

00-1161-CD  
Nicole Kitko vs Harold Rowles

00

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

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

Plaintiff

v.

TERM

NO. 00-1160-CD

CLEARFIELD COUNTY

260 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

Loan #: 0022708868

**FILED**

SEP 18 2000  
M 12:10/MS  
William A. Shaw  
Prothonotary

PO 80-  
i came to BY ATTY  
SHAW

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<br>(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                                      | <u>1,130.68</u>    |
| Subtotal                                     | <u>\$1,130.68</u>  |
| <b>TOTAL</b>                                 | <b>\$88,828.68</b> |

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.

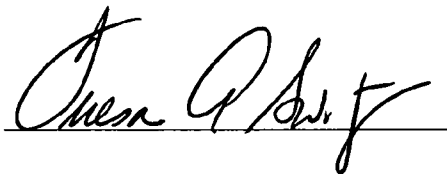
  
/s/ Frank Federman  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

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.

A handwritten signature in black ink, appearing to read "Teresa Switzer", is written over a horizontal line.

DATE: 4/13/00

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.

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

Defendant(s)

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

**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.

  
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.

: CLEARFIELD COUNTY

DONALD P. REICH

: NO. 00-1160-CD

Defendant(s)

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

Defendant(s)

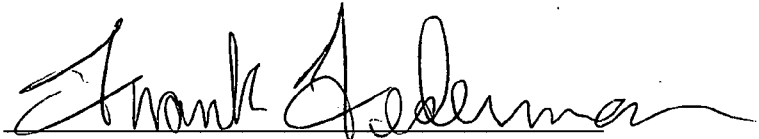
: CLEARFIELD COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
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: NO. 00-1160-CD  
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**CERTIFICATION**

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**  
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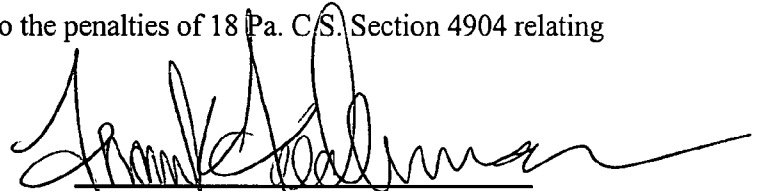
**VERIFICATION OF NON-MILITARY SERVICE**

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

Plaintiff

vs.

DONALD P. REICH

Defendant(s)

: CLEARFIELD COUNTY

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 00-1160-CD

:

:

:

:

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

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 2009  
M 11:59 AM  
William A. Shaw  
Prothonotary

Fedman  
pd \$20.00  
note to Dy.  
Statement to atty Fedman  
EB

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

PNC MORTGAGE CORPORATION  
OF AMERICA

Plaintiff

vs.

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

Defendant(s)

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

PAID 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

11/4:00/12  
William A. Shaw  
Prothonotary

(E. Shaw)

PD  
20 -

6 units to SHAW

8/20

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

PNC MORTGAGE CORPORATION OF AMERICA

vs.

DONALD P. REICH

---

PRAECIPE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)

---

Filed:

Frank Jelenkovic  
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  
AMERICA

Plaintiff

vs.

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

Defendant(s)

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

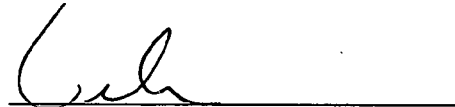
(see attached legal description)

Amount Due \$ 90,409.78

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

Total \$ Plus Costs as endorsed.

120. — Paid 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

Judg. Fee

Cr.

Sat.

  
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

01:43 pm

William A. Shaw

Prothonotary

JK

Sworn to Before Me This

4th Day Of October 2000

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

So Answers,

Chester A. Hawkins  
by 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  
AMERICA

Plaintiff

vs.

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

Defendant(s)

: CLEARFIELD  
:  
: COURT OF COMMON  
: PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 00-1160-CD  
:  
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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  
Office of Prothonotary  
Common Pleas Court of  
CLEARFIELD County, PA

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

Dated: Dec. 20, 2000  
(Seal)

RECEIVED DEC 21 2000

@ 9:20 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 J. Jelenian*  
Attorney for Plaintiff

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

RECEIVED 2008 1 1 1008

ALL that certain tract of land designated as Lot No. 12, Section No. 5A "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.

**Sheriff Docket # 10565**

00-1160-CD

REICH, DONALD P. 00-1160-CD

## SHERIFF RETURNS

**PAID BY ATTORNEY**

MAR 30 2001  
m 11.30  
William A. Shaw  
Prothonotary

*Chester A. Hawkins*  
by Wm arg cont H. Pratt  
**Chester A. Hawkins**  
**Sheriff**

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

DONALD P. REICH  
Jolly Roger Road  
Section 6-A Lot 12  
DuBois, PA 15801

2. Article Number (Copy from service label)  
7000 0600 0023 2701 1533

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly) B. Date of Delivery

C. Signature

X *Donald P. Reich*

☐ Agent  
☐ Addressee

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

## 3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

PS Form 3811, July 1999

Domestic Return Receipt

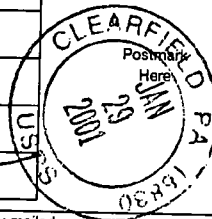
102595-99-M-1789

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

Article Sent To:

Postage \$  
Certified Fee  
Return Receipt Fee  
(Endorsement Required)  
Restricted Delivery Fee  
(Endorsement Required)  
Total Postage & Fees

*2.395*



Name (Please Print Clearly) (to be completed by mailer)

DONALD P. REICH  
Jolly Roger Road  
Section 6-A Lot 12  
DuBois, PA 15801

PS Form 3800, July 1999

See Reverse for Instructions

COPY

REAL ESTATE SALE

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 ex-posed 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 &amp; INTEREST:

AMOUNT DUE — \$ 90,409.78  
INTEREST —

TOTAL \$ —

## 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

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



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 |                  | 467.75     | 0.00     | 467.75         |
| REICH, D |          |          |            |                  |            |          |                |
|          |          |          |            |                  |            |          | 467.75         |

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

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

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

*Frank Federman*

124933 03600180836 065738 1

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**

FEB 23 2001

mlk/17/no cc  
William A. Shaw  
Prothonotary 