

07-852-CD
Wells Fargo vs. Drew D. Bloom et al

Wells Fargo et al vs Drew Bloom et al
2007-852-CD

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Wells Fargo Bank, N.A., as Trustee for the
Certificateholders of Carrington Mortgage Loan
Trust, Series 2006-OPT1, Asset Backed
Pass-Through Certificates
2020 East First St.
Suite 100
Santa Ana,, CA 92705

v.

Drew D. Bloom
211 Gertrude Street
Philipsburg, PA 16866
and
Sharon A. Bloom
211 Gertrude Street
Philipsburg, PA 16866

Clearfield County
Court of Common Pleas

Number

07-852-cD

FILED Any pd.
JUN 01 2007 85.00
William A. Shaw
Prothonotary/Clerk of Courts

CIVIL ACTION/MORTGAGE FORECLOSURE

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Dave Meholick
Court Administrator
Clearfield County Courthouse
230 East Market Street
Clearfield, PA, 16830
814-765-2641 x 5982

AVISO

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas ex-puestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Hace falta asentar una comparencia escrita o en persona o con un abogado y entregar a la corte en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona. Sea avisado que si usted no se defiende, la corte tomara medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademas, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta demanda. Usted puede perder dinero o sus propiedades u otros derechos importantes para usted.

USTED LE DEBE TOMAR ESTE PAPEL A SU ABOGADO INMEDIATAMENTE. SI USTED NO TIENE A UN ABOGADO, VA A O TELEFONEA LA OFICINA EXPUSO ABAJO. ESTA OFICINA LO PUEDE PROPORCIONAR CON INFORMATION ACERCA DE EMPLEAR A UN ABOGADO.

SI USTED NO PUEDE PROPORCIONAR PARA EMPLEAR UN ABOGADO, ESTA OFICINA PUEDE SER CAPAZ DE PROPORCIONARLO CON INFORMACION ACERCA DE LAS AGENCIAS QUE PUEDEN OFRECER LOS SERVICIOS LEGALES A PERSONAS ELEGIBLES EN UN HONORARIO REDUCIDO NI NINGUN HONORARIO.

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Certificateholders of Carrington Mortgage Loan
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CIVIL ACTION/MORTGAGE FORECLOSURE

1. Plaintiff is Wells Fargo Bank, N.A., as Trustee for the Certificateholders of Carrington Mortgage Loan Trust, Series 2006-OPT1, Asset Backed Pass-Through Certificates, a corporation duly organized and doing business at the above captioned address.

2. The Defendant is Drew D. Bloom, who is one of the mortgagors and real owners of the mortgaged property hereinafter described, and his last-known address is 211 Gertrude Street, Philipsburg, PA 16866.

3. The Defendant is Sharon A. Bloom, who is one of the mortgagors and real owners of the mortgaged property hereinafter described, and her last-known address is 211 Gertrude Street, Philipsburg, PA 16866.

4. On 12/07/2005, mortgagor made, executed and delivered a mortgage upon the premises hereinafter described to Option One Mortgage Corporation which mortgage is recorded in the Office of the Recorder of Clearfield County as Instrument Number 200521800.

5. The aforesaid mortgage was thereafter assigned by Option One Mortgage Corporation to Wells Fargo Bank, N.A., as Trustee for the Certificateholders of Carrington Mortgage Loan Trust, Series 2006-OPT1, Asset Backed Pass-Through Certificates, Plaintiff herein, by Assignment of Mortgage which will be duly recorded in the Office of the Recorder of Clearfield County.

6. The premises subject to said mortgage is described in the mortgage attached as Exhibit "A" and is known 211 Gertrude Street, Philipsburg, PA 16866.

7. The mortgage is in default because monthly payments of principal and interest upon said mortgage due 02/01/2007 and each month thereafter are due and unpaid, and by the terms of said mortgage, upon default in such payments for a period of one month, the entire principal balance and all interest due thereon are collectible forthwith.

8. The following amounts are due on the mortgage:

Principal Balance	\$ 58,642.88
Interest through 05/25/2007 (Plus \$ 17.91 per diem thereafter)	\$ 2,627.41
Attorney's Fee	\$ 2,932.14
Late Charges	\$ 340.60
NSF Charges	\$ 40.00
Corporate Advances	\$ 4.70
Title Search	<u>\$ 200.00</u>
GRAND TOTAL	\$ 64,787.73

9. The attorney's fees set forth above are in conformity with the mortgage documents and Pennsylvania Law and will be collected in the event of a third party purchaser at Sheriff's Sale. If the mortgage is reinstated prior to the Sale, reasonable attorney's fees will be charged based on work actually performed.

10. Notice of Intention to Foreclose as required by Act 6 of 1974 (41 P.S. §403) and notice required by the Emergency Mortgage Assistance Act of 1983 as amended under 12 PA Code Chapter 13, et seq., commonly known as the Combined Notice of Delinquency has been sent to Defendants by regular mail with a certificate of mailing and by certified mail, return receipt requested.

WHEREFORE, Plaintiff demands Judgment against the Defendants in the sum of \$64,787.73, together with interest at the rate of \$17.91 per diem and other costs and charges collectible under the mortgage and for the foreclosure and sale of the mortgaged property.

McCABE, WEISBERG AND CONWAY, P.C.

BY:  _____

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE

MARC S. WEISBERG, ESQUIRE

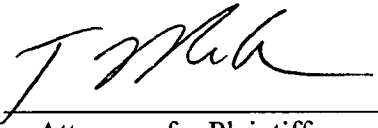
EDWARD D. CONWAY, ESQUIRE

MARGARET GAIRO, ESQUIRE

VERIFICATION

The undersigned attorney hereby certifies that he/she is the Attorney for the Plaintiff in the within action, and that he/she is authorized to make this verification and that the foregoing facts based on the information from the Plaintiff, who is not available to sign this, are true and correct to the best of his/her knowledge, information and belief and further states that false statements herein are made subject to the penalties of 18 PA.C.S. §4904 relating to unsworn falsification to authorities.

McCABE, WEISBERG AND CONWAY, P.C.

BY: 
Attorneys for Plaintiff
TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE

CLEARFIELD COUNTY RECORDER OF DEEDS

Karen L. Starck, Recorder

Maurene Inlow - Chief Deputy

P.O. Box 361

1 North Second Street, Suite 103

Clearfield, Pennsylvania 16830

***RETURN DOCUMENT TO:**

FIDELITY CLOSING SERVICES

Instrument Number - 200521300

Recorded On 12/19/2005 At 2:50:10 PM

* Instrument Type - MORTGAGE

* Total Pages - 12

Invoice Number - 141217

* Mortgagor - BLOOM, DREW D

* Mortgagee - OPTION ONE MORTGAGE CORP

* Customer - FIDELITY CLOSING SERVICES

*** FEES**

STATE WRIT TAX \$0.50

JCS/ACCESS TO JUSTICE \$10.00

RECORDING FEES - \$27.00

RECORDER

RECORDER IMPROVEMENT \$3.00

FUND

COUNTY IMPROVEMENT FUND \$2.00

TOTAL \$42.50

Exhibit A

I hereby CERTIFY that this document
is recorded in the Recorder's Office of
Clearfield County, Pennsylvania.



Karen L. Starck
Recorder of Deeds

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

PREPARED BY:
OPTION ONE MORTGAGE CORP.
P.O. BOX 57076
IRVINE, CA 92619-7076

PROPERTY ADDRESS:

211 GERTRUDE ST,
PHILIPSBURG, PA 16866-2505

Loan Number: 061063744
Servicing Number: 002016741-7
Parcel Number: 3 P 12 334
22

WHEN RECORDED MAIL TO:

SS-385
FIDELITY CLOSING SERVICES
341 NORTH SCIENCE PARK ROAD
SUITE 203
STATE COLLEGE, PA 16803

[Space Above This Line For Recording Data]

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on December 07, 2005 . The mortgagor is
DREW D BLOOM AND SHARON A BLOOM, HUSBAND AND WIFE

("Borrower"). This Security Instrument is given to

Option One Mortgage Corporation, a California Corporation

which is organized and existing under the laws of CALIFORNIA , and whose
address is

3 Ada, Irvine, CA 92618

("Lender").

Borrower owes Lender the principal sum of

FIFTY EIGHT THOUSAND NINE HUNDRED

... AND NO/100THs Dollars (U.S. \$58,900.00).

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides
for monthly payments, with the full debt, if not paid earlier, due and payable on January 01, 2036 .

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and
all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced
under paragraph 7 to protect the security of this Security Instrument; and (e) the performance of Borrower's
covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby
mortgage, grant and convey to Lender the following described property located in

Clearfield County, Pennsylvania:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF.

EXHIBIT "A"
LEGAL DESCRIPTION

ALL that certain parcel of land and improvements thereon situate in the Borough of Chester Hill, County of Clearfield and Commonwealth of Pennsylvania, and designated as Parcel No. 03-P12-334-00022 and more fully described in a Deed dated September 23, 2002 and recorded October 3, 2003 in Clearfield County in Instrument #200317969, granted and conveyed unto Drew D. Bloom and Sharon A. Bloom, husband and wife.

which has the address of 211 GERTRUDE ST, PHILIPSBURG

[Street, City]

Pennsylvania 16866-2505 ("Property Address");
[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest; Prepayment and Late Charges.** Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. **Funds for Taxes and Insurance.** Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. Section 2601 *et seq.* ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If, under paragraph 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by this Security Instrument.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to any prepayment charges due under the Note; second, to amounts payable under paragraph 2; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

5. Hazard or Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, or applicable Law otherwise requires, insurance proceeds shall be applied first to reimburse Lender for costs and expenses incurred in connection with obtaining any such insurance proceeds, and then, at Lender's option, in such order and proportion as Lender may determine in its sole and absolute discretion, and regardless of any impairment of security or lack thereof: (i) to the sums secured by this Security Instrument, whether or not then due, and to such components thereof as Lender may determine in its sole and absolute discretion; and/or (ii) to Borrower to pay the costs and expenses of necessary repairs or

restoration of the Property to a condition satisfactory to Lender. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, Lender may collect the insurance proceeds. Lender may, in its sole and absolute discretion, and regardless of any impairment of security or lack thereof, use the proceeds to repair or restore the Property or to pay the sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

If Borrower obtains earthquake insurance, any other hazard insurance, or any other insurance on the Property and such insurance is not specifically required by Lender, then such insurance shall (i) name Lender as loss payee thereunder, and (ii) be subject to the provisions of this paragraph 5.

6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds. Borrower acknowledges that the Lender does not desire to make a loan to Borrower secured by this property on the terms contained in the Note unless the property is to be occupied by Borrower as Borrower's primary/secondary residence. Lender makes non-owner residence loans of different terms. Borrower promises and assures Lender that Borrower intends to occupy this property as Borrower's primary/secondary residence and that Borrower will so occupy this property as its sole primary/secondary residence within sixty (60) days after the date of the Security Instrument. If Borrower breaches this promise to occupy the property as Borrower's primary/secondary residence, then Lender may invoke any of the following remedies, in addition to the remedies provided in the Security Instrument; (1) Declare all sums secured by the Security Instrument due and payable and foreclose the Security Instrument, (2) Decrease the term of the loan and adjust the monthly payments under the Note accordingly, increase the interest rate and adjust the monthly payments under the Note accordingly, or (3) require that the principal balance be reduced to a percentage of either the original purchase price or the appraised value then being offered on non-owner occupied loans.

Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstate, as provided in paragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

Borrower shall, at Borrower's own expense, appear in and defend any action or proceeding purporting to affect the Property or any portion thereof or Borrower's title thereto, the validity or priority of the lien created by this Security Instrument, or the rights or powers of Lender with respect to this Security Instrument or the Property. All causes of action of Borrower, whether accrued before or after the date of this Security Instrument, for damage or injury to the Property or any part thereof, or in connection with any transaction financed in whole or in part by the proceeds of the Note or any other note secured by this Security Instrument, by Lender, or in connection with or affecting the Property or any part thereof, including causes of action arising in tort or contract and causes of

action for fraud or concealment of a material fact, are, at Lender's option, assigned to Lender, and the proceeds thereof shall be paid directly to Lender who, after deducting therefrom all its expenses, including reasonable attorneys' fees, may apply such proceeds to the sums secured by this Security Instrument or to any deficiency under this Security Instrument or may release any monies so received by it or any part thereof, as Lender may elect. Lender may, at its option, appear in and prosecute in its own name any action or proceeding to enforce any such cause of action and may make any compromise or settlement thereof. Borrower agrees to execute such further assignments and any other instruments as from time to time may be necessary to effectuate the foregoing provisions and as Lender shall request.

7. Protection of Lender's Rights in the Property. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate in effect from time to time and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

8. Mortgage Insurance. If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender. If substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

9. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

10. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Lender may apply, use or release the condemnation proceeds in the same manner as provided in paragraph 5 hereof with respect to insurance proceeds.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

11. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

12. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

13. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower.

If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

17. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraph 17.

19. Sale of Note; Change of Loan Servicer. The Note or a partial interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 14 above and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information required by applicable law. The holder of the Note and this Security Instrument shall be deemed to be the Lender hereunder.

20. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

Borrower shall be solely responsible for, shall indemnify, defend and hold harmless Lender, its directors, officers, employees, attorneys, agents, and their respective successors and assigns, from and against any and all claims, demands, causes of action, loss, damage, cost (including actual attorneys' fees and court costs and costs of any required or necessary repair, cleanup or detoxification of the Property and the preparation and implementation of any closure, abatement, containment, remedial or other (required plan), expenses and liability directly or indirectly arising out of or attributable to (a) the use, generation, storage, release, threatened release, discharge, disposal, abatement or presence of Hazardous Substances on, under or about the Property, (b) the transport to or from the Property of any Hazardous Substances, (c) the violation of any Hazardous Substances law, and (d) any Hazardous Substances claims.

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

ADDITIONAL COVENANTS. Borrower and Lender further covenant and agree as follows:

21. Acceleration; Remedies. If any installment under the Note or notes secured hereby is not paid when due, or if Borrower should be in default under any provision of this Security Instrument, or if Borrower is in default under any other mortgage or other instrument secured by the Property, all sums secured by this Security Instrument and accrued interest thereon shall at once become due and payable at the option of Lender without prior notice, except as otherwise required by applicable law, and regardless of

any prior foreclosure. In such event, Lender, at its option, and subject to applicable law, may then or thereafter invoke the power of sale and/or any other remedies or take any other actions permitted by applicable law. Lender will collect all expenses incurred in pursuing the remedies described in this Paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

22. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this property without warranty to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs. Lender may charge such person or persons a fee for releasing the Property for services rendered if the charging of the fee is permitted under applicable law.

23. Waivers. Borrower, to the extent permitted by applicable law, waives and releases any error or defects in proceedings to enforce this Security Instrument, and hereby waives the benefit of any present or future laws providing for stay of execution, extension of time, exemption from attachment, levy and sale, and homestead exemption.

24. Reinstatement Period. Borrower's time to reinstate provided in paragraph 18 shall extend to one hour prior to the commencement of bidding at a sheriff's sale or other sale pursuant to this Security Instrument.

25. Purchase Money Mortgage. If any of the debt secured by this Security Instrument is lent to Borrower to acquire title to the Property, this Security Instrument shall be a purchase money mortgage.

26. Interest Rate After Judgment. Borrower agrees that the interest rate payable after a judgment is entered on the Note or in an action of mortgage foreclosure shall be the rate payable from time to time under the Note.

27. Misrepresentation and Nondisclosure. Borrower has made certain written representations and disclosures in order to induce Lender to make the loan evidenced by the Note or notes which this Security Instrument secures, and in the event that Borrower has made any material misrepresentation or failed to disclose any material fact, Lender, at its option and without prior notice or demand, shall have the right to declare the indebtedness secured by this Security Instrument, irrespective of the maturity date specified in the Note or notes secured by this Security Instrument, immediately due and payable.

28. Time is of the Essence. Time is of the essence in the performance of each provision of this Security Instrument.

29. Waiver of Statute of Limitations. The pleading of the statute of limitations as a defense to enforcement of this Security Instrument, or any and all obligations referred to herein or secured hereby, is hereby waived to the fullest extent permitted by applicable law.

30. Modification. This Security Instrument may be modified or amended only by an agreement in writing signed by Borrower and Lender.

31. Reimbursement. To the extent permitted by applicable law, Borrower shall reimburse Trustee and Lender for any and all costs, fees and expenses which either may incur, expend or sustain in the execution of the trust created hereunder or in the performance of any act required or permitted hereunder or by law or in equity or otherwise arising out of or in connection with this Security Instrument, the Note, any other note secured by this Security Instrument or any other instrument executed by Borrower in connection with the Note or Security Instrument. To the extent permitted by applicable law, Borrower shall pay to Trustee and Lender their fees in connection with Trustee and Lender including, but not limited to assumption application fees; fees for payoff demands and, statements of loan balance; fees for making, transmitting and transporting copies of loan documents, verifications, full or partial lien releases and other documents requested by borrower or necessary for performance of Lender's rights or duties under this Security Instrument; fees arising from a returned or dishonored check; fees to determine whether the Property is occupied, protected, maintained or insured or related purposes; appraisal fees, inspection fees, legal fees, broker fees, insurance mid-term substitutions, repair expenses, foreclosure fees and costs arising from foreclosure of the Property and protection of the security for this Security Instrument; and all other

fees and costs of a similar nature not otherwise prohibited by law. Permitted by applicable law, Borrower shall pay to Lender their fees in connection with Lender providing documents or services arising out of or in connection with this Security Instrument, the Note, any other note secured by this Security Instrument or any other instrument executed by Borrower in connection with the Note or Security Instrument.

32. Clerical Error. In the event Lender at any time discovers that the Note, any other note secured by this Security Instrument, the Security Instrument, or any other document or instrument executed in connection with the Security Instrument, Note or notes contains an error that was caused by a clerical mistake, calculation error, computer malfunction, printing error or similar error, Borrower agrees, upon notice from Lender, to re-execute any documents that are necessary to correct any such error(s). Borrower further agrees that Lender will not be liable to Borrower for any damages incurred by Borrower that are directly or indirectly caused by any such error.

33. Lost Stolen, Destroyed or Mutilated Security Instrument and Other Documents. In the event of the loss, theft or destruction of the Note, any other note secured by this Security Instrument, the Security Instrument or any other documents or instruments executed in connection with the Security Instrument, Note or notes (collectively, the "Loan Documents"), upon Borrower's receipt of an indemnification executed in favor of Borrower by Lender, or, in the event of the mutilation of any of the Loan Documents, upon Lender's surrender to Borrower of the mutilated Loan Document, Borrower shall execute and deliver to Lender a Loan Document in form and content identical to, and to serve as a replacement of, the lost, stolen, destroyed, or mutilated Loan document, and such replacement shall have the same force and effect as the lost, stolen, destroyed, or mutilated Loan Documents, and may be treated for all purposes as the original copy of such Loan Document.

34. Assignment of Rents. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property. Borrower shall have the right to collect and retain the rents of the Property as they become due and payable provided Lender has not exercised its rights to require immediate payment in full of the sums secured by this Security instrument and Borrower has not abandoned the Property.

35. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.

[Check applicable box(es)]

☐ Adjustable Rate Rider

☐ Condominium Rider

☐ 1-4 Family Rider

☐ No Prepayment Penalty Option Rider

☐ Planned Unit Development Rider

☐ Occupancy Rider

☐ Other(s) (specify)

☐

Loan Number: 061063744

Servicing Number: 002016741-7

Date: 12/07/05

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witnesses:

Borrower

-Borrower

Drew D Bloom (Seal) _____ (Seal)
DREW D BLOOM -Borrower -Borrower

Sharon A Bloom (Seal) _____ (Seal)
SHARON A BLOOM -Borrower -Borrower

Certificate of Residence

I, Dean A Cook II, do hereby certify that the correct address of the within-named Mortgagee is _____

Witness my hand this 3 Ada, Irvine, CA 92618
7 day of Dec 2005

2005

Agent of Mortgagee

Agent of Mortgagee

COMMONWEALTH OF PENNSYLVANIA,

Clear Field

County ss:

On this, the officer, personally appeared

day of December


, 2025, before me, the undersigned

known to me (or satisfactorily proven) to be the person^s whose name are subscribed to the within instrument and acknowledged that Dea executed the same for the purposes herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:

Commonwealth of Pennsylvania
Notarial Seal
Dean A. Cooke II, Notary Public
State College Boro, Centre County
My Commission Expires Dec. 20, 2006



Notary Public
Title of Officer



UPGRADE >

Welcome, **triff189** [Log Out](#) [My Account](#) [Help](#)[Home](#)[My Ancestry](#)**[Search](#)**[Ancestry Community](#)[Learning Center](#)[Store](#)

Your Search for Mary Ann Krystopoloski returned no matches

You searched for Mary Ann Krystopoloski

Why?

Exact search only shows results that match **all** of your search criteria.

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What should you do?

- Try removing search terms. This will increase your chances of getting a match on Exact Searches.
- Try un-checking the 'Exact matches only' box to show close matches even when no exact matches are found.

No Luck? To start a tree for **Mary Ann Krystopoloski**, [click here](#).

☒ Exact matches only[Search tips](#)

First Name

Mary Ann

Last Name

Krystopoloski

Spelling

Exact

Birth Date

Day

All

Month

All

Year

Death Date

Day

All

Month

All

Year

Last Known Residence

Country/Region

State

Any State

County

City

Zip Code

Social Security Information

Issue State

Any State

Social Security Number

175-56-2772

e.g. 123-45-6789

[^ Hide Advanced Search Options](#)**Search**

McCABE, WEISBERG, CONWAY, P.C.

BY: Andrew L. Markowitz, Esquire

Attorney for Plaintiff

Identification Number 28009

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

WELLS FARGO BANK, N.A., as Trustee for the
Certificateholders of Carrington Mortgage Loan
Trust, Series 2006-OPT1, Asset Backed
Pass-Through Certificates

v.
DREW D. BLOOM

and
SHARON A. BLOOM

Clearfield County
Court of Common Pleas

No. 07-0852-CD

ORDER

AND NOW, this day of , 2007, upon due consideration of Plaintiff's
Motion For an Order Directing Sheriff's Office to File Return of Service pursuant to Rule
405 (a) Pa. R. C. P., and any response thereto, it is hereby ORDERED and DECREED that
Plaintiff's Motion is hereby GRANTED and the Sheriff of Clearfield County, his officers, deputies
and agents, be and are hereby directed to proceed forthwith with the filing with the Office of the
Prothonotary a return of service setting forth that service of plaintiff's Complaint in this matter was
effectuated by personal service on defendants on June 6, 2007.

J.

McCABE, WEISBERG, CONWAY, P.C.
BY: Andrew L. Markowitz, Esquire
Identification Number 28009
123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Attorney for Plaintiff

FILED

SEP 20 2007

William A. Shaw
Prothonotary/Clerk of Courts

WELLS FARGO BANK, N.A., as Trustee for the
Certificateholders of Carrington Mortgage Loan
Trust, Series 2006-OPT1, Asset Backed
Pass-Through Certificates

Clearfield County
Court of Common Pleas

v.
DREW D. BLOOM

and
SHARON A. BLOOM

No. 07-0852-CD

MOTION PURSUANT TO RULE 405(a) Pa. R. C. P.
FOR AN ORDER DIRECTING SHERIFF'S OFFICE
TO FILE A RETURN OF SERVICE

Plaintiff, WELLS FARGO BANK, N.A., as Trustee for the Certificate holders of Carrington Mortgage Loan Trust, Series 2006-OPT1, Asset Backed Pass-Through Certificates (hereinafter "WELLS FARGO"), by and through its attorneys, hereby moves, pursuant to Rule 405 (a) of the Pennsylvania Rules of Civil Procedure, for an Order directing the Office of the Sheriff of Clearfield County, its officers, deputies and agents, to complete and file with the Prothonotary of Clearfield County a return of service in this matter, and in support thereof avers as follows:

1. On June 1, 2007, plaintiff commenced this action in mortgage foreclosure against defendants DREW D. BLOOM and SHARON A. BLOOM, mortgagors and last owners of record of the subject property located at 211 Gertrude Street, Philipsburg, PA 16866.

2. At the same time, counsel for plaintiff requested the Office of the Sheriff to attempt personal service of such Complaint on defendants at the subject property of 211 Gertrude Street, Philipsburg, PA 16866.

3. Counsel for plaintiff was subsequently advised by the Sheriff's office by telephone that personal service of the Complaint on both defendants was made at such location on June 6, 2007.

4. Notwithstanding such service, the Sheriff's office has failed to file with the Office of the Prothonotary a return of service for such personal service and counsel for plaintiff was further advised by telephone inquiry to the Office of the Prothonotary on September 17, 2007 that still no return of service for such service has been filed as of such date.

5. The Office of the Prothonotary has further advised plaintiff's counsel that the Prothonotary will not enter any default judgment in favor of plaintiff in this matter in the absence of such return of service being filed with the Prothonotary by the Sheriff's office.

6. The failure of the Sheriff's office to complete and file a return of service with the Prothonotary's office for such service has precluded plaintiff from proceeding any further in this matter to enforce its rights under the subject mortgage.

7. Accordingly, plaintiff hereby requests the Court to enter an Order directing the Office of the Sheriff, its officers, deputies and agents, to complete and file with the Prothonotary a return of service for such personal service made on June 6, 2007 to enable plaintiff to proceed with further proceedings in this matter.

WHEREFORE, Plaintiff requests this Honorable Court to grant Plaintiff's Motion For An Order Directing Sheriff's Office to File a Return of Service and to enter an Order directing the Office of the Sheriff to file with the Prothonotary forthwith a return of service for the personal service on defendants made on June 5, 2007 and for such other and further relief as the Court may deem just and proper.

A handwritten signature in black ink, consisting of a large, stylized 'A' followed by a cursive 'M' and 'W'. The signature is positioned above a horizontal line.

ANDREW L. MARKOWITZ, ESQUIRE
Attorneys for Plaintiff

McCABE, WEISBERG, CONWAY, P.C.

BY: Andrew L. Markowitz, Esquire

Attorney for Plaintiff

Identification Number 28009

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

WELLS FARGO BANK, N.A., as Trustee for the
Certificateholders of Carrington Mortgage Loan
Trust, Series 2006-OPT1, Asset Backed
Pass-Through Certificates

v.
DREW D. BLOOM

and
SHARON A. BLOOM

Clearfield County
Court of Common Pleas

No. 07-0852-CD

MEMORANDUM OF LAW IN SUPPORT OF PLAINTIFF'S
MOTION FOR AN ORDER DIRECTING SHERIFF TO
FILE A RETURN OF SERVICE

Pursuant to Rule 405 (a) of the Pennsylvania Rules of Civil Procedure,

When service of original process has been made the sheriff ...
shall make a return of service forthwith.

And, as this Rule further provides in paragraph (e):

The return of service or of no service shall be filed with the
prothonotary.

In this instance, the sheriff's office has advised plaintiff's counsel that personal service of plaintiff's Complaint in this matter was made on defendants on June 6, 2007. Notwithstanding that such service has been completed, however, the sheriff's office has failed to file with the Prothonotary the necessary return of service as required by Rule 405 Pa. R. C. P. and as a result plaintiff is unable to proceed with the filing of a judgment by default against defendants herein.

It is submitted therefore that plaintiff's Motion For An Order Directing Sheriff's Office to File Return of Service in this matter should be granted and the Sheriff's office should be directed to file with the Prothonotary's office forthwith a return of service setting forth that personal service of plaintiff's Complaint in this matter was made on defendants at the subject property on June 6, 2007 so that plaintiff may proceed with further proceedings in this matter.

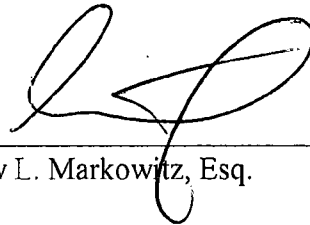
An appropriate form of Order is attached hereto.

A handwritten signature in black ink, appearing to read 'A. Markowitz', is written over a horizontal line.

ANDREW L. MARKOWITZ, ESQUIRE
Attorneys for Plaintiff

VERIFICATION

The undersigned, Andrew L. Markowitz, Esquire, does hereby certify that he is counsel for WELLS FARGO BANK, N.A., as Trustee, Plaintiff in the above matter; and that he is authorized to make this verification on its behalf and that the forgoing facts as set forth in the foregoing Motion For an Order Directing Sheriff's Office to File a Return of Service are true and correct to the best of his knowledge, information and belief, and further states that false statements herein are made subject to the penalties of 18 PA.C.S. §4904 relating to unsworn falsification to authorities.

A handwritten signature in black ink, appearing to read 'A. Markowitz', is written over a horizontal line.

Andrew L. Markowitz, Esq.

Dated: September 17, 2007

McCABE, WEISBERG, CONWAY, P.C.

BY: Andrew L. Markowitz, Esquire

Attorney for Plaintiff

Identification Number 28009

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

WELLS FARGO BANK, N.A., as Trustee for the
Certificateholders of Carrington Mortgage Loan
Trust, Series 2006-OPT1, Asset Backed
Pass-Through Certificates

v.
DREW D. BLOOM

and
SHARON A. BLOOM

Clearfield County
Court of Common Pleas

No. 07-0852-CD

CERTIFICATE OF SERVICE

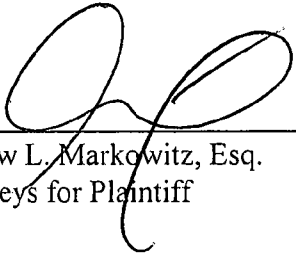
I, Andrew L. Markowitz, Esquire, Attorney for Plaintiff, hereby certifies that a true and correct copy of the foregoing Motion For an Order Directing Sheriff's Office to File a Return of Service was served on the following persons on the 18th day of September, 2007 by depositing same in the United States mail, first-class, postage pre-paid, addressed as follows:

Drew D. Bloom
211 Gertrude Street
Philipsburg, PA 16866

Sharon A. Bloom
211 Gertrude Street
Philipsburg, PA 16866

Office of the Sheriff
Clearfield County Courthouse
~~230 East Market~~ Street
Clearfield, PA 16830

DATE: September 18, 2007



Andrew L. Markowitz, Esq.
Attorneys for Plaintiff

UP

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

WELLS FARGO BANK, N.A., as Trustee for the
Certificateholders of Carrington Mortgage Loan Trust,
Series 2006-OPT1, Asset Backed Pass Through Certificates,
Plaintiff

vs.

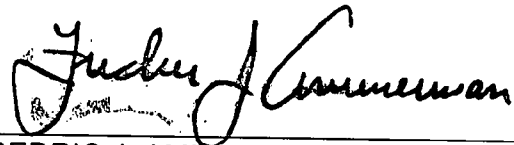
DREW D. BLOOM and SHARON A. BLOOM
Defendants

NO. 07-852-CD

ORDER

NOW, this 21st day of September, 2007, the Court noting the difficulties caused relative no Sheriff's Return having yet been filed with the Prothonotary, and in consideration of Pa. R.C.P. 405 (a) and the Plaintiff's Motion for Court Order to Instruct the Clearfield County Sheriff's Office to File Sheriff's Return, it is the ORDER of this Court that the Sheriff cause a Return of Service to be filed with the Prothonotary by no later than 3:30 p.m. on Monday, September 24th, 2007. The Prothonotary shall notify the Court as to the filing of the return.

BY THE COURT,



FREDRIC J. AMMERMAN
President Judge

FILED

SEP 24 2007

William A. Shaw
Prothonotary/Clerk of Courts

ICC Sheriff
(without memo)

FILED

SEP 24 2007

William A. Shaw
Prothonotary/Clerk of Courts

DATE: 9/24/07

☒ You are responsible for serving all appropriate parties.

☐ The Prothonotary's office has provided service to the following parties:

☐ Plaintiff(s) ☐ Plaintiff(s) Attorney ☐ Other

☐ Defendant(s) ☐ Defendant(s) Attorney

☐ Special Instructions:

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102860
NO: 07-852-CD
SERVICE # 1 OF 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: WELLS FARGO BANK, N.A.
vs.
DEFENDANT: DREW D. BLOOM and SHARON A. BLOOM

FILED
07/22/2007
SEP 24 2007
William A. Shaw
Prothonotary/Clerk of Courts

SHERIFF RETURN

NOW, June 06, 2007 AT 12:39 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON DREW D. BLOOM DEFENDANT AT 211 GERTRUDE ST., PHILIPSBURG, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO SHARON BLOOM, WIFE A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: HUNTER / DEHAVEN

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102860
NO: 07-852-CD
SERVICE # 2 OF 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: WELLS FARGO BANK, N.A.

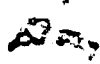
vs.

DEFENDANT: DREW D. BLOOM and SHARON A. BLOOM

SHERIFF RETURN

NOW, June 06, 2007 AT 12:39 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON SHARON A. BLOOM DEFENDANT AT 211 GERTRUDE ST., PHILIPSBURG, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO SHARON A. BLOOM, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: HUNTER / DEHAVEN



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102860
NO: 07-852-CD
SERVICES 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: WELLS FARGO BANK, N.A.
vs.
DEFENDANT: DREW D. BLOOM and SHARON A. BLOOM

SHERIFF RETURN


RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	MCCABE	96704	20.00
SHERIFF HAWKINS	MCCABE	96704	55.04

Sworn to Before Me This

_____ Day of _____ 2007

So Answers,


Chester A. Hawkins
Sheriff

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

FRANK DUBIN, ESQUIRE - ID # 19280

BONNIE DAHL, ESQUIRE - ID # 79294

ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Attorneys for Plaintiff

FILED

OCT 12 2007

M/12/20/07

William A. Shaw

Prothonotary/Clerk of Courts

SENT TO BOTH

DEPT. w/ NOTICE

*SENT TO
APPRO*

**Wells Fargo Bank, N.A., as Trustee for the Certificateholders
of Carrington Mortgage Loan Trust, Series 2006-OPT1, Asset
Backed Pass-Through Certificates**

Plaintiff

v.

Drew D. Bloom and Sharon A. Bloom

Defendants

**COURT OF COMMON PLEAS
CLEARFIELD COUNTY**

Number 07-852-CD

ASSESSMENT OF DAMAGES AND ENTRY OF JUDGMENT

TO THE PROTHONOTARY:

Kindly enter judgment by default in favor of Plaintiff and against Defendants, in the above-captioned matter for failure to answer Complaint as required by Pennsylvania Rules of Civil Procedure and assess damages as follows:

Principal	\$ 64,787.73
Interest 05/26/2007 to 10/11/2007 @ 17.91 per diem	\$ 2,489.49
Costs	\$
Total	\$ 67,277.22 (plus costs and interest)

McCABE, WEISBERG, AND CONWAY, P.C.

BY:

Attorneys for Plaintiff

ANDREW L. MARKOWITZ, ESQUIRE

AND NOW, this *12th* day of *OCTOBER*, 200*7*, Judgment is entered in favor of Plaintiff,

Wells Fargo Bank, N.A., as Trustee for the Certificateholders of Carrington Mortgage Loan Trust, Series

2006-OPT1, Asset Backed Pass-Through Certificates, and against Defendants, Drew D. Bloom and Sharon

A. Bloom and damages are assessed in the amount of \$67,277.22, plus interest and costs.

BY THE PROTHONOTARY:

[Signature]

**OFFICE OF THE PROTHONOTARY
COURT OF COMMON PLEAS
Clearfield County Courthouse
Clearfield, PA 16830**

**William A. Shaw
Prothonotary**

To: Drew D. Bloom
211 Gertrude Street
Philipsburg, PA 16866

Wells Fargo Bank, N.A., as Trustee for the
Certificateholders of Carrington Mortgage Loan
Trust, Series 2006-OPT1, Asset Backed
Pass-Through Certificates

Plaintiff

v.

Drew D. Bloom and Sharon A. Bloom
Defendants

COURT OF COMMON PLEAS
CLEARFIELD COUNTY

No. 07-852-CD

NOTICE

Pursuant to Rule 236, you are hereby notified that a JUDGMENT has been entered in the
above proceeding as indicated below.



**William A. Shaw
Prothonotary**

- ☒ Judgment by Default
☐ Money Judgment
☐ Judgment in Replevin
☐ Judgment for Possession

If you have any questions concerning this Judgment, please call McCabe, Weisberg and Conway, P.C.
at (215) 790-1010.

**OFFICE OF THE PROTHONOTARY
COURT OF COMMON PLEAS
Clearfield County Courthouse
Clearfield, PA 16830**

**William A. Shaw
Prothonotary**

To: Sharon A. Bloom
211 Gertrude Street
Philipsburg, PA 16866

Wells Fargo Bank, N.A., as Trustee for the
Certificateholders of Carrington Mortgage Loan
Trust, Series 2006-OPT1, Asset Backed
Pass-Through Certificates

Plaintiff

v.

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Defendants

COURT OF COMMON PLEAS
CLEARFIELD COUNTY

No. 07-852-CD

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If you have any questions concerning this Judgment, please call McCabe, Weisberg and Conway, P.C.
at (215) 790-1010.

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERENCE J. McCABE, ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

FRANK DUBIN, ESQUIRE - ID # 19280

BONNIE DAHL, ESQUIRE - ID # 79294

ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Attorneys for Plaintiff

Wells Fargo Bank, N.A., as Trustee for the Certificateholders
of Carrington Mortgage Loan Trust, Series 2006-OPT1, Asset
Backed Pass-Through Certificates

Plaintiff

v.

Drew D. Bloom and Sharon A. Bloom

Defendants

**COURT OF COMMON PLEAS
CLEARFIELD COUNTY**

Number 07-852-CD

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA

The undersigned, being duly sworn according to law, deposes and says that the Defendants,
Drew D. Bloom and Sharon A. Bloom, 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; and that the Defendants, Drew D. Bloom and Sharon A. Bloom, are over eighteen
(18) years of age, and reside as follows:

Drew D. Bloom
211 Gertrude Street
Philipsburg, PA 16866

Sharon A. Bloom
211 Gertrude Street
Philipsburg, PA 16866

SWORN TO AND SUBSCRIBED

BEFORE ME THIS 10th DAY

OF OCTOBER, 2007.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Susan J. Markowitz, Notary Public
City of Philadelphia, Philadelphia County
My Commission Expires Feb. 13, 2011
Member, Pennsylvania Association of Notaries

McCABE, WEISBERG, AND CONWAY, P.C.

BY:

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE

MARC S. WEISBERG, ESQUIRE

EDWARD D. CONWAY, ESQUIRE

MARGARET GAIRO, ESQUIRE

FRANK DUBIN, ESQUIRE

BONNIE DAHL, ESQUIRE

ANDREW L. MARKOWITZ, ESQUIRE

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
FRANK DUBIN, ESQUIRE - ID # 19280
BONNIE DAHL, ESQUIRE - ID # 79294
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Wells Fargo Bank, N.A., as Trustee for the
Certificateholders of Carrington Mortgage
Loan Trust, Series 2006-OPT1, Asset Backed
Pass-Through Certificates

Plaintiff

v.

Drew D. Bloom and Sharon A. Bloom
Defendants

COURT OF COMMON PLEAS
CLEARFIELD COUNTY

Number 07-852-CD

AFFIDAVIT OF LAST-KNOWN MAILING ADDRESS OF DEFENDANTS

I, Andrew L. Markowitz, Esquire, attorney for the Plaintiff in the within matter, being
duly sworn according to law, hereby depose and say that the last-known mailing addresses of the
Defendants are:

Drew D. Bloom
211 Gertrude Street
Philipsburg, PA 16866

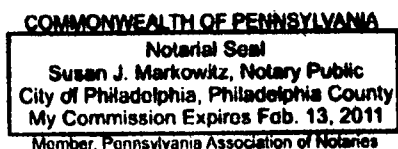
Sharon A. Bloom
211 Gertrude Street
Philipsburg, PA 16866

SWORN TO AND SUBSCRIBED

BEFORE ME THIS 10th DAY

OF OCTOBER, 2007.

NOTARY PUBLIC



McCABE, WEISBERG, AND CONWAY, P.C.

BY: _____

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
FRANK DUBIN, ESQUIRE
BONNIE DAHL, ESQUIRE
ANDREW L. MARKOWITZ, ESQUIRE

McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIR, ESQUIRE - ID # 34419
FRANK DUBIN, ESQUIRE - ID # 19280
BONNIE DAHL, ESQUIRE - ID # 79294
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Wells Fargo Bank, N.A., as Trustee for the
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Loan Trust, Series 2006-OPT1, Asset Backed
Pass-Through Certificates

Plaintiff

v.

Drew D. Bloom and Sharon A. Bloom
Defendants

COURT OF COMMON PLEAS
CLEARFIELD COUNTY

Number 07-852-CD

CERTIFICATION

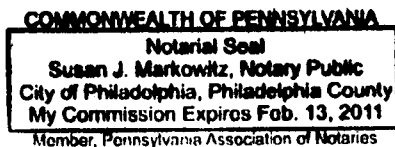
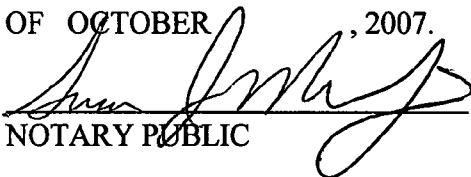
Andrew L. Markowitz, Esquire, attorney for Plaintiff, being duly sworn according to law,
deposes and says that he deposited in the United States Mail a letter notifying the Defendants that
judgment would be entered against them within ten (10) days from the date of said letter in
accordance with Rule 237.5 of the Pennsylvania Rules of Civil Procedure. A copy of said letter
is attached hereto and marked as Exhibit "A".

SWORN TO AND SUBSCRIBED

BEFORE ME THIS 10th DAY

OF OCTOBER, 2007.

NOTARY PUBLIC



McCABE, WEISBERG, AND CONWAY, P.C.

BY: 

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIR, ESQUIRE
FRANK DUBIN, ESQUIRE
BONNIE DAHL, ESQUIRE
ANDREW L. MARKOWITZ, ESQUIRE

**OFFICE OF THE PROTHONOTARY
COURT OF COMMON PLEAS
Clearfield County Courthouse, Clearfield, PA 16830**

**William A. Shaw
Prothonotary**

July 12, 2007

To: Drew D. Bloom
211 Gertrude Street
Philipsburg, PA 16866

Wells Fargo Bank, N.A., as Trustee for the
Certificateholders of Carrington Mortgage Loan
Trust, Series 2006-OPT1, Asset Backed
Pass-Through Certificates

vs.

Drew D. Bloom
and
Sharon A. Bloom

Clearfield County
Court of Common Pleas

Number 07-852-CD

**NOTICE, RULE 237.5
NOTICE OF PRAECIPE TO ENTER JUDGMENT BY DEFAULT**

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Dave Meholic
Court Administrator
Clearfield County Courthouse
230 East Market Street
Clearfield, PA, 16830
814-765-2641 x 5982

NOTIFICACION IMPORTANTE

USTED SE ENCUENTRA EN ESTADO DE REBELDIA POR NO HABER PRESENTADO UNA COMPARECENCIA ESCRITA, YA SEA PERSONALMENTE O POR ABOGADO Y POR NO HABER RADICADO POR ESCRITO CON ESTE TRIBUNAL SUS DEFENSAS U OBJECIONES A LOS RECLAMOS FORMULADOS EN CONTRA SUYO. AL NO TOMAR LA ACCION DEBIDA DENTRO DE DIEZ (10) DIAS DE LA FECHA DE ESTA NOTIFICACION, EL TRIBUNAL PODRA, SIN NECESIDAD DE COMPARECER USTED EN CORTÉ U OIR PREUBA ALGUNA, DICTAR SENTENCIA EN SU CONTRA Y USTED PODRIA PERDER BIENES U OTROS DERECHOS IMPORTANTES.

USTED LE DEBE TOMAR ESTE PAPEL A SU ABOGADO INMEDIATAMENTE. SI USTED NO TIENE A UN ABOGADO, VA A O TELEFONEA LA OFICINA EXPUSO ABAJO. ESTA OFICINA LO PUEDE PROPORCIONAR CON INFORMACIÓN ACERCA DE EMPLEAR A UN ABOGADO.

SI USTED NO PUEDE PROPORCIONAR PARA EMPLEAR UN ABOGADO, ESTA OFICINA PUEDE SER CAPAZ DE PROPORCIONARLO CON INFORMACIÓN ACERCA DE LAS AGENCIAS QUE PUEDEN OFRECER LOS SERVICIOS LEGALES A PERSONAS ELEGIBLES EN UN HONORARIO REDUCIDO NI NINGÚN HONORARIO.

Dave Meholic
Court Administrator
Clearfield County Courthouse
230 East Market Street
Clearfield, PA, 16830
814-765-2641 x 5982

McCABE, WEISBERG AND CONWAY, P.C.

BY: *Terrence J. McCabe*

Attorneys for Plaintiff

**TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE**

**OFFICE OF THE PROTHONOTARY
COURT OF COMMON PLEAS
Clearfield County Courthouse, Clearfield, PA 16830**

**William A. Shaw
Prothonotary**

July 12, 2007

To: Sharon A. Bloom
211 Gertrude Street
Philipsburg, PA 16866

Wells Fargo Bank, N.A., as Trustee for the
Certificateholders of Carrington Mortgage Loan
Trust, Series 2006-OPT1, Asset Backed
Pass-Through Certificates

vs.

Drew D. Bloom
and
Sharon A. Bloom

Clearfield County
Court of Common Pleas

Number 07-852-CD

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Dave Meholic
Court Administrator
Clearfield County Courthouse
230 East Market Street
Clearfield, PA, 16830
814-765-2641 x 5982

NOTIFICACION IMPORTANTE

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Dave Meholic
Court Administrator
Clearfield County Courthouse
230 East Market Street
Clearfield, PA, 16830
814-765-2641 x 5982

McCABE, WEISBERG AND CONWAY, P.C.

BY: 

Attorneys for Plaintiff

**TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE**

VERIFICATION

The undersigned, ANDREW L. MARKOWITZ, ESQUIRE, hereby certifies that he is the attorney for the Plaintiff in the within action and that he is authorized to make this verification and that the foregoing facts are true and correct to the best of his knowledge, information and belief and further states that false statements herein are made subject to the penalties of 18 PA.C.S. Section 4909 relating to unsworn falsification to authorities.

McCABE, WEISBERG, AND CONWAY, P.C.

BY: 

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE

MARC S. WEISBERG, ESQUIRE

EDWARD D. CONWAY, ESQUIRE

MARGARET GAIRO, ESQUIRE

FRANK DUBIN, ESQUIRE

BONNIE DAHL, ESQUIRE

ANDREW L. MARKOWITZ, ESQUIRE

Praeipe for Writ of Execution-MORTGAGE FORECLOSURE

Wells Fargo Bank, N.A., as Trustee for the
Certificateholders of Carrington Mortgage Loan
Trust, Series 2006-OPT1, Asset Backed
Pass-Through Certificates
Plaintiff

v.

Drew D. Bloom and Sharon A. Bloom
Defendants

COURT OF COMMON PLEAS
CLEARFIELD COUNTY

Number 07-852-CD

PRAECIPE FOR WRIT OF EXECUTION

To the Prothonotary:

Issue Writ of Execution in the above matter

1. Directed to the Sheriff of Clearfield County, Pennsylvania..
2. Against Drew D. Bloom and Sharon A. Bloom defendants, and
3. Against _____ Garnishee(s);
4. And index this writ
 - a) Against Drew D. Bloom and Sharon A. Bloom defendants
 - b) Against _____ Garnishee(s)

As a lis pendens against the real property of the defendants ~~in the name of~~ Garnishee(s) as follows:
(Specifically described property)*

211 GERTRUDE STREET, BOROUGH OF CHESTER HILL
(Mailing address: PHILIPSBURG, PA 16866)

(Specifically described property)

(If space insufficient, attach extra sheets)

5. Amount Due	\$67,277.22
Interest from 10/12/2007 to DATE OF SALE	\$
@ \$11.06 per diem	
Costs	\$
Total	\$
	Plus Costs
	125.00 Prothonotary costs

McCabe, Weisberg and Conway P.C.
Andrew L. Markowitz, Esquire
Attorneys for Plaintiff(s)

Prothy. N. 63

FILED 100060writs
m110:0001 w/prop desc.
OCT 15 2007
to Sheriff
William A. Shaw
Prothonotary/Clerk of Courts
Atty. rd. 20.00
(62)

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Chester Hill, County of Clearfield, and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point on the West line of Gertrude Street at the common corner of this lot and of Lot No. 34; thence in a Westerly direction along the line of Lot No. 34 a distance of One Hundred and Seventy-five (175) feet to line of public alley called Clover Alley; thence in a Southerly direction along the line of said Alley a distance of Sixty (60) feet to a corner of Lot No. 32; thence in an Easterly direction along the line of same a distance of One Hundred and Seventy-five (175) feet to the line of Gertrude Street; thence in a Northerly direction along the line of Gertrude Street a distance of Sixty (60) feet to line of Line No. 34 and place of BEGINNING.

BEING a lot (Sixty By One Hundred Seventy-five (60 X 175)) feet and known as Lot No. 33 in the Plan of said Borough.

HAVING THEREON ERECTED a residential dwelling.

BEING TAX PARCEL NO. 03-P12-334-00022.

BEING KNOWN AS 211 Gertrude Street.

BEING THE SAME PREMISES which Robert G. Harris, Jr. and Dora L. Harris, his wife, by Deed dated September 23, 2003 and recorded October 3, 2003 in the Office of the Recorder of Deeds in and for Clearfield County in Instrument No. 200317969, granted and conveyed unto Drew D. Bloom and Sharon A. Bloom.

UNDER AND SUBJECT to, and together with, any and all covenants, easements, restrictions, reservations, exceptions, and rights of way of record.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

NOTICE - THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED (IS,ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT TO PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HERETO TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966.

McCABE, WEISBERG AND CONWAY, P.C.
BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
FRANK DUBIN, ESQUIRE - ID # 19280
BONNIE DAHL, ESQUIRE - ID # 79294
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Wells Fargo Bank, N.A., as Trustee for the Certificateholders
of Carrington Mortgage Loan Trust, Series 2006-OPT1, Asset
Backed Pass-Through Certificates

Plaintiff

v.

Drew D. Bloom and Sharon A. Bloom
Defendants

COURT OF COMMON PLEAS
CLEARFIELD COUNTY

Number 07-852-CD

AFFIDAVIT PURSUANT TO RULE 3129

I, Andrew L. Markowitz, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 211 Gertrude Street, Borough of Chester Hill, Mailing address: Philipsburg, PA 16866, a copy of the description of said property is attached hereto and marked Exhibit "A".

1. Name and address of Owners or Reputed Owners:

Name	Address
Drew D. Bloom	211 Gertrude Street Philipsburg, PA 16866
Sharon A. Bloom	211 Gertrude Street Philipsburg, PA 16866

2. Name and address of Defendants in the judgment:

Name	Address
Drew D. Bloom	211 Gertrude Street Philipsburg, PA 16866
Sharon A. Bloom	211 Gertrude Street Philipsburg, PA 16866

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

Name	Address
------	---------

None other.

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

Name	Address
------	---------

None other.

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

Name	Address
------	---------

None.

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

Name	Address
------	---------

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:

Name	Address
------	---------

Tenant/Occupants	211 Gertrude Street Philipsburg, PA 16866
------------------	--

Commonwealth of PA Department of Public Welfare	P.O. Box 2675 Harrisburg, PA 17105
--	---------------------------------------

Commonwealth of Pennsylvania Inheritance Tax Office	1400 Spring Garden Street Philadelphia, PA 19130
--	---

Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
--	--

Department of Public Welfare
TPL Casualty Unit Estate
Recovery Program

Rick Redden - Director
Clearfield County Domestic
Relations Office

United States of America
c/o Attorney for the Western
District of PA

Internal Revenue Service

Commonwealth of PA
Department of Revenue
Bureau of Compliance

Willow Oak Building
P.O. Box 8486
Harrisburg, PA 17105-8486

Clearfield County Courthouse 230 East
Market Street
Clearfield, PA 16830

633 U.S. Post Office and Courthouse
7th & Grant Streets
Pittsburgh, PA 15219

Federated Investors Tower
1001 Liberty Avenue, Ste. 1300
Pittsburgh, PA 15222

Dept. 281230
Harrisburg, PA 17128-0948

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

DATE: October 10, 2007

McCABE, WEISBERG, AND CONWAY, P.C.

BY: 

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE

MARC S. WEISBERG, ESQUIRE

EDWARD D. CONWAY, ESQUIRE

MARGARET GAIRO, ESQUIRE

FRANK DUBIN, ESQUIRE

BONNIE DAHL, ESQUIRE

ANDREW L. MARKOWITZ, ESQUIRE

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Chester Hill, County of Clearfield, and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point on the West line of Gertrude Street at the common corner of this lot and of Lot No. 34; thence in a Westerly direction along the line of Lot No. 34 a distance of One Hundred and Seventy-five (175) feet to line of public alley called Clover Alley; thence in a Southerly direction along the line of said Alley a distance of Sixty (60) feet to a corner of Lot No. 32; thence in an Easterly direction along the line of same a distance of One Hundred and Seventy-five (175) feet to the line of Gertrude Street; thence in a Northerly direction along the line of Gertrude Street a distance of Sixty (60) feet to line of Line No. 34 and place of BEGINNING.

BEING a lot (Sixty By One Hundred Seventy-five (60 X 175)) feet and known as Lot No. 33 in the Plan of said Borough.

HAVING THEREON ERECTED a residential dwelling.

BEING TAX PARCEL NO. 03-P12-334-00022.

BEING KNOWN AS 211 Gertrude Street.

BEING THE SAME PREMISES which Robert G. Harris, Jr. and Dora L. Harris, his wife, by Deed dated September 23, 2003 and recorded October 3, 2003 in the Office of the Recorder of Deeds in and for Clearfield County in Instrument No. 200317969, granted and conveyed unto Drew D. Bloom and Sharon A. Bloom.

UNDER AND SUBJECT to, and together with, any and all covenants, easements, restrictions, reservations, exceptions, and rights of way of record.

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NOTICE - THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED (IS,ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT TO PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HERETO TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966.

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
FRANK DUBIN, ESQUIRE - ID # 19280
BONNIE DAHL, ESQUIRE - ID # 79294
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Wells Fargo Bank, N.A., as Trustee for the
Certificateholders of Carrington Mortgage Loan
Trust, Series 2006-OPT1, Asset Backed
Pass-Through Certificates

Plaintiff

v.

Drew D. Bloom and Sharon A. Bloom
Defendants

COURT OF COMMON PLEAS
CLEARFIELD COUNTY

Number 07-852-CD

CERTIFICATE

Andrew L. Markowitz, Esquire hereby states that he is the attorney for the Plaintiff in the above-captioned matter and that the property is not subject to the provisions of Act 91 because it is:

- ☐ An FHA insured 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.

McCABE, WEISBERG & CONWAY, PC

BY: 

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
FRANK DUBIN, ESQUIRE
BONNIE DAHL, ESQUIRE
ANDREW L. MARKOWITZ, ESQUIRE

COPY

Number 07-852-CD

By: _____ Deputy

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Chester Hill, County of Clearfield, and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point on the West line of Gertrude Street at the common corner of this lot and of Lot No. 34; thence in a Westerly direction along the line of Lot No. 34 a distance of One Hundred and Seventy-five (175) feet to line of public alley called Clover Alley; thence in a Southerly direction along the line of said Alley a distance of Sixty (60) feet to a corner of Lot No. 32; thence in an Easterly direction along the line of same a distance of One Hundred and Seventy-five (175) feet to the line of Gertrude Street; thence in a Northerly direction along the line of Gertrude Street a distance of Sixty (60) feet to line of Line No. 34 and place of BEGINNING.

BEING a lot (Sixty By One Hundred Seventy-five (60 X 175)) feet and known as Lot No. 33 in the Plan of said Borough.

HAVING THEREON ERECTED a residential dwelling.

BEING TAX PARCEL NO. 03-P12-334-00022.

BEING KNOWN AS 211 Gertrude Street.

BEING THE SAME PREMISES which Robert G. Harris, Jr. and Dora L. Harris, his wife, by Deed dated September 23, 2003 and recorded October 3, 2003 in the Office of the Recorder of Deeds in and for Clearfield County in Instrument No. 200317969, granted and conveyed unto Drew D. Bloom and Sharon A. Bloom.

UNDER AND SUBJECT to, and together with, any and all covenants, easements, restrictions, reservations, exceptions, and rights of way of record.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

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McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

FRANK DUBIN, ESQUIRE - ID # 19280

BONNIE DAHL, ESQUIRE - ID # 79294

ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Attorneys for Plaintiff

Wells Fargo Bank, N.A., as Trustee for the
Certificateholders of Carrington Mortgage
Loan Trust, Series 2006-OPT1, Asset Backed
Pass-Through Certificates

Plaintiff

v.

Drew D. Bloom and Sharon A. Bloom
Defendants

COURT OF COMMON PLEAS
CLEARFIELD COUNTY

Number 07-852-CD

AFFIDAVIT OF SERVICE

I, the undersigned, attorney for the Plaintiff in the within matter, hereby certify that on the
9th day of November, 2007, a true and correct copy of the Notice of Sheriff's Sale of Real
Property was served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129
which is attached hereto as Exhibit "A."

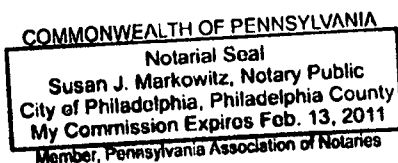
Copies of the letter and certificates of mailing are also attached hereto, made a part
hereof and marked as Exhibit "B."

SWORN TO AND SUBSCRIBED

BEFORE ME THIS 9TH DAY

OF NOVEMBER, 2007.

NOTARY PUBLIC



McCABE, WEISBERG, AND CONWAY, P.C.

BY: 

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE

MARC S. WEISBERG, ESQUIRE


EDWARD D. CONWAY, ESQUIRE

MARGARET GAIRO, ESQUIRE

FRANK DUBIN, ESQUIRE

BONNIE DAHL, ESQUIRE

ANDREW L. MARKOWITZ, ESQUIRE

FILED *NO CC*
112:43/AN
NOV 15 2007


William A. Shaw
Prothonotary/Clerk of Courts

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

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BONNIE DAHL, ESQUIRE - ID # 79294

ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Attorneys for Plaintiff

**Wells Fargo Bank, N.A., as Trustee for the Certificateholders
of Carrington Mortgage Loan Trust, Series 2006-OPT1, Asset
Backed Pass-Through Certificates**

Plaintiff

v.

Drew D. Bloom and Sharon A. Bloom

Defendants

**COURT OF COMMON PLEAS
CLEARFIELD COUNTY**

Number 07-852-CD

AFFIDAVIT PURSUANT TO RULE 3129

I, Andrew L. Markowitz, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 211 Gertrude Street, Borough of Chester Hill, Mailing address: Philipsburg, PA 16866, a copy of the description of said property is attached hereto and marked Exhibit "A".

1. Name and address of Owners or Reputed Owners:

Name

Address

Drew D. Bloom

**211 Gertrude Street
Philipsburg, PA 16866**

Sharon A. Bloom

**211 Gertrude Street
Philipsburg, PA 16866**

2. Name and address of Defendants in the judgment:

Name

Address

Drew D. Bloom

**211 Gertrude Street
Philipsburg, PA 16866**

Sharon A. Bloom

**211 Gertrude Street
Philipsburg, PA 16866**

EXHIBIT A

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

Name	Address
------	---------

None other.

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

Name	Address
------	---------

None other.

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

Name	Address
------	---------

None.

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

Name	Address
------	---------

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:

Name	Address
------	---------

Tenant/Occupants	211 Gertrude Street Philipsburg, PA 16866
------------------	--

Commonwealth of PA Department of Public Welfare	P.O. Box 2675 Harrisburg, PA 17105
--	---------------------------------------

Commonwealth of Pennsylvania Inheritance Tax Office	1400 Spring Garden Street Philadelphia, PA 19130
--	---

Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
--	--

EXHIBIT A

Department of Public Welfare
TPL Casualty Unit Estate
Recovery Program

Rick Redden - Director
Clearfield County Domestic
Relations Office

United States of America
c/o Attorney for the Western
District of PA

Internal Revenue Service

Commonwealth of PA
Department of Revenue
Bureau of Compliance

Willow Oak Building
P.O. Box 8486
Harrisburg, PA 17105-8486

Clearfield County Courthouse 230 East
Market Street
Clearfield, PA 16830

633 U.S. Post Office and Courthouse
7th & Grant Streets
Pittsburgh, PA 15219

Federated Investors Tower
1001 Liberty Avenue, Ste. 1300
Pittsburgh, PA 15222

Dept. 281230
Harrisburg, PA 17128-0948

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

DATE: October 10, 2007

McCABE, WEISBERG, AND CONWAY, P.C.

BY: 

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE

MARC S. WEISBERG, ESQUIRE

EDWARD D. CONWAY, ESQUIRE

MARGARET GAIRO, ESQUIRE

FRANK DUBIN, ESQUIRE

BONNIE DAHL, ESQUIRE

ANDREW L. MARKOWITZ, ESQUIRE

EXHIBIT A

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

FRANK DUBIN, ESQUIRE - ID # 19280

BONNIE DAHL, ESQUIRE - ID # 79294

ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Attorneys for Plaintiff

Wells Fargo Bank, N.A., as Trustee for the
Certificateholders of Carrington Mortgage
Loan Trust, Series 2006-OPT1, Asset Backed
Pass-Through Certificates

Plaintiff

v.

Drew D. Bloom and Sharon A. Bloom
Defendants

COURT OF COMMON PLEAS
CLEARFIELD COUNTY

Number 07-852-CD

DATE: November 9, 2007

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Drew D. Bloom and Sharon A. Bloom

PROPERTY: 211 Gertrude Street, Borough of Chester Hill
Mailing address: Philipsburg, PA 16866

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Sheriff's Sale on **FRIDAY, JANUARY 4, 2008, at 10:00 a.m., Eastern Time**, in the Sheriff's Office of the Clearfield County Courthouse, 1 North Second Street, Clearfield, Pennsylvania 16830. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

EXHIBIT B

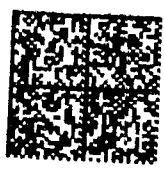
Name and Address of Sender
McCabe, Weisberg and Conway, P.C.
123 S. Broad St., Suite 2080
Philadelphia, PA 19109
ATTN: Liz Campoli - 31824

Check type of mail or service:
☐ Certified ☐ Recorded Delivery (International)
☐ COD ☐ Registered
☐ Delivery Confirmation ☐ Return Receipt for Merchandise
☐ Express Mail ☐ Signature Confirmation
☐ Insured

Affix Stamp Here
(if issued as a
certificate of mailing,
or for additional
copies of this bill)
Postmark and
Date of Receipt



Line	Article Number	Addressee Name, Street and PO Address	Postage	Handling Fee & Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR
1	OPTION ONE V. BLOOM - 31824	Tenant/Occupants 211 Gertrude Street Philipsburg, PA 16866										
2		Commonwealth of PA Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105										
3		Commonwealth of Pennsylvania Inheritance Tax Office 1400 Spring Garden Street Philadelphia, PA 19130										
4		Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128										
5		Department of Public Welfare TPL Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486										
6		Rick Redden - Director Clearfield County Domestic Relations Office Clearfield County Courthouse 230 East Market Street Clearfield, PA 16830										
7		United States of America c/o Attorney for the Western District of PA 633 U.S. Post Office and Courthouse 7th & Grant Streets Pittsburgh, PA 15219										
8		Internal Revenue Service Federated Investors Tower 1001 Liberty Avenue, Ste. 1300 Pittsburgh, PA 15222										



UNITED STATES POSTAGE
PRIMEV BROWES
02 1A
0004605770
NOV 09 2007
MAILED FROM ZIP CODE 19109
\$03.150

EXHIBIT B

9 OPTION ONE V. BLOOM - 31824	Commonwealth of PA Department of Revenue Bureau of Compliance Dept. 281230 Harrisburg, PA 17128-0948									
Total Number of Pieces Listed by Sender 9	Total Number of Pieces Received at Post Office									

PS Form 3877, February, 2005

Complete by Typewriter, Ink, or Ball Point Pen

EXHIBIT B

McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCABE, ESQUIRE -ID#16496**
MARC S. WEISBERG, ESQUIRE -ID#17616
EDWARD D. CONWAY, ESQUIRE -ID#34687
MARGARET GAIRO, ESQUIRE-ID#34419

Attorney for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Wells Fargo Bank, N.A., as Trustee for the
Certificateholders of Carrington Mortgage
Loan Trust, Series 2006-OPT1, Asset Backed
Pass-Through Certificates
Plaintiff

v.

Drew D. Bloom and Sharon A. Bloom
Defendants

COURT OF COMMON PLEAS
CLEARFIELD COUNTY

No. 07-852-CD

FILED

DEC 17 2007

m/12:30 [W] (6K)
William A. Shaw
Prothonotary/Clerk of Courts
1 SENT TO ATT

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS:

COUNTY OF PHILADELPHIA :

The undersigned, hereby certifies that he is the attorney for Plaintiff in the within matter, being duly sworn according to law, deposes and says that a true and correct copy of the Notice of Sheriff's Sale was served upon the Defendant, Drew D. Bloom, by regular mail, certificate of mailing, and certified mail, return receipts requested, dated November 27, 2007, and addressed to SCI Albion -Inmate HH1616, 10745 Rt. 18, Albion, PA 16475. The regular mail was never returned, and the certified mail was signed for by the Defendant's agent on November 29, 2007. A true and correct copy of the letter, certificate of mailing, certified receipt numbers 7005-0220-0004-0675-3627, signed green card is attached hereto, made part hereof, and marked as Exhibit "A".

SWORN TO AND SUBSCRIBED

BEFORE ME THIS 14 DAY

OF December, 2007.


NOTARY PUBLIC

McCABE, WEISBERG AND CONWAY, P.C.

BY: 

Attorneys for Plaintiff
TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Susan J. Markowitz, Notary Public
City of Philadelphia, Philadelphia County
My Commission Expires Feb. 13, 2011
Member, Pennsylvania Association of Notaries

31824

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY
MARGARET GAIRO
LISA L. WALLACE+†
BRENDA L. BROGDON*
GAYL C. SPIVAK^^
FRANK DUBIN
ANDREW L. MARKOWITZ
BONNIE DAHL*
MARISA COHEN*
SCOTT TAGGART*
KATHERINE SANTANGINI^^
JASON BROOKS^
DEBORAH K. CURRAN±
LAURA H.G. O'SULLIVAN±
STEPHANIE H. HURLEY±
ALISA LACHOW-THURSTON^^

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.
SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 600
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 401
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914)-636-8900
FAX (914)-636-8901
Also servicing Connecticut

SUITE 302
8401 SANDY SPRING ROAD
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia
and Virginia

Of Counsel
PITNICK & MARGOLIN, LLP^ - NY
DEBCRAH K. CURRAN ± - MD & DC
LAURA H.G. O'SULLIVAN± - MD & DC
STEPHANIE H. HURLEY± - MD
ALISA LACHOW-THURSTON^^ - VA
JOSEPH F. RIGA* - PA & NJ

* Licensed in PA & NJ
** Licensed in PA & NY
^ Licensed in NY
^^ Licensed in NJ
+ Licensed in PA & WA
*** Licensed in PA, NJ & NY
† Licensed in NY & CT
± Licensed in MD & DC
.. Licensed in MD
^^ Licensed in VA
+ Managing Attorney for NY
± Managing Attorney for MD

November 27, 2007

Drew D. Bloom
SCI Albion -Inmate HH1616
10745 Rt. 18
Albion, PA 16475

Re: Wells Fargo Bank, N.A., as Trustee for the Certificateholders of Carrington Mortgage
Loan Trust, Series 2006-OPT1, Asset Backed Pass-Through Certificates
vs. Drew D. Bloom and Sharon A. Bloom
CCP, Clearfield County, No. 07-852-CD
Premises: 211 Gertrude Street, Borough of Chester Hill, Mailing address:
Philipsburg, PA 16866

Dear Drew D. Bloom:

Enclosed is a Notice of Sheriff's Sale relative to the above-captioned matter.

Very truly yours,


Maleekah Wilbanks, Legal Assistant to
McCabe, Weisberg and Conway, P.C.

/mwi
Enclosure

SENT VIA REGULAR MAIL AND
CERTIFIED MAIL NUMBER 7007 0220 0004 0675 3627
RETURN RECEIPT REQUESTED

Exhibit A

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

Track & Confirm

Search Results

Label/Receipt Number: 7007 0220 0004 0675 3627
Status: **Delivered**

Your item was delivered at 8:57 AM on November 29, 2007 in ALBION, PA 15401.

Track & Confirm

Enter Label/Receipt Number.

Notification Options

Track & Confirm by emailGet current event information or updates for your item sent to you or others by email. [Go >](#)[Site Map](#)[Contact Us](#)[Forms](#)[Gov't Services](#)[Jobs](#)[Privacy Policy](#)[Terms of Use](#)[National & Premier Accounts](#)

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No FEAR Act EEO Data

FOIA



The United States Postal Service is an Equal Opportunity Employer.



The United States Postal Service is an Equal Opportunity Employer.

Exhibit A

Check type of mail or service:

<input type="checkbox"/> Certified	<input type="checkbox"/> Recorded Delivery (International)
<input type="checkbox"/> COD	<input type="checkbox"/> Registered
<input type="checkbox"/> Delivery Confirmation	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Express Mail	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Insured	

Affix Stamp Here
(if issued as a
certificate of in-
come or for addition
copies of this
Postmark on
Date of Receipt)

UNITED STATES POSTAGE

\$04.05

NOV 27 1968

CLK 09

PHILADELPHIA PA.

02 1A

0004605770

MAILED FROM ZIP CODE 19109

NOV 27 1968

F-1

[illegible]

PS Form 3877, February, 2005

Complete by Typewriter, Ink, or Ball Point Pen

Exhibit A

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20677
NO: 07-852-CD

PLAINTIFF: WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CARRINGTON
MORTGAGE LOAN TRUST, SERIES 2006-OPT1, ASSET BACKED PASS-THROUGH CERTIFICATES

vs.
DEFENDANT: DREW D. BLOOM AND SHARON A. BLOOM

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 10/15/2007

LEVY TAKEN 10/29/2007 @ 9:28 AM

POSTED 10/29/2007 @ 9:30 AM

SALE HELD 4/4/2008

SOLD TO WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CARRINGTON
MORTGAGE LOAN TRUST, SERIES 2006-OPT1, ASSET BACKED PASS-THROUGH CERTIFICATES

SOLD FOR AMOUNT \$1.00 PLUS COSTS

WRIT RETURNED 5/1/2008

DATE DEED FILED 5/1/2008

PROPERTY ADDRESS 211 GERTRUDE STREET PHILIPSBURG , PA 16866

FILED
019:1101
MAY 02 2008

William A. Shaw
Prothonotary/Clerk of Courts

SERVICES

SEE ATTACHED SHEET(S) OF SERVICES


SHERIFF HAWKINS \$340.97

SURCHARGE \$40.00 PAID BY ATTORNEY

Sworn to Before Me This

_____ Day of _____ 2008

So Answers,


by Cynthia R. A. A. A. A.
Chester A. Hawkins
Sheriff

WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CARRINGTON MORTGAGE LOAN
TRUST, SERIES 2006-OPT1, ASSET BACKED PASS-THROUGH CERTIFICATES
vs
DREW D. BLOOM AND SHARON A. BLOOM

1 @ SERVED DREW D. BLOOM

DREW D. BLOOM, DEFENDANT, NOT SERVED AT 211 GERTRUDE STREET, PHILIPSBURG, CLEARFIELD COUNTY, PENNSYLVANIA THAT RESIDENSE IS EMPTY.

2 @ SERVED SHARON A. BLOOM

SHARON A. BLOOM, DEFENDANT, NOT SERVED AT 211 GERTRUDE STREET, PHILIPSBURG, CLEARFIELD COUNTY, PENNSYLVANIA THAT RESIDENSE IS EMPTY.

3 12/31/200 @ 10:35 AM SERVED SHARON A. BLOOM

SERVED SHARON A. BLOOM, DEFENDANT, AT HER RESIDENCE 505 WALTON STREET, PHILIPSBURG, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO SHARON A. BLOOM

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE, AND COPY OF THE LEVY AND BY MAKING KNOW TO HIM / HER THE CONTENTS THEREOF.

4 12/3/2007 @ SERVED DREW BLOOM

DEPUTIZED ERIE COUNTY TO SERVE DREW BLOOM AT SCI ALBION-INMATE HH1616, 10745 RT. 18, ALBION, PENNSYLVANIA.

5 @ SERVED DREW BLOOM

DREW BLOOM, DEFENDANT NOT SERVED BY ERIE COUNTY SHERIFF'S DEPARTMENT AT SCI ALBION, PER DEPARTMENT OF CORRECTIONS DEFENDANT IS IN SCI CAMP HILL.

3/6/2008 @ SERVED DREW D. BLOOM - INMATE HH 1616

SERVED DREW D. BLOOM, DEFENDANT, AT SCI LAUREL HIGHLANDS P. O. BOX 631, 5706 GLADE, SOMERSET, PENNSYLVANIA BY HANDING TO B. TURNER, AGENT FOR DREW D. BLOOM

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE, AND COPY OF THE LEVY AND BY MAKING KNOW TO HIM / HER THE CONTENTS THEREOF.

@ SERVED

NOW, JANUARY 2, 2008 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO CONTINUE THE SHERIFF SALE SCHEDULED FOR JANUARY 4, 2008 TO MARCH 7, 2008.

WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CARRINGTON MORTGAGE LOAN
TRUST, SERIES 2006-OPT1, ASSET BACKED PASS-THROUGH CERTIFICATES
vs
DREW D. BLOOM AND SHARON A. BLOOM

@

SERVED

NOW, MARCH 6, 2007 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO CONTINUE THE SHERIFF
SALE SCHEDULED FOR MARCH 7, 2008 TO APRIL 4, 2008

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

Wells Fargo Bank, N.A., as Trustee for the
Certificateholders of Carrington Mortgage Loan
Trust, Series 2006-OPT1, Asset Backed
Pass-Through Certificates
Plaintiff

COURT OF COMMON PLEAS
CLEARFIELD COUNTY

Number 07-852-CD

v.

Drew D. Bloom and Sharon A. Bloom
Defendants

Commonwealth of Pennsylvania:

County of Clearfield:


TO THE SHERIFF OF CLEARFIELD 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):

All real property and improvements thereon located at:
211 Gertrude Street, Borough of Chester Hill
(Mailing address: Philipsburg, PA 16866)

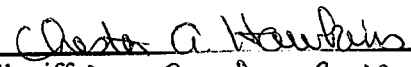
Amount Due	\$67,277.22	
Interest from 10/12/2007 to DATE OF SALE	\$	
@ \$11.06 per diem		
Costs	\$	
Total	\$	Plus Costs
	125.00	Prothonotary costs

Dated: 10/15/07
(SEAL)


Prothonotary, Common Pleas Court of
Clearfield County, Pennsylvania

By: _____
Deputy

Received this writ this 15th day
of October A.D. 2007
At 12:20 A.M./P.M.


Sheriff by Cynthia Butler-Cleghorn

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Chester Hill, County of Clearfield, and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point on the West line of Gertrude Street at the common corner of this lot and of Lot No. 34; thence in a Westerly direction along the line of Lot No. 34 a distance of One Hundred and Seventy-five (175) feet to line of public alley called Clover Alley; thence in a Southerly direction along the line of said Alley a distance of Sixty (60) feet to a corner of Lot No. 32; thence in an Easterly direction along the line of same a distance of One Hundred and Seventy-five (175) feet to the line of Gertrude Street; thence in a Northerly direction along the line of Gertrude Street a distance of Sixty (60) feet to line of Line No. 34 and place of BEGINNING.

BEING a lot (Sixty By One Hundred Seventy-five (60 X 175)) feet and known as Lot No. 33 in the Plan of said Borough.

HAVING THEREON ERECTED a residential dwelling.

BEING TAX PARCEL NO. 03-P12-334-00022.

BEING KNOWN AS 211 Gertrude Street.

BEING THE SAME PREMISES which Robert G. Harris, Jr. and Dora L. Harris, his wife, by Deed dated September 23, 2003 and recorded October 3, 2003 in the Office of the Recorder of Deeds in and for Clearfield County in Instrument No. 200317969, granted and conveyed unto Drew D. Bloom and Sharon A. Bloom.

UNDER AND SUBJECT to, and together with, any and all covenants, easements, restrictions, reservations, exceptions, and rights of way of record.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

NOTICE - THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED (IS,ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT TO PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HERETO TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966.

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME DREW D. BLOOM

NO. 07-852-CD

NOW, May 02, 2008, by virtue of the Writ of Execution hereunto attached, after having given due and legal notice of time and place of sale by publication in a newspaper published in this County and by handbills posted on the premises setting for the date, time and place of sale at the Court House in Clearfield on April 04, 2008, I exposed the within described real estate of Drew D. Bloom And Sharon A. Bloom to public venue or outcry at which time and place I sold the same to WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-OPT1, ASSET BACKED PASS-THROUGH CERTIFICATES he/she being the highest bidder, for the sum of \$1.00 plus costs and made the following appropriations, viz:

SHERIFF COSTS:

RDR	15.00
SERVICE	15.00
MILEAGE	15.52
LEVY	15.00
MILEAGE	15.52
POSTING	15.00
CSDS	10.00
COMMISSION	0.00
POSTAGE	18.89
HANDBILLS	15.00
DISTRIBUTION	25.00
ADVERTISING	15.00
ADD'L SERVICE	15.00
DEED	30.00
ADD'L POSTING	
ADD'L MILEAGE	31.04
ADD'L LEVY	
BID AMOUNT	1.00
RETURNS/DEPUTIZE	9.00
COPIES	15.00
	5.00
BILLING/PHONE/FAX	20.00
CONTINUED SALES	40.00
MISCELLANEOUS	

TOTAL SHERIFF COSTS \$340.97

DEED COSTS:

ACKNOWLEDGEMENT	5.00
REGISTER & RECORDER	31.00
TRANSFER TAX 2%	0.00
TOTAL DEED COSTS	\$31.00

PLAINTIFF COSTS, DEBT AND INTEREST:

DEBT-AMOUNT DUE	67,277.22
INTEREST @ 11.0600 %	1,935.50
FROM 10/12/2007 TO 04/04/2008	
PROTH SATISFACTION	
LATE CHARGES AND FEES	
COST OF SUIT-TO BE ADDED	
FORECLOSURE FEES	
ATTORNEY COMMISSION	
REFUND OF ADVANCE	
REFUND OF SURCHARGE	40.00
SATISFACTION FEE	
ESCROW DEFICIENCY	
PROPERTY INSPECTIONS	
INTEREST	
MISCELLANEOUS	

TOTAL DEBT AND INTEREST \$69,252.72

COSTS:

ADVERTISING	576.34
TAXES - COLLECTOR	221.58
TAXES - TAX CLAIM	1,902.17
DUE	
LIEN SEARCH	200.00
ACKNOWLEDGEMENT	5.00
DEED COSTS	31.00
SHERIFF COSTS	340.97
LEGAL JOURNAL COSTS	180.00
PROTHONOTARY	125.00
MORTGAGE SEARCH	80.00
MUNICIPAL LIEN	

TOTAL COSTS \$3,662.06

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE ABOVE SCHEDULE UNLESS EXCEPTIONS ARE FILED WITH THIS OFFICE **WITHIN TEN (10) DAYS FROM THIS DATE.**

CHESTER A. HAWKINS, Sheriff



CHESTER A. HAWKINS
SHERIFF

Sheriff's Office Clearfield County

COURTHOUSE
1 NORTH SECOND STREET, SUITE 116
CLEARFIELD, PENNSYLVANIA 16830

OFFICE (814) 765-2641 EXT. ~~5326~~

FAX (814) 765-5915

ROBERT SNYDER
CHIEF DEPUTY

MARILYN HAMM
DEPT. CLERK

CYNTHIA AUGHENBAUGH
OFFICE MANAGER

KAREN BAUGHMAN
CLERK TYPIST

PETER F. SMITH
SOLICITOR

DEPUTATION

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

PAGE 20677

TERM & NO. 07-852-CD

WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CARRINGTON MORTGAGE LOAN TRUST,
SERIES 2006-OPT1, ASSET BACKED PASS-THROUGH CERTIFICATES

vs.

DREW D. BLOOM AND SHARON A. BLOOM

DOCUMENTS TO BE SERVED:
NOTICE OF SALE
WRIT OF EXECUTION
COPY OF LEVY

SERVE BY: DEC. 28, 2007

MAKE REFUND PAYABLE TO RETURN TO BE SENT TO THIS OFFICE

SERVE: DREW BLOOM

ADDRESS: SCI ALBION-INMATE HH1616 10745 RT. 18
ALBION, PA 16475

Know all men by these presents, that I, CHESTER A. HAWKINS, HIGH SHERIFF OF CLEARFIELD COUNTY, State of Pennsylvania, do hereby deputize the SHERIFF OF ERIE COUNTY, Pennsylvania to execute this writ. This Deputation being made at the request and risk of the Plaintiff this day, Monday, December 3, 2007.

RESPECTFULLY,

CHESTER A. HAWKINS,
SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA

SHERIFF'S RETURN - NOT SERVED

CASE NO: 2007-00852 M
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ERIE

WELLS FARGO BANK NA

VS

DREW D BLOOM

SCOTT STEVA, Deputy Sheriff, who being duly sworn according to law, says, that he made a diligent search and inquiry for the within named DEFENDANT, to wit:

BLOOM DREW D but was unable to locate Him in his bailiwick. He therefore returns the NOTICE OF SALE

NOT SERVED, as to the within named DEFENDANT, BLOOM DREW D

SCI ALBION-INMATE # HH1616 10745 RT 18

ALBION, PA 16475

PER DEPARTMENT OF CORRECTIONS DEFENDANT IS IN SCI-CAMP HILL

Sheriff's Costs:

Docketing 81.00
Service .00
Affidavit .00
Surcharge .00

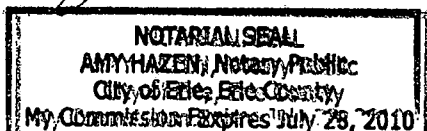
So answers:

Bob Merski
Bob Merski, Sheriff of Erie County
81.00 MCCABE WEISBERG & CONWAY
12/05/2007

Sworn and subscribed to before me

this 7 day of December
2007 A.D.

Amy Hazen
Notary



LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY
MARGARET GAIRO
LISA L. WALLACE+†
BRENDA L. BROGDON*
FRANK DUBIN
ANDREW L. MARKOWITZ
GAYL C. SPIVAK*
KEVIN DISKIN*
SCOTT TAGGART*
MARISA COHEN*
KATHERINE SANTANGINI**
JASON BROOKS*
DEBORAH K. CURRAN**
LAURA H.G. O'SULLIVAN**
STEPHANIE H. HURLEY**
ALISA LACHOW-THURSTON***

SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 600
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 401
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914) 636-8900
FAX (914) 636-8901
Also servicing Connecticut

SUITE 302
8101 SANDY SPRING ROAD
LAUREL, MD 20707
(301) 490-1196
FAX (301) 490-1568
Also servicing The District of Columbia
and Virginia

January 2, 2008

* Licensed in PA & NJ
** Licensed in PA & NY
+ Licensed in NY
† Licensed in NJ
- Licensed in PA & WA
*** Licensed in PA, NY & NY
† Licensed in NY & CT
+ Licensed in MD & DC
** Licensed in MD
*** Licensed in VA
+ Managing Attorney for NY
+ Managing Attorney for MD

Of Counsel
PITNICK & MARGOLIN, LLP - NY
DEBORAH K. CURRAN - MD & DC
LAURA H.G. O'SULLIVAN - MD & DC
STEPHANIE H. HURLEY - MD
ALISA LACHOW-THURSTON - VA
JOSEPH F. RIGA - PA & NJ

Sheriff of Clearfield County
Clearfield County Courthouse
230 East Market Street
Clearfield, PA 16830


Re: Wells Fargo Bank, N.A., as Trustee for the Certificateholders of Carrington Mortgage Loan Trust, Series 2006-OPT1, Asset
Backed Pass-Through Certificates
vs.
Drew D. Bloom and Sharon A. Bloom
Clearfield County; Court of Common Pleas; No. 07-852-CD
Premises: 211 Gertrude Street, Borough of Chester Hill, Philipsburg, PA, 16866

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the January 4, 2008 Sheriff's Sale. I am requesting at this time that you postpone this matter to the March 7, 2008 Sheriff's Sale.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,


Denise Williams
Legal Assistant

/dw

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 814-765-5915
SHERIFF'S OFFICE-RECEIVED BY:


SIGNATURE

1-2-08
DATE

This is a communication from a debt collector.
This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.

TERRENCE J. McCABE**
 MARC S. WEISBERG**
 EDWARD D. CONWAY
 MARGARET GAJRO
 LISA L. WALLACE†
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March 6, 2008

- * Licensed in PA & NJ
- ** Licensed in PA & NY
- *** Licensed in NY
- † Licensed in NY
- ‡ Licensed in PA & VA
- § Licensed in PA, VA & NY
- ¶ Licensed in NY & UT
- || Licensed in MD & DC
- ||| Licensed in MD
- |||| Licensed in VA
- ||||| Managing Attorney for NY
- ||||| Managing Attorney for MD

Sheriff of Clearfield County
 Clearfield County Courthouse
 230 East Market Street
 Clearfield, PA 16830

Of Counsel
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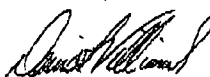
Re: Wells Fargo Bank, N.A., as Trustee for the Certificateholders of Carrington Mortgage Loan Trust, Series 2006-OPT1, Asset
 Backed Pass-Through Certificates
 vs.
 Drew D. Bloom and Sharon A. Bloom
 Clearfield County; Court of Common Pleas; No. 07-852-CD
 Premises: 211 Gertrude Street, Borough of Chester Hill, Philipsburg, PA, 16866

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the March 7, 2008 Sheriff's Sale. I am requesting at this time that you postpone this matter to the April 4, 2008 Sheriff's Sale.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.


Very truly yours,



Denise Williams
 Legal Assistant

/dw

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 814-765-5915
 SHERIFF'S OFFICE-RECEIVED BY:

 3-7-08
 SIGNATURE DATE

*This is a communication from a debt collector.
 This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.*

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature <div style="border: 1px solid black; padding: 2px; display: inline-block;">X</div> <i>B. Turner</i> <div style="float: right;"> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee </div> </p> <p>B. Received by (Printed Name) <div style="border: 1px solid black; padding: 2px; display: inline-block;">X</div> <i>B. TURNER</i> </p> <p>C. Date of Delivery <i>3-6-08</i> </p>
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> DREW D. BLOOM SCI LAUREL HIGHLANDS - INMATE HH 1616 P. O. BOX 631 5706 GLADES PIKE SOMERSET, PA 15501 </div>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number: (Transfer from service label)</p>	<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<div style="border: 1px solid black; padding: 5px; display: inline-block; font-family: monospace; font-size: 1.2em;"> 7006 0810 0001 4507 4340 </div>	
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>	

7006 0810 0001 4507 4340

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

SOMERSET, PA 15501

OFFICIAL USE

Postage \$ *5.88*

Certified Fee \$2.65

Return Receipt Fee (Endorsement Required) \$2.15

Restricted Delivery Fee (Endorsement Required) \$0.00

Total Postage & Fees \$ *5.88*

0843
04
Postmark Here

MAR 05 2008
USPS

Sent To _____

Street, Apt. No., or PO Box No. _____

City, State, ZIP+4 _____

DREW D. BLOOM
SCI LAUREL HIGHLANDS - INMATE HH 1616
P. O. BOX 631
5706 GLADES PIKE
SOMERSET, PA 15501

PS Form 3800, June 2002

See Reverse for Instructions