

00-1161-CD

Nicole Kitko vs Harold Rowles

80

00-1160-CD
PNC Mortgage Corp. of America vs. Donald P. Reich

FEDERMAN AND PHELAN, LLP
By: FRANK FEDERMAN, ESQUIRE
IDENTIFICATION NO. 12248
TWO PENN CENTER PLAZA, SUITE 900
PHILADELPHIA, PA 19102
(215) 563-7000

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION

¶ PNC MORTGAGE CORP. OF AMERICA
539 SOUTH FOURTH AVENUE
LOUISVILLE, KY 40202

Plaintiff

v.

TERM

NO. 00-1160-C

CLEARFIELD COUNTY

26 DONALD P. REICH
JOLLY ROGER ROAD
SECTION 6-A, LOT 12
DUBOIS, PA 15801

Defendant(s)

CIVIL ACTION - LAW
MORTGAGE FORECLOSURE
NOTICE

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

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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

CLEARFIELD COUNTY
DAVID S. MEHOLICK, COURT ADMINISTRATOR
CLEARFIELD COUNTY COURTHOUSE
CLEARFIELD, PA 16830
(814) 765-2641

FILED

SEP 18 2000

M 12:10/MS

William A. Shaw

Prothonotary

PD

80--

I CERTIFY TO

BY ATTY

S H A F F

1. Plaintiff is

PNC MORTGAGE CORP. OF AMERICA
539 SOUTH FOURTH AVENUE
LOUISVILLE, KY 40202

2. The name(s) and last known address (es) of the Defendant(s) are:

DONALD P. REICH
JOLLY ROGER ROAD
SECTION 6-A, LOT 12
DUBOIS, PA 15801

who is/are the mortgagor(s) and real owner(s) of the property hereinafter described.

3. On 4/20/98 mortgagor(s) made, executed and delivered a mortgage upon the premises hereinafter described to TOWNE AND COUNTRY MORTGAGE CORP. which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Mortgage Book No. 1925, Page 414. By Assignment of Mortgage dated 4/20/98 the mortgage was assigned to PLAINTIFF which Assignment is recorded in Assignment of Mortgage Book No. 1925, Page 423.
4. The premises subject to said mortgage is described as attached.
5. The mortgage is in default because monthly payments of principal and interest upon said mortgage due 1/1/00 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.

6. The following amounts are due on the mortgage:

Principal Balance	\$78,259.19
Interest	4,482.50
12/1/99 through 9/1/00	
(Per Diem \$16.30)	
Attorney's Fees	3,912.00
Cumulative Late Charges	494.31
4/20/98 to 9/1/00	
Cost of Suit and Title Search	<u>550.00</u>
Subtotal	\$87,698.00
Escrow	
Credit	0.00
Deficit	1,130.68
Subtotal	<u>\$1,130.68</u>
TOTAL	\$88,828.68

7. 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.

8. This action does not come under Act 6 of 1974 because the original mortgage amount exceeds \$50,000.00.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$88,828.68, together with interest from 9/1/00 at the rate of \$16.30 per diem to the date of Judgment, and other costs and charges collectible under the mortgage and for the foreclosure and sale of the mortgaged property.



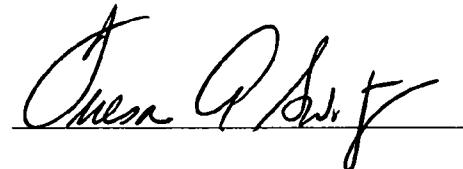
/s/ Frank Federman
FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

ALL that certain tract of land designated as Lot No. 12, Section No. 6A "Jaimaica" in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the Recorder of Deeds Misc. Map Docket file No. 24.

PREMISES: JOLLY ROGER ROAD, SECTION 6-A, LOT 12

VERIFICATION

TERESA SWITZER hereby states that she is SECOND VICE PRESIDENT of PNC MORTGAGE CORPORATION OF AMERICA mortgage servicing agent for Plaintiff in this matter, that she is authorized to take this Verification, and that the statements made in the foregoing Civil Action in Mortgage Foreclosure are true and correct to the best of her knowledge, information and belief. The undersigned understands that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.



DATE: 9/13/00

FEDERMAN AND PHELAN
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Attorney for Plaintiff

**PNC MORTGAGE CORPORATION OF
AMERICA
539 SOUTH FOURTH AVENUE
LOUISVILLE, KY 40202**

Plaintiff

vs.

26
DONALD P. REICH
JOLLY ROGER ROAD
SECTION 6-A, LOT 12
DUBOIS, PA 15801

Defendant(s)

FILED

DEC 07 2000

William A. Shaw
Prothonotary

PRAECIPE FOR JUDGMENT FOR FAILURE TO ANSWER AND ASSESSMENT OF DAMAGES

TO THE PROTHONOTARY:

Kindly enter judgment in favor of the Plaintiff and against DONALD P. REICH and, Defendant(s), for failure to file an Answer to Plaintiff's Complaint within 20 days from service thereof and for foreclosure and sale of the mortgaged premises, and assess Plaintiff's damages as follows:

As set forth in Complaint	\$88,828.68
Interest 9/1/00 TO 12/6/00	<u>\$1,581.10</u>
TOTAL	\$90,409.78

I hereby certify that (1) the addresses of the Plaintiff and Defendant(s) are as shown above, and (2) notice has been given in accordance with Rule 237.1, copy attached. ☐

37.1, copy attached.



FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DAMAGES ARE HEREBY ASSESSED AS INDICATED.

DATE: 12/7/00

PRO PROTHY

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

FEDERMAN AND PHELAN
Frank Federman, Esquire
Identification No. 12248
Two Penn Center Plaza
Suite 900
Philadelphia, PA 19102-1799
(215) 563-7000

ATTORNEY FOR PLAINTIFF

PNC MORTGAGE CORP. OF AMERICA

: COURT OF COMMON PLEAS

Plaintiff

: CIVIL DIVISION

vs.

DONALD P. REICH

: CLEARFIELD COUNTY

Defendant(s)

: NO. 00-1160-CD

TO: DONALD P. REICH
LOT #12 JAMAICA TREASURE LAKE,
A/K/A JOLLY ROGER ROAD,
SECTION 6-A, LOT 12
DUBOIS, PA 15801

DATE OF NOTICE: OCTOBER 16, 2000

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

IMPORTANT NOTICE

You are in default because you have failed 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 notice to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help:

CLEARFIELD COUNTY
DAVID S. MEHOLICK, COURT ADMINISTRATOR
CLEARFIELD COUNTY COURTHOUSE
CLEARFIELD, PA 16830
(814) 765-2641

Frank Federman, Esquire
Attorney for Plaintiff

FEDERMAN AND PHELAN
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Attorney for Plaintiff

**PNC MORTGAGE CORPORATION OF
AMERICA
539 SOUTH FOURTH AVENUE
LOUISVILLE, KY 40202**

Plaintiff

vs.

**DONALD P. REICH
JOLLY ROGER ROAD
SECTION 6-A, LOT 12
DUBOIS, PA 15801**

: **CLEARFIELD COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 00-1160-CD**
:
:
:
:
:

Defendant(s)

CERTIFICATION

FRANK FEDERMAN, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

(X) an FHA mortgage
() non-owner occupied
() vacant
() Act 91 procedures have been fulfilled

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



FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

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

Attorney for Plaintiff

**PNC MORTGAGE CORPORATION
OF AMERICA**

Plaintiff

vs.

DONALD P. REICH

Defendant(s)

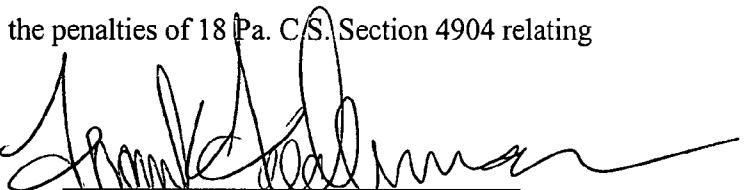
: **CLEARFIELD COUNTY**
:
: **Court of Common Pleas**
:
: **CIVIL DIVISION**
:
: **NO. 00-1160-CD**
:
:
:

VERIFICATION OF NON-MILITARY SERVICE

FRANK FEDERMAN, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

- (a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended
- (b) that defendant **DONALD P. REICH** is over 18 years of age and resides at **JOLLY ROGER ROAD SECTION 6-A, LOT 12, DUBOIS, PA 15801.**

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


FRANK FEDERMAN
Attorney for Plaintiff

COPY

(Rule of Civil Procedure No. 236 – Revised)

**PNC MORTGAGE CORPORATION
OF AMERICA**

: CLEARFIELD COUNTY

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 00-1160-CD

Plaintiff

vs.

DONALD P. REICH

Defendant(s)

:

:

:

Notice is given that a Judgment in the above captioned matter has been entered against you on
DECEMBER 7, 2000.

By _____ DEPUTY

If you have any questions concerning this matter, please contact:

FRANK FEDERMAN, ESQUIRE

Attorney for Filing Party

One Penn Center at Suburban Station

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

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IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY,
PENNSYLVANIA
STATEMENT OF JUDGMENT

COPY

PNC Mortgage Corp. of America
Plaintiff(s)

No.: 2000-01160-CD

Real Debt: \$90,409.78

Atty's Comm:

Vs. Costs: \$

Int. From:

Donald P. Reich
Defendant(s)

Entry: \$20.00

Instrument: Default Judgment

Date of Entry: December 7, 2000

Expires: December 7, 2005

Certified from the record this 7th day of December, 2000.

William A. Shaw, Prothonotary

SIGN BELOW FOR SATISFACTION

Received on _____, _____, of defendant full satisfaction of this Judgment, Debt, Interest and Costs and Prothonotary is authorized to enter Satisfaction on the same.

Plaintiff/Attorney

FILED

DEC 07 2000
Mili S. D'Amato, Esq.
William A. Shaw
Prothonotary
PD \$20.00

Notice to D.

ED

Statement to D. T. Feldman

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183

PNC MORTGAGE CORPORATION
OF AMERICA

: CLEARFIELD
:
: COURT OF COMMON
: PLEAS
:
: CIVIL DIVISION
:
: NO. 00-1160-CD

DONALD P. REICH
JOLLY ROGER ROAD
SECTION 6-A, LOT 12
DUBOIS. PA 15801

:
:
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:
:

Defendant(s)

:
:
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:

TO THE DIRECTOR OF THE PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due \$ 90,409.78

Interest from \$ _____ and Costs
12/15/00 to (sale date)
(per diem - \$14.86)

P.A.D. PROTHONOTARY 120 -

Frank Federman
FRANK FEDERMAN, ESQUIRE
ONE PENN CENTER AT SUBURBAN STATION
SUITE 1400
PHILADELPHIA, PA 19103
Attorney for Plaintiff

Note: Please attach description of property.

FILED

DEC 20 2000

11/4/00 fm

William A. Shaw
Prothonotary

PP
20-

6 wks to SITR

EZB

No. 00-1160-CD Term
IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

PNC MORTGAGE CORPORATION OF AMERICA

vs.

DONALD P. REICH

PRAECTIVE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed:

Donald P. Reich
Attorney for Plaintiff

Address: JOLLY ROGER ROAD, SECTION 6-A, LOT 12, DUBOIS. PA 15801
Where papers may be served.

ALL that certain tract of land designated as Lot No. 12, Section No. 6A "Jaimaica" in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the Recorder of Deeds Misc. Map Docket file No. 24.

PREMISES: JOLLY ROGER ROAD, SECTION 6-A, LOT 12

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

PNC MORTGAGE CORPORATION OF : CLEARFIELD
AMERICA :
Plaintiff : COURT OF COMMON
vs. : PLEAS
DONALD P. REICH : CIVIL DIVISION
JOLLY ROGER ROAD : NO. 00-1160-CD
SECTION 6-A, LOT 12 :
DUBOIS, PA 15801 :
Defendant(s) :
: :
: :
: :
: :
: :

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):

Premises JOLLY ROGER ROAD, SECTION 6-A, LOT 12, DUBOIS, PA
15801
(see attached legal description)

Amount Due	\$ 90,409.78
Interest from 12/15/00 to (sale date) (per diem - \$14.86)	\$ _____
Total	\$ _____

Plus Costs as endorsed.

120. — *Pao Prothonotary*



Clerk
Office of Prothonotary
Common Pleas Court of
CLEARFIELD County, PA

Dated: Dec. 20, 2000
(Seal)

No. 00-1160-CD Term

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

PNC MORTGAGE CORPORATION OF AMERICA

vs.

DONALD P. REICH

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Office of the Prothonotary

Judge Fee

Cr.

Sat.



Frank Dellerman
Attorney for Plaintiff

Address: JOLLY ROGER ROAD, SECTION 6-A, LOT 12, DUBOIS. PA 15801
Where papers may be served.

ALL that certain tract of land designated as Lot No. 12, Section No. 6A "Jaimaica" in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the Recorder of Deeds Misc. Map Docket file No. 24.

PREMISES: JOLLY ROGER ROAD, SECTION 6-A, LOT 12

In The Court of Common Pleas of Clearfield County, Pennsylvania
Sheriff Docket # 10193

PNC MORTGAGE CORP. OF AMERICA

VS.

REICH, DONALD P.

00-1160-CD

COMPLAINT IN MORTGAGE FORECLOSURE

SHERIFF RETURNS

NOW SEPTEMBER 20, 2000 AT 10:09 AM DST SERVED THE WITHIN COMPLAINT IN
MORTGAGE FORECLOSURE ON DONALD P. REICH, DEFENDANT AT RESIDENCE JOLLY
ROGER ROAD, SECTION 6-A LOT 12, DUBOIS, CLEARFIELD COUNTY,
PENNSYLVANIA BY HANDING TO BEVERLY REICH, WIFE A TRUE AND ATTESTED
COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN
TO HER THE CONTENTS THEREOF.

SERVED BY: MCINTOSH/COUDRIET

Return Costs

Cost	Description
37.76	SHFF. HAWKINS PAID BY: ATTY
10.00	SURCHARGE PAID BY: ATT

FILED

OCT 04 2000
013:43 pm
William A. Shaw E
Prothonotary JK

Sworn to Before Me This

4th Day Of October 2000
William A. Shaw

WILLIAM A. SHAW
Prothonotary
My Commission Expires
1st Monday in Jan. 2002
Clearfield Co., Clearfield, PA.

So Answers,

Chester A. Hawkins
My Marty Hawkins
Chester A. Hawkins
Sheriff

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

PNC MORTGAGE CORPORATION OF : CLEARFIELD
AMERICA :
Plaintiff : COURT OF COMMON
vs. : PLEAS
DONALD P. REICH : CIVIL DIVISION
JOLLY ROGER ROAD : NO. 00-1160-CD
SECTION 6-A, LOT 12 :
DUBOIS, PA 15801 :
Defendant(s) :
: :
: :
: :
: :

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):

Premises JOLLY ROGER ROAD, SECTION 6-A, LOT 12, DUBOIS, PA
15801
(see attached legal description)

Amount Due	\$ 90,409.78
Interest from 12/15/00 to (sale date) (per diem - \$14.86)	\$ _____
Total	\$ _____

Plus Costs as endorsed.

\$ 120. - Paid to Prothonotary



Clerk

WILLIAM A. SHAW Office of Prothonotary
Prothonotary Common Pleas Court of
My Commission Expires 1st Monday in Jan. 2002 CLEARFIELD County, PA
Clearfield Co. Clearfield, PA.

Dated: Dec. 20, 2000
(Seal)

RECEIVED DEC 21 2000

@ 9:30 AM

Chester A. Hawkins
by Margaret H. Pitt

NO. 00-1160-CD Term

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

PNC MORTGAGE CORPORATION OF AMERICA

vs.

DONALD P. REICH

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Office of the Prothonotary

Judg. Fee

Cr.

Sat.

Frank M. DeLeon

Attorney for Plaintiff

Address: JOLLY ROGER ROAD, SECTION 6-A, LOT 12, DUBOIS. PA 15801
Where papers may be served.

ALL that certain tract of land designated as Lot No. 12, Section No. 6A "Jaimaica" in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the Recorder of Deeds Misc. Map Docket file No. 24.

PREMISES: JOLLY ROGER ROAD, SECTION 6-A, LOT 12

In The Court of Common Pleas of Clearfield County, Pennsylvania

Sheriff Docket # 10565

PNC MORTGAGE CORPORATION OF AMERICA

00-1160-CD

VS.

REICH, DONALD P. 00-1160-CD

WRIT OF EXECUTION REAL ESTATE

SHERIFF RETURNS

NOW, JANUARY 12, 2001, AT 10:25 AM O'CLOCK A LEVY WAS TAKEN ON THE PROPERTY OF THE DEFENDANT. PROPERTY WAS POSTED THIS DATE.

A SALE IS SET FOR FRIDAY, MARCH 2, 2001, AT 10:00 AM.

NOW, JANUARY 29, 2001, MAILED WRIT OF EXECUTION, NOTICE OF SALE AND COPY OF LEVY TO DONALD P. REICH, DEFENDANT, BY REGULAR AND CERTIFIED MAIL #7000 0600 0023 2701 1533.

NOW, JANUARY 30, 2001, AT 4:15 PM O'CLOCK SERVED WRIT OF EXECUTION, NOTICE OF SALE AND COPY OF LEVY ON DONALD P. REICH, DEFENDANT, AT HIS PLACE OF RESIDENCE, JOLLY ROGER ROAD, DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA, 15801, BY HANDING TO DONALD P. REICH, DEFENDANT, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE AND COPY OF LEVY AND MADE KNOWN TO HIM THE CONTENTS THEREOF.

NOW, FEBRUARY 7, 2001, SERVED WRIT OF EXECUTION, NOTICE OF SALE AND COPY OF LEVY ON DONALD P. REICH, DEFENDANT, AT HIS PLACE OF RESIDENCE, JOLLY ROGER ROAD, DUBOIS, 15801, BY CERTIFIED MAIL #7000 0600 0023 2701 1533.

NOW, MARCH 2, 2001, A SALE WAS HELD ON THE PROPERTY OF THE DEFENDANT. PROPERTY WAS PURCHASED BY THE PLAINTIFF FOR ONE DOLLAR (\$1.00) PLUS COSTS.

In The Court of Common Pleas of Clearfield County, Pennsylvania

Sheriff Docket # 10565

PNC MORTGAGE CORPORATION OF AMERICA

00-1160-CD

VS.

REICH, DONALD P. 00-1160-CD

WRIT OF EXECUTION REAL ESTATE

SHERIFF RETURNS

NOW, MARCH 30, 2001, RETURN WRIT AS A SALE BEING HELD WITH THE PLAINTIFF PURCHASING THE PROPERTY FOR ONE DOLLAR (\$1.00) PLUS COSTS. PAID COSTS FROM ADVANCE WITH ATTORNEY PAYING REMAINING COSTS.

SHERIFF HAWKINS \$208.55

SURCHARGE 20.00

PAID BY ATTORNEY

FILED

MAR 30 2001

M 11.30

**William A. Shaw
Prothonotary**

[Signature]

Sworn to Before Me This

30th Day Of March 2001

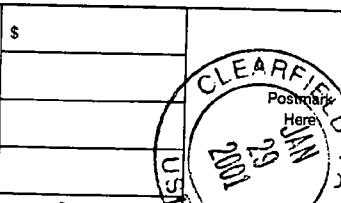
[Signature]

**WILLIAM A. SHAW
Prothonotary
My Commission Expires
1st Monday in Jan. 2002
Clearfield Co. Clearfield, PA.**

So Answers,

[Signature]
b. Murray Court H. Pitt
**Chester A. Hawkins
Sheriff**

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 		<p>A. Received by (Please Print Clearly) <input checked="" type="checkbox"/> B. Date of Delivery <i>2701</i></p> <p>C. Signature </p> <p><input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p> <hr/> <p>1. Article Addressed to:</p> <p>DONALD P. REICH Jolly Roger Road Section 6-A Lot 12 DuBois, PA 15801</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> <hr/> <p>2. Article Number (Copy from service label) 7000 0600 0023 2701 1533 EX-10565</p> <hr/> <p>PS Form 3811, July 1999 Domestic Return Receipt 102595-99-M-1789</p>	

U.S. Postal Service CERTIFIED MAIL RECEIPT <i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
Article Sent To:	
EEEST 27011 32200 00060 70000	Postage \$ Certified Fee Return Receipt Fee (Endorsement Required) Restricted Delivery Fee (Endorsement Required) Total Postage & Fees
	
<i>Name (Please Print Clearly) (to be completed by mailer)</i> DONALD P. REICH <i>Street Address</i> Roger Fox Road <i>Section</i> 6-A <i>Lot</i> 12 <i>City, State, Zip+4</i> Dubois, PA 15801	

COPY

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

REAL ESTATE SALE

NOW, MARCH 5, 2001 by virtue of the writ of execution hereunto attached, after having given due and legal notice of the time and place of sale, by publication in a newspaper published in this County, and by hand-bills posted on the premises, setting forth the time and place of sale, at the Court House, in Clearfield on the 2nd day of MARCH 2001, I exposed the within described real estate of DONALD P. REICH

to public venue or outcry at which time and place I sold the same to PNC MORTGAGE CORP OF AMERICA he being the highest bidder, for the sum of \$ 1.00 + COSTS and made the following appropriations, viz:

SHERIFF COSTS:

	\$
RDR	15.00
SERVICE	15.00
MILEAGE	9.88
LEVY	15.00
MILEAGE	9.88
POSTING	15.00
CSDS	10.00
COMMISSION 2%	
POSTAGE	3.95 + 4.08
HANDBILLS	15.00
DISTRIBUTION	25.00
ADVERTISING	15.00
ADD'L SERVICE	
DEED	30.00
ADD'L POSTING	
ADD'L MILEAGE	19.76
ADD'L LEVY	
BID	1.00
RETURNS/DEPUTIZE	
COPIES	5.00
BILLING	
TOTAL SHERIFF COSTS	\$ 208.55

DEED COSTS:

REG & REC	15.50
ACKNOWLEDGMENT	5.00

TRANSFER TAX 2% —

TOTAL DEED COSTS \$ 20.50

DEBT & INTEREST:

AMOUNT DUE	\$ 90,409.78
INTEREST	

TOTAL	\$
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COSTS:

ATTORNEY FEES	—
PRO SATISFACTION	—
ADVERTISING	\$ 466.50
LATE CHARGE & FEES	—
TAXES-Collector	465.45
TAXES-Tax Claim	—
COSTS OF SUIT-TO BE ADDED	\$ 120.00
LIST OF LIENS	\$ 100.00
MORTGAGE SEARCH	\$ 35.00
ACKNOWLEDGMENT	\$ —
DEED COST	\$ 20.50
ATTORNEY COMMISSION	—
SHERIFF COSTS	\$ 208.55
LEGAL JOURNAL	\$ 51.75
REFUND OF ADVANCE	\$ —
REFUND OF SURCHARGE	\$ —
PROTHONOTARY	\$ —

TOTAL COSTS	\$ 1,467.75
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**DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE ABOVE SCHEDULE
UNLESS EXCEPTIONS ARE FILED WITH THIS OFFICE WITHIN (10) TEN DAYS FROM THIS DATE.**

CHESTER A. HAWKINS, SHERIFF

C

ENTITY VENDOR
FAP Sheriff of Clearfield County [SCLEA]

CHECK DATE
3/13/2001

CHECK NO.
124933

DOC NO	APPLY TO	DATE	INVOICE	APPLY TO INVOICE	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
124933	104805	03/13/01	0022708868	REICH, D	467.75	0.00	467.75

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

467.75

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER

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



COMMERCIAL BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO.
124933

DRM	03-13-2001
DATE	AMOUNT
3/13/2001	*****467.75

Void after 90 days

Pay FOUR HUNDRED SIXTY SEVEN AND 75/100 DOLLARS

To The Sheriff of Clearfield County
Order 1 North Second Street
Of Clearfield, PA 16830

Frank Federman

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK. HOLD AT AN ANGLE TO VIEW.

124933 03600180836 065738

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY PENNSYLVANIA

RE: PNC MORTGAGE CORPORATION
OF AMERICA)

CIVIL ACTION

)

vs.

DONALD P. REICH)

CIVIL DIVISION
NO. 00-1160-CD

)

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF CLEARFIELD)

SS:

I, FRANK FEDERMAN, ESQUIRE attorney for PNC MORTGAGE
CORPORATION OF AMERICA hereby verify that on DECEMBER 27, 2000 true
and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to
the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.
Notice of Sale was sent to the Defendant(s) on DECEMBER 27, 2000 by certified mail
return receipt requested see Exhibit "B" attached hereto.

DATE: February 16, 2001


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FILED

FER 23 2001

mlk/17/noc
William A. Shaw
Prothonotary
EKL