

THE CIT Group

vs. ARTHUR J. JETTE DEPTMAN

No. 4801 E.D. No. 996-2000 J.D. Date of Sale 8-15-01 Time of Sale 10:00

DOCKET & RETURN	\$	<u>15.-</u>	
SERVICE PER DEFENDANT OR GARNISHEE		<u>135.-</u>	
LEVY ( PER PARCEL)		<u>15.-</u>	
MAILING COSTS		<u>72.50</u>	
ADVERTISING, SALE BILLS & COPIES		<u>17.50</u>	
ADVERTISING SALE (PLUS NEWSPAPER)		<u>15.-</u>	
MILEAGE		<u>9.50</u>	
POSTING HANDBILL		<u>15.-</u>	
CRYING/ADJOURN SALE (EACH SALE)		<u>10.-</u>	
SHERIFF'S DEED		<u>35.-</u>	
TRANSFER TAX FORM		<u>25.-</u>	
DISTRIBUTION FORM		<u>25.-</u>	
OTHER <sup>COPIES</sup>		<u>2.00</u>	
<u>NOTARY</u>		<u>12.00</u>	
TOTAL *****	\$		<u>353.50</u>

PRESS-ENTERPRISE INC	\$	<u>552.80</u>	
SOLICITOR'S SERVICES		<u>75.-</u>	
TOTAL *****	\$		<u>627.80</u>

PROTHONOTARY (NOTARY)	\$	<u>10.-</u>	
RECORDER OF DEEDS		<u>28.50</u>	
OTHER			
TOTAL *****	\$		<u>38.50</u>

REAL ESTATE TAXES:			
BOROUGH, TWP & COUNTY TAXES	20	\$	<u>105.86</u>
SCHOOL DISTRICT TAXES	20		<u>590.69</u>
DELINQUENT TAXES	20		<u>3280.21</u>
TOTAL *****		\$	<u>3976.16</u>

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

SURCHARGE FEE: STATE TREASURER ( TRAINING FEE )			
TOTAL *****		\$	<u>100.-</u>

MISCELLANEOUS	\$		
	\$		
TOTAL *****	\$		

TOTAL COSTS ( OPEN BID ) *****	\$		<u>5095.96</u>
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HARRY A. ROADARMEL, JR.



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

24 HOUR PHONE  
(717) 784-4300

PHONE  
(717) 389-3622

SHERIFF'S REAL ESTATE FINAL COST SHEET

The CIT Group VS Deborah - Janelle Oertman

NO. 48-01 E.D. NO. 996-2000 J.D.

DATE OF SALE: 8/15/01 1000 AM

BID PRICE (INCLUDES COSTS) \$ 8,000

POUNDATE--2% OF BID PRICE \$ 160

TRANSFER TAX 2%, FAIR MARKET PRICE \$-

MISC. COSTS \$ 5075.96

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5255.96

PURCHASER(S): CIT Group

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

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

PURCHASER(S) SIGNATURE(S): On Point, Atty for Plaintiff

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE	\$ <u>5255.96</u>
LESS DEPOSIT	\$ <u>1200</u>
DOWN PAYMENT	\$ _____
TOTAL DUE IN EIGHT DAYS	\$ <u>4055.96</u>

Receipt

Received of: Col Cty Sheriff Office \$ 10.00

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
<b>Total:</b>	<b>10.00</b>

Check: 13763

Payment Method: Check

Amount Tendered: 10.00

Clerk: BSILVETT

Tami Kline, Prothonotary

By: \_\_\_\_\_  
Deputy Clerk

**LAW OFFICES OF SAMUEL B. HORNSTEIN  
A Professional Corporation**

By: Samuel B. Hornstein, Esquire  
Attorney I.D. No. 19445  
18 East Court Street  
P.O. Box 1129  
Doylestown, Pennsylvania 18901  
215/ 348-5380

Attorney for Plaintiff

THE CIT GROUP/CONSUMER  
FINANCE, INC.

: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY  
: CIVIL ACTION – LAW

vs.

:  
: *2001-ED-48*  
:  
: NO. 2000-CV-996  
:

ARTHUR E. ORTMAN and  
JANETTE ORTMAN

**WRIT OF EXECUTION – (MORTGAGE FORCLOSURE)**

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):

REAL PROPERTY IN TOWNSHIP OF MADISON, COLUMBIA COUNTY, PENNSYLVANIA,  
KNOWN AS, RT9, BOX 337 A, BLOOMSBURG

AS DESCRIBED ON SCHEDULE ATTACHED.

Amount due	\$ 38,420.52
Interest from date of judgement 11/13/00 @ \$10.89/diem To Sale Date,	
Total (Costs and interest to be added)	\$ 38,420.52

*Lami B. Kline*  
Prothonotary, Court of Common Pleas  
Columbia County, Pennsylvania

Dated: *May 29, 2001*

By: \_\_\_\_\_  
Deputy

**Tax Notice** 2001 County & Municipality  
MADISON TWP

**MAKE CHECKS PAYABLE TO:**

Rhonda K Stitz  
1001A BUCKHORN ROAD  
Bloomsburg PA 17815

**HOURS:** MONDAY: 1PM TO 6:30PM - MAR & APR ON  
ALL OTHER HOURS BY APPOINTMENT.

**PHONE:** 570-437-3281

FOR: COLUMBIA COUNTY

03/01/2001

21437

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	17,762	4.096	71.29	72.75	80.03
SINKING		.845	14.71	15.01	16.51
TWP RE		.5	8.70	8.88	9.32
			94.70	96.84	105.86

The discount & penalty have been calculated for your convenience

**PAY THIS AMOUNT**

April 30  
If paid on or before

June 30  
If paid on or before

June 30  
If paid after

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

ORTMAN ARTHUR E & JANETTE  
RR-9 BOX 997A- 507B DUTCH HILL ROAD  
BLOOMSBURG PA 17815

Discount 2%  
Penalty 10%  
PARCEL: 21-17-004-03,000

Land 5,010  
Buildings 12,752  
Total Assessment 17,762

This tax returned to courthouse on: January 1, 2002

**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.

HARRY A. ROADARMEL, JR.

48-01



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

## SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 5-29-01  
 DOCKET AND INDEX 5-30-01  
 SET FILE FOLDER UP 5-30-01  
 CHECK FOR PROPER INFO  
 WRIT OF EXECUTION 3  
 COPY OF DESCRIPTION 6  
 WHEREABOUTS OF LAST KNOWN ADDRESS   
 NON-MILITARY AFFIDAVIT   
 NOTICES OF SHERIFF'S SALE 6  
 WATCHMAN RELEASE FORM   
 AFFIDAVIT OF LEINS LIST   
 CHECK FOR \$1200.00 CK# 1830 from Atty

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

SET SALE DATE AND ADV. DATES AND POSTING DATES Aug. 15, 2001 at 10:00  
 POST ALL DATES ON CALANDER Post July 13, 2001 Adv. July 25, Aug. 1, 8, 2001

- \* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT
- \* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THUR. TILL SALE 3 TIMES
- \* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE \_\_\_\_\_

- \* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)
- \* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO.'s ON EXECUTION PAPERS \_\_\_\_\_

TYPE PROPER INFO ON DESCRIPTION (REFER TO PREVIOUS SALES) \_\_\_\_\_

## SERVICE

TYPE CARDS FOR DEFENDANTS \_\_\_\_\_

PUT PAPERS TOGETHER FOR DEFENDANTS \_\_\_\_\_

- \* COPY OF WRIT FOR EACH DEFENDANT
- \* NOTICE OF SHERIFF SALE
- \* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LEIN HOLDERS \_\_\_\_\_

- \* NOTICE OF SALE DIRECTED TO THEM

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

- \* DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO \_\_\_\_\_  
SEND ATTY RETURN OF SERVICE AND COPY OF SENDERS RECEIPTS FOR LEIN HOLDERS \_\_\_\_\_

SALE BILLS

SEND DESCRIPTION TO PRINTER \_\_\_\_\_

\*\* THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. \_\_\_\_\_

SEND NOTICES TO LOCAL TAX COLLECTORS \_\_\_\_\_

NOTICES TO FEDERAL AND STATE TAX AUTH. \_\_\_\_\_

NOTICES TO WATER AND SEWER AUTH. \_\_\_\_\_

IF BUSINESS SEND COPY TO SBA AUTH. \_\_\_\_\_

HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE \_\_\_\_\_

TAX CLAIM OFFICE \_\_\_\_\_

TAX ASSESSMENT OFFICE \_\_\_\_\_

PROTH OFFICE (POST ON BOARD) \_\_\_\_\_

POST IN FRONT LOBBY \_\_\_\_\_

POST IN SHERIFF'S OFFICE \_\_\_\_\_

SEND COPY TO ATTY \_\_\_\_\_

POST PROPERTY ACCORDING TO DATE SET \_\_\_\_\_

SEND RETURN OF POSTING TO ATTY \_\_\_\_\_

DOCKET ALL COSTS \_\_\_\_\_

PREPARE COST SHEET 2 DAYS BEFORE SALE \_\_\_\_\_  
\* BE SURE ALL COSTS ARE RECEIVED

PREPARE FINAL COSTS SHEET DAY OF SALE \_\_\_\_\_

HOLD SALE \_\_\_\_\_

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE \_\_\_\_\_

PAY DISTRIBUTION ACCORDING TO DATE \_\_\_\_\_

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

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT \_\_\_\_\_

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED \_\_\_\_\_

WHEN DEED IS RECORDED SEND TO BUYER \_\_\_\_\_

FILE FOLDER \_\_\_\_\_

**SENDER:**

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

I also wish to receive the following services (for an extra fee): 48-01

- 1.  Addressee's Address
- 2.  Restricted Delivery

Consult postmaster for fee.

Is your RETURN ADDRESS completed on the reverse side?

SMALL BUSINESS ADMINISTRATION  
7 NORTH WILKES-BARRE BLVD  
WILKES-BARRE, PA 18702-5241

4a. Article Number  
70000520001714215894

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

7. Date of Delivery  
6/1/01

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

5. Received By (Print Name)  
Bill Dougherty

6. Signature (Address or Agent)  
X Bill Dougherty

PS Form 3811, December 1994

102595-97-B-0179 Domestic Return Receipt

Thank you for using Return Receipt Service.

PS Form 3811, December 1994 102595-97-B-0179 Domestic Return Receipt

4a. Article Number  
70000520001714215917

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

7. Date of Delivery  
JUN 04 2001

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

5. Received By (Print Name)  
HARRISBURG, PA 17105

6. Signature (Address or Agent)  
X

I also wish to receive the following services (for an extra fee): 48-01

1.  Addressee's Address

2.  Restricted Delivery

Consult postmaster for fee.

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
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Is your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service.

PS Form 3811, December 1994 102595-97-B-0179 Domestic Return Receipt

4a. Article Number  
70000520001714215900

4b. Service Type  
 Certified  
 Insured  
 COD

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

5. Received By (Print Name)  
HARRISBURG PA 17128-1230

6. Signature (Address or Agent)  
X Sam Venturo

I also wish to receive the following services (for an extra fee): 48-01

1.  Addressee's Address

2.  Restricted Delivery

Consult postmaster for fee.

**SENDER:**

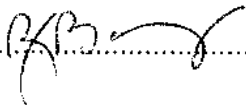
- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested"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

Is your RETURN ADDRESS completed on the reverse side?




STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Barry, Publilsher's Assistant. being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of its establishment: that hereto attached is a copy of the legal notice or advertisement in the July 25; August 1, 8, 2001 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

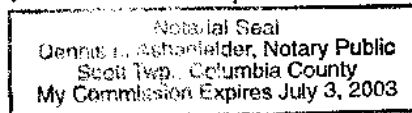
.....  .....

Sworn and subscribed to before me this 9th day of AUGUST 2001.....

.....  .....

(Notary Public)

My commission expires



Member of the National 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.

.....

2001 SCHOOL REAL ESTATE  
 MADISON TWP  
**MAKE CHECKS PAYABLE TO:**  
 Rhonda K. Stiltz  
 1001A Buckhorn Road  
 Bloomsburg, PA 17815

**HOURS** Mon 1-6:30pm July & Aug only;  
 All other hours by appointment  
**PHONE** 570-437-3281

**M** ORTMAN ARTHUR E & JANETTE  
**I** 457 ~~604-8~~ DUTCH HILL ROAD  
**L** BLOOMSBURG PA 17815  
**T**  
**O**

**FOR MILLVILLE SCHOOL DISTRICT** DATE 07/01/2001 BILL# 000522

DESCRIPTION	ASSESSMENT	MILLS	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	17762	33.900	590.09	602.13	662.34
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.					
<b>PAY THIS AMOUNT</b>			590.09	602.13	662.34
			<b>AUG 31</b>	<b>OCT 31</b>	<b>OCT 31</b>
			<b>IF PAID ON OR BEFORE</b>	<b>IF PAID ON OR BEFORE</b>	<b>IF PAID AFTER</b>

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION	ACCT.
PARCEL 21 17 00403000	24987
Land	5010.00
0454-0584	12752.00
0.92 ACRES	
THIS TAX TURNED OVER TO COLLECTION JANUARY 1, 2002.	

Copy 2 This tax returned to court house Jan 1, 2002

LAW OFFICE OF  
SAMUEL B. HORNSTEIN, P.C.

18 EAST COURT STREET  
POST OFFICE BOX 1129  
DOYLESTOWN, PA 18901  
(215) 348-5380 • FAX (215) 348-3057

SAMUEL B. HORNSTEIN  
(MEMBER PA., FLA. BARS)

June 12, 2001

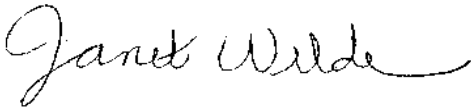
Office of the Prothonotary  
Columbia County  
Courthouse  
P.O. Box 380  
Bloomsburg, Pa 17815

Re: The CIT Group/Consumer Finance, Inc. v. Ortman

Dear Madam/Sir:

Enclosed please find Affidavit of Service and Certificate of Mailing relative to the above captioned matter.

Sincerely,



Janet Wilde  
Paralegal to Samuel B. Hornstein

encl.

cc: Sheriff Department

LAW OFFICE OF  
SAMUEL B. HORNSTEIN, P.C.

18 EAST COURT STREET  
POST OFFICE BOX 1128  
DOYLESTOWN, PA 18901  
(215) 348-5380 • FAX (215) 348-3057

SAMUEL B. HORNSTEIN  
(MEMBER PA., FLA. BARS)

September 6, 2001

Sheriff  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, Pa 17815

Re: The CIT Group/Consumer Finance, Inc. v. Ortman  
2000-CV-996  
Sale Date: 8/15/01

Dear Madam/Sir:

Enclosed please find Realty Transfer Tax Statement of Value and a check made payable to the Sheriff of Columbia County in the amount of \$4,055.96.

Upon completion of the deed, please forward to the undersigned in the enclosed envelope.

Thank you.

Sincerely,



Janet Wilde  
Paralegal to Samuel B. Hornstein

encl.

**LAW OFFICES OF SAMUEL B. HORNSTEIN**  
**A Professional Corporation**

By: Samuel B. Hornstein, Esquire  
Attorney I.D. No. 19445  
18 East Court Street  
P.O. Box 1129  
Doylestown, Pennsylvania 18901  
215/ 348-5380

Attorney for Plaintiff

THE CIT GROUP/CONSUMER  
FINANCE, INC.

: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY  
: CIVIL ACTION - LAW

vs.

ARTHUR E. ORTMAN and  
JANETTE ORTMAN

: NO. 2000-CV-996

**AFFIDAVIT OF SERVICE**

The undersigned certifies that on 6 - 12, 2001, she served a Notice of Sheriff's Sale of Real Estate pursuant to Pennsylvania Rules of Civil Procedure 3129.2, inter alia, describing the property to be sold, its location, the improvements, if any, the judgement of the court on which the sale is being held, the name of the owner, and the time and place of sale by placing same in a post aid envelope first class mail, addressed to the persons who are hereinafter named, who are or may be Lienholders on the real estate subject to sale, at the places and addresses stated below, by delivering said envelopes and contents to a Post Office Employee at a United States Post Office and obtaining a Certificate of Mailing for each Notice. True and correct copies of the Certificates of Mailing are attached hereto, marked Exhibit "A" and are incorporated herein by reference thereto.

Commercial Credit Corporation  
1115 Old Berwick Road  
Bloomsburg, Pa 17815

BY: Janet Wilde

JANET WILDE

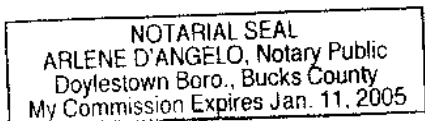
PARALEGAL TO SAMUEL B. HORNSTEIN, ESQUIRE

SWORN TO AND SUBSCRIBED

BEFORE ME THIS 12<sup>th</sup> DAY

OF June 2001.

Arlene D'Angelo  
NOTARY PUBLIC



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

Received From:  
LAW OFFICE OF SAMUEL B. HORNSTEIN, P.C.  
18 EAST COURT STREET  
P. O. BOX 1129  
DOYLESTOWN, PA 18901

One piece of ordinary mail addressed to:  
Commercial Credit Corp.  
1115 Old Berwick RD  
Bloomsburg, Pa 17815

0000  
POSTAGE  
PAID  
MAIL SERVICE

nps  
ind  
of  
ent

U.S. POSTAGE  
PAID  
DOYLESTOWN, PA  
18901-01  
JUN 12 1991  
AMOUNT  
\$0.75  
00052853-01

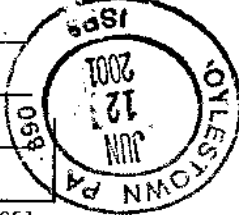


EXHIBIT "A"

HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 349-5622

24 HOUR PHONE  
(570) 764-6300

THE CIT GROUP/CONSUMER  
FINANCE, INC.

Docket # 48-2001 ED

VS

EXECUTION

ARTHUR E. ORTMAN

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY JUNE 8, 2001, AT 10:00 AM, SERVED THE WITHIN EXECUTION UPON  
ARTHUR ORTMAN AT 507-B DUTCH HILL ROAD BLOOMSBURG, PA 17815 BY HANDING  
TO ARTHUR ORTMAN A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE  
KNOWN TO HIM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, JUNE 08, 2001

  
\_\_\_\_\_  
NOTARY PUBLIC  
SARAH J. HOWER

X \_\_\_\_\_  
SHERIFF HARRY A. ROADARMEL JR.

X   
\_\_\_\_\_  
CHIEF DEPUTY SHERIFF  
TIMOTHY T. CHAMBERLAIN

NOTARIAL SEAL  
SARAH J. HOWER, Notary Public  
Bloomsburg, Columbia County, PA  
My Commission Expires June 21, 2003

HARRY A. ROADARMEL, JR.



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

THE CIT GROUP/CONSUMER  
FINANCE, INC.

Docket # 48-2001 ED

VS

EXECUTION

JANETTE ORTMAN

AFFIDAVIT OF SERVICE

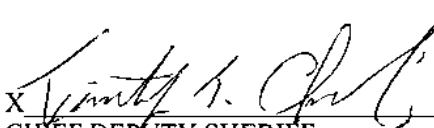
NOW, THIS FRIDAY JUNE 8, 2001, AT 10:00 AM, SERVED THE WITHIN EXECUTION UPON  
JANETTE ORTMAN AT 507-B DUTCH HILL ROAD BLOOMSBURG, PA 17815 BY HANDING  
TO JANETTE ORTMAN A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE  
KNOWN TO HER THE CONTENTS THEREOF.

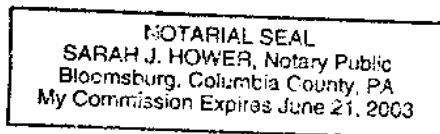
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, JUNE 08, 2001

  
\_\_\_\_\_  
NOTARY PUBLIC  
SARAH J. HOWER

X \_\_\_\_\_  
SHERIFF HARRY A. ROADARMEL JR.

X   
\_\_\_\_\_  
CHIEF DEPUTY SHERIFF  
TIMOTHY T. CHAMBERLAIN





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

PRESS ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: May 30, 2001

Re: Sheriff's Sale Advertising Dates

The CIT Group/Consumer Finance, Inc. Vs. Arthur E. and Janette Ortman

No. 48 of 2001 E.D. and No. 996 of 2000 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 <sup>st</sup> Week	July 25, 2001
2 <sup>nd</sup> Week	August 1, 2001
3 <sup>rd</sup> Week	August 8, 2001

SALE DATE: August 15, 2001 at 10:00 AM

Feel free to contact me if you have any questions.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

**LAW OFFICES OF SAMUEL B. HORNSTEIN**

**A Professional Corporation**

By: Samuel B. Hornstein, Esquire

Attorney for Plaintiff

Attorney I.D. No. 19445

18 East Court Street

P.O. Box 1129

Doylestown, Pennsylvania 18901

215/ 348-5380

THE CIT GROUP/CONSUMER  
FINANCE, INC.

: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY  
: CIVIL ACTION - LAW  
:  
:  
:

vs.

*2001-ED-48*

ARTHUR E. ORTMAN and  
JANETTE ORTMAN

: NO. 2000-CV-996  
:  
:

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY  
AFFIDAVIT OF ACT 91**

I hereby certify that I am the attorney of record for the plaintiff in this action against real property and further certify this property is subject to Act 91 of 1983 and The Plaintiff has complied with all the provisions of the Act.

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

BY:   
\_\_\_\_\_  
SAMUEL B. HORNSTEIN, ESQ.  
Attorney for Plaintiff

**LAW OFFICES OF SAMUEL B. HORNSTEIN**

**A Professional Corporation**

By: Samuel B. Hornstein, Esquire  
Attorney I.D. No. 19445  
18 East Court Street  
P.O. Box 1129  
Doylestown, Pennsylvania 18901  
215/ 348-5380

Attorney for Plaintiff

THE CIT GROUP/CONSUMER  
FINANCE, INC.

: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY  
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vs.

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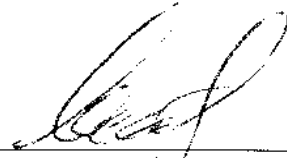
: NO. 2000-CV-996  
:  
:

**CERTIFICATION OF ADDRESS**

I hereby certify that the true and correct address of the Plaintiff is: 2000 Corporate Drive., Suite 365, Wexford, Pa 15090

I hereby certify that the true and correct address of the Defendants is : RT9, Box 337 A, Bloomsburg, Pa 17815

BY:



SAMUEL B. HORNSTEIN, ESQUIRE

**SWORN TO AND SUBSCRIBED**

BEFORE ME THIS 23<sup>RD</sup>

DAY OF May,

2001.

NOTARIAL SEAL  
JANET D. WILDE, Notary Public  
Doylestown Boro., Bucks County  
My Commission Expires Nov. 22, 2004

Janet D. Wilde  
NOTARY PUBLIC

**LAW OFFICES OF SAMUEL B. HORNSTEIN**

**A Professional Corporation**

By: Samuel B. Hornstein, Esquire

Attorney for Plaintiff

Attorney I.D. No. 19445

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THE CIT GROUP/CONSUMER  
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: COURT OF COMMON PLEAS  
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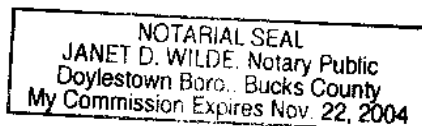
**AFFIDAVIT OF NON-MILITARY SERVICE**

Samuel B. Hornstein, Esq., being duly sworn according to law, deposes and says that he represents the Plaintiff in the above captioned matter; that he is authorized to make this Affidavit on behalf of the Plaintiff, and that the above named Defendants are over 21 years of age; and that the address of the Defendants is RR9, Box 337A, Bloomsburg, Pa 17815, and the occupation of Defendants are unknown to Plaintiff; and Defendants are not in the Military Service of the United States, nor any State or Territory thereof or its allies as defined in the Soldiers' and Sailors' Civil Relief Act of 1940 and the amendments thereto.

BY: *[Signature]*  
SAMUEL B. HORNSTEIN, ESQUIRE

Sworn to and Subscribed  
before me this *23<sup>rd</sup>* day of  
*May*, 2001.

*Janet D. Wilde*  
Notary Public



**LAW OFFICES OF SAMUEL B. HORNSTEIN**

**A Professional Corporation**

By: Samuel B. Hornstein, Esquire  
Attorney I.D. No. 19445  
18 East Court Street  
P.O. Box 1129  
Doylestown, Pennsylvania 18901  
215/ 348-5380

Attorney for Plaintiff

THE CIT GROUP/CONSUMER  
FINANCE, INC.

: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY  
: CIVIL ACTION - LAW


vs.

:  
: *2001-ED-48*  
:  
: NO. 2000-CV-996  
:

ARTHUR E. ORTMAN and  
JANETTE ORTMAN

WAIVER OF WATCHMAN  
WAIVER OF INSURANCE

ANY DEPUTY SHERIFF LEVYING UPON OR ATTACHING ANY PROPERTY UNDER WHICH WRIT MAY LEAVE SAME WITHOUT A WATCHMAN, IN CUSTODY OF WHOEVER IS FOUND IN POSSESSION, AFTER NOTIFYING SUCH PERSON OF SUCH LEVY OR ATTACHMENT, WITHOUT LIABILITY ON THE PART OF SUCH DEPUTY OR THE SHERIFF TO ANY PLAINTIFF HEREIN FOR ANY LOSS, DESTRUCTION OR REMOVAL OF ANY SUCH PROPERTY BEFORE SHERIFF'S SALE THEREOF; AND THE SHERIFF IS HEREBY RELEASED FROM ALL LIABILITY TO PROTECT THE PROPERTY DESCRIBED IN THE ABOVE EXECUTION BY INSURANCE, WHICH INSURANCE IS HEREBY WAIVED.

BY:   
\_\_\_\_\_  
SAMUEL B. HORNSTEIN, ESQUIRE  
ATTORNEY FOR PLAINTIFFS

**LAW OFFICES OF SAMUEL B. HORNSTEIN**

**A Professional Corporation**

By: Samuel B. Hornstein, Esquire Attorney for Plaintiff  
Attorney I.D. No. 19445  
18 East Court Street  
P.O. Box 1129  
Doylestown, Pennsylvania 18901  
215/ 348-5380

THE CIT GROUP/CONSUMER FINANCE, INC. : COURT OF COMMON PLEAS  
: COLUMBIA COUNTY  
: CIVIL ACTION - LAW  
: *2001-ED-48*  
vs. : NO. 2000-CV-996  
ARTHUR E. ORTMAN and :  
JANETTE ORTMAN :

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

TO: JANETTE ORTMAN

Your house at RT9, Box 337 A, Bloomsburg, Township of Madison, Columbia County, Pennsylvania is scheduled to be sold at Sheriff's Sale on Aug. 15, 2001 at 10:00 A.M., in the Columbia County Courthouse, Bloomsburg, Pennsylvania to enforce the court judgment of \$38,420.52 plus costs and interest obtained by The CIT Group/Consumer Finance, Inc. against you.

**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 Samuel B. Hornstein, Esquire at (215) 348-5380.
2. You may be able to stop the sale by filing a petition asking the Court of 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.

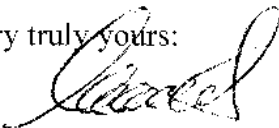
**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS  
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Samuel B. Hornstein, Esquire, at: (215) 348-5380.
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 Samuel B. Hornstein, Esquire: (215) 348-5380.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after said sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten days after the filing of the schedule of distribution. You should check with the Sheriff's office to determine the actual date of the filing of said schedule.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOU 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.

LAWYER REFERENCE SERVICE  
ADAMS COUNTY COURTHOUSE  
GETTYSBURG, PA 17325  
717-337-9846

Very truly yours:



SAMUEL B. HORNSTEIN, ESQUIRE  
ATTORNEY FOR PLAINTIFF

**LAW OFFICES OF SAMUEL B. HORNSTEIN**

**A Professional Corporation**

By: Samuel B. Hornstein, Esquire

Attorney for Plaintiff

Attorney I.D. No. 19445

18 East Court Street

P.O. Box 1129

Doylestown, Pennsylvania 18901

215/ 348-5380

THE CIT GROUP/CONSUMER  
FINANCE, INC.

: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY  
: CIVIL ACTION - LAW  
:  
:  
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vs.

*2001-ED-48*

ARTHUR E. ORTMAN and  
JANETTE ORTMAN

: NO. 2000-CV-996  
:  
:

**AFFIDAVIT PURSUANT TO RULE 3129**

The CIT Group/Consumer Finance, Inc. plaintiffs in the above action, sets forth, as of the date of the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at RR9, Box 337A, Bloomsburg, Township of Madison, Columbia County, Pennsylvania:

(SEE ATTACHED LEGAL DESCRIPTION)

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

Arthur E. Ortman  
RT9, Box 337 A  
Bloomsburg, Pa 17815

Janette Ortman  
RT9, Box 337 A  
Bloomsburg, Pa 17815

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

Arthur E. Ortman  
RT9, Box 337 A  
Bloomsburg, Pa 17815



Janette Ortman  
RT9, Box 337 A  
Bloomsburg, Pa 17815

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

The CIT Group/Consumer Finance, Inc.  
630 W. Germantown Pike, Suite 340  
Plymouth Meeting, Pa 19462

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

The CIT Group/Consumer Finance, Inc.  
630 W. Germantown Pike, Suite 340  
Plymouth Meeting, Pa 19462

Commercial Credit Corporation  
1115 Old Berwick Road  
Bloomsburg, Pa 17815

5. Name and address of every other person who has any RECORD LIEN in or record lien on the property and whose interest may be affected by the sale: NONE

6. Name and address of every other person who has any RECORD INTEREST in or record lien on the property and whose interest may be affected by the sale: NONE

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: NONE

VERIFICATION

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

BY: 

SAMUEL B. HORNSTEIN, ESQUIRE

Attorney for Plaintiff

Attorney I.D. No. 19445

## LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land situate in Madison Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a railroad spike set in the center line of State Route No. 4007 (L.R. 19106);

THENCE along the center line of a 50-foot private access right-of-way through lands of Ronald G. Ortman, Gary L. Ortman, David A. Ortman, and Linda K. Kile, now Linda K. Brown, Grantors herein, south 42 degrees 03 minutes 34 seconds west, 470.28 feet to a short rebar set;

THENCE along the center line of a 25-foot private access right-of-way through lands of said Ortman and Kile, now Brown, south 31 degrees 39 minutes 46 seconds west, 125.41 feet to a short rebar set, the true place of beginning;

THENCE along lands of the aforesaid Grantors, south 38 degrees 42 minutes 29 seconds east, 101.05 feet to a rebar set;

THENCE along same, south 51 degrees 05 minutes 30 seconds west, 175.92 feet to a rebar set;

THENCE along same, south 46 degrees 18 minutes 46 seconds west, 136.66 feet to a rebar set;

THENCE along same, north 44 degrees 15 minutes 17 seconds west, 121.48 feet to a rebar set;

THENCE along same, north 42 degrees 55 minutes 59 seconds east, 129.59 feet to a rebar set;

THENCE along same, north 52 degrees 27 minutes 01 seconds east, 195.63 feet to a rebar set;

THENCE along same, north 38 degrees 42 minutes 29 seconds east, 22.26 feet to a short rebar, the true place of beginning.

CONTAINING 40,000 square feet of land

BEING more fully shown on a survey draft by Beishline Surveying of Stillwater, PA and dated April 9, 1990, and approved by the Madison Township Planning Commission on May 21, 1990.

THE GRANTORS further give and grant unto the grantees herein, their heirs and assigns, the right to the use in common with others of a certain 50-foot private right-of-way, the center line of which is described in the foregoing description as the first course and distance, narrowing to a 25-foot private right-of-way and described as the second course in said description.

HAVING ERECTED THEREON a single family frame house dwelling.

Tax Parcel #21-17-4-3



SAMUEL B. HORNSTEIN, ESQUIRE

Attorney for Plaintiff

Attorney I.D. No. 19445

**LAW OFFICES OF SAMUEL B. HORNSTEIN**

**A Professional Corporation**

By: Samuel B. Hornstein, Esquire  
Attorney I.D. No. 19445  
18 East Court Street  
P.O. Box 1129  
Doylestown, Pennsylvania 18901  
215/ 348-5380

Attorney for Plaintiff

THE CIT GROUP/CONSUMER  
FINANCE, INC.

: COURT OF COMMON PLEAS  
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: *2001-ED-48*  
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: NO. 2000-CV-996  
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ARTHUR E. ORTMAN and  
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**ORDER FOR SERVICE**

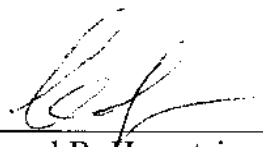
**DATE: 05/23/01**

**TO: SHERIFF OF COLUMBIA COUNTY**

**FROM: LAW OFFICES OF SAMUEL B. HORNSTEIN, P.C.  
18 EAST COURT STREET  
P.O. BOX 1129  
DOYLESTOWN, PA. 18901  
(215) 348-5380**

WRIT OF EXECUTION  
REAL ESTATE

SERVE DEFENDANT, JANETTE ORTMAN AT:  
507-B Dutch Hill Road  
Bloomsburg, Pa 17815

  
\_\_\_\_\_  
Samuel B. Hornstein

**LAW OFFICE OF**  
**SAMUEL B. HORNSTEIN, P.C. - IOLTA ACCOUNT**  
 May 23, 01

1830

1830  
 \$1,200.00

2

**Sheriff of Columbia County**  
**Foreclosure Management Co.**

**06135.339**

Sheriff Sale Deposit

**LAW OFFICE OF**  
**SAMUEL B. HORNSTEIN, P.C.**  
 P.O. BOX 1129  
 DOYLESTOWN, PA 18901

**FIRSTSERVICE BANK**  
 DOYLESTOWN, PA  
 60-287/319

1830

\*\*\* One Thousand Two Hundred \*\*\*

Dollars and 00/100

For:

DATE: **May 23, 2001**  
 AMOUNT: **\$1,200.00**

**Sheriff of Columbia County**

IOLTA ACCOUNT



⑈001830⑈ ⑈031902878⑈ 021 318483⑈

LAW OFFICE OF  
**SAMUEL B. HORNSTEIN, P.C.**  
P.O. BOX 1129  
DOYLESTOWN, PA 18901

FIRSTSERVICE BANK  
DOYLESTOWN, PA  
60/287/319

NO.

2893

\*\*\* Four Thousand Fifty Five \*\*\*

Dollars and

96/100

For:

Sheriff Sale  
Deposit

DATE  
Sep 06, 2001

AMOUNT  
\$4,055.96

PAY  
TO THE  
ORDER  
OF

Sheriff of Columbia County

IOLTA ACCOUNT



⑆002893⑆ ⑆031902876⑆ 021 318483⑆

# SHERIFF'S SALE

WEDNESDAY AUGUST 15, 2001 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 48 OF 2001 ED AND CIVIL WRIT NO. 996 OF 2000 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 tract of land situate in Madison Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:  
BEGINNING at a railroad spike set in the center line of State Route No.4007 (L.R. 19106);  
THENCE along the center line of a 50-foot private access right-of-way through lands of Ronald G. Ortman, Gary L. Ortman, David A. Ortman, and Linda K. Kile, now Linda K. Brown, Grantors herein, south 42 degrees 03 minutes 34 seconds west, 470.28 feet to a short rebar set;  
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HAVING ERECTED THEREON a single family frame house dwelling,

Tax Parcel #21-17-4-3

## 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  
Samuel B. Hornstein, Esq.  
18 East Court St.  
PO Box 1129  
Doylestown, PA 18901

Sheriff of Columbia County  
Harry A. Roadarmel, Jr.