

02-534-CD
FIRST UNION NATIONAL BANK et al -vs- LORIE A. BELL

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

FIRST UNION NATIONAL BANK as
Trustee for the PENNSYLVANIA
HOUSING FINANCE AGENCY, assignee
of PENNSYLVANIA HOUSING
FINANCE AGENCY, assignee of
TOWNE AND COUNTRY MORTGAGE
CORP.,

CIVIL DIVISION
NO. 02-534-CD
COMPLAINT IN MORTGAGE
FORECLOSURE

Plaintiff,

vs.

LORIE A. BELL, unmarried,

Defendants.

Code
MORTGAGE FORECLOSURE

Filed on behalf of
Plaintiff

Counsel of record for this
party:

Louis P. Vitti, Esquire
PA I.D. #3810
Supreme Court #01072

Louis P. Vitti & Assoc., P.C.
916 Fifth Avenue
Pittsburgh, PA 15219

(412) 281-1725

FILED

APR 08 2002

William A. Shaw
Prothonotary

COMPLAINT IN MORTGAGE FORECLOSURE

NOTICE

YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO DEFEND AGAINST THE CLAIMS SET FORTH IN THE FOLLOWING PAGES, YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS AFTER THIS COMPLAINT AND NOTICE ARE SERVED, BY ENTERING A WRITTEN APPEARANCE PERSONALLY OR BY THE ATTORNEY AND FILING IN WRITING WITH THE COURT YOUR DEFENSES AND 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 SHOULD 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.

**PROTHONOTARY
CLEARFIELD COUNTY COURTHOUSE
CLEARFIELD, PA 16830**

(814) 765-2641 - EXT. 20

COMPLAINT IN MORTGAGE FORECLOSURE

AND NOW, comes the Plaintiff by its attorneys, Louis P. Vitti and Associates, P.C. and Louis P. Vitti, Esquire, and pursuant to the Pennsylvania Rules of Civil Procedure Numbers 1141 through 1150, for its Complaint in Mortgage Foreclosure, sets forth the following:

1. The Plaintiff is a corporation duly authorized to conduct business within the laws of the Commonwealth of Pennsylvania, having a principal place of business located at 2101 North Front Street, Harrisburg, PA 17105.

2. The Defendant(s) is/are individuals with a last known mailing address of RR 1, Box 4, Main Street, Rockton, PA 15856. The property address is **RR 1, Box 4, Main Street, Rockton, PA 15856** and is the subject of this action.

3. On the 3rd day of September, 1999, in consideration of a loan of Fifty-Seven Thousand, Nine Hundred Twenty-Four and No/100 (\$57,924.00) Dollars made by Towne and Country Mortgage Corp., a PA corporation, to Defendant(s), the said Defendant(s) executed and delivered to Towne and Country Mortgage Corp., a PA corporation, a "Note" secured by a Mortgage with the Defendant(s) as mortgagor(s) and Towne and Country Mortgage Corp., as mortgagee, which mortgage was recorded on the 9th day of September, 1999, in the Office of the Recorder of Deeds of Clearfield County, in Instrument No. 199915055. The said mortgage is incorporated herein by reference thereto as though the same were set forth fully at length.

4. The premises secured by the mortgage are:

See Exhibit "A" attached hereto.

5. On the 9th day of September, 1999, Towne and Country Mortgage Corp., a PA corporation, assigned to the Plaintiff, Pennsylvania Housing Finance Agency, the said mortgage, that assignment being recorded in the Office of the Recorder of Deeds of Clearfield County on the 9th day of September, 1999, in Instrument No. 199915056 . The said assignment is incorporated herein by reference.

6. Subsequent thereto, Pennsylvania Housing Finance Agency, a PA corporation, assigned to the Plaintiff, First Union National Bank as Trustee for the Pennsylvania Housing Finance Agency, the said mortgage, that assignment to be recorded in the Office of the Recorder of Deeds of Clearfield County and the said assignment is incorporated herein by reference.

7. Said mortgage provides, inter alia:

"that when as soon as the principal debt secured shall become due and payable, or in case default shall be made in the payment of any installment of principal and interest, or any monthly payment, keeping and performance by the mortgagor of any of the terms, conditions or covenants of the mortgage or note, it shall be lawful for mortgagee to bring an Action of Mortgage Foreclosure, or other proceedings upon the mortgage, of principal debt, interest and all other recoverable sums, together with attorney's fees."

8. Since November 1, 2001, the mortgage has been in default by reason, inter alia, of the failure of the mortgagor(s) to make payments provided for in the said mortgage (including principal and interest) and, under the terms of the mortgage, the entire principal sum is due and payable.

9. In accordance with the appropriate Pennsylvania Acts of Assembly and the Pennsylvania Rules of Civil Procedure, the mortgagor(s) has been advised in writing of the mortgagees intention to foreclose. The appropriate time period has elapsed since the Notice of Intention to Foreclose has been served upon the mortgagor(s).

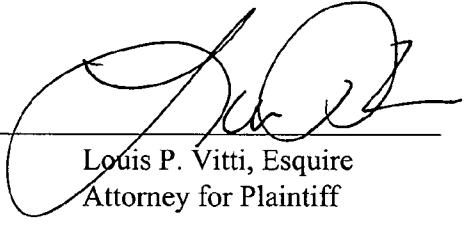
10. The amount due on said mortgage is itemized on the attached schedule.
11. Plaintiff does hereby release the personal representative, heir and/or devisee of the mortgagor(s) from liability for the debt secured by the mortgage.

WHEREFORE, pursuant to Pennsylvania Rule of Civil Procedure Number 1147(6), Plaintiff demands judgment for the amount due of Sixty-Five Thousand, Ninety-Eight and 24/100 Dollars (\$65,098.24) with interest and costs.

Respectfully submitted,

LOUIS P. VITTI & ASSOC., P.C.

BY _____


Louis P. Vitti, Esquire
Attorney for Plaintiff

BELL, LORIE A.

SCHEDULE OF AMOUNTS DUE UNDER MORTGAGE

Unpaid Principal Balance	56,654.10
Interest @ 6.9000% from 10/01/01 through 04/30/2002 (Plus \$10.7100 per day after 04/30/2002)	2,259.80
Late charges through 04/05/2002 0 months @ 15.26 Accumulated beforehand (Plus \$15.26 on the 17th day of each month after 04/05/2002)	122.08
Attorney's fee	2,832.71
Escrow deficit (This figure includes projected additional charges that may be incurred by the Plaintiff and transmitted to the sheriff as charges on the writ prior to the date of the sheriff's sale)	<u>3,229.55</u>
BALANCE DUE	65,098.24

MORTGAGE FROM LORIE A. BELL,
TOWNE & COUNTRY MORTGAGE CORP. DATED SEPTEMBER 3, 1999 AND COVERING
PROPERTY KNOWN AS RR 1 BOX 4-MAIN STREET, ROCKTON, PA 15856.

ALL those two certain pieces or parcels of land situate in the Village of Rockton,
Union Township, Clearfield County, Pennsylvania, bounded and described as follows:

PARCEL ONE: BEGINNING at a stone corner of lands of D. M. Hollopeter and public road;
thence by said public road, East sixty (60) feet to a stone corner of lands of Sadie
E. Corp; thence South one hundred eighty (180) feet to lands of D. M. Hollopeter;
thence along said lands, West sixty (60) feet to other lands of said D. M. Hollopeter;
thence North along said lands to public road one hundred eighty (180) feet and place
of beginning.

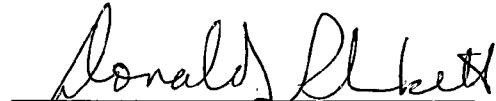
PARCEL TWO: BEGINNING at a stone corner; thence East along public road sixty (60)
feet to stone corner; thence South by land of J. H. Beer, one hundred and eighty (180)
feet to a stone corner; thence West by land of J. H. Beer, sixty (60) feet to stone
corner; thence one hundred and eighty (180) feet by land of S. H. Beer to the place of
beginning. Containing one-fourth acre, more or less.

BEING the same property which Joann Kalgren, formerly Joann Harris, now intermarried
with Kelly D. Kalgren, her husband, by Deed dated August 6, 1999 and to be recorded
herewith, granted and conveyed to Lorie A. Bell, the Mortgagor herein.

RECORDED "A"

VERIFICATION

Donald J. Plunkett, hereby states that he is the Assistant Executive Director for Single Family Programs of the Pennsylvania Housing Finance Agency, 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.



Donald J. Plunkett
Donald J. Plunkett
Assistant Executive Director
Single Family Housing

Date: 4-5-02

In The Court of Common Pleas of Clearfield County, Pennsylvania

Sheriff Docket # 12353

FIRST UNION NATIONAL BANK

02-534-CD

VS.

BELL, LORIE A. unmarried

COMPLAINT IN MORTGAGE FORECLOSURE

SHERIFF RETURNS

NOW APRIL 12, 2002 AT 2:05 PM DST SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON LORIE A. BELL, unmarried, DEFENDANT AT SHERIFF'S OFFICE, MARKET ST., CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO LORIE A. BELL A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN TO HER THE CONTENTS THEREOF.

SERVED BY: GRASSO.

Return Costs

Cost	Description
27.45	SHFF. HAWKINS PAID BY; A TTY.
10.00	SURCHARGE PAID BY; ATTY.

Sworn to Before Me This

12th Day Of May 2002
William A. Shaw

WILLIAM A. SHAW
Prothonotary
My Commission Expires
1st Monday in Jan. 2006
Clearfield Co., Clearfield, PA

So Answers,

Chester A. Hawkins
by Marilyn Harris
Chester A. Hawkins
Sheriff

FILED
012:12
MAY 09 2002

William A. Shaw
Prothonotary

WA

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

FIRST UNION NATIONAL BANK, as
Trustee for the PENNSYLVANIA
HOUSING FINANCE AGENCY, assignee
of PENNSYLVANIA HOUSING
FINANCE AGENCY, assignee of TOWNE
AND COUNTY MORTGAGE CORP.,

CIVIL DIVISION

NO. 02-534-CD

**PRAECIPE FOR DEFAULT
JUDGMENT, CERTIFICATION OF
MAILING AND AFFIDAVIT OF NON-
MILITARY SERVICE**

Plaintiff,

Code MORTGAGE FORECLOSURE

vs.

LORIE A. BELL, unmarried,

Filed on behalf of
Plaintiff

Counsel of record for this
party:

Louis P. Vitti, Esquire
PA I.D. #3810
Supreme Court #01072

Louis P. Vitti & Assoc., P.C.
916 Fifth Avenue
Pittsburgh, PA 15219

(412) 281-1725

FILED

MAY 28 2002

William A. Shaw
Prothonotary

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

FIRST UNION NATIONAL BANK, as Trustee for the :
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of :
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of :
TOWNE & COUNTRY MORTGAGE CORP., :

NO. 02-534-CD

Plaintiff, :

vs. :

LORIE A. BELL, unmarried, :

Defendant. :

PRAECIPE FOR DEFAULT JUDGMENT
AND ASSESSMENT OF DAMAGES

TO: PROTHONOTARY OF CLEARFIELD

Enter judgment in Default of an Answer in the amount of **\$65,355.28**, in favor of the First Union National Bank, et al, Plaintiff in the above-captioned action, against the Defendants, **Lorie A. Bell** and assess Plaintiff's damages as follows and/or as calculated in the Complaint:

Unpaid Principal Balance	\$56,654.10
Interest from 10/01/01-05/24/02 (Plus \$10.7100 per day after 05/24/02)	2,516.84
Late charges (Plus \$15.26 per month from 04/05/02-Sale Date)	122.08
Attorney's fee	2,832.71
Escrow Deficit (Plus any additional charges that may be incurred by the Plaintiff and transmitted to the sheriff as charges on the writ prior to the date of the sheriff's sale)	<u>3,229.55</u>
Total Amount Due	<u>\$65,355.28</u>

The real estate, which is the subject matter of the Complaint, is situate in Rockton Village, Union Twp, Clearfield Cty & Cmwth of PA. HET a dwg k/a RR 1, Box 4 Main Street, Rockton, PA 15856. Parcel No. 129-E6-323-37.


Louis P. Vitti, Esquire
Attorney for the Plaintiff

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

FIRST UNION NATIONAL BANK, as Trustee for the
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of
TOWNE & COUNTRY MORTGAGE CORP.,

NO. 02-534-CD

Plaintiff,

vs.

LORIE A. BELL, unmarried,

Defendant.

CERTIFICATION OF MAILING

I, Louis P. Vitti, do hereby certify that a Notice of Intention to Take Judgment was mailed to the Defendant(s), in the above-captioned case on May 13, 2002, giving ten (10) day notice that judgment would be entered should no action be taken.

LOUIS P. VITTI & ASSOCIATES, P.C.

BY:

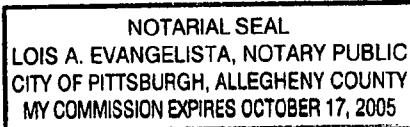

Louis P. Vitti, Esquire
Attorney for Plaintiff

SWORN to and subscribed

before me this 24th day

of May, 2002.


Lois A. Evangelista
Notary Public



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

FIRST UNION NATIONAL BANK, as Trustee for the
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of
TOWNE AND COUNTRY MORTGAGE CORP.,

NO. 02-534-CD

Plaintiff,

vs.

LORIE A. BELL, unmarried,

Defendant.

IMPORTANT NOTICE

TO: Lorie A. Bell
RR 1, Box 4
Main Street
Rockton, PA 15856

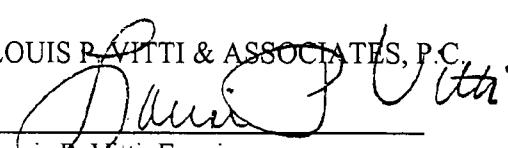
Date of Notice: May 13, 2002

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

PROTHONOTARY
CLEARFIELD COUNTY COURTHOUSE
CLEARFIELD, PA 16830
(814) 765-2641 EXT. 20

BY:

LOUIS P. VITTI & ASSOCIATES, P.C.

Louis P. Vitti, Esquire
Attorney for Plaintiff
916 Fifth Avenue
Pittsburgh, PA 15219

** THE DEBT COLLECTOR IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

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

COMMONWEALTH OF PENNSYLVANIA, SS:

COUNTY OF ALLEGHENY

BEFORE me, the undersigned authority, personally appeared Louis P. Vitti, Esquire, who, being duly sworn according to law, deposes and says that he is advised and believes that DEFENDANT(S) is/are not presently in the active military service of the United States of America and not members of the Army of the United States, United States Navy, the Marine Corps, or the Coast Guard, and not officers of the Public Health Service detailed by proper authority for duty with the Army or Navy; nor engaged in any active military service or duty with any military or naval units covered by the Soldiers and Sailors Civil Relief Act of 1940 and designated therein as military service, and to the best of this affiant's knowledge is/are not enlisted in military service covered by said act, and that the averments herein set forth, insofar as they are within his knowledge, are correct, and true; and insofar as they are based on information received from others, are true and correct as he verily believes.

This Affidavit is made under the provisions of the Soldiers and Sailors Civil Relief Act of 1940.

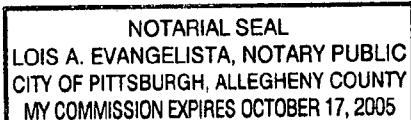


Louis P. Vitti, Esquire

SWORN to and subscribed

before me this 24th day

of May, 2002.


Notary Public

FILED

312,41 cc
MAY 28 2002 Atty pd.
20.00

William A. Shaw Notice to ~~Def~~
Prothonotary Statement to Atty with

*cc
KOB*

COPY

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

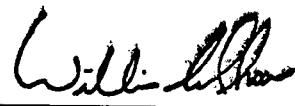
FIRST UNION NATIONAL BANK, as Trustee for the :
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of :
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of :
TOWNE & COUNTRY MORTGAGE CORP., :
Plaintiff : NO. 02-534-CD
vs. :
LORIE A. BELL, unmarried, :
Defendant. :

NOTICE OF ORDER, DECREE OR JUDGMENT

TO: DEFENDANT(S)

You are hereby notified that a judgment was entered in the above-captioned proceeding
on the 28th day of May 2002

Judgment is as follows: **\$65,355.28.**



Deputy

**** THE DEBT COLLECTOR IS ATTEMPTING TO COLLECT A DEBT AND ANY
INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.****

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

COPY

First Union National Bank, as Trustee for
the Pennsylvania Housing Finance Agency,
assignee of Pennsylvania Housing Finance
Agency, assignee of Towne and Country
Mortgage Corp.

Plaintiff(s)

No.: 2002-00534-CD

Real Debt: \$65,355.28

Atty's Comm:

Vs. Costs: \$

Int. From:

Lorie A. Bell
Defendant(s)

Entry: \$20.00

Instrument: Default Judgment

Date of Entry: May 28, 2002

Expires: May 28, 2007

Certified from the record this 28th day of May, 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

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

FIRST UNION NATIONAL BANK, as
Trustee for the PENNSYLVANIA
HOUSING FINANCE AGENCY, assignee
of PENNSYLVANIA HOUSING
FINANCE AGENCY, assignee of TOWNE
AND COUNTRY MORTGAGE CORP.,

CIVIL DIVISION

NO. 02-534-CD

**PRAECIPE FOR WRIT OF
EXECUTION AND AFFIDAVIT OF
LAST KNOWN ADDRESS**

Plaintiff,

Code MORTGAGE FORECLOSURE

vs.

LORIE A. BELL, unmarried,

Filed on behalf of
Plaintiff

Counsel of record for this
party:

Defendants.

Louis P. Vitti, Esquire
PA I.D. #3810
Supreme Court #01072

Louis P. Vitti & Assoc., P.C.
916 Fifth Avenue
Pittsburgh, PA 15219

(412) 281-1725

FILED

MAY 28 2002

William A. Shaw
Prothonotary

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

FIRST UNION NATIONAL BANK, as Trustee for the
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of
TOWNE & COUNTRY MORTGAGE CORP.,

NO. 02-534-CD

Plaintiff,

vs.

LORIE A. BELL, unmarried,

Defendant.

**PRAECIPE FOR WRIT OF
EXECUTION IN MORTGAGE FORECLOSURE**

TO: PROTHONOTARY OF CLEARFIELD COUNTY

Issue a Writ of Execution in favor of the Plaintiff and against the Defendant(s) in the
above-captioned matter as follows:

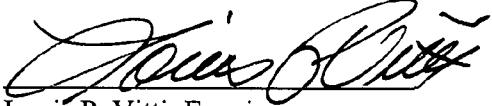
Amount Due **\$65,355.28**

Interest **05/25/02-Sale Date** _____.

Total **\$ _____.**

The real estate, which is the subject matter of the Praecipe for Writ of Execution is situate
in:

Rockton Village, Union Twp, Clearfield Cty & Cmwlth of PA. HET a dwg k/a RR 1, Box 4 Main Street,
Rockton, PA 15856. Parcel No. 129-E6-323-37.


Louis P. Vitti, Esquire
Attorney for Plaintiff

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

FIRST UNION NATIONAL BANK, as Trustee for the
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of
TOWNE & COUNTRY MORTGAGE CORP.,

NO. 02-534-CD

Plaintiff, :

vs. :

LORIE A. BELL, unmarried, :

Defendant. :

AFFIDAVIT

I, Louis P. Vitti, do hereby swear that, to the best of my knowledge, information and belief, the Defendant(s), is/are the owners of the real property on which the Plaintiff seeks to execute. That the Defendants' last known address is RR 1, Box 4 Main Street, Rockton, PA 15856.



Louis P. Vitti, Esquire

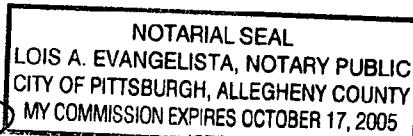
SWORN TO and subscribed

before me this 24th day of

May, 2002.



Notary Public



FILED

4th pd.

20.00

MAY 28 2002
1cc Sheriff

William A. Shaw
Prothonotary
Colonial Sheriff

See

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

FIRST UNION NATIONAL BANK, as Trustee for the
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of
TOWNE & COUNTRY MORTGAGE CORP.,

NO. 02-534-CD

Plaintiff,

vs.

LORIE A. BELL, unmarried,

Defendant.

AFFIDAVIT PURSUANT TO RULE 3129.1

First Union National Bank, et al, Plaintiff in the above action, sets forth as of the date the Praeclipe for the Writ of Execution was filed the following information concerning the real property located at RR 1, Box 4 Main Street, Rockton, PA 15856.

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

Name:

Address (Please indicate if this
cannot be reasonably ascertained)

Lorie A. Bell

RR 1, Box 4 Main Street
Rockton, PA 15856

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

Name:

Address (Please indicate if this
cannot be reasonably ascertained)

Same as No. 1 above.

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

Name:

Address (Please indicate if this
cannot be reasonably ascertained)

None

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

Name _____ Address (Please indicate if this cannot be reasonably ascertained)

None

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

Name _____ Address (Please indicate if this cannot be reasonably ascertained)

None

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

Name _____ Address (Please indicate if this cannot be reasonably ascertained)

None

7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name _____ Address (Please indicate if this cannot be reasonably ascertained)

Commonwealth of PA -DPW P.O. Box 8016
Harrisburg, PA 17105

Clerk of Courts P.O. Box 549
Criminal/Civil Division Clearfield, PA 16830

Bureau of Compliance

Clearance Support Section
Dept. #281230
Harrisburg, PA 17128-1230
Attn: Susan Blough

Tenant/Occupant

RR 1, Box 4 Main Street
Rockton, PA 15856

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

May 24, 2002

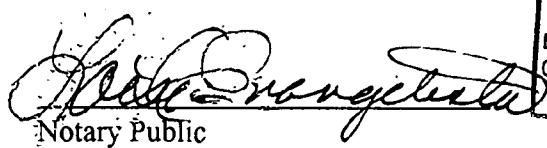
Date

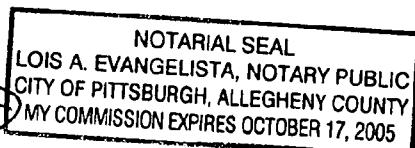

Louis P. Vitti, Esquire
Attorney for Plaintiff

SWORN TO and subscribed

before me this 24th day

of May, 2002.


Notary Public



**WRIT OF EXECUTION and/or ATTACHMENT
COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CLEARFIELD
CIVIL ACTION – LAW**

First Union National Bank, as Trustee for the
Pennsylvania Housing Finance Agency, assignee of
Pennsylvania Housing Finance Agency, assignee of
Towne and Country Mortgage Corp.,

COPY

Vs.

NO.: 2002-00534-CD

Lorie A. Bell, unmarried

TO THE SHERIFF OF CLEARFIELD COUNTY:

To satisfy the debt, interest and costs due FIRST UNION NATIONAL BANK, as Trustee for the PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of TOWNE AND COUNTRY MORTGAGE CORP., Plaintiff(s) from LORIE A. BELL , unmarried, Defendant(s):

- (1) You are directed to levy upon the property of the defendant(s) and to sell interest(s) therein:
See Attached Description
- (2) If property of the defendant(s) not levied upon and subject to attachment is found in the possession of anyone other than a named garnishee, you are directed to notify him/her that he/she has been added as a garnishee and is enjoined as above stated.

AMOUNT DUE: \$65,355.28

PAID: \$157.45

INTEREST: 05/25/02 - Sale Date

SHERIFF: \$

PROTH. COSTS: \$

OTHER COSTS: \$

ATTY'S COMM: \$

DATE: 05/28/2002

Received this writ this _____ day
of _____ A.D. _____
At _____ A.M./P.M.

Sheriff

William A. Shaw
Prothonotary/Clerk Civil Division

Requesting Party: Louis P. Vitti, Esq.
916 Fifth Avenue
Pittsburgh, PA 15219
(412) 281-1725

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

FIRST UNION NATIONAL BANK, as Trustee for the :
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of :
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of :
TOWNE & COUNTRY MORTGAGE CORP., :

NO. 02-534-CD

Plaintiff, :

vs. :

LORIE A. BELL, unmarried, :

Defendant. :

LEGAL DESCRIPTION

ALL those two certain pieces or parcels of land situate in the Village of Rockton, Union Township, Clearfield County, Pennsylvania, bounded and described as follows:

PARCEL ONE: BEGINNING at a stone corner of lands of D. M. Hollopeter and public road; thence by said public road, East sixty (60) feet to a stone corner of lands of Sadie E. Corp; thence South one hundred eight (180) feet to lands of D. M. Hollopeter; thence along said lands, West sixty (60) feet to other lands of said D. M. Hollopeter; thence North along said lands of public road one hundred eighty (180) feet and place of beginning.

PARCEL TWO: BEGINNING at a stone corner; thence East along public road sixty (60) feet to stone corner; thence South by land of J. H. Beer, one hundred and eighty (180) feet to a stone corner; thence West by land of J. H. Beer, sixty (60) feet to stone corner; thence one hundred and eighty (180) feet by land of S. H. Beer to the place of beginning.

CONTAINING one-fourth acre, more or less.

PARCEL NO. 129-E6-323-37.

HAVING erected thereon a dwelling known as RR 1, Box 4 Main Street, Rockton, PA 15856.

BEING the same premises which Joann Kalgren, formerly Joann Harris, now intermarried with Kelly D. Kalgren, by deed dated 08/06/1999 and recorded on 09/09/1999 in Clearfield County, Pennsylvania, Recorder of Deeds Office in Deed Book Volume and page 199915054, granted and conveyed unto Lorie A. Bell, a single person.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

FIRST UNION NATIONAL BANK, as
Trustee for the PENNSYLVANIA
HOUSING FINANCE AGENCY, assignee
of PENNSYLVANIA HOUSING
FINANCE AGENCY, assignee of TOWNE
AND COUNTRY MORTGAGE CORP.,

CIVIL DIVISION

NO. 02-534-CD

AFFIDAVIT OF SERVICE

Code MORTGAGE FORECLOSURE

Plaintiff,

Filed on behalf of
Plaintiff

vs.

LORIE A. BELL, unmarried,

Counsel of record for this
party:

Louis P. Vitti, Esquire
PA I.D. #3810
Supreme Court #01072

Defendants.

Louis P. Vitti & Assoc., P.C.
916 Fifth Avenue
Pittsburgh, PA 15219

(412) 281-1725

FILED

AUG 02 2002

William A. Shaw
Prothonotary

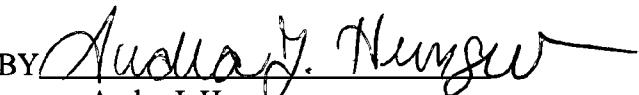
IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

FIRST UNION NATIONAL BANK, as Trustee for the :
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of :
PENNSYLVANIA HOUSING FINANCE AGENCY), assignee of :
TOWNE & COUNTRY MORTGAGE CORP., :
Plaintiff, : NO. 02-534-CD
vs. :
LORIE A. BELL, unmarried, :
Defendant. :

AFFIDAVIT OF SERVICE

I, Audra J. Hunger, do hereby certify that a Notice of Sale was mailed and served upon the defendant by certified mail on July 6, 2002 and all lien holders by Certificate of Mailing for service in the above-captioned case on July 3, 2002, advising them of the Sheriff's sale of the property at RR 1, Box 4 Main Street, Rockton, PA 15856, *on September 6, 2002*.

LOUIS P. VITTI & ASSOCIATES, P.C.

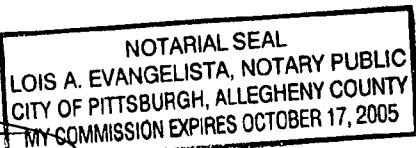
BY 
Audra J. Hunger

SWORN to and subscribed

before me this 31st day

of July, 2002.


Lois A. Evangelista
Notary Public



2. Article Number



7104 4575 1892 4969 9369

3. Service Type CERTIFIED MAIL

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:

COMPLETE THIS SECTION ON DELIVERY

A. Recipient by (Please Print Clearly)

Lorie A. Bell

B. Date of Delivery

7-6-02

C. Signature

X Lorie A. Bell

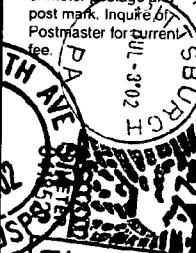
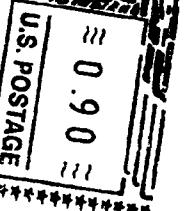
 Agent
 Addressee
D. Is delivery address different from item 1?
If YES, enter delivery address below:
 Yes
 No

Lorie A. Bell
 RR 1, Box 4 Main Street
 Rockton, PA 15856

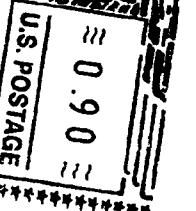
PS Form 3811, June 2000

Domestic Return Receipt

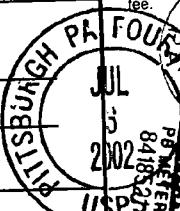
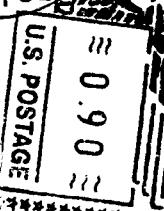
AJ/Bell/7-6-02

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER			
Received From: LOUIS P. VITTI & ASSOCIATES, P.C. <u>916 FIFTH AVENUE</u> <u>PITTSBURGH, PA 15219</u> <u>(412) 281-1725</u>			
One piece of ordinary mail addressed to: Tenant/Occupant <u>RR 1, Box 4 Main Street</u> <u>Rockton, PA 15856</u>			
   			
<small>Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.</small>			

PS Form 3817, January 2001 AJ/Bell/9-6-02

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER			
Received From: LOUIS P. VITTI & ASSOCIATES, P.C. <u>916 FIFTH AVENUE</u> <u>PITTSBURGH, PA 15219</u> <u>(412) 281-1725</u>			
One piece of ordinary mail addressed to: Bureau of Compliance <u>Attn: Susan Blough</u> <u>Clearance Support Section</u> <u>Dept. #281230</u> <u>Harrisburg, PA 17128-1230</u>			
  			
<small>Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.</small>			

PS Form 3817, January 2001 AJ/Bell/9-6-02

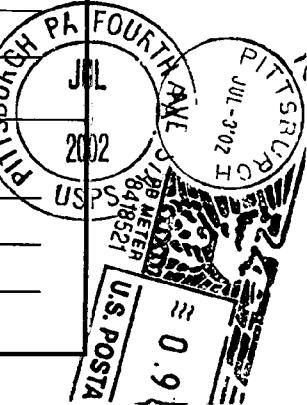
U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER			
Received From: LOUIS P. VITTI & ASSOCIATES, P.C. <u>916 FIFTH AVENUE</u> <u>PITTSBURGH, PA 15219</u> <u>(412) 281-1725</u>			
One piece of ordinary mail addressed to: Court of Common Pleas Clearfield Cty <u>Domestic Relations Division</u> <u>P.O. Box 549</u> <u>Clearfield, PA 16830</u>			
  			
<small>Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.</small>			

PS Form 3817, January 2001 AJ/Bell/9-6-02

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER			
<p>Received From: LOUIS P. VITTI & ASSOCIATES, P.C. 916 FIFTH AVENUE PITTSBURGH, PA 15219 (412) 281-1725</p>			
<p>One piece of ordinary mail addressed to: Tax Collector of Union Township c/o Judith Laborde Crosswaite RR 1, Box 5 Rockton, PA 15856</p>			

PS Form 3817, January 2001 AJ/Bell/9-6-02

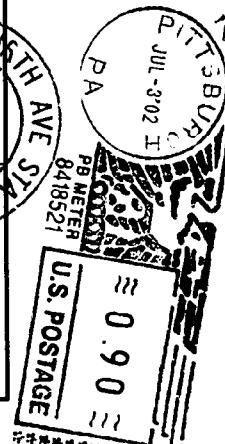
Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER			
<p>Received From: LOUIS P. VITTI & ASSOCIATES, P.C. 916 FIFTH AVENUE PITTSBURGH, PA 15219 (412) 281-1725</p>			
<p>One piece of ordinary mail addressed to: Union Township Municipal Authority P.O. Box Rockton, PA 15856</p>			

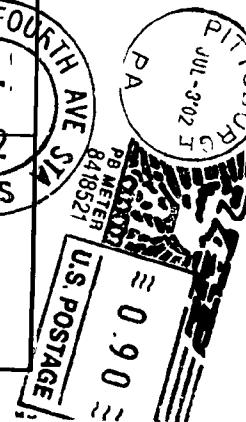
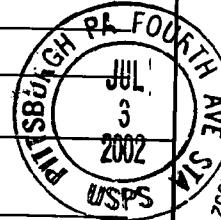
PS Form 3817, January 2001 AJ/Bell/9-6-02

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER			
Received From		LOUIS P. VITTI & ASSOCIATES, P.C.	
		916 FIFTH AVENUE	
		PITTSBURGH, PA 15219	
		(412) 281-1725	
One piece of ordinary mail addressed to:			
Commonwealth of PA - DPW			
P.O. Box 8016			
Harrisburg, PA 17105			

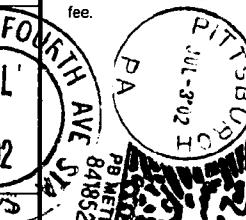
Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



PS Form 3817, January 2001 AJ/Bell/9-6-02

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER			
Received From		LOUIS P. VITTI & ASSOCIATES, P.C.	
		916 FIFTH AVENUE	
		PITTSBURGH, PA 15219	
		(412) 281-1725	
One piece of ordinary mail addressed to:			
Clerk of Courts			
Criminal/Civil Division			
P.O. Box 549			
Clearfield, PA 16830			

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



PS Form 3817, January 2001 AJ/Bell/9-6-02

In The Court of Common Pleas of Clearfield County, Pennsylvania

Sheriff Docket # 12684

FIRST UNION NATIONAL BANK No. 02-00534-CD

02-00534-CD

VS.

BELL, LORIE A.

WRIT OF EXECUTION - REAL ESTATE

SHERIFF RETURNS

NOW, JULY 10, 2002 @ 9:36 A.M. O'CLOCK A LEVY WAS TAKEN ON THE PROPERTY OF THE DEFENDANT, LORIE A. BELL. THE PROPERTY WAS ALSO POSTED THIS DATE.

A SALE DATE OF SEPTEMBER 6, 2002 WAS SET.

NOW, JULY 11, 2002 @ 9:10 A.M. O'CLOCK SERVED WRIT OF EXECUTION, NOTICE OF SALE AND COPY OF LEVY ON LORIE A. BELL, DEFENDANT AT HER PLACE OF EMPLOYMENT, CLEARFIELD EMS, MT. JOY ROAD, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA 16830, BY HANDING TO LORIE A. BELL, DEFENDANT A TRUE AND ATTESTED ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE AND COPY OF LEVY AND MAKING KNOWN TO HER THE CONTENTS THEREOF.

NOW, AUGUST 26, 2002 RECEIVED LETTER FROM PLAINTIFF ATTORNEY TO SAY SALE.

NOW, JANUARY 23, 2003 BILLED ATTORNEY FOR COSTS.

NOW, JANUARY 28, 2003 RECEIVED CHECK FROM ATTORNEY FOR COSTS.

NOW, FEBRUARY 5, 2003 PAID COSTS FROM ATTORNEY ADVANCE AND CHECK.

NOW, FEBRUARY 5, 2003 RETURN WRIT AS NO SALE HELD. SALE STAYED BY PLAINTIFF ATTORNEY.

SHERIFF HAWKINS \$200.24
SURCHARGE \$ 20.00
PAID BY ATTORNEY

FILED

FEB 05 2003

William A. Shaw
Prothonotary

In The Court of Common Pleas of Clearfield County, Pennsylvania

Sheriff Docket # 12684

FIRST UNION NATIONAL BANK No. 02-00534-CD

02-00534-CD

VS.

BELL, LORIE A.

WRIT OF EXECUTION - REAL ESTATE

SHERIFF RETURNS

Sworn to Before Me This

5th Day Of February 2003
Chester A. Hawkins

So Answers,

Chester Hawkins
By Cynthia Butler - Authenticated
Chester A. Hawkins
Sheriff

WRIT OF EXECUTION and/or ATTACHMENT
COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CLEARFIELD
CIVIL ACTION - LAW

First Union National Bank, as Trustee for the
Pennsylvania Housing Finance Agency, assignee of
Pennsylvania Housing Finance Agency, assignee of
Towne and Country Mortgage Corp.,

Vs.

NO.: 2002-00534-CD

Lorie A. Bell, unmarried

TO THE SHERIFF OF CLEARFIELD COUNTY:

To satisfy the debt, interest and costs due FIRST UNION NATIONAL BANK, as Trustee for the PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of TOWNE AND COUNTRY MORTGAGE CORP., Plaintiff(s) from LORIE A. BELL, unmarried, Defendant(s):

- (1) You are directed to levy upon the property of the defendant(s) and to sell interest(s) therein:
See Attached Description
- (2) If property of the defendant(s) not levied upon and subject to attachment is found in the possession of anyone other than a named garnishee, you are directed to notify him/her that he/she has been added as a garnishee and is enjoined as above stated.

AMOUNT DUE: \$65,355.28
INTEREST: 05/25/02 - Sale Date
PROTH. COSTS: \$
ATTY'S COMM: \$
DATE: 05/28/2002

PAID: \$157.45
SHERIFF: \$
OTHER COSTS: \$



William A. Shaw
Prothonotary/Clerk Civil Division

Received this writ this 24 day
of May A.D. 2002
At 1:50 A.M./P.M.

Chester A. Hawkins
Sheriff
by Anthony Butler-Aughragh

Requesting Party: Louis P. Vitti, Esq.
916 Fifth Avenue
Pittsburgh, PA 15219
(412) 281-1725

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

FIRST UNION NATIONAL BANK, as Trustee for the :
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of :
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of :
TOWNE & COUNTRY MORTGAGE CORP., :
:

NO. 02-534-CD

Plaintiff, :
:

vs. :
:

LORIE A. BELL, unmarried, :
:

Defendant. :
:

LEGAL DESCRIPTION

ALL those two certain pieces or parcels of land situate in the Village of Rockton, Union Township, Clearfield County, Pennsylvania, bounded and described as follows:

PARCEL ONE: BEGINNING at a stone corner of lands of D. M. Hollopeter and public road; thence by said public road, East sixty (60) feet to a stone corner of lands of Sadie E. Corp; thence South one hundred eight (180) feet to lands of D. M. Hollopeter; thence along said lands, West sixty (60) feet to other lands of said D. M. Holloper; thence North along said lands of public road one hundred eighty (180) feet and place of beginning.

PARCEL TWO: BEGINNING at a stone corner; thence East along public road sixty (60) feet to stone corner; thence South by land of J. H. Beer, one hundred and eighty (180) feet to a stone corner; thence West by land of J. H. Beer, sixty (60) feet to stone corner; thence one hundred and eighty (180) feet by land of S. H. Beer to the place of beginning.

CONTAINING one-fourth acre, more or less.

PARCEL NO. 129-E6-323-37.

HAVING erected thereon a dwelling known as RR 1, Box 4 Main Street, Rockton, PA 15856.

BEING the same premises which Joann Kalgren, formerly Joann Harris, now intermarried with Kelly D. Kalgren, by deed dated 08/06/1999 and recorded on 09/09/1999 in Clearfield County, Pennsylvania, Recorder of Deeds Office in Deed Book Volume and page 199915054, granted and conveyed unto Lorie A. Bell, a single person.

Louis P. Vitti and Associates, P.C.

COUNSELLORS AT LAW
916 FIFTH AVENUE
PITTSBURGH, PENNSYLVANIA 15219

PHONE: (412) 281-1725

FAX: (412) 281-3810

LOUIS P. VITTI
RODNEY PERMICIANI
BLAISE J. GUZEWICZ

Today is Monday
August 26, 2002

US FN Member

Sheriff of Clearfield County
Clearfield County Courthouse
814-765-5915

RE: Lorie Bell
Sale #: 02-534 CD

To whom it may concern:

Please stay the writ on the above captioned case which is scheduled for the September 6, 2002
Sheriff sale.

REASON: Client request

MONEY REALIZED: YES _____ for the amount of \$ _____.

NO X

Thank you for your attention to this matter.

Very Truly Yours,

Louis P. Vitti

Louis P. Vitti

LPV/

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME BELL NO. 02-00534-CD

NOW, , by virtue of the Writ of Execution hereunto attached, after having given due and legal notice of time and place of sale by publication in a newspaper published in this County and by handbills posted on the premises settling for the date, time and place of sale at the court House in Clearfield on the day of 2002, I exposed the within described real estate of to public venue or outcry at which time and place I sold the same to

he/she being the highest bidder, for the sum of appropriations, viz:

SHERIFF COSTS:

DEBIT & INTEREST:

RDR	15.00	DEBT-AMOUNT DUE	65,355.28
SERVICE	15.00	INTEREST	5/25/02 SALE DATE
MILEAGE	8.45	TO BE ADDED	
LEVY	15.00		
MILEAGE	8.45	TOTAL DEBT & INTEREST	65,355.28
POSTING	15.00		
CSDS	10.00		
COMMISSION 2%		COSTS:	
POSTAGE	4.44	ATTORNEY FEES	
HANDBILLS	15.00	PROTH. SATISFACTION	
DISTRIBUTION	25.00	ADVERTISING	702.81
ADVERTISING	15.00	LATE CHARGES & FEES	
ADD'L SERVICE		TAXES - collector	NONE
DEED		TAXES - tax claim	NONE
ADD'L POSTING	15.00	DUE	
ADD'L MILEAGE	18.90	COST OF SUIT -TO BE ADDED	
ADD'L LEVY		LIEN SEARCH	
BID AMOUNT		FORCLOSURE FEES/ESCROW DEFICIT	
RETURNS/DEPUTIZE		ACKNOWLEDGEMENT	
COPIES/BILLING	15.00	DEED COSTS	
	5.00	ATTORNEY COMMISSION	
BILLING/PHONE/FAX		SHERIFF COSTS	200.24
TOTAL SHERIFF		LEGAL JOURNAL AD	180.00
COSTS	200.24	REFUND OF ADVANCE	
		REFUND OF SURCHARGE	
DEED COSTS:		PROTHONOTARY	
ACKNOWLEDGEMENT		MORTGAGE SEARCH	157.45
REGISTER & RECORDER		SATISFACTION FEE	
TRANSFER TAX 2%		ESCROW DEFICIENCY	
TOTAL DEED		MUNICIPAL LIEN	
COSTS	0.00		
		TOTAL COSTS	1,240.50

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

CHESTER A. HAWKINS, Sheriff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

FIRST UNION NATIONAL BANK, as
Trustee for the PENNSYLVANIA
HOUSING FINANCE AGENCY, assignee
of PENNSYLVANIA HOUSING
FINANCE AGENCY, assignee of TOWNE
AND COUNTRY MORTGAGE CORP.,

CIVIL DIVISION

NO. 02-534-CD

**PRAECIPE TO REISSUE WRIT OF
EXECUTION AND AFFIDAVIT OF
LAST KNOWN ADDRESS**

Plaintiff,

Code MORTGAGE FORECLOSURE

vs.

Filed on behalf of
Plaintiff

LORIE A. BELL, unmarried,

Counsel of record for this
party:

Defendants.

Louis P. Vitti, Esquire
Supreme Court #01072

Louis P. Vitti & Assoc., P.C.
916 Fifth Avenue
Pittsburgh, PA 15219

(412) 281-1725

FILED Atty pd. 7.00
M 13.12.06
APR 06 2006 (cc & Wnts w/)
Prop. descr. to
Shff
William A. Shaw
Prothonotary/Clerk of Courts
(610)

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

FIRST UNION NATIONAL BANK, as Trustee for the :
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of :
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of :
TOWNE AND COUNTRY MORTGAGE CORP., :
Plaintiff : NO. 02-534-CD
vs. :
LORIE A. BELL, unmarried, :
Defendant. :

**PRAECIPE TO REISSUE WRIT OF
EXECUTION IN MORTGAGE FORECLOSURE**

TO: PROTHONOTARY OF CLEARFIELD COUNTY

Kindly Reissue a Writ of Execution in favor of the Plaintiff and against the
Defendant(s) in the above-captioned matter as follows:

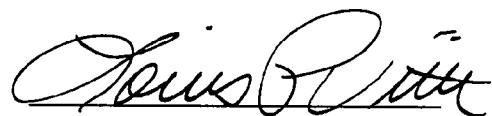
Amount Due \$65,355.28

Interest **05/25/02-Sale Date** _____.

Total \$ _____.

The real estate, which is the subject matter of the Praeclipe for Writ of Execution is
situate in:

Rockton Village, Union Twp, Clearfield Cty & Cmwlth of PA. HET a dwg k/a RR 1, Box 4 Main
Street, Rockton, PA 15856. Parcel No. 129-E6-323-37.


Louis P. Vitti, Esquire
Attorney for Plaintiff

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

FIRST UNION NATIONAL BANK, as Trustee for the
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of
TOWNE AND COUNTRY MORTGAGE CORP.,

Plaintiff : NO. 02-534-CD

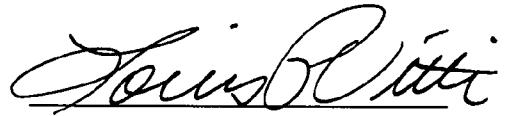
vs.

LORIE A. BELL, unmarried,

Defendant.

AFFIDAVIT

I, Louis P. Vitti, do hereby swear that, to the best of my knowledge, information and belief, the Defendant(s), is/are the owners of the real property on which the Plaintiff seeks to execute. That the Defendants' last known address is RR 1, Box 4 Main Street, Rockton, PA 15856.



Louis P. Vitti
Louis P. Vitti, Esquire

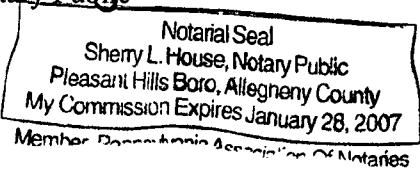
SWORN TO and subscribed

before me this 4th day of

April, 2006.



Sherry L. House
Notary Public



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

FIRST UNION NATIONAL BANK, as Trustee for the :
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of :
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of :
TOWNE AND COUNTRY MORTGAGE CORP., :
 : NO. 02-534-CD
Plaintiff, :
 :
vs. :
 :
LORIE A. BELL, unmarried, :
 :
Defendant. :

AFFIDAVIT PURSUANT TO RULE 3129.1

First Union National Bank, et al, Plaintiff in the above action, sets forth as of the date the Praecept for the Writ of Execution was filed the following information concerning the real property located at RR 1, Box 4 Main Street, Rockton, PA 15856.

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

Name: Address (Please indicate if this
cannot be reasonably ascertained)
Lorie A. Bell RR 1, Box 4 Main Street
Rockton, PA 15856

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

Name: Address (Please indicate if this
cannot be reasonably ascertained)
Same as No. 1 above.

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

Name: Address (Please indicate if this
cannot be reasonably ascertained)
None

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

Name _____ Address (Please indicate if this cannot be reasonably ascertained) _____

None

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

Name _____ Address (Please indicate if this cannot be reasonably ascertained)

None

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

Name _____ Address (Please indicate if this cannot be reasonably ascertained)

None

7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name _____ Address (Please indicate if this cannot be reasonably ascertained)

Commonwealth of PA -DPW P.O. Box 8016
Harrisburg, PA 17105

Clerk of Courts P.O. Box 549
Criminal/Civil Division Clearfield, PA 16830

Court of Common Pleas of
Clearfield County
Domestic Relations Division

PA Dept. of Sheriff Sales
Bureau of Compliance

Tenant/Occupant

P.O. Box 549
Clearfield, PA 16830

Dept. #281230
Harrisburg, PA 17128-1230

RR 1, Box 4 Main Street
Rockton, PA 15856

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

April 4, 2006

Date



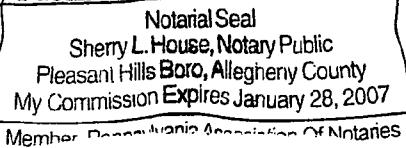
Louis P. Vitti, Esquire
Attorney for Plaintiff

SWORN TO and subscribed

before me this 4th day

of April, 2006.


Notary Public



WRIT OF EXECUTION and/or ATTACHMENT
COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CLEARFIELD
CIVIL ACTION - LAW

cc

First Union National Bank, as Trustee for the
Pennsylvania Housing Finance Agency, assignee of
Pennsylvania Housing Finance Agency, assignee of
Towne and Country Mortgage Corp.,

Vs.

NO.: 2002-00534-CD

Lorie A. Bell, unmarried

TO THE SHERIFF OF CLEARFIELD COUNTY:

To satisfy the debt, interest and costs due FIRST UNION NATIONAL BANK, as Trustee for the PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of TOWNE AND COUNTRY MORTGAGE CORP., Plaintiff(s) from LORIE A. BELL, unmarried, Defendant(s):

- (1) You are directed to levy upon the property of the defendant(s) and to sell interest(s) therein:
See Attached Description
- (2) If property of the defendant(s) not levied upon and subject to attachment is found in the possession of anyone other than a named garnishee, you are directed to notify him/her that he/she has been added as a garnishee and is enjoined as above stated.

AMOUNT DUE: \$65,355.28
INTEREST: 05/25/02 - Sale Date
PROTH. COSTS: \$
ATTY'S COMM: \$
DATE: 05/28/2002

PAID: \$ 127.00
SHERIFF: \$
OTHER COSTS: \$

Received this writ this _____ day
of _____ A.D. _____
At _____ A.M./P.M.

Requesting Party: Louis P. Vitti, Esq.
916 Fifth Avenue
Pittsburgh, PA 15219
(412) 281-1725

Sheriff

4-6-06 Document
Reprinted/Reissued to Sheriff/Attorney
for service.
Will Shaw
Deputy Prothonotary

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

FIRST UNION NATIONAL BANK, as Trustee for the :
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of :
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of :
TOWNE AND COUNTRY MORTGAGE CORP., :
Plaintiff : NO. 02-534-CD
vs. :
LORIE A. BELL, unmarried, :
Defendant. :

LEGAL DESCRIPTION

ALL those two certain pieces or parcels of land situate in the Village of Rockton, Union Township, Clearfield County, Pennsylvania, bounded and described as follows:

PARCEL ONE: BEGINNING at a stone corner of lands of D. M. Hollopeter and public road; thence by said public road, East sixty (60) feet to a stone corner of lands of Sadie E. Corp; thence South one hundred eighty (180) feet to lands of D. M. Hollopeter; thence along said lands, West sixty (60) feet to other lands of said D. M. Hollopeter; thence North along said lands to public road one hundred eighty (180) feet and place of beginning.

PARCEL TWO: BEGINNING at a stone corner; thence East along public road sixty (60) feet to stone corner; thence South by land of J. H. Beer, one hundred and eighty (180) feet to a stone corner; thence West by land of J. H. Beer, sixty (60) feet to a stone corner; thence one hundred and eighty (180) feet by land of S. H. Beer to the place of beginning.

CONTAINING one-fourth acre, more or less.

PARCEL NO. 129-E6-323-37.

HAVING erected thereon a dwelling known as RR 1, Box 4 Main Street, Rockton, PA 15856.

BEING the same premises which Joann Kalgren, formerly Joann Harris, now intermarried with Kelly D. Kalgren, by deed dated 08/06/1999 and recorded on 09/09/1999 in Clearfield County, Pennsylvania, Recorder of Deeds Office at Instrument No. 199915054, granted and conveyed unto Lorie A. Bell, a single person.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

FIRST UNION NATIONAL BANK, as
Trustee for the PENNSYLVANIA
HOUSING FINANCE AGENCY, assignee
of PENNSYLVANIA HOUSING
FINANCE AGENCY, assignee of TOWNE
AND COUNTRY MORTGAGE CORP.,

CIVIL DIVISION

NO. 02-534-CD

AFFIDAVIT OF SERVICE

Filed on behalf of
Plaintiff

Plaintiff,

Counsel of record for this
party:

Louis P. Vitti, Esquire
PA I.D. #3810
Supreme Court #01072

LORIE A. BELL, unmarried,

Louis P. Vitti & Assoc., P.C.
916 Fifth Avenue
Pittsburgh, PA 15219

Defendant.

(412) 281-1725

FILED NO CC
M 10:51 AM
JUN 02 2006
[Handwritten Signature]

William A. Shaw
Prothonotary/Clerk of Courts

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

FIRST UNION NATIONAL BANK, as Trustee for the
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of
TOWNE AND COUNTRY MORTGAGE CORP.,

NO. 05-534-CD

Plaintiff, :

vs. :

LORIE A. BELL, unmarried, :

Defendant. :

AFFIDAVIT OF SERVICE

I, Audra J. Hunger, do hereby certify that a Notice of Sale was mailed and served upon all the defendant by certified mail on April 21, 2006 and all lien holders by Certificate of Mailing for service in the above-captioned case on April 17, 2006, advising them of the Sheriff's sale of the property at RR 1, Box 4 Main Street, Rockton, PA 15856, on July 7, 2006.

LOUIS P. VITTI & ASSOCIATES, P.C.

BY 
Audra J. Hunger

SWORN to and subscribed

before me this 31st day

of May, 2006.



Notary Public Notarial Seal
Sherry L. House, Notary Public
Pleasant Hills Boro, Allegheny County
My Commission Expires January 28, 2007
Member Pennsylvania Association of Notaries

2. Article Number



7160 3901 9842 9187 2267

3. Service Type CERTIFIED MAIL

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:

Lorie A. Bell
 RR 1, Box 4 Main Street
 Rockton, PA 15856

PS Form 3811, January 2006

AJ/Bell/7-7-06

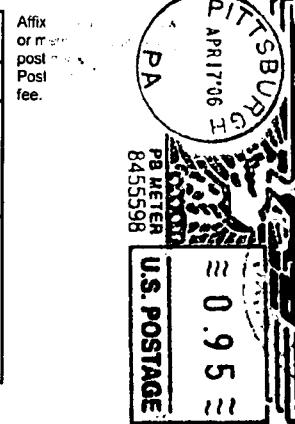
Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY	
A. Received by (Please Print Clearly)	B. Date of Delivery
Lorie A. Bell	4-21-06
C. Signature	
<input checked="" type="checkbox"/> <u>Lorie A. Bell</u>	
<input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
D. Is delivery address different from item 1? If YES, enter delivery address below:	
3986 Rockton Mtn Hwy Rockton Pa 15856	

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER			
Received From: <u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>			
One piece of ordinary mail addressed to: Clerk of Courts Criminal/Civil Division P.O. Box 549 Clearfield, PA 16830			

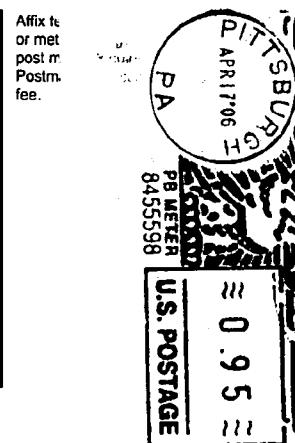
PS Form 3817, January 2001

AJ/Bell/7-7-06



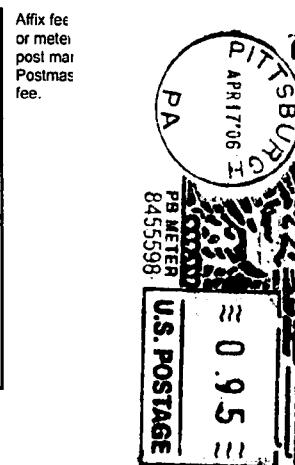
U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER			
Received From: <u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>			
One piece of ordinary mail addressed to: Court of Common Pleas of Clearfield County Domestic Relations Division P.O. Box 549 Clearfield, PA 16830			

PS Form 3817, January 2001



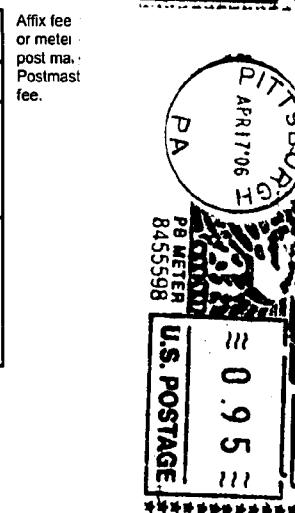
U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER			
Received From: <u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>			
One piece of ordinary mail addressed to: PA Dept. of Sheriff Sales Bureau of Compliance Dept. #281230 Harrisburg, PA 17128-1230			

PS Form 3817, January 2001



U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER			
Received From: <u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>			
One piece of ordinary mail addressed to: Tenant/Occupant RR 1, Box 4 Main Street Rockton, PA 15856			

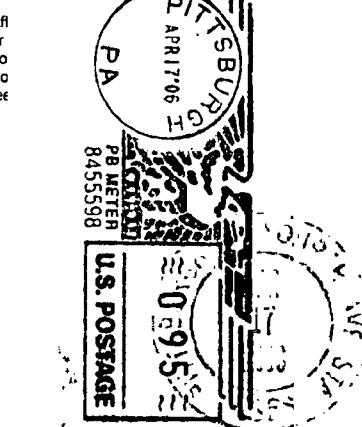
PS Form 3817, January 2001



U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER			
Received From: <u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>			
One piece of ordinary mail addressed to: Tax Collector of Union Township c/o Judith Laborde Crosswaite RR 1, Box 35 Rockton, PA 15856			

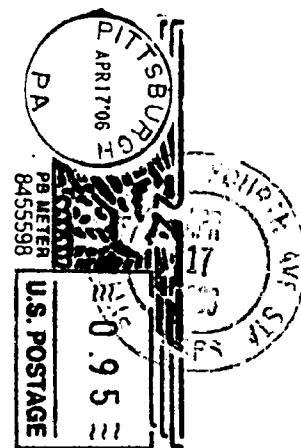
PS Form 3817, January 2001

AJ/Bell/7-7-06



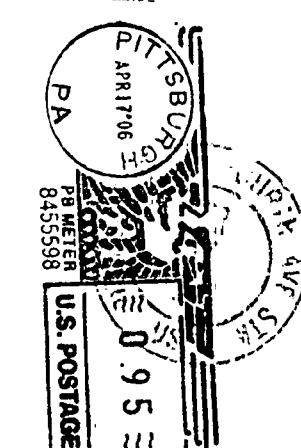
U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER			
Received From: <u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>			
One piece of ordinary mail addressed to: Union Township Municipal Authority P.O. Box Rockton, PA 15856			

PS Form 3817, January 2001



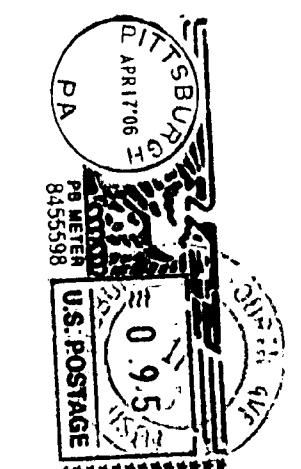
U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER			
Received From: <u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>			
One piece of ordinary mail addressed to: Commonwealth of PA - DPW P.O. Box 8016 Harrisburg, PA 17105			

PS Form 3817, January 2001



U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER			
Received From: <u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>			
One piece of ordinary mail addressed to: Tax Claim Bureau of Clearfield County 230 East Market Street Clearfield, PA 16830			

PS Form 3817, January 2001



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

FIRST UNION NATIONAL BANK, as
Trustee for the PENNSYLVANIA
HOUSING FINANCE AGENCY, assignee
of PENNSYLVANIA HOUSING
FINANCE AGENCY, assignee of TOWNE
AND COUNTRY MORTGAGE CORP.,

CIVIL DIVISION

NO. *02*
05-534-CD

**PRAECIPE TO SETTLE,
DISCONTINUE AND SATISFY**

Plaintiff,

vs.

LORIE A. BELL, unmarried,

Defendant(s).

Filed on behalf of
Plaintiff

Counsel of record for this
party:

Louis P. Vitti, Esquire
Supreme Court #01072

Louis P. Vitti & Assoc., P.C.
916 Fifth Avenue
Pittsburgh, PA 15219

(412) 281-1725

FILED
M 10:30AM JUL 05 2006
PA \$7.00 Atty
1Cerf of Rec &
1Cerf of Sat issued
to Atty Vitti
(un)

William A. Shaw
Prothonotary

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

FIRST UNION NATIONAL BANK, as Trustee for the
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of
TOWNE & COUNTRY MORTGAGE CORP.,

Plaintiff, : NO. 05-534-CD

vs. :

LORIE A. BELL, unmarried,

Defendant. :

PRAECIPE TO SETTLE, DISCONTINUE AND SATISFY

TO THE PROTHONOTARY OF CLEARFIELD COUNTY:

KINDLY settle, discontinue and satisfy - Verdicts, Judgments, Executions, Awards,
Decrees, Equity, Liens, Counterclaims or Cross-claims and Plaintiff's case as to Defendant(s)
Lorie A. Bell.

Respectfully submitted,

LOUIS P. VITTI & ASSOCIATES, P.C.

BY: 

Louis P. Vitti, Esquire
Attorney for Plaintiff

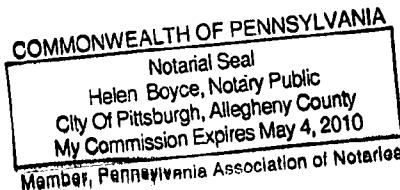
I hereby certify that the foregoing is a true and correct statement of the above case.

SWORN TO and subscribed

before me this 3rd day

of July, 2006.


Notary Public



Louis P. Vitti and Associates, P.C.

COUNSELLORS AT LAW
916 FIFTH AVENUE
PITTSBURGH, PENNSYLVANIA 15219

PHONE: (412) 281-1725

FAX: (412) 281-3810

LOUIS P. VITTI
RODNEY PERMIGIANI
ANDREW T. MOXIE



Today is Monday
July 3, 2006

Prothonotary of Clearfield County
Clearfield County Courthouse
P.O. Box 549
Clearfield, PA 16830

**RE: First Union National Bank, et al vs. Lorie A. Bell
No. 05-534-CD**

Dear Sir/Madam:

Enclosed herewith please find an original and one copy of a Praecept to Settle, Discontinue and Satisfy along with a check in the amount of \$7.00. Would you please file the same and forward the receipt to the undersigned in the enclosed, self-addressed, stamped envelope.

Thank you for your cooperation in this matter.

Very truly yours,

Louis P. Vitti

Louis P. Vitti

LPV/ajh

Enclosures

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

COPY

CERTIFICATE OF SATISFACTION OF JUDGMENT

No.: 2002-00534-CD

First Union National Bank
Pennsylvania Housing Finance Agency
Towne and Country Mortgage Corp.

Debt: \$

Vs.

Atty's Comm.:

Lorie A. Bell

Interest From:

Cost: \$7.00

NOW, Wednesday, July 05, 2006 , directions for satisfaction having been received, and all costs having been paid, SATISFACTION was entered of record.

Certified from the record this 5th day of July, A.D. 2006

Willie Johnson
Prothonotary

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

COPY

**First Union National Bank
Pennsylvania Housing Finance Agency
Towne and Country Mortgage Corp.**

Vs.
Lorie A. Bell

No. 2002-00534-CD

CERTIFICATE OF DISCONTINUATION

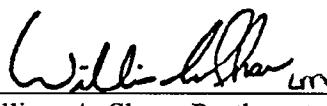
Commonwealth of PA
County of Clearfield

I, William A. Shaw, Prothonotary of the Court of Common Pleas in and for the County and Commonwealth aforesaid do hereby certify that the above case was on July 5, 2006, marked:

Settled, discontinued and satisfied

Record costs in the sum of \$134.00 have been paid in full by Louis P. Vitti Esq. .

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal of this Court at Clearfield, Clearfield County, Pennsylvania this 5th day of July A.D. 2006.



William A. Shaw, Prothonotary

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20319
NO: 02-534-CD

PLAINTIFF: FIRST UNION NATIONAL BANK, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANE AGENCY,
ASSIGNEE OF PENNSYLVANIA HOUSING FINANCE AGENCY, ASSIGNEE OF TOWNE AND COUNTRY MORTGAGE
CORP.

VS.

DEFENDANT: LORIE A. BELL, UNMARRIED

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 04/07/2006

LEVY TAKEN 05/03/2006 @ 9:20 AM

POSTED 05/03/2006 @ 9:20 AM

SALE HELD

SOLD TO

SOLD FOR AMOUNT PLUS COSTS

WRIT RETURNED 10/30/2006

DATE DEED FILED **NOT SOLD**

FILED
01216 AM
OCT 30 2006

William A. Shaw
Prothonotary/Clerk of Courts

DETAILS

05/03/2006 @ 9:20 AM SERVED LORIE A. BELL

SERVED LORIE A. BELL, DEFENDANT, AT HER RESIDENCE RR #1, BOX 4, MAIN STREET, ROCKTON, CLEARFIELD COUNTY,
PENNSYLVANIA BY HANDING TO LORIE A. BELL

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

@ SERVED

NOW, JULY 3, 2006 RECEIVED A FAXED LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF'S SALE SCHEDULD FOR
JULY 7, 2006. THE SUM OF \$7,881.68 WAS PAID TO CURE THE DEFULT.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20319

NO: 02-534-CD

PLAINTIFF: FIRST UNION NATIONAL BANK, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANE AGENCY,
ASSIGNEE OF PENNSYLVANIA HOUSING FINANCE AGENCY, ASSIGNEE OF TOWNE AND COUNTRY MORTGAGE
CORP.

vs.

DEFENDANT: LORIE A. BELL, UNMARRIED

Execution REAL ESTATE

SHERIFF RETURN

SHERIFF HAWKINS \$335.45

SURCHARGE \$20.00 PAID BY ATTORNEY

So Answers,

Chester Hawkins
By *Antinea Bitter - Deputy*
Chester A. Hawkins
Sheriff

WRIT OF EXECUTION and/or ATTACHMENT
COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CLEARFIELD
CIVIL ACTION – LAW

First Union National Bank, as Trustee for the
Pennsylvania Housing Finance Agency, assignee of
Pennsylvania Housing Finance Agency, assignee of
Towne and Country Mortgage Corp.,

Vs.

NO.: 2002-00534-CD

Lorie A. Bell, unmarried

TO THE SHERIFF OF CLEARFIELD COUNTY:

To satisfy the debt, interest and costs due FIRST UNION NATIONAL BANK, as Trustee for the PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of TOWNE AND COUNTRY MORTGAGE CORP., Plaintiff(s) from LORIE A. BELL, unmarried, Defendant(s):

- (1) You are directed to levy upon the property of the defendant(s) and to sell interest(s) therein:
See Attached Description
- (2) If property of the defendant(s) not levied upon and subject to attachment is found in the possession of anyone other than a named garnishee, you are directed to notify him/her that he/she has been added as a garnishee and is enjoined as above stated.

AMOUNT DUE: \$65,355.28

PAID: \$ 127.00

INTEREST: 05/25/02 - Sale Date

SHERIFF: \$

PROTH. COSTS: \$

OTHER COSTS: \$

ATTY'S COMM: \$

DATE: 05/28/2002

Received this writ this 7th day
of April A.D. 2006
At 8:00 A.M. P.M.

Chesler A. Hawbush
Sheriff by Cynthia Butler Aughenbaugh

William A. Shaw
Prothonotary/Clerk Civil Division

Requesting Party: Louis P. Vitti, Esq.
916 Fifth Avenue
Pittsburgh, PA 15219
(412) 281-1725

4-6-06 Document
Reprinted/Reissued to Sheriff/Attorney
for service.

William A. Shaw
Prothonotary

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

FIRST UNION NATIONAL BANK, as Trustee for the :
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of :
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of :
TOWNE AND COUNTRY MORTGAGE CORP., :
Plaintiff, : NO. 02-534-CD
vs. :
LORIE A. BELL, unmarried, :
Defendant. :
:

LEGAL DESCRIPTION

ALL those two certain pieces or parcels of land situate in the Village of Rockton, Union Township, Clearfield County, Pennsylvania, bounded and described as follows:

PARCEL ONE: BEGINNING at a stone corner of lands of D. M. Hollopeter and public road; thence by said public road, East sixty (60) feet to a stone corner of lands of Sadie E. Corp; thence South one hundred eighty (180) feet to lands of D. M. Hollopeter; thence along said lands, West sixty (60) feet to other lands of said D. M. Hollopeter; thence North along said lands to public road one hundred eighty (180) feet and place of beginning.

PARCEL TWO: BEGINNING at a stone corner; thence East along public road sixty (60) feet to stone corner; thence South by land of J. H. Beer, one hundred and eighty (180) feet to a stone corner; thence West by land of J. H. Beer, sixty (60) feet to a stone corner; thence one hundred and eighty (180) feet by land of S. H. Beer to the place of beginning.

CONTAINING one-fourth acre, more or less.

PARCEL NO. 129-E6-323-37.

HAVING erected thereon a dwelling known as RR 1, Box 4 Main Street, Rockton, PA 15856.

BEING the same premises which Joann Kalgren, formerly Joann Harris, now intermarried with Kelly D. Kalgren, by deed dated 08/06/1999 and recorded on 09/09/1999 in Clearfield County, Pennsylvania, Recorder of Deeds Office at Instrument No. 199915054, granted and conveyed unto Lorie A. Bell, a single person.

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME LORIE A. BELL NO. 02-534-CD

NOW, October 28, 2006, by virtue of the Writ of Execution hereunto attached, after having given due and legal notice of time and place of sale by publication in a newspaper published in this County and by handbills posted on the premises setting for the date, time and place of sale at the Court House in Clearfield on , I exposed the within described real estate of Lorie A. Bell, Unmarried to public venue or outcry at which time and place I sold the same to he/she being the highest bidder, for the sum of and made the following appropriations, viz:

SHERIFF COSTS:

PLAINTIFF COSTS, DEBT AND INTEREST:

RDR	15.00	DEBT-AMOUNT DUE	65,355.28
SERVICE	15.00	INTEREST @	0.00
MILEAGE	11.57	FROM TO	
LEVY	15.00		
MILEAGE	11.57	PROTH SATISFACTION	
POSTING	15.00	LATE CHARGES AND FEES	
CSDS	10.00	COST OF SUIT-TO BE ADDED	
COMMISSION	0.00	FORECLOSURE FEES	
POSTAGE	4.68	ATTORNEY COMMISSION	
HANDBILLS	15.00	REFUND OF ADVANCE	
DISTRIBUTION	25.00	REFUND OF SURCHARGE	20.00
ADVERTISING	15.00	SATISFACTION FEE	
ADD'L SERVICE		ESCROW DEFICIENCY	
DEED		PROPERTY INSPECTIONS	
ADD'L POSTING		INTEREST	
ADD'L MILEAGE		MISCELLANEOUS	
ADD'L LEVY			
BID/SETTLEMENT AMOUNT		TOTAL DEBT AND INTEREST	\$65,375.28
RETURNS/DEPUTIZE			
COPIES	15.00	COSTS:	
	5.00	ADVERTISING	1,149.60
BILLING/PHONE/FAX	5.00	TAXES - COLLECTOR	
CONTINUED SALES		TAXES - TAX CLAIM	
MISCELLANEOUS		DUE	
TOTAL SHERIFF COSTS	\$177.82	LIEN SEARCH	100.00
DEED COSTS:		ACKNOWLEDGEMENT	
ACKNOWLEDGEMENT		DEED COSTS	0.00
REGISTER & RECORDER		SHERIFF COSTS	177.82
TRANSFER TAX 2%	0.00	LEGAL JOURNAL COSTS	180.00
TOTAL DEED COSTS	\$0.00	PROTHONOTARY	127.00
		MORTGAGE SEARCH	40.00
		MUNICIPAL LIEN	
		TOTAL COSTS	\$1,774.42

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

CHESTER A. HAWKINS, Sheriff

Louis P. Vitti and Associates, P.C.

COUNSELLORS AT LAW
118 FIFTH AVENUE
PITTSBURGH, PENNSYLVANIA 15219

PHONE: (412) 281-1725

FAX: (412) 281-3810

LOUIS P. VITTI
RODNEY PERIGLIANI
CLAUDE J. GUERRA

Today is Monday
JULY 3, 2006

~~LOST IN~~ MAIL

Sheriff of Clearfield County

Clearfield County Courthouse

814-765-5915

RE: Lorraine A. Bell
Sale # 02-534-CD

To whom it may concern:

Please stay the writ on the above captioned case which is scheduled for the JULY 7, 2006
Sheriff sale.

REASON: Reinstated

MONEY REALIZED: YES X for the amount of \$ 7,881.68

NO

Thank you for your attention to this matter.

Very Truly Yours,

Louis P. Vitti

Louis P. Vitti

LPW