.

Yours truly,



Sue Long for  
Phelan Hallinan & Schmieg, LLP

**\*\*\*PROPERTY IS LISTED FOR THE FEBRUARY 25, 2009 SHERIFF'S SALE.\*\*\***

**PHELAN HALLINAN & SCHMIEG, LLP**

BY: DANIEL G. SCHMIEG, ESQUIRE

IDENTIFICATION NO. 62205

SUITE 1400 - ONE PENN CENTER

PHILADELPHIA, PA 19103

(215) 563-7000

ATTORNEY FOR PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR MORGAN  
STANLEY ABS CAPITAL I INC.  
TRUST 2006-HE4

vs.

COLUMBIA COUNTY  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
NO. 2008-CV-394


GLEND A F. WOLTZ

VERIFICATION

I hereby certify that a true and correct copy of the Notice of Sheriff's Sale in the above captioned matter was sent by regular mail and certified mail, return receipt requested, to the following person GLEND A F. WOLTZ in accordance with the Order of Court dated, 7/22/08.

Which evidence of this will be sent along will the Final Affidavit pursuant with Rule 3129.

The undersigned understands that this statement is made subject to the penalties of 18 PA. C.S. s4904 relating to unsworn falsification to authorities.

  
DANIEL G. SCHMIEG, ESQUIRE  
ATTORNEY FOR PLAINTIFF

DATE: January 27, 2009

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR MORGAN  
STANLEY ABS CAPITAL I INC. TRUST 2006-  
HE4

Plaintiff

v.

GLEND A F. WOLTZ

Defendant

COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2008-CV-394

FILED  
PROTHONOTARY

2008 JUL 22 A 9:46

CLERK OF COURTS OFFICE  
COLUMBIA COUNTY, PA

ORDER

APPROPRIATE COPY  
PLEASE RETURN

AND NOW, this 22nd day of July, 2008, after  
consideration of Plaintiff's Motion for Service of Notice of Sale Pursuant to Special Order of  
Court, it is hereby:

**ORDERED** that pursuant to Pa. R.C.P. 430(a), service of the Notice of Sale is  
permitted on Defendant **GLEND A F. WOLTZ** by:

✓

REGULAR MAIL AT 45 UPPER WOODCREST ROAD,  
BERWICK, PA 18603 and 3080 BLAINE COURT, DELTONA,  
FL 32738

✓

CERTIFIED MAIL AT 45 UPPER WOODCREST ROAD,  
BERWICK, PA 18603 and 3080 BLAINE COURT, DELTONA,  
FL 32738

BY THE COURT:

1st Thomas A. James Jr.  
J.

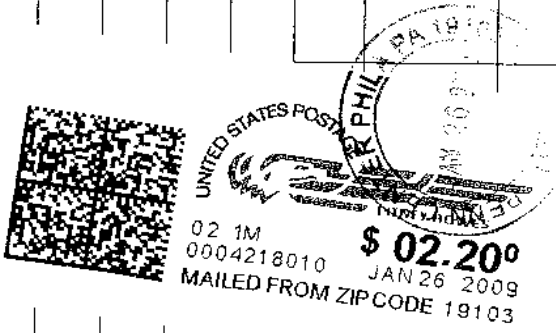
ATTORNEY IN FEE COPY  
PLEASE RETURN

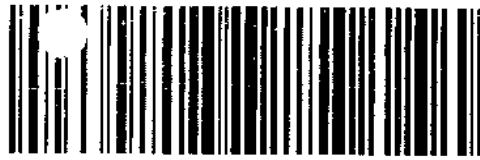
Name and Address of Sender

PHILAN HALLINAN & SCHMIEG  
One Penn Center at Suburban, Suite 1400  
Philadelphia, PA 19103

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	GLEND A F. WOLTZ 3080 BLAINE COURT DELTONA, FL 32738-0000		
2	*****	GLEND A F. WOLTZ 45 UPPER WOODCREST ROAD BERWICK, PA 18603-0000		
3	*****			
4	*****			
5				
6	*****			
7	*****			
8	*****			
9	*****			
10	*****			
11	*****			
12	*****			
13	*****			
14				
15		RE: Glenda f. Woltz PHS#172581		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

SPL





7178 2417 6099 0020 9132

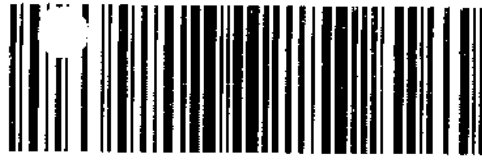
3 / SPL  
GLENDA F. WOLTZ  
45 UPPER WOODCREST ROAD  
BERWICK, PA 18603-0000

--fold here (regular)

-- fold here (6x9)

--fold here (regular)





7178 2417 6099 0020 9149

3 / SPL  
GLENDA F. WOLTZ  
3080 BLAINE COURT  
DELTONA, FL 32738-0000

--fold here (regular)

-- fold here (6x9)

--fold here (regular)

[Home](#) | [Help](#)[Track & Confirm](#)

## Track & Confirm

### Search Results

Label/Receipt Number: **7178 2417 6099 0020 9149**

Associated Label/Receipt:

Detailed Results:

- Acceptance, January 26, 2009, 5:17 pm, PHILADELPHIA, PA 19102
- Electronic Shipping Info Received, January 26, 2009

[Back](#)[Return to USPS.com Home](#)

### Track & Confirm

Enter Label/Receipt Number.

### Notification Options

#### Track & Confirm by email

Get current event information or updates for your item sent to you or others by email. [Go >](#)

#### Return Receipt (Electronic)

Verify who signed for your item by email. [Go >](#)[Site Map](#)[Contact Us](#)[Forms](#)[Gov't Services](#)[Jobs](#)[Privacy Policy](#)[Terms of Use](#)[National & Premier Accounts](#)

Copyright© 1999-2007 USPS. All Rights Reserved.

No FEAR Act EEO Data

[FOIA](#)USPS Internet Web  
Tracking SystemInteractive  
Tracking System

[Home](#) | [Help](#)[Track & Confirm](#)

## Track & Confirm

### Search Results

Label/Receipt Number: **7178 2417 6099 0020 9132**

Associated Label/Receipt:

Detailed Results:

- Acceptance, January 26, 2009, 5:17 pm, PHILADELPHIA, PA 19102
- Electronic Shipping Info Received, January 26, 2009

[< Back](#)[Return to USPS.com Home >](#)[Track & Confirm](#)

Enter Label/Receipt Number.

### Notification Options

#### Track & Confirm by email

Get current event information or updates for your item sent to you or others by email. [Go >](#)

#### Return Receipt (Electronic)

Verify who signed for your item by email. [Go >](#)[Site Map](#)[Contact Us](#)[Forms](#)[Gov't Services](#)[Jobs](#)[Privacy Policy](#)[Terms of Use](#)[National & Premier Accounts](#)

Copyright© 1999-2007 USPS. All Rights Reserved.

No FEAR Act EEO Data

FOIA



Small text logo



Small text logo



**Countrywide®**

**HOME LOANS**

MS PTX C35  
7105 Corporate Drive  
Plano, TX 75024

208

**Notice Date:** December 20, 2008

Sheriff of Columbia County  
Court House P.O. Box 380  
Bloomsburg, PA 17215

**Property Address:**  
45 Upper Woodcrest Road  
Berwick, PA 18603

---

**IMPORTANT MESSAGE ABOUT THIS ACCOUNT**

We recently received your inquiry pertaining to the address above.

---

**WHAT THIS MEANS**

The information you provided pertaining to Sheriff's Sale has been documented in our system. Please note that Countrywide is no longer servicing this loan. Please contact the new owner for further assistance.

---

**WHAT YOU NEED TO DO**

If you need further assistance, please contact our Customer Service Department directly at (800) 669-6607.

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 300  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

RECEIVED  
DEC 16 2008

Friday, December 05, 2008

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**  
**7105 CORPORATE DRIVE, PTX B-35**  
**PLANO, TX 75024-**

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR**  
**MORGAN STANLEY ABS CAPITAL 1 INC. TRUST 2006-HE4**  
**VS**  
**GLENDIA F. WOLTZ**

**DOCKET # 208ED2008**

**JD # 394JD2008**

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  
Sheriff of Columbia County

**Tax Notice** 2009 County & Municipality  
BRIARCREEK TWP

**MAKE CHECKS PAYABLE TO:**

Joan M. Rothery  
122 TWIN CHURCH ROAD  
Berwick PA 18603

**HOURS:** TUES & THURS: 8PM TO 8PM

WEDNESDAY: 1PM - 4PM & 6PM - 8PM

NOV & DEC: WEDNESDAY HOURS ONLY

**PHONE:** 570-759-2118

**FOR: COLUMBIA County**

**DATE**  
03/01/2009

**BILL NO.**  
11971

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	37,258	6.146	224.41	228.99	251.89
SINKING		1.345	49.11	50.11	55.12
FIRE		1	36.51	37.26	40.99
TWP RE		5	182.56	186.29	204.92
The discount & penalty have been calculated for your convenience			492.59 April 30 If paid on or before	502.65 June 30 If paid on or before	552.92 June 30 If paid after
<b>PAY THIS AMOUNT</b>					

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

WOLTZ GLENDA F  
45 UPPER WOODCREST ROAD  
BERWICK PA 18603

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 10 %  
PARCEL: 07-09A-020-00,000  
45 UPPER WOODCREST RD  
4821 Acres Land 5,250  
Buildings 32,008  
Total Assessment 37,258

This tax returned to  
courthouse on:  
January 1, 2010

**FILE COPY**

If you desire a receipt, send a self-addressed stamped envelope with your payment

**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**



December 10, 2008

Timothy T. Chamberlain  
Sheriff of Columbia County  
Court House- P.O. Box 380  
Bloomsburg, PA 17815

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR  
MORGAN STANLEY ABS CAPITAL 1 INC. TRUST 2006-HE4**

**VS.**

**GLEND A F. WOLTZ**

**DOCKET # 208ED2008**

**JD # 394JD2008**

Dear Timothy:

The amount due on the sewer account #202710 for the property located at 45 Upper Woodcrest Road Berwick Pa through March 31, 2009 is \$3194.32. This amount includes \$2000.00 tapage fees to connect to public sewer.

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

Sincerely,

Kelly Greer  
Authority Clerk

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/1/2008

SERVICE# 1 - OF - 14 SERVICES  
DOCKET # 208ED2008

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR MORGAN STANLEY ABS CAPITAL 1 INC.  
TRUST 2006-HE4

DEFENDANT GLENDA F. WOLTZ  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
GLENDA WOLTZ
45 UPPER WOODCREST ROAD
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

*PHK P.C.*  
*NO FWDG*  
*J. NET SAME*  
*INFO*

SERVED UPON \_\_\_\_\_

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ 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 *Paul Delt* DATE *12-01-08*

*UNABLE TO LOCATE NO FWDG OR NEW J NET ADDRESS.*



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

DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE  
FOR MORGAN STANLEY ABS  
CAPITAL I INC. TRUST 2006-HE4

vs.

GLEND A F. WOLTZ

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 45 UPPER WOODCREST ROAD, BERWICK, PA 18603  
(See Legal Description attached)

Amount Due	<u>\$73,870.11</u>
Additional Fees and Costs	\$
Interest from JUNE 17, 2008 to Sale	\$ and costs.
at \$12.14per diem	

Dated Dec. 1, 2008  
(SEAL)

PHS#172581

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-394 Term 200\_\_

WRIT OF EXECUTION  
(Mortgage Foreclosure)

*2008-ED-208*

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

No. _____	Term 20 _____	E.D
No. <u>2008-CV-394</u>	Term 2005 _____	A.D.
No. _____	Term 20 _____	J.D.

**Phelan Hallinan & Schmieg, LLP**

By: Daniel G. Schmieg, Esquire

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**Attorney for Plaintiff**

**DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE  
FOR MORGAN STANLEY ABS  
CAPITAL I INC. TRUST 2006-HE4  
3476 STATEVIEW BOULEVARD  
FORT MILL, SC 29715**

**Plaintiff,**

**v.**

**GLEND A F. WOLTZ  
45 UPPER WOODCREST ROAD  
BERWICK, PA 18603**

**COLUMBIA COUNTY**

**COURT OF COMMON  
PLEAS**

**CIVIL DIVISION**

**NO. 2008-CV-394**

**Defendant(s).**

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO: GLEND A F. WOLTZ  
45 UPPER WOODCREST ROAD  
BERWICK, PA 18603**

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

Your house (real estate) at **45 UPPER WOODCREST ROAD, BERWICK, PA 18603** is scheduled to be sold at Sheriff's Sale on February 25, 2009, at 9:30 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$73,870.11** obtained by DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE4, (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, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE4, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings.

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

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

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

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

**COLUMBIA COUNTY  
SUSQUEHANNA LEGAL SERVICES  
168 EAST 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760**

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

Daniel H. Seimier (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

Daniel H. Seimier (SEAL)  
(Attorney for Plaintiff(s))

\_\_\_\_\_, 20 \_\_\_\_

HARRY A. ROADARMEL

Sheriff

Columbia County, Pa.

Sir: — There will be placed in your hands

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

follows: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE4 vs GLENDA F. WOLTZ and

The defendant(s) will be found at 45 UPPER WOODCREST ROAD, BERWICK, PA 18603

Daniel H. Seimier 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  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southerly line of land formerly of Oscar Lynn, now of Gottlieb A. Hartman and Frances L. Hartman, his wife, (said point being North 80 degrees 15 minutes East 200 feet from the southwesterly corner of said land formerly of Oscar Lynn, now of Gottlieb A. Hartman and Frances L. Hartman, his wife, and this point of beginning being the northeasterly corner of land now or formerly of Veryl E. Lanning and Janice F. Lanning, his wife);

THENCE along the southerly line of said land formerly of Oscar Lynn, now of Gottlieb A. Hartman and Frances L. Hartman, his wife, North 80 degrees 15 minutes East 100 feet to the northwesterly corner of lot of James C. Belcher and Albina F. Belcher, his wife.

THENCE along the westerly line of said lot South 9 degrees 45 minutes East 210 feet to the northerly side of a proposed street;

THENCE along the northerly side of said proposed street South 80 degrees 15 minutes West 100 feet to the southeasterly corner of lot of said Veryl E. Lanning and Janice F. Lanning, his wife;

THENCE along the easterly line of said lot North 9 degrees 45 minutes West 210 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Glenda F. Woltz, widow, by Deed from Glenda F. Woltz, widow, dated 02/23/2006, recorded 03/06/2006, in Deed Mortgage Inst# 200602172.

Premises being: 45 UPPER WOODCREST ROAD, BERWICK, PA 18603

Tax Parcel #07-09A-020.00,000

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/1/2008

SERVICE# 4 - OF - 14 SERVICES  
DOCKET # 208ED2008

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR MORGAN STANLEY ABS CAPITAL 1 INC.  
TRUST 2006-HE4

DEFENDANT  
ATTORNEY FIRM

GLENDA F. WOLTZ  
PHELAN HALLINAN AND SCHMIEG

<b>PERSON/CORP TO SERVED</b>
TENANT(S)
45 UPPER WOODCREST ROAD
BERWICK

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON POSTED / VACANT

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 12-08-08 TIME 1145 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

P. J. DA

DATE 12-08-08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/1/2008

SERVICE# 6 - OF - 14 SERVICES  
DOCKET # 208ED2008

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC.  
TRUST 2006-HE4

DEFENDANT GLENDA F. WOLTZ  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

<b>PERSON/CORP TO SERVED</b>
JOAN ROTHERY-TAX COLLECTOR
122 TWIN CHURCH ROAD
BERWICK

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON POSTED

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 12-08-08 TIME 1135 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

Paul Dill

DATE 12-08-08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/1/2008

SERVICE# 7 - OF - 14 SERVICES  
DOCKET # 208ED2008

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR MORGAN STANLEY ABS CAPITAL 1 INC.  
TRUST 2006-HE4

DEFENDANT GLENDA F. WOLTZ  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON KELLY GNEER

RELATIONSHIP CLERK IDENTIFICATION \_\_\_\_\_

DATE 12-01-08 TIME 1100 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

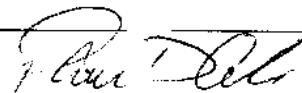
TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY



DATE

12-01-08



COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:05-DEC-08

FEE:\$5.00

CERT. NO:5434

WOLTZ GLENDA F  
45 UPPER WOODCREST ROAD  
BERWICK PA 18603

DISTRICT: BRIARCREEK TWP  
DEED  
LOCATION: 45 UPPER WOODCREST RD BERWICK  
PARCEL: 07 -09A-020-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2007	PRIM	0.00	0.00	0.00	0.00
2006	PRIM	0.00	0.00	0.00	0.00
TOTAL DUE :					\$0.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: March ,2009

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2007

REQUESTED BY:

Timothy T. Chamberlain, Sheriff  
dm.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 12/1/2008

SERVICE# 11 - OF - 14 SERVICES  
DOCKET # 208ED2008

PLAINTIFF  
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR MORGAN STANLEY ABS CAPITAL 1 INC.  
TRUST 2006-HE4

DEFENDANT  
ATTORNEY FIRM  
GLENDA F. WOLTZ  
PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON Deb Miller

RELATIONSHIP Clerk IDENTIFICATION \_\_\_\_\_

DATE 12-5-08 TIME 1235 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

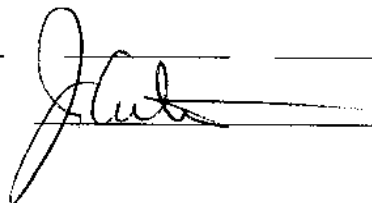
TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY



DATE 12-5-08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 12/1/2008

SERVICE# 8 - OF - 14 SERVICES  
DOCKET # 208ED2008

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR MORGAN STANLEY ABS CAPITAL 1 INC.  
TRUST 2006-HE4

DEFENDANT GLENDA F. WOLTZ  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON MAUREEN Cole

RELATIONSHIP Consumer Service IDENTIFICATION \_\_\_\_\_

DATE 12-5-8 TIME 1255 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 12-5-8

# REAL ESTATE OUTLINE

ED # 208-08

DATE RECEIVED 12-1-08  
DOCKET AND INDEX 12-5-08

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>752709</u>

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

SALE DATE	<u>Feb. 25, 09</u>	TIME <u>0930</u>
POSTING DATE	<u>Jan 21, 09</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Feb 4</u>	
	2 <sup>ND</sup> WEEK <u>11</u>	
	3 <sup>RD</sup> WEEK <u>18, 09</u>	

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 25, 2009 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 208 OF 2008 ED AND CIVIL WRIT NO. 394 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows: BEGINNING at a point on the southerly line of land formerly of Oscar Lynn, now of Gottlieb A. Hartman and Frances L. Hartman, his wife, (said point being North 80 degrees 15 minutes East, 200 feet from the southwesterly corner of said land formerly of Oscar Lynn, now of Gottlieb A. Hartman and Frances L. Hartman, his wife), and this point of beginning being the northeasterly corner of land now or formerly of Veryl E. Lanning and Janice F. Lanning, his wife; Thence along the southerly line of said land formerly of Oscar Lynn, now of Gottlieb A. Hartman and Frances L. Hartman, his wife, North 80 degrees 15 minutes East, 100 feet to the northwesterly corner of lot of James C. Belcher and Albina F. Belcher, his wife; Thence along the westerly line of said lot, South 9 degrees 45 minutes East, 210 feet to the northerly side of a proposed street; Thence along the northerly side of said proposed street, South 80 degrees 15 minutes West, 100 feet to the southeasterly corner of lot of said Veryl E. Lanning and Janice F. Lanning, his wife; Thence along the easterly line of said lot, North 9 degrees 45 minutes West, 210 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Glenda F. Woltz, widow, by Deed from Glenda F. Woltz, widow, dated 02/23/2006, recorded 03/06/2006, in Deed Mortgage Inst# 200602172.

Premises being: 45 Upper Woodcrest Road, Berwick, PA 18603

Tax Parcel #07-09A-020.00,000

## 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  
Daniel G. Schmieg  
1617 John F. Kennedy Blvd  
Philadelphia, PA 19103

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 25, 2009 AT 9:30 AM

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

DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE  
FOR MORGAN STANLEY ABS  
CAPITAL I INC. TRUST 2006-HE4

vs.

GLEND A F. WOLTZ

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-394 Term 200     

*2008-ED-208*

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 45 UPPER WOODCREST ROAD, BERWICK, PA 18603  
(See Legal Description attached)

Amount Due	<u>\$73,870.11</u>
Additional Fees and Costs	\$ <u>          </u>
Interest from JUNE 17, 2008 to Sale	\$ <u>          </u> and costs.
at \$12.14per diem	

*Tami B. Kline*  
\_\_\_\_\_  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

Dated Dec. 1, 2008  
(SEAL)

PHS#172581

No. _____	Term 20 _____	E.D.
No. <u>2008-CV-394</u>	Term 2005 _____	A.D.
No. _____	Term 20 _____	J.D.



Phelan Hallinan & Schmieg, LLP  
By: Daniel G. Schmieg, Esquire  
Identification No. 62205  
One Penn Center Plaza  
1617 JFK Boulevard, Ste.1400  
Philadelphia, PA 19103  
(215) 320-0007

Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I  
INC. TRUST 2006-HE4

: **COLUMBIA COUNTY**  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2008-CV-394**  
:  
:

vs.

GLEND A F. WOLTZ

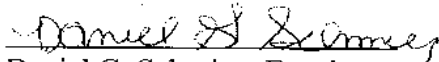
## VERIFICATION OF NON-MILITARY SERVICE

Daniel G. Schmieg, Esquire, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant GLEND A F. WOLTZ is over 18 years of age and resides at **45 UPPER WOODCREST ROAD, BERWICK, PA 18603.**

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

  
Daniel G. Schmieg, Esquire

Phelan Hallinan & Schmieg, LLP  
By: Daniel G. Schmieg, Esquire  
Identification No. 62205  
One Penn Center Plaza  
1617 JFK Boulevard, Ste.1400  
Philadelphia, PA 19103  
(215) 320-0007

Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I  
INC. TRUST 2006-HE4

: **COLUMBIA COUNTY**  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2008-CV-394**  
:  
:

vs.

GLEND A F. WOLTZ


## VERIFICATION OF NON-MILITARY SERVICE

Daniel G. Schmieg, Esquire, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

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Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
Attorney for Plaintiff  
(215)563-7000

**Attorney for Plaintiff**

<b>DEUTSCHE BANK NATIONAL TRUST</b>	:	<b>COLUMBIA COUNTY</b>
<b>COMPANY, AS TRUSTEE FOR MORGAN</b>	:	
<b>STANLEY ABS CAPITAL I INC. TRUST 2006-HE4</b>	:	<b>COURT OF COMMON PLEAS</b>
<b>3476 STATEVIEW BOULEVARD</b>	:	
<b>FORT MILL, SC 29715</b>	:	<b>CIVIL DIVISION</b>
	:	
<b>Plaintiff,</b>	:	<b>NO. 2008-CV-394</b>
<b>v.</b>	:	
	:	
<b>GLEND A F. WOLTZ</b>	:	
<b>45 UPPER WOODCREST ROAD</b>	:	
<b>BERWICK, PA 18603</b>	:	
	:	
<b>Defendant(s).</b>	:	

**AFFIDAVIT PURSUANT TO RULE 3129**  
**(Affidavit No.1)**

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE4**, Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **45 UPPER WOODCREST ROAD, BERWICK, PA 18603**.

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
<b>GLEND A F. WOLTZ</b>	<b>45 UPPER WOODCREST ROAD</b> <b>BERWICK, PA 18603</b>

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
<b>SAME AS ABOVE</b>	

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

NAME

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

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC**

**7105 CORPORATE DRIVE, PTX B-35  
PLANO, TX 75024-3632**

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC  
C/O JOSEPH A. GOLDBECK, JR.**

**SUITE 500-THE BOURSE BLDG.  
111 S. INDEPENDENCE MALL EAST  
PHILADELPHIA, PA 19106**

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

NAME

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

**NONE**

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

NAME

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

**NONE**

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

NAME

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

**NONE**

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

NAME

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

**TENANT/OCCUPANT**

**45 UPPER WOODCREST ROAD  
BERWICK, PA 18603**

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

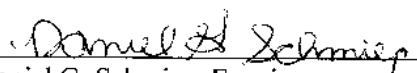
**COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

**P.O. BOX 2675  
HARRISBURG, PA 17105**

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

November 26, 2008  
Date

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP  
By: Daniel G. Schmieg, Esquire  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
Attorney for Plaintiff  
(215)563-7000

Attorney for Plaintiff

<b>DEUTSCHE BANK NATIONAL TRUST</b>	:	<b>COLUMBIA COUNTY</b>
<b>COMPANY, AS TRUSTEE FOR MORGAN</b>	:	
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<b>3476 STATEVIEW BOULEVARD</b>	:	
<b>FORT MILL, SC 29715</b>	:	<b>CIVIL DIVISION</b>
	:	
<b>Plaintiff,</b>	:	<b>NO. 2008-CV-394</b>
<b>v.</b>	:	
	:	
<b>GLEND A F. WOLTZ</b>	:	
<b>45 UPPER WOODCREST ROAD</b>	:	
<b>BERWICK, PA 18603</b>	:	
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<b>Defendant(s).</b>	:	

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**TENANT/OCCUPANT**

**45 UPPER WOODCREST ROAD  
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**DOMESTIC RELATIONS OF  
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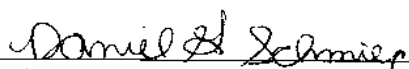
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<b>HE4</b>	:	
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<b>PORT MILL, SC 29715</b>	:	
	:	<b>NO. 2008-CV-394</b>
<b>Plaintiff,</b>	:	
<b>v.</b>	:	
	:	
<b>GLENDIA F. WOLTZ</b>	:	
<b>15 UPPER WOODCREST ROAD</b>	:	
<b>BERWICK, PA 18603</b>	:	

**Defendant(s).**

**CERTIFICATION**

Daniel G. Schmieg, Esquire hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- ( ) an FHA Mortgage
- ( ) non-owner occupied
- ( ) vacant
- (X) 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.

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

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Attorney for Plaintiff  
215)563-7000

Attorney for Plaintiff

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IE4	:	
1476 STATEVIEW BOULEVARD	:	CIVIL DIVISION
FORT MILL, SC 29715	:	
	:	NO. 2008-CV-394
Plaintiff,	:	
v.	:	
GLENDIA F. WOLTZ	:	
15 UPPER WOODCREST ROAD	:	
BERWICK, PA 18603	:	

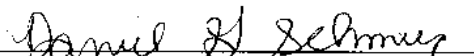
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- (X) Act 91 procedures have been fulfilled

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

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff



**Phelan Hallinan & Schmieg, LLP**

By: Daniel G. Schmieg, Esquire

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**Attorney for Plaintiff**

**DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR  
MORGAN STANLEY ABS CAPITAL I  
INC. TRUST 2006-HE4  
3476 STATEVIEW BOULEVARD  
FORT MILL, SC 29715**

**Plaintiff,**

**v.**

**GLEND A F. WOLTZ  
45 UPPER WOODCREST ROAD  
BERWICK, PA 18603**

**Defendant(s).**

**COLUMBIA COUNTY**

**COURT OF COMMON  
PLEAS**

**CIVIL DIVISION**


**NO. 2008-CV-394**

**CERTIFICATION**

Daniel G. Schmieg, Esquire hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

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

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

  
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Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

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Attorney for Plaintiff

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**COLUMBIA COUNTY**

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**CIVIL DIVISION**

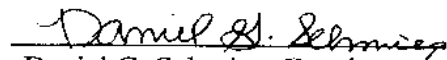
**NO. 2008-CV-394**

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- ☐ 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.

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

By: Daniel G. Schmieg, Esquire

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**Attorney for Plaintiff**

**DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE  
FOR MORGAN STANLEY ABS  
CAPITAL I INC. TRUST 2006-HE4  
3476 STATEVIEW BOULEVARD  
FORT MILL, SC 29715**

**Plaintiff,**

**v.**

**GLEND A F. WOLTZ  
45 UPPER WOODCREST ROAD  
BERWICK, PA 18603**

**COLUMBIA COUNTY**

**COURT OF COMMON  
PLEAS**

**CIVIL DIVISION**

**NO. 2008-CV-394**

**Defendant(s).**

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO: GLEND A F. WOLTZ  
45 UPPER WOODCREST ROAD  
BERWICK, PA 18603**

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

Your house (real estate) at **45 UPPER WOODCREST ROAD, BERWICK, PA 18603** is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$73,870.11** obtained by DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE4, (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, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE4, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings.

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

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

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

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

**COLUMBIA COUNTY  
SUSQUEHANNA LEGAL SERVICES  
168 EAST 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760**

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

Daniel H. Seimier (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.

Daniel H. Seimier (SEAL)  
(Attorney for Plaintiff(s))

\_\_\_\_\_, 20 \_\_\_\_

HARRY A. ROADARMEL

Sheriff

Columbia County, Pa.

Sir: — There will be placed in your hands

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

follows: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE4 vs GLENDA F. WOLTZ and

The defendant(s) will be found at 45 UPPER WOODCREST ROAD, BERWICK, PA 18603

Daniel H. Seimier 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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southerly line of land formerly of Oscar Lynn, now of Gottlieb A. Hartman and Frances L. Hartman, his wife, (said point being North 80 degrees 15 minutes East 200 feet from the southwesterly corner of said land formerly of Oscar Lynn, now of Gottlieb A. Hartman and Frances L. Hartman, his wife, and this point of beginning being the northeasterly corner of land now or formerly of Veryl E. Lanning and Janice F. Lanning, his wife);

THENCE along the southerly line of said land formerly of Oscar Lynn, now of Gottlieb A. Hartman and Frances L. Hartman, his wife, North 80 degrees 15 minutes East 100 feet to the northwesterly corner of lot of James C. Belcher and Albina F. Belcher, his wife.

THENCE along the westerly line of said lot South 9 degrees 45 minutes East 210 feet to the northerly side of a proposed street;

THENCE along the northerly side of said proposed street South 80 degrees 15 minutes West 100 feet to the southeasterly corner of lot of said Veryl E. Lanning and Janice F. Lanning, his wife;

THENCE along the easterly line of said lot North 9 degrees 45 minutes West 210 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Glenda F. Woltz, widow, by Deed from Glenda F. Woltz, widow, dated 02/23/2006, recorded 03/06/2006, in Deed Mortgage Inst# 200602172.

Premises being: 45 UPPER WOODCREST ROAD, BERWICK, PA 18603

Tax Parcel #07-09A-020.00,000

### DESCRIPTION

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Premises being: 45 UPPER WOODCREST ROAD, BERWICK, PA 18603

Tax Parcel #07-09A-020.00,000

# SHERIFF'S RETURN

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC.  
TRUST 2006-HF4

Plaintiff

vs.

GLEND A F. WOLTZ

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 2008-CV-394 CD Term, 200\_\_

WRIT

ISSUED

NOW, \_\_\_\_\_ 20\_\_ I, \_\_\_\_\_ High Sheriff of Columbia County, Pennsylvania, do  
hereby deputize the Sheriff of \_\_\_\_\_ County, Pennsylvania, to execute this Writ. This deputation being  
made at the request and risk of the Plaintiff.

Defendants alleged address is \_\_\_\_\_

\_\_\_\_\_  
Sheriff, Columbia County, Pennsylvania

By \_\_\_\_\_  
Deputy Sheriff

## AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 200\_\_, at \_\_\_\_\_ O'Clock \_\_\_\_\_ m., served the within

\_\_\_\_\_ upon \_\_\_\_\_

\_\_\_\_\_ at \_\_\_\_\_

\_\_\_\_\_ by handing to \_\_\_\_\_

\_\_\_\_\_ a true and correct copy of the original Notice of Sale and made known to \_\_\_\_\_

the contents thereof.

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

day of \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
Notary Public

BY: \_\_\_\_\_  
Sheriff

\_\_\_\_\_, 20\_\_, See return endorsed hereon by Sheriff of  
\_\_\_\_\_, County, Pennsylvania, and made a part of this

return

So Answers,

\_\_\_\_\_  
Sheriff

\_\_\_\_\_  
Deputy Sheriff

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date \_\_\_\_\_

Plaintiff

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN  
STANLEY ABS CAPITAL I INC. TRUST 2006-HE4

Court Number

2008-CV-394

Defendant

GLEND A F. WOLTZ &

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

**SERVE**

**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

GLEND A F. WOLTZ

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, \_\_\_\_\_, 200\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_  
County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN— Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

\_\_\_\_ Defendant

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

### SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day

of \_\_\_\_\_ 20\_\_

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of \_\_\_\_\_

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN  
STANLEY ABS CAPITAL I INC. TRUST 2006-HE4

Court Number

2008-CV-394

Defendant

GLENDA F. WOLTZ &

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

**SERVE**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.  
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

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**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

I, \_\_\_\_\_, 200 \_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_

County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

(215)563-7000

**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day

of \_\_\_\_\_ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTANT PAPER WITH MICROPRINTED BORDER  
PHELAN HALLINAN & SCHMIEG LLP  
ATTORNEY ESCROW/ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

COMMERCE BANK  
PHILADELPHIA, PA 19149

3-180/360

CHECK NO  
752709

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
11/26/2008	*****1,350.00

Void after 180 days

To The  
Order  
Of

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

*Thomas S. Hallinan*

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.  
⑈752709⑈ ⑈036001808⑈36 150866 6⑈