01-1532-CD
WASHINGTON MUTUAL HOME LOANS, INC. -vs- WILLIAM D. AGOSTI, JR.

FEDERMAN AND PHELAN, LLP
By: FRANK FEDERMAN, ESQUIRE
IDENTIFICATION NO. 12248
ONE PENN CENTER AT SUBURBAN STATION
1617 JOHN F. KENNEDY BOULEVARD
SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION

WASHINGTON MUTUAL HOME LOANS, INC.
F/K/A PNC MORTGAGE CORP. OF AMERICA
539 SOUTH 4TH AVENUE
LOUISVILLE, KY 40202

Plaintiff

v.

TERM

NO. 01 - 1532 - CD

CLEARFIELD COUNTY

WILLIAM D. AGOSTI, JR
SECTION N 18 LOT 263
DU BOIS, PA 15801

Defendant(s)

CIVIL ACTION - LAW
COMPLAINT IN 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 14 2001
William A. Shaw
Prothonotary

Loan #: 0022464040

IF THIS IS THE FIRST NOTICE THAT YOU HAVE RECEIVED FROM THIS OFFICE, BE ADVISED THAT:

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, 15 U.S.C. § 1692 et seq. (1977), DEFENDANT(S) MAY DISPUTE THE VALIDITY OF THE DEBT OR ANY PORTION THEREOF. IF DEFENDANT(S) DO SO IN WRITING WITHIN THIRTY (30) DAYS OF RECEIPT OF THIS PLEADING, COUNSEL FOR PLAINTIFF WILL OBTAIN AND PROVIDE DEFENDANT(S) WITH WRITTEN VERIFICATION THEREOF; OTHERWISE, THE DEBT WILL BE ASSUMED TO BE VALID. LIKEWISE, IF REQUESTED WITHIN THIRTY (30) DAYS OF RECEIPT OF THIS PLEADING, COUNSEL FOR PLAINTIFF WILL SEND DEFENDANT(S) THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR, IF DIFFERENT FROM ABOVE.

THE LAW DOES NOT REQUIRE US TO WAIT UNTIL THE END OF THE THIRTY (30) DAY PERIOD FOLLOWING FIRST CONTACT WITH YOU BEFORE SUING YOU TO COLLECT THIS DEBT. EVEN THOUGH THE LAW PROVIDES THAT YOUR ANSWER TO THIS COMPLAINT IS TO BE FILED IN THIS ACTION WITHIN TWENTY (20) DAYS, YOU MAY OBTAIN AN EXTENSION OF THAT TIME. FURTHERMORE, NO REQUEST WILL BE MADE TO THE COURT FOR A JUDGMENT UNTIL THE EXPIRATION OF THIRTY (30) DAYS AFTER YOU HAVE RECEIVED THIS COMPLAINT. HOWEVER, IF YOU REQUEST PROOF OF THE DEBT OR THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR WITHIN THE THIRTY (30) DAY PERIOD THAT BEGINS UPON YOUR RECEIPT OF THIS COMPLAINT, THE LAW REQUIRES US TO CEASE OUR EFFORTS (THROUGH LITIGATION OR OTHERWISE) TO COLLECT THE DEBT UNTIL WE MAIL THE REQUESTED INFORMATION TO YOU. YOU SHOULD CONSULT AN ATTORNEY FOR ADVICE CONCERNING YOUR RIGHTS AND OBLIGATIONS IN THIS SUIT.

01-1532-CD

1. Plaintiff is

WASHINGTON MUTUAL HOME LOANS, INC.
F/K/A PNC MORTGAGE CORP. OF AMERICA
539 SOUTH 4TH AVENUE
LOUISVILLE, KY 40202

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

WILLIAM D. AGOSTI, JR
SECTION N 18 LOT 263
DU BOIS, PA 15801

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

3. On 10/15/97 mortgagor(s) made, executed and delivered a mortgage upon the premises hereinafter described to TOWN AND COUNTRY MORTGAGE CORPORATION which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Mortgage Book No. 1880, Page 387. By Assignment of Mortgage recorded 10/17/97 the mortgage was assigned to PLAINTIFF which Assignment is recorded in Assignment of Mortgage Book No. 1880, Page 398.

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 3/1/01 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	$52,273.04
Interest	2,517.66
2/1/01 through 9/1/01	
(Per Diem $11.82)	
Attorney's Fees	2,613.00
Cumulative Late Charges	167.68
10/15/97 to 9/1/01	
Cost of Suit and Title Search	550.00
Subtotal	$58,121.38
Escrow	
Credit	291.02
Deficit	0.00
Subtotal	($ 291.02)
TOTAL	$57,830.36

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 $57,830.36, together with interest from 9/1/01 at the rate of $11.82 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.

Frank Federman

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

ALL that certain tract of land designated as Section 18, Lot 263, in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the Recorder of Deeds Office in Misc. Docket Map File No. 25.

PREMISES ON: SECTION N 18 LOT 263, DU BOIS, PA.15801

VERIFICATION

ADAM STYERS hereby states that he is ASSISTANT VICE PRESIDENT of WASHINGTON MUTUAL HOME LOANS, INC. mortgage servicing agent for Plaintiff in this matter, that he 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 his 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.

Adam Styers
Assistant Vice President

DATE: 9-6-01

10-22-01 Document
Reinstated/Reissued to Sheriff/Attorney
for service.

Deputy Prothonotary

FILED

SEP 14 2001

3:03 | atty Federman

William A. Shaw
Prothonotary

pd $80.00

2 cc Sheriff

FEDERMAN AND PHELAN
BY: FRANK FEDERMAN, ESQUIRE
Identification No. 12248
Two Penn Center Plaza, Suite 900
Philadelphia, PA 19102
(215)563-7000

Attorney for Plaintiff

WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC MORTGAGE CORP OF AMERICA	:	COURT OF COMMON PLEAS
Plaintiff	:	CIVIL DIVISION
vs.	:	Clearfield County
WILLIAM D. AGOSTI, JR	:	No. 01-1532-CD
Defendants		

PRAECIPE TO REINSTATE CIVIL ACTION/MORTGAGE FORECLOSURE

TO THE PROTHONOTARY:

Kindly reinstate the Civil Action in Mortgage Foreclosure with reference to the above captioned matter.

Frank Federman
FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

Date: October 18, 2001

FILED
OCT 22 2001
William A. Shaw
Prothonotary

FILED

OCT 22 2001

William A. Shaw
Prothonotary

m/3/10/atty Eckerman

1 comp cert. to Sheriff

10·22·01 Document
~~Reinstated~~/Reissued to Sheriff/~~Attorney~~
for service.

J Kendrick
Deputy Prothonotary

FEDERMAN AND PHELAN, L.L.P.
BY: FRANK FEDERMAN, ESQUIRE
Identification No. 12248
Suite 1400, One Penn Center at Suburban Station
1617 John F. Kennedy Blvd.
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WASHINGTON MUTUAL HOME LOANS, INC. F/K/A PNC MORTGAGE CORP. OF AMERICA	:	COURT OF COMMON PLEAS CLEARFIELD COUNTY No. 01-1532-CD
Plaintiff	:	
Vs.	:	
WILLIAM D. AGOSTI, JR.	:	
Defendant(s)	:	

SUGGESTION OF RECORD CHANGE
RE: PARAGRAPH #3 OF THE COMPLAINT IN MORTGAGE FORECLOSURE

TO THE PROTHONOTARY:

FRANK FEDERMAN, ESQUIRE, attorney for the Plaintiff, hereby certifies that, to the best of his knowledge, information and belief that the information in paragraph #3 of the Complaint in Mortgage Foreclosure is:

> On 10/15/97 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. 1880, Page 387. By Assignment of Mortgage recorded 6/24/88 the mortgage was assigned to PLAINTIFF which Assignment is recorded in Assignment of Mortgage Book No. 1880, page 398.

Kindly change the information on the docket.

Date: October 9, 2001

Frank Federman, Esquire
Attorney for Plaintiff

FILED
OCT 12 2001
William A. Shaw
Prothonotary

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

Attorney for Plaintiff

WASHINGTON MUTUAL HOME LOANS, INC. **F/K/A PNC MORTGAGE CORP. OF AMERICA** **539 SOUTH 4TH AVENUE** **LOUISVILLE, KY 40202**	:	**CLEARFIELD COUNTY** **COURT OF COMMON PLEAS**
vs.	:	**CIVIL DIVISION**
WILLIAM AGOSTI, JR. **922 TREASURE LAKE** **DUBOIS, PA 15801**	:	**NO. 01-1532-CD**

PRAECIPE FOR JUDGMENT FOR FAILURE TO
ANSWER AND ASSESSMENT OF DAMAGES

TO THE PROTHONOTARY:

Kindly enter judgment in favor of the Plaintiff and against **WILLIAM AGOSTI, JR.**, 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	**$57,830.36**
Interest - **9/1/01 TO 11/27/01**	**$ 1,040.16**
TOTAL	**$58,870.52**

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

Frank Federman
FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DAMAGES ARE HEREBY ASSESSED AS INDICATED.

DATE: 11-29-01

William A. Shaw
PRO PROTHY

FILED
NOV 29 2001 atty pd 20.00
in 12:13 p.m.
William A. Shaw
Prothonotary
notice to def
Statement to atty

FEDERMAN AND PHELAN
BY: FRANK FEDERMAN, ESQUIRE
Identification No. 12248
1617 John F. Kennedy Boulevard Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Attorney for Plaintiff

WASHINGTON MUTUAL HOME LOANS, INC. F/K/A PNC MORTGAGE CORP. OF AMERICA

Plaintiff

vs.

WILLIAM AGOSTI, JR.

Defendant(s)

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: CLEARFIELD COUNTY

: NO. 01-1532-CD

FILE COPY

TO: WILLIAM AGOSTI, JR.
922 TREASURE LAKE
DUBOIS, PA 15801

DATE OF NOTICE: NOVEMBER 16, 2001

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:

Frank Federman

Frank Federman, Esquire
Attorney for Plaintiff

FEDERMAN AND PHELAN
BY: FRANK FEDERMAN, ESQUIRE
Identification No. 12248
1617 John F. Kennedy Boulevard Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Attorney for Plaintiff

WASHINGTON MUTUAL HOME LOANS, INC. F/K/A PNC MORTGAGE CORP. OF AMERICA	: COURT OF COMMON PLEAS
	: CIVIL DIVISION
Plaintiff	: CLEARFELD COUNTY
vs.	
	: NO. 01-1532-CD
WILLIAM D. AGOSTI, JR.	
Defendant(s)	

TO: WILLIAM D. AGOSTI, JR.
RICK'S USED AUTO PARTS, 724 BRANDYCAMP RD.
KERSEY, ELK COUTY, PA 15846-9627

FILE COPY

DATE OF NOTICE: NOVEMBER 16, 2001

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.

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

Frank Federman

Frank Federman, Esquire
Attorney for Plaintiff

FEDERMAN AND PHELAN
BY: FRANK FEDERMAN, ESQUIRE
Identification No. 12248
1617 John F. Kennedy Boulevard Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Attorney for Plaintiff

WASHINGTON MUTUAL HOME LOANS, INC. F/K/A PNC MORTGAGE CORP. OF AMERICA	: COURT OF COMMON PLEAS
	: CIVIL DIVISION
Plaintiff	: CLEARFIELD COUNTY
vs.	
	: NO. 01-1532-CD
WILLIAM D. AGOSTI, JR.	
Defendant(s)	

FILE COPY

TO: **WILLIAM D. AGOSTI, JR.**
SECTION N 18 LOT 263
DU BOIS, PA 15801

DATE OF NOTICE: NOVEMBER 16, 2001

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.

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

Frank Federman

Frank Federman, Esquire
Attorney for Plaintiff

(Rule of Civil Procedure No. 236) - Revised

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

WASHINGTON MUTUAL HOME LOANS, INC.
F/K/A PNC MORTGAGE CORP. OF AMERICA)
) NO. 01-1532-CD

Plaintiff

vs.

WILLIAM AGOSTI, JR.)
)

Defendants

Notice is given that a Judgment in the above-captioned matter has been entered against you on November 29, 2001.

By: _____ ~~DEPUTY~~

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

FRANK FEDERMAN, ESQUIRE

Attorney for Party Filing
One Penn Center at Suburban
Station, Suite 1400
Philadelphia, PA 19103
(215) 563-7000

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, 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 ,
PENNSYLANIA
STATEMENT OF JUDGMENT

Washington Mutual Home Loans, Inc.
Plaintiff(s)

No.: 2001-01532-CD

Real Debt: $58,870.52

Atty's Comm:

Vs.

Costs: $

Int. From:

William D. Agosti Jr.
Defendant(s)

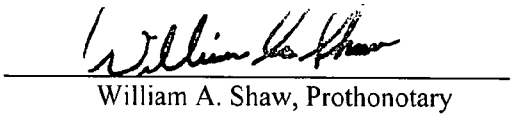
Entry: $20.00

Instrument: Default Judgment

Date of Entry: November 29, 2001

Expires: November 29, 2006

Certified from the record this 29th of November, 2001



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

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

WASHINGTON MUTUAL HOME LOANS, INC. F/K/A PNC MORTGAGE CORP. OF AMERICA 539 SOUTH 4TH AVENUE LOUISVILLE, KY 40202	CLEARFIELD COUNTY COURT OF COMMON PLEAS CIVIL DIVISION
Plaintiff	NO. 01-1532-CD
vs.	
WILLIAM AGOSTI, JR. 922 TREASURE LAKE DUBOIS, PA 15801	
Defendant(s)	

TO THE DIRECTOR OF THE PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due	$ 58,870.52	
Interest from 9/1/01 (sale date) (per diem - $9.68)	$_____	and Costs

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

NOV 29 2001

William A. Shaw
Prothonotary

No. 01-1532-CD Term
IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

WASHINGTON MUTUAL HOME LOANS, INC. F/K/A PNC MORTGAGE CORP. OF AMERICA

vs.

WILLIAM AGOSTI, JR.

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed:

Frank Fadlman
Attorney for Plaintiff

Address: 922 TREASURE LAKE
DUBOIS, PA 15801

Where papers may be served.

ALL THAT CERTAIN tract of land designated as Section 18, Lot 263, in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the Recorder of Deeds Office in Misc. Docket Map File No. 25.

TITLE TO SAID PREMISES IS VESTED IN William P. Agosti, Jr., married individual by Deed from Walter D. Gill and Ann M. Gill, his wife dated 10/15/97 and recorded 10/17/97 in Deed Book Volume 1880, Page 383.

Tax Parcel #C01-018-00263-0021)

FILED

NOV 29 2001

m/2:00/atty Federman

William A. Shaw
Prothonotary

pd $20.00 - no cc

6 writs Sheriff

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

COPY

WASHINGTON MUTUAL HOME LOANS, INC. F/K/A PNC MORTGAGE CORP. OF AMERICA 539 SOUTH 4TH AVENUE LOUISVILLE, KY 40202 Plaintiff	CLEARFIELD COUNTY COURT OF COMMON PLEAS CIVIL DIVISION
vs.	NO. 01-1532-CD
WILLIAM AGOSTI, JR. 922 TREASURE LAKE 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):

PremisesSECTION N 18 LOT 263, DU BOIS, PA 15801
(see attached legal description)

Amount Due	$ 58,870.52
Interest from 9/1/01 (sale date) (per diem - $9.68)	$_____
Total	$ 235.87 Plus Costs as endorsed

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

Dated: 11-29-01
(Seal)

No. 01-1532-CD Term

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

WASHINGTON MUTUAL HOME LOANS, INC. F/K/A PNC MORTGAGE CORP. OF AMERICA

vs.

WILLIAM AGOSTI, JR.

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Office of the Prothonotary

Judg. Fee

Cr.

Sat.

Attorney for Plaintiff

Address: 922 TREASURE LAKE
DUBOIS, PA 15801

Where papers may be served.

ALL THAT CERTAIN tract of land designated as Section 18, Lot 263, in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the Recorder of Deeds Office in Misc. Docket Map File No. 25.

TITLE TO SAID PREMISES IS VESTED IN William P. Agosti, Jr., married individual by Deed from Walter D. Gill and Ann M. Gill, his wife dated 10/15/97 and recorded 10/17/97 in Deed Book Volume 1880, Page 383.

Tax Parcel #C01-018-00263-0021)

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY PENNSYLVANIA

RE: COUNTRYWIDE HOME LOANS, INC.)
CIVIL ACTION
)

vs.

WILLIAM D. AGOSTI, JR.) CIVIL DIVISION
) NO. 01-1532 CD

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF CLEARFIELD) SS:

I, FRANK FEDERMAN, ESQUIRE attorney for **COUNTRYWIDE HOME LOANS, INC.** hereby verify that on **JANUARY 31, 2002** 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 **JANUARY 31, 2002** by certified mail return receipt requested see Exhibit "B" attached hereto.

DATE: March 8, 2002

FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FILED

APR 02 2002
01:24) nocc
William A. Shaw
Prothonotary

7160 3901 9844 6532 6060

TO: WILLIAM AGOSTI JR.
922 TREASURE LAKE
DUBOIS, PA 15801

SENDER: TEAM2

REFERENCE: AGOSTI

PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	.34
	Certified Fee	1.90
	Return Receipt Fee	1.50
	Restricted Delivery	3.20
	Total Postage & Fees	7.14 ~~6.94~~

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

USPS #13 PHILADELPHIA PA 19102 PENN CENTER

oName and Address of Sender

FEDERMAN & PHELAN
ONE PENN CENTER, SUBURBAN STATION, SUITE 1400
PHILADELPHIA, PA 19102

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	GMW	TENANT/OCCUPANT SECTION N 18 LOT 263 DU BOIS, PA 15801		
2		COMMONWEALTH OF PA DEPT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
3		CLEARFIELDCOUNTY DOMESTIC RELATIONS DEPARTMENT CLEARFIELD COUNTY COURTHOUSE 230 EAST MARKET STREET CLEARFIELD, PA 16830		
4		DUBOIS REGIONAL MEDICAL CENTER P.O. BOX 447 DUBOIS, PA 15801		
5		SECRETARY OF HOUSING AND URBAN DEVELOPMENT 451 7TH STREET WASHIGTON, DC 20410		
6		MARGARET E. AGOSTI C/O SECTION N 18 LOT 263 DU BOIS, PA 15801		
7				
8.				
9.				
10.				
11.		AGOSTI		

U.S. POSTAGE 1.50 PB METER 6068300 PHILADELPHIA PA JAN 31 '02

USPS PENN CENTER #13 PHILA. PA 19102 JAN 31 2002

Total Number of Pieces Listed by Sender 6

TEAM 2

Postmaster, Per (Name of Receiving Employee)

FEDERMAN AND PHELAN
BY: FRANK FEDERMAN, ESQUIRE
ATTORNEY I.D. NO. 12248
ONE PENN CENTER AT SUBURBAN
STATION, SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
NO: 01-1532 CD

WASHINGTON MUTUAL HOME LOANS, INC.,
F/K/A PNC MORTGAGE CORP. OF AMERICA,
ASSIGNED TO COUNTRYWIDE HOME LOANS

v.

WILLIAM D. AGOSTI, JR.

CLEARFIELD COUNTY

PRAECIPE TO MARK JUDGMENT TO USE OF PLAINTIFF

TO THE PROTHONOTARY:

Please mark the judgment in the amount of $58,870.52 in the above captioned matter to the use of COUNTRYWIDE HOME LOANS, INC., 400 COUNTRYWIDE WAY, SIMI VALLEY, CA 93065.

Frank Federman
FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: March 8, 2002

ENTRY OF APPEARANCE

TO THE PROTHONOTARY:

Kindly enter my appearance on behalf of COUNTRYWIDE HOME LOANS, INC., 400 COUNTRYWIDE WAY, SIMI VALLEY, CA 93065.

Frank Federman
FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: March 8, 2002

FILED $20 pd by Atty

MAR 14 2002

1:48 p.m.
William A. Shaw
Prothonotary

Statement to Atty
notices to def

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

Washington Mutual Home Loans, Inc.
Plaintiff(s)

No.: 2001-01532-CD

Real Debt: $58,870.52

Atty's Comm:

Vs.

Costs: $

Int. From:

William D. Agosti Jr.
Defendant(s)

Entry: $20.00

Instrument: Judgment

Date of Entry: March 14, 2002

Expires: March 14, 2007

Certified from the record this 14th day of March, 2002

_____
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

NOTICE OF JUDGMENT

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

Washington Mutual Home Loans, Inc.

Vs. No. 2001-01532-CD

William D. Agosti Jr.

To: DEFENDANT(S)

NOTICE is given that a JUDGMENT in the above captioned matter has been entered against you in the amount of $58,870.52 on the March 14, 2002.

William A. Shaw
Prothonotary

_____
William A. Shaw

In The Court of Common Pleas of Clearfield County, Pennsylvania

Sheriff Docket # 11513

WASHINGTON MUTUAL HOME LOANS, INC. 01-1532-CD

VS.

AGOSTI, WILLIAM D. JR.

COMPLAINT IN MORTGAGE FORECLOSURE

SHERIFF RETURNS

NOW OCTOBER 19, 2001 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURN THE WITHIN COMPLAINT IN MORTGAGE FORELCOSURE "NOT SERVED, TIME EXPIRED" AS TO WILLIAM D. AGOSTI, JR., DEFENDANT.

Return Costs

Cost	Description
43.70	SHFF. HAWKINS PAID BY: ATTY.
20.00	SURCHARGE PAID BY: ATTY.

Sworn to Before Me This

2nd Day Of November 2001

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

So Answers,

Chester A. Hawkins
Sheriff

FILED

NOV 02 2001
01:03am
William A. Shaw
Prothonotary

FEDERMAN AND PHELAN, LLP
By: FRANK FEDERMAN, ESQUIRE
IDENTIFICATION NO. 12248
ONE PENN CENTER AT SUBURBAN STATION
1617 JOHN F. KENNEDY BOULEVARD
SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION

WASHINGTON MUTUAL HOME LOANS, INC.
F/K/A PNC MORTGAGE CORP. OF AMERICA
539 SOUTH 4TH AVENUE
LOUISVILLE, KY 40202

Plaintiff

v.

TERM

NO. 01-1532-CD

CLEARFIELD COUNTY

WILLIAM D. AGOSTI, JR
SECTION N 18 LOT 263
DU BOIS, PA 15801

Defendant(s)

CIVIL ACTION - LAW
COMPLAINT IN 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.

We hereby certify the within to be a true and correct copy of the original filed of record
FEDERMAN AND PHELAN

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

I hereby certify this to be a true and attested copy of the original statement filed in this case.

Loan #: 0022464040

SEP 14 2001

Attest. William L. Shaw
Prothonotary

IF THIS IS THE FIRST NOTICE THAT YOU HAVE RECEIVED FROM THIS OFFICE, BE ADVISED THAT:

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, 15 U.S.C. § 1692 et seq. (1977), DEFENDANT(S) MAY DISPUTE THE VALIDITY OF THE DEBT OR ANY PORTION THEREOF. IF DEFENDANT(S) DO SO IN WRITING WITHIN THIRTY (30) DAYS OF RECEIPT OF THIS PLEADING, COUNSEL FOR PLAINTIFF WILL OBTAIN AND PROVIDE DEFENDANT(S) WITH WRITTEN VERIFICATION THEREOF; OTHERWISE, THE DEBT WILL BE ASSUMED TO BE VALID. LIKEWISE, IF REQUESTED WITHIN THIRTY (30) DAYS OF RECEIPT OF THIS PLEADING, COUNSEL FOR PLAINTIFF WILL SEND DEFENDANT(S) THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR, IF DIFFERENT FROM ABOVE.

THE LAW DOES NOT REQUIRE US TO WAIT UNTIL THE END OF THE THIRTY (30) DAY PERIOD FOLLOWING FIRST CONTACT WITH YOU BEFORE SUING YOU TO COLLECT THIS DEBT. EVEN THOUGH THE LAW PROVIDES THAT YOUR ANSWER TO THIS COMPLAINT IS TO BE FILED IN THIS ACTION WITHIN TWENTY (20) DAYS, YOU MAY OBTAIN AN EXTENSION OF THAT TIME. FURTHERMORE, NO REQUEST WILL BE MADE TO THE COURT FOR A JUDGMENT UNTIL THE EXPIRATION OF THIRTY (30) DAYS AFTER YOU HAVE RECEIVED THIS COMPLAINT. HOWEVER, IF YOU REQUEST PROOF OF THE DEBT OR THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR WITHIN THE THIRTY (30) DAY PERIOD THAT BEGINS UPON YOUR RECEIPT OF THIS COMPLAINT, THE LAW REQUIRES US TO CEASE OUR EFFORTS (THROUGH LITIGATION OR OTHERWISE) TO COLLECT THE DEBT UNTIL WE MAIL THE REQUESTED INFORMATION TO YOU. YOU SHOULD CONSULT AN ATTORNEY FOR ADVICE CONCERNING YOUR RIGHTS AND OBLIGATIONS IN THIS SUIT.

1. Plaintiff is

WASHINGTON MUTUAL HOME LOANS, INC.
F/K/A PNC MORTGAGE CORP. OF AMERICA
539 SOUTH 4TH AVENUE
LOUISVILLE, KY 40202

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

WILLIAM D. AGOSTI, JR
SECTION N 18 LOT 263
DU BOIS, PA 15801

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

3. On 10/15/97 mortgagor(s) made, executed and delivered a mortgage upon the premises hereinafter described to TOWN AND COUNTRY MORTGAGE CORPORATION which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Mortgage Book No. 1880, Page 387. By Assignment of Mortgage recorded 10/17/97 the mortgage was assigned to PLAINTIFF which Assignment is recorded in Assignment of Mortgage Book No. 1880, Page 398.

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 3/1/01 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	$52,273.04
Interest	2,517.66
2/1/01 through 9/1/01	
(Per Diem $11.82)	
Attorney's Fees	2,613.00
Cumulative Late Charges	167.68
10/15/97 to 9/1/01	
Cost of Suit and Title Search	550.00
Subtotal	$58,121.38
Escrow	
Credit	291.02
Deficit	0.00
Subtotal	($ 291.02)
TOTAL	$57,830.36

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 $57,830.36, together with interest from 9/1/01 at the rate of $11.82 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 Section 18, Lot 263, in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the Recorder of Deeds Office in Misc. Docket Map File No. 25.

PREMISES ON: SECTION N 18 LOT 263, DU BOIS, PA. 15801

VERIFICATION

ADAM STYERS hereby states that he is ASSISTANT VICE PRESIDENT of WASHINGTON MUTUAL HOME LOANS, INC. mortgage servicing agent for Plaintiff in this matter, that he 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 his 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.

Adam Styers
Assistant Vice President

DATE: 9·6·01

FEDERMAN AND PHELAN, LLP
By: FRANK FEDERMAN, ESQUIRE
IDENTIFICATION NO. 12248
ONE PENN CENTER AT SUBURBAN STATION
1617 JOHN F. KENNEDY BOULEVARD
SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION

WASHINGTON MUTUAL HOME LOANS, INC.
F/K/A PNC MORTGAGE CORP. OF AMERICA
539 SOUTH 4TH AVENUE
LOUISVILLE, KY 40202

Plaintiff

v.

TERM

NO. 01-1532-CD

CLEARFIELD COUNTY

WILLIAM D. AGOSTI, JR
SECTION N 18 LOT 263
DU BOIS, PA 15801

Defendant(s)

CIVIL ACTION - LAW
COMPLAINT IN MORTGAGE FORECLOSURE

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FEDERMAN AND PHELAN

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

I hereby certify this to be a true and attested copy of the original statement filed in this case.

SEP 14 2001

Attest. William L. Shaw
Prothonotary

Loan #: 0022464040

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WILLIAM D. AGOSTI, JR
SECTION N 18 LOT 263
DU BOIS, PA 15801

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

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PREMISES ON: SECTION N 18 LOT 263, DU BOIS, PA.15801

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Adam Styers
Assistant Vice President

DATE: 9·6·01

FEDERMAN AND PHELAN, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534
Kellie.Olivo@fedphe-pa.com

February 26, 2002

Office of the Prothonotary
CLEARFIELD County Courthouse
230 E. MARKET STREET
CLEARFIELD, PA 16830

RE: WASHINGTON MUTUAL HOME LOANS, INC. F/K/A PNC MORTGAGE CORP. OF AMERICA
v. WILLIAM AGOSTI, JR.
CLEARFIELD COUNTY, NO. 01-1532-CD

Dear Sir,

Please file the enclosed affidavit(s) in reference to the above captioned matter. Kindly return the attorney copy in the self addressed stamped envelope that has been provided for your convenience.

Thank you for your cooperation.

Yours truly,
Kellie Olivo
KELLIE OLIVO
for Federman and Phelan

CC: Sheriff's Office of CLEARFIELD County

AFFIDAVIT OF SERVICE

PLAINTIFF	**WASHINGTON MUTUAL HOME LOANS, INC. F/K/A PNC MORTGAGE CORP. OF AMERICA**	**CLEARFIELD COUNTY No. 01-1532-CD**
DEFENDANT(S)	**WILLIAM AGOSTI, JR.**	**Type of Action - Notice of Sheriff's Sale**
SERVE AT	**RICK'S USED AUTO PARTS 724 BRANDY CAMP ROAD KERSEY, PA 15846 (PLACE OF EMPLOYMENT)**	**Sale Date:** 4/5/02

SERVED

Served and made known to William Agosti Jr, Defendant, on the 19 day of Feb, 2002, at 3:25, o'clock P.m., at 724 Brandy Camp Road, Commonwealth of Pennsylvania, in the manner described below:

✓ Defendant personally served.
____ Adult family member with whom Defendant(s) reside(s). Relationship is _____.
____ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
____ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
____ Agent or person in charge of Defendant(s)'s office or usual place of business.
____ an officer of said Defendant(s)'s company.
____ Other: _____.

Description: Age 24 Height 6' Weight 190 Race W Sex M Other

I, Robert L. Pyles, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed before me this 20th day of February 2002.
Notary: By:

Notarial Seal
Monica Crilly, Notary Public
City of Altoona, Blair County
My Commission Expires Aug. 27, 2005
Member, Pennsylvania Association of Notaries

NOT SERVED

On the ____ day of _____, 200_, at ____ o'clock _.m., Defendant **NOT FOUND** because:

____ Moved ____ Unknown ____ No Answer ____ Vacant

Other:

Sworn to and subscribed before me this ____ day of _____, 200_.
Notary: By:

FILED
FEB 20 2002
6/3.27/nice
William A. Shaw
Prothonotary

Loan # 0022464040
Attorney for Plaintiff
Frank Federman, Esquire - I.D. No. 12248
One Penn Center at Suburban Station- Suite 1400
Philadelphia, PA 19103
(215) 563-7000

In The Court of Common Pleas of Clearfield County, Pennsylvania

Sheriff Docket # 11513

WASHINGTON MUTUAL HOME LOANS, INC. 01-1532-CD

VS.

AGOSTI, WILLIAM D. JR.

COMPLAINT IN MORTGAGE FORECLOSURE

SHERIFF RETURNS

NOW OCTOBER 24, 2001, THOMAS KONTES, SHERIFF OF ELK COUNTY WAS DEPUTIZED BY CHESTER A. HAWKINS, SHERIFF OF CLEARFIELD COUNTY TO SERVE THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON WILLIAM D. AGOSTI, JR., DEFENDANT.

NOW OCTOBER 26, 2001 SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON WILLIAM D. AGOSTI, JR., DEFENDANT BY DEPUTIZING THE SHERIFF OF ELK COUNTY. THE RETURN OF SHERIFF KONTES IS HERETO ATTACHED AND MADE A PART OF THIS RETURN.

Return Costs

Cost	Description
18.57	SHFF. HAWKINS PAID BY: ATTY.
26.60	SHFF. KONTES PAID BY: ATTY.

FILED

NOV 21 2001

William A. Shaw
Prothonotary

Sworn to Before Me This

21 Day Of Nov. 2001

So Answers,

Chester A. Hawkins
Sheriff

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

Affidavit of Service

Washington Mutual Home Loans, Inc.
f/k/a PNC Mortgage Corp. of America
vs.
William D. Agosti, Jr.

No. 1532 Term, 20 01

Returnable within _____ days
from date of service hereof.

NOW October 26, 20 01 at 2:32 o'clock P.M.

served the within Complaint in Mortgage Foreclosure on William D. Agosti, Jr.

of 922 Treasure Lake, DuBois, PA

at Rick's Used Auto Parts, 724 Brandy Camp Rd., Kersey, Elk County, PA, his place of

employment,

by handing to him

a true and attested copy of the original Complaint in Mortgage Foreclosure and made

known to him the contents thereof. Sheriff's Costs - $26.60 PAID

Sworn to before me this 30th

day of October A.D. 20 01

Prothonotary

My Commission Expires
January 5, 2004

So answers,

Thomas C. Forte

Sheriff

John Hall

Deputy

118.11-010

Sheriff's Office
Clearfield County

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

OFFICE (814) 765-2641
AFTER 4:00 P.M. (814) 765-1533
CLEARFIELD COUNTY FAX
(814) 765- 5915

CHESTER A. HAWKINS
SHERIFF

DARLENE SHULTZ
CHIEF DEPUTY

MARGARET PUTT
OFFICE MANAGER

MARILYN HAMM
DEPT. CLERK

PETER F. SMITH
SOLICITOR

DEPUTATION

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

WASHINGTON MUTUAL HOME LOANS INC

vs

WILLIAM D. AGOSTI JR.

TERM & NO. 01-1532-CD

SERVE BY: 11/21/01

or

HEARING DATE:

DOCUMENT TO BE SERVED:

COMPLAINT IN MORTGAGE FORECLOSURE

MAKE REFUND PAYABLE TO: FEDERMAN & PHELAN, Attorneys

SERVE: WILLIAM D. AGOSTI JR.

ADDRESS: work: Rick's Used Auto Parts, Kersey, Pa. 885-6103

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 ELK County Pennsylvania to execute this writ.

This Deputation being made at the request and risk of the Plaintiff this 24th day of OCTOBER 2001.

Respectfully,

CHESTER A. HAWKINS
SHERIFF OF CLEARFIELD COUNTY

NOTICE OF JUDGMENT

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

Washington Mutual Home Loans, Inc.

Vs. No. 2001-01532-CD

William D. Agosti Jr.

To: DEFENDANT(S)

NOTICE is given that a JUDGMENT in the above captioned matter has been entered against you in the amount of $58,870.52 on the March 14, 2002.

William A. Shaw
Prothonotary

William A. Shaw

FILED

MAR 19 2002
m/10:31am
William A. Shaw
Prothonotary

WILLIAM A. SHAW
PROTHONOTARY
and CLERK of COURTS
P.O. BOX 549
CLEARFIELD, PENNSYLVANIA 16830

CLEARFIELD PA MAR 14 '92

U.S.POSTAGE 0.34

William D. Agosti Jr
Section N18 Lot 263

D

A ☐ INSUFFICIENT ADDRESS
C ☐ ATTEMPTED NOT KNOWN
S ☐ NO SUCH NUMBER/ STREET
☒ NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

☐ OTHER

RTS
RETURN TO SENDER

16830/0349

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

WASHINGTON MUTUAL HOME LOANS, INC. F/K/A PNC MORTGAGE CORP. OF AMERICA 539 SOUTH 4TH AVENUE LOUISVILLE, KY 40202 Plaintiff	CLEARFIELD COUNTY COURT OF COMMON PLEAS CIVIL DIVISION
vs.	NO. 01-1532-CD
WILLIAM AGOSTI, JR. 922 TREASURE LAKE 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):

PremisesSECTION N 18 LOT 263, DU BOIS, PA 15801
(see attached legal description)

Amount Due	$ 58,870.52
Interest from 9/1/01 (sale date) (per diem - $9.68)	$_____
Total	$ 235.87 Plus Costs as endorsed

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

Dated: 11-29-01
(Seal)

RECEIVED NOV 29 2001
@ 3:14 PM
Chester A. Hawkins
by Margaret N. Putt

No. 01-1532-CD Term

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

WASHINGTON MUTUAL HOME LOANS, INC. F/K/A PNC MORTGAGE CORP. OF AMERICA

vs.

WILLIAM AGOSTI, JR.

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Office of the Prothonotary

Judg. Fee

Cr.

Sat.

Frank Fiskeman
Attorney for Plaintiff

Address: 922 TREASURE LAKE
DUBOIS, PA 15801

Where papers may be served.

ALL THAT CERTAIN tract of land designated as Section 18, Lot 263, in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the Recorder of Deeds Office in Misc. Docket Map File No. 25.

TITLE TO SAID PREMISES IS VESTED IN William P. Agosti, Jr., married individual by Deed from Walter D. Gill and Ann M. Gill, his wife dated 10/15/97 and recorded 10/17/97 in Deed Book Volume 1880, Page 383.

Tax Parcel #C01-018-00263-0021)

In The Court of Common Pleas of Clearfield County, Pennsylvania

Sheriff Docket # 11844

WASHINGTON MUTUAL HOME LOANS ET AL 01-1532-CD

VS.

AGOSTI, WILLIAM, JR

WRIT OF EXECUTION REAL ESTATE

SHERIFF RETURNS

NOW, JANUARY 28, 2002, AT 10:45 AM O'CLOCK A LEVY WAS TAKEN ON THE PROPERTY OF THE DEFENDANT. PROPERTY WAS POSTED THIS DATE.

A SALE IS SET FOR FRIDAY, APRIL 5, 2002, AT 10:00 AM O'CLOCK,

NOW, JANUARY 28, 2002, SHERIFF THOMAS KONTES OF ELK COUNTY WAS DEPUTIZED BY CHESTER A. HAWKINS, SHERIFF OF CLEARFIELD COUNTY TO SERVE THE WITHIN WRIT OF EXECUTION, NOTICE OF SALE AND COPY OF LEVY ON WILLIAM AGOSTI, JR., DEFENDANT.

NOW, FEBRUARY 1, 2002, SERVED THE WITHIN WRIT OF EXECUTION, NOTICE OF SALE AND COPY OF LEVY ON WILLIAM AGOSTI, JR., DEFENDANT, BY DEPUTIZING THE SHERIFF OF ELD COUNTY. THE RETURN OF SHERIFF KONTES IS HERETO ATTACHED AND MADE PART OF THIS RETURN.

NOW, APRIL 5, 2002, A SALE WAS HELD ON THE PROPERTY OF THE DEFENDANT. PROPERTY WAS PURCHASED BY THE PLAINTIFF FOR ONE DOLLAR ($1.00) PLUS COSTS. SENT A BILL THIS DATE TO ATTORNEY.

NOW, MAY 1, 2002, RECEIVED ATTORNEY CHECK #196554 IN THE AMOUNT OF THREE HUNDRED FIFTY-FIVE DOLLARS AND NINETY-SIX CENTS ($355.96). CALLED ATTORNEY THIS DATE FOR ADDITIONAL MONEY DUE ON TAXES.

NOW, MAY 3, 2002, RECEIVED ATTORNEY CHECK #197389 IN THE AMOUNT OF NINE DOLLARS AND EIGHTY-SEVEN CENTS ($9.87) FOR ADDITIONAL COSTS DUE.

In The Court of Common Pleas of Clearfield County, Pennsylvania

Sheriff Docket # 11844

WASHINGTON MUTUAL HOME LOANS ET AL 01-1532-CD

vs.

AGOSTI, WILLIAM, JR

WRIT OF EXECUTION REAL ESTATE

SHERIFF RETURNS

NOW, MAY 7, 2002, 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, DEED WAS FILED THIS DATE.

SHERIFF HAWKINS $218.78
SURCHARGE $ 20.00
PAID BY ATTORNEY

Sworn to Before Me This

7th Day Of May 2002

So Answers,

by Margaret H. Pott

Chester A. Hawkins
Sheriff

FILED
01:3:51
MAY 07 2002

William A. Shaw
Prothonotary

ENTITY	VENDOR	CHECK DATE	CHECK NO.
FAP	Sheriff of Clearfield County [SCLEA]	4/29/2002	196554

DOC NO	APPLY TO	DATE	INVOICE	APPLY TO INVOICE	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
196554	195695	04/29/02	51205		355.96	0.00	355.96
AGOSTI, WILLIAM 806141							
							355.96

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

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

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

COPY

COMMERCE BANK 3-180/360
PHILADELPHIA, PA 19148

CHECK NO
196554

DRM 04-29-2002

DATE	AMOUNT
4/29/2002	*********355.96

Pay THREE HUNDRED FIFTY FIVE AND 96/100 DOLLARS

Void after 90 days

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

Frank Federman

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK - TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT

⑈196554⑈ ⑆036001808⑆36 150866 6⑈

ENTITY	VENDOR	CHECK DATE	CHECK NO.
FAP	Sheriff of Clearfield County [SCLEA]	5/2/2002	197389

DOC NO	APPLY TO	DATE	INVOICE	APPLY TO INVOICE	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
197389	196576	05/02/02	51205		9.87	0.00	9.87
AGOSTI	806141						
							9.87

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

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

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

COMMERCE BANK 3-180/360
PHILADELPHIA, PA 19148

CHECK NO
197389

DRM 05-02-2002

DATE	AMOUNT
5/2/2002	**********9.87

Void after 90 days

Pay NINE AND 87/100 DOLLARS

COPY

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

Frank Federman

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK - TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT

Ex-11844

⑈197389⑈ ⑆036001808⑆36 150866 6⑈

Sheriff's Office
Clearfield County
SUITE 116
1 NORTH SECOND STREET - COURTHOUSE
CLEARFIELD, PENNSYLVANIA 16830

(814)765-5915

CHESTER A. HAWKINS
SHERIFF

DARLENE SHULTZ
CHIEF DEPUTY

MARGARET PUTT
OFFICE MANAGER

MARILYN HAMM
DEPT CLERK

PETER F. SMITH
SOLICITOR

DEPUTATION

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

WASHINGTON MUTUAL HOME LOANS, INC. F/K/A PNC MORTGAGE CORP. OF AMERICA
VS
WILLIAM AGOSTI, JR.

NO. 01-1532-CD

ACTION: WRIT OF EXECUTION, NOTICE OF SALE AND COPY OF LEVY

SERVE BY: MARCH 1, 2002

or

HEARING DATE:

****

SERVE: WILLIAM AGOSTI, JR.

ADDRESS: RICKS USED AUTO PARTS
KERSEY, PA

****

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 ELK County to execute this writ.

This deputation being made at the request and risk of the plaintiff this 28th day of JANUARY 2002.

COPY

Respectfully,
Chester A. Hawkins
by its Deputy Margaret Putt
CHESTER A. HAWKINS,
SHERIFF OF CLEARFIELD COUNTY

MAKE REFUND PAYABLE TO:

Affidavit of Service

Washington Mutual Home Loans, Inc.
f/k/a PNC Mortgage Corp. of America
vs.
William Agosti, Jr.

No. 1532 Term, 20 01

Returnable within _____ days
from date of service hereof.

NOW February 1, 20 02 at 10:40 o'clock A.M.
served the within Writ, Notice of S.S. & Levy on William Agosti, Jr.
at Rick's Used Auto Parts, 724 Brandy Camp Rd., Kersey, Elk County, Pa., his place of employment,
by handing to him
true and attested copy of the original Writ, Notice of Sheriff Sale & Levy and made known to him the contents thereof. Sheriff's Costs - $26.60 PAID

Sworn to before me this 13th
day of February A.D. 20 2002
Carolyn S. Frey Prothonotary
My Commission Expires
January 5, 2004

118.11-010

So answers,
Thomas C. Konte Sheriff
Deputy

COPY

REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION

NOW, APRIL 8, 2002, by virtue of the Writ of Execution hereunto attached, after having given due and legal notice o time and place of sale by publication in a newspaper published in this County and by handbills posted on the premises setting fo the date, time and place of sale at the Court House in Clearfield on the 5th day of APRIL 2002, I exposed the within described real estate of WILLIAM AGOSTI, JR

to public venue or outcry at which time and place I sold the same to WASHINGTON MUTUAL HOME LOANS, INC F/K/A PNC MORT CORP OF AMERICA he/she 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		12.35
LEVY		15.00
MILEAGE		12.35
POSTING		15.00
CSDS		10.00
COMMISSION 2%		
POSTAGE		4.08
HANDBILLS		15.00
DISTRIBUTION		25.00
ADVERTISING		15.00
ADD'L SERVICE		~~15.00~~
DEED		30.00
ADD'L POSTING		
ADD"L MILEAGE		
ADD'L LEVY		
BID AMOUNT		1.00
RETURNS/DEPUTIZE		9.00
COPIES / BILLING	$15.00 + 5.00	
BILLING - PHONE – FAX		5.00
TOTAL SHERIFF COSTS	$	218.78

DEED COSTS:

REGISTER & RECORDER	$	15.50
ACKNOWLEDGEMENT	****	5.00
TRANSFER TAX 2%		
TOTAL DEED COSTS	$	20.50

DEBT & INTEREST:

DEBT-AMOUNT DUE	$ 58,870.52
INTEREST FROM 9-1-01 TO SALE DATE PER DIEM $9.68	TO BE ADDED
TOTAL DEBT & INTEREST	**$ 58,870.52**

COSTS:

ATTORNEY FEES	$	
PROTH. SATISFACTION	$	
ADVERTISING	$	443.88
LATE CHARGES & FEES	$	
TAXES-Collector	$	243.80
TAXES-Tax Claim	$	NONE
COSTS OF SUIT-To Be Added	$	
LIST OF LIENS AND MORTGAGE SEARCH	$	140.00
FORCLOSURE FEES / LIFE INS REFUND	$	
ACKNOWLEDGEMENT	$	5.00
DEED COSTS	$	15.50
ATTORNEY COMMISSION	$	
SHERIFF COSTS	$	218.78
LEGAL JOURNAL AD	$	63.00
REFUND OF ADVANCE	$	
REFUND OF SURCHARGE	$	
PROTHONOTARY	$ 235.87	
TOTAL COSTS	$	1,365.83

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

Chester A. Hawkins, Sheriff