

02-988-CD  
National City Bank vs Sarah Goss

02

02-988-CD  
NATIONAL CITY BANK -vs- SARAH E. GOSS

FEDERMAN AND PHELAN, LLP  
By: FRANK FEDERMAN, ESQ., Id. No. 12248  
LAWRENCE T. PHELAN, ESQ., Id. No. 32227  
FRANCIS S. HALLINAN, ESQ., Id. No. 62695  
ONE PENN CENTER PLAZA, SUITE 1400  
PHILADELPHIA, PA 19103  
(215) 563-7000

NATIONAL CITY BANK  
150 ALLEGHENY CENTER MALL  
PITTSBURGH, PA 15212

Plaintiff  
v.

SARAH E. GOSS  
714 STONE STREET  
OSCEOLA MILLS, PA 16666

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**

JUN 20 2002

m/11:00/u

William A. Shaw  
Prothonotary

86-  
1 cent to Shae

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

NATIONAL CITY BANK  
150 ALLEGHENY CENTER MALL  
PITTSBURGH, PA 15212

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

SARAH E. GOSS  
714 STONE STREET  
OSCEOLA MILLS, PA 16666

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

3. On 4/19/99 mortgagor(s) made, executed and delivered a mortgage upon the premises hereinafter described to PLAINTIFF which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Mortgage Instrument No. 199906088.
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 3/5/02 and each month thereafter are due and unpaid, and by the terms of said mortgage, upon failure of mortgagor to make such payments after a date specified by written notice sent to Mortgagor, the entire principal balance and all interest due thereon are collectible forthwith.

6. The following amounts are due on the mortgage:

Principal Balance	\$31,126.70
Interest	1,187.01
2/5/02 through 6/5/02	
(Per Diem \$9.81)	
Attorney's Fees	1,000.00
Cumulative Late Charges	1,009.73
4/19/99 to 6/5/02	
Cost of Suit and Title Search	550.00
Subtotal	\$34,873.44
Escrow	
Credit	0.00
Deficit	0.00
Subtotal	<u>\$ 0.00</u>
<b>TOTAL</b>	<b>\$34,873.44</b>

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

8. The Combined Notice has been sent to the Defendant(s) by regular and certified mail as required by 35 P.S. §1680.403c.

9. The Temporary Stay as provided by the Homeowner's Emergency Mortgage Assistance Program, Act 91 of 1983, has terminated because either:

- Defendant(s) have failed to meet with the Plaintiff or an authorized Credit Counseling Agency in accordance with Plaintiff's written Notice to Defendants; or
- Defendant(s) application for assistance has been rejected by the Pennsylvania Housing Finance Agency.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$34,873.44, together with interest from 6/5/02 at the rate of \$9.81 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.

FEDERMAN AND PHELAN, LLP  
By: Frank Federman  
FRANK FEDERMAN, ESQUIRE  
LAWRENCE T. PHELAN, ESQUIRE  
FRANCIS S. HALLINAN, ESQUIRE  
Attorneys for Plaintiff

**LEGAL DESCRIPTION**

All that certain lot or piece of ground with the buildings and improvements thereon erected, being known as (STONE STREET, OSCEOLA MILLS, CLEARFIELD), and being further described on that certain Deed dated 6/1/90 and recorded 9/4/90 in the Office of the Recorder of Deeds in CLEARFIELD County in Deed Book No.1344, Page 563.

Parcel No. (16-013-379-50)

BEING known as (714 STONE STREET, OSCEOLA MILLS, PA 16666)

VERIFICATION

KAREN L. FINNEGAN hereby states that she is FORECLOSURE SPECIALIST of ALTEGRA CREDIT COMPANY mortgage servicing agent for Plaintiff in this matter, that she is authorized to take this Verification, and that the statements made in the foregoing Civil Action in Mortgage Foreclosure are true and correct to the best of her knowledge, information and belief. The undersigned understands that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.



DATE: 6/16/02

**In The Court of Common Pleas of Clearfield County, Pennsylvania**

Sheriff Docket # 12781

NATONAL CITY BANK

02-988-CD

VS.

GOSS, SARAH E.

**COMPLAINT IN MORTGAGE FORECLOSURE**

**SHERIFF RETURNS**

**NOW JULY 19, 2002 AT 10:24 AM DST SERVED THE WITHIN COMPLAINT IN  
MORTGAGE FORECLOSURE ON SARAH E. GOSS, DEFENDANT AT RESIDENCE,  
714 STONE ST., OSCEOLA MILLS, CLEARFIELD COUNTY, PENNSYLVANIA BY  
HANDING TO DAWN BEISH, DAUGHTER A TRUE AND ATTESTED COPY OF THE  
ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN TO HER  
THE CONTENTS THEREOF.**

**SERVED BY: NEVLING.**

---

**Return Costs**

Cost	Description
44.00	SHFF. HAWKINS PAID BY: ATTY.
10.00	SURCHARGE PAID BY: ATTY.

**Sworn to Before Me This**

26 Day Of August 2002  


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

**So Answers,**

  
by   
Chester A. Hawkins  
Sheriff 

**FILED**

AUG 26 2002

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

NATIONAL CITY BANK  
150 ALLEGHENY CENTER MALL  
PITTSBURGH, PA 15212  
vs.  
SARAH E. GOSS  
714 STONE STREET  
OSCEOLA MILLS, PA 16666

: CLEARFIELD COUNTY  
: COURT OF COMMON PLEAS  
: CIVIL DIVISION  
: NO. 2002-988-CD

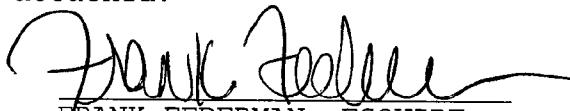
**PRAECIPE FOR JUDGMENT FOR FAILURE TO  
ANSWER AND ASSESSMENT OF DAMAGES**

TO THE PROTHONOTARY:

Kindly enter judgment in favor of the Plaintiff and against SARAH E. GOSS, 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	\$34,873.44
Interest - 6/5/02 TO 9/24/02	<u>\$ 1,088.91</u>
TOTAL	\$35,962.35

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, ESQUIRE  
Attorney for Plaintiff

DAMAGES ARE HEREBY ASSESSED AS INDICATED.

DATE: 9/26/02

  
PRO. PROTHY

**FILED**

SEP 26 2002

William A. Shaw  
Prothonotary

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

NATIONAL CITY BANK : COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

SARAH E. GOSS : CLEARFIELD COUNTY

Defendant(s) : NO. 2002-988-CD

TO: SARAH E. GOSS  
714 STONE STREET  
OSCEOLA MILLS, PA 16666

*File COPY*

DATE OF NOTICE: SEPTEMBER 11, 2002

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

IMPORTANT NOTICE

You are in default because you have failed enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. Unless you act within ten (10) days from the date of this notice, a Judgment may be entered against you without a hearing and you may lose your property or other important rights. You should take this notice to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help:

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

  
\_\_\_\_\_  
Frank Federman  
Frank Federman, Esquire  
Attorney for Plaintiff

2  
2  
2  
**FILED**

Aug 19  
2000

SEP 26 2002

1cc Shif (with papers)

William A. Shaw

Prothonotary

100 & def w/ notice  
Statement to Atty  
Fitz

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

NATIONAL CITY BANK

: CLEARFIELD COUNTY  
: COURT OF COMMON PLEAS  
: CIVIL DIVISION

vs.

: NO. 2002-988-CD

SARAH E. GOSS

VERIFICATION OF NON-MILITARY SERVICE

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

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant SARAH E. GOSS is over 18 years of age and resides at 714 STONE STREET, OSCEOLA MILLS, PA 16666.

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

  
FRANK FEDERMAN, ESQUIRE

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

**COPY**

**NATIONAL CITY BANK** )  
Plaintiff ) NO. 2002-988-CD

vs.

**SARAH E. GOSS** )  
Defendants )

Notice is given that a Judgment in the above-captioned matter has been entered against you on September 26, 2002.

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,  
PENNSYLVANIA  
STATEMENT OF JUDGMENT

**COPY**

National City Bank  
Plaintiff(s)

No.: 2002-00988-CD

Real Debt: \$35,962.35

Atty's Comm:

Vs.

Costs: \$

Int. From:

Sarah E. Goss  
Defendant(s)

Entry: \$20.00

Instrument: Default Judgment

Date of Entry: September 26, 2002

Expires: September 26, 2007

Certified from the record this 26th day of September, 2002.

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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

NATIONAL CITY BANK  
150 ALLEGHENY CENTER MALL  
PITTSBURGH, PA 15212

: CLEARFIELD COUNTY  
:  
: COURT OF COMMON  
: PLEAS

Plaintiff

: CIVIL DIVISION

vs.

: NO. 2002-988-CD

SARAH E. GOSS  
714 STONE STREET  
OSCEOLA MILLS, PA 16666

:

Defendant(s)

:

TO THE DIRECTOR OF THE PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due \$ 35,962.35

Interest from \$ \_\_\_\_\_ and Costs  
9/25/02 TO SALE DATE  
(per diem - \$5.91)

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

Note: Please attach description of property.

FILED

SEP 26 2002

William A. Shaw  
Prothonotary

NO. 2002-988-CD Term  
IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

NATIONAL CITY BANK

vs.

SARAH E. GOSS

---

PRAECLIVE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)

---

Filed:

Darlene Johnson

Attorney for Plaintiff

Address: 714 STONE STREET  
OSCEOLA MILLS, PA 16666

Where papers may be served.

ALL THAT CERTAIN lot or piece of land, together with all improvements thereon, situate in the Borough of Osceola Mills, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at the corner of Stone and Sara Streets; thence along Stone Street twenty-five (25) feet to a point; thence at right angles to Stone Street ninety (90) feet to a point; thence by a line parallel with Stone Street twenty-five (25) feet to Sara Street and thence along Sara Street ninety (90) feet to Stone Street and the place of beginning, being a portion of Lot No. 253 in the General Plan of said Osceola Borough.

TITLE TO SAID PREMISES IS VESTED IN Sara E. Goss by Deed from Robert F. McDonald and Henrietta McDonald, his wife dated 6/1/1990 and recorded 6/4/1990 in Deed Book 1344, Page 563.

TAX PARCEL #013.379.00050

CONTROL #0160-02469

FILED

Atty/PA

SEP 28 2002

2000

6 Writs to

William A. Shaw  
Prothonotary  
1cc <sup>slt w/ attached</sup>  
prop.  
d/cer.

CW

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

NATIONAL CITY BANK  
150 ALLEGHENY CENTER MALL  
PITTSBURGH, PA 15212

vs.

SARAH E. GOSS  
714 STONE STREET  
OSCEOLA MILLS, PA 16666

**Defendant(s)**

CLEARFIELD COUNTY  
COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
NO. 2002-988-CD

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):

Premises714 STONE STREET, OSCEOLA MILLS, PA 16666  
(see attached legal description)

Amount Due	\$ 35,962.35
Interest from 9/25/02 TO SALE DATE (per diem - \$5.91)	\$ _____
Total	\$ _____

## Prothonotary

144.00

Williamson

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

Dated: 9/26/02 (Seal) No. 2002-988-CD Term

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

NATIONAL CITY BANK

vs.

SARAH E. GOSS

---

WRIT OF EXECUTION  
(Mortgage Foreclosure)

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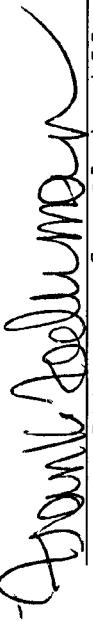
Costs

Office of the Prothonotary

Judg. Fee

Cr.

Sat.



Daniel J. Sullivan  
Attorney for Plaintiff

Address:

714 STONE STREET  
OSCEOLA MILLS, PA 16666

Where papers may be served.

ALL THAT CERTAIN lot or piece of land, together with all improvements thereon, situate in the Borough of Osceola Mills, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at the corner of Stone and Sara Streets; thence along Stone Street twenty-five (25) feet to a point; thence at right angles to Stone Street ninety (90) feet to a point; thence by a line parallel with Stone Street twenty-five (25) feet to Sara Street and thence along Sara Street ninety (90) feet to Stone Street and the place of beginning, being a portion of Lot No. 253 in the General Plan of said Osceola Borough.

TITLE TO SAID PREMISES IS VESTED IN Sara E. Goss by Deed from Robert F. McDonald and Henrietta McDonald, his wife dated 6/1/1990 and recorded 6/4/1990 in Deed Book 1344, Page 563.

TAX PARCEL #013.379.00050

CONTROL #0160-02469

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

ATTORNEY FOR PLAINTIFF

NATIONAL CITY BANK

: CLEARFIELD COUNTY  
: COURT OF COMMON PLEAS  
: CIVIL DIVISION

vs.

: NO. 2002-988-CD

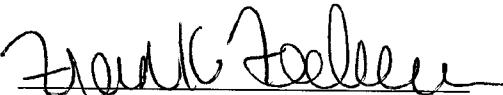
SARAH E. GOSS

CERTIFICATION

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

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

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

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

NATIONAL CITY BANK )  
Plaintiff ) CIVIL DIVISION  
vs. )  
SARAH E. GOSS )  
Defendant (s) ) NO. 2002-988-CD

**AFFIDAVIT PURSUANT TO RULE 3129.1**

NATIONAL CITY BANK, 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 714 STONE STREET, OSCEOLA MILLS, PA 16666.

1. Name and address of owner(s) or reputed owner (s) :

SARAH E. GOSS 714 STONE STREET  
OSCEOLA MILLS, PA 16666

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

**SAME AS ABOVE**

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

BENEFICIAL CONSUMER DISCOUNT 1955 ATHERTON STREET  
COMPANY D/B/A BENEFICIAL STATE COLLEGE, PA 16801  
MORTGAGE COMPANY OF PA

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

**NONE**

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

**NONE**

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

**CLEARFIELD COUNTY DOMESTIC  
RELATIONS DEPARTMENT**

CLEARFIELD COUNTY COURTHOUSE  
230 EAST MARKET STREET  
CLEARFIELD, PA 16830

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:

**COMMONWEALTH OF PA**  
**DEPT. OF WELFARE**

P.O. BOX 2675  
HARRISBURG, PA 17105

**TENANT/OCCUPANT**

714 STONE STREET  
OSCEOLA MILLS, PA 16666

(Attach separate sheet if more space is needed)

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. #4904 relating to unsworn falsification to authorities.

September 25, 2002  
Date

  
FRANK FEDERMAN, ESQ.  
Attorney for Plaintiff

"NOTICE PURSUANT TO RULE 3129"

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

NATIONAL CITY BANK )  
vs. Plaintiff ) CIVIL DIVISION  
SARAH E. GOSS )  
Defendant (s) ) NO. 2002-988-CD

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: SARAH E. GOSS  
714 STONE STREET  
OSCEOLA MILLS, PA 16666

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.

Your house (real estate) at 714 STONE STREET, OSCEOLA MILLS, PA 16666, is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_

at \_\_\_\_\_ A.M. in the CLEARFIELD County Courthouse, 1 North 2<sup>nd</sup> Street, Suite 116, Clearfield, PA 16830 to enforce the court judgment of \$35,962.35 obtained by NATIONAL CITY BANK (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take immediate action:

1. The sale will be cancelled if you pay to the mortgagee the Back payments, late charges, costs and reasonable attorney's Fees due. To find out how much you must pay, you may call: 215-563-7000
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215)563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (215) 563-7000.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At this time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

**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 LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

DAVID S. MEHOLICK  
COURT ADMINISTRATOR  
CLEARFIELD COUNTY COURTHOUSE  
CLEARFIELD, PA 16830

ALL THAT CERTAIN lot or piece of land, together with all improvements thereon, situate in the Borough of Osceola Mills, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at the corner of Stone and Sara Streets; thence along Stone Street twenty-five (25) feet to a point; thence at right angles to Stone Street ninety (90) feet to a point; thence by a line parallel with Stone Street twenty-five (25) feet to Sara Street and thence along Sara Street ninety (90) feet to Stone Street and the place of beginning, being a portion of Lot No. 253 in the General Plan of said Osceola Borough.

TITLE TO SAID PREMISES IS VESTED IN Sara E. Goss by Deed from Robert F. McDonald and Henrietta McDonald, his wife dated 6/1/1990 and recorded 6/4/1990 in Deed Book 1344, Page 563.

TAX PARCEL #013.379.00050

CONTROL #0160-02469

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY PENNSYLVANIA

RE: NATIONAL CITY BANK

) CIVIL ACTION

)

vs.

SARAH E. GOSS

) CIVIL DIVISION

) NO. 2002-988-CD

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF CLEARFIELD )

SS:

I, FRANK FEDERMAN, ESQUIRE attorney for NATIONAL CITY BANK hereby verify that on 10/28/02 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 10/28/02 by certified mail return receipt requested see Exhibit "B" attached hereto.

DATE: November 12, 2002

Frank Federman  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

*FILED*

*NOV 18 2002*

*William A. Shaw  
Prothonotary*

7160 3901 9844 0121 2303

TO:

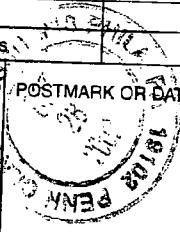
SARAH E. GOSS  
714 STONE STREET  
OSCEOLA MILLS, PA 16666

TEAM 2

SENDER: TEAM2 JBK

REFERENCE:

PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	.37
	Certified Fee	2.30
	Return Receipt Fee	1.75
	Restricted Delivery	3.50
	Total Postage & Fees	7.92
		

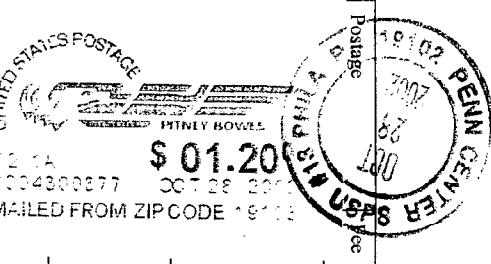
US Postal Service  
**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail



Name and  
Address   
of Sender

FEDERMAN & PHELAN  
One Penn Center at Suburban, Suite 1400  
Philadelphia, PA 19103



Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	TEAM2 *****	CLEARFIELD COUNTY DOMESTIC RELATIONS DEPARTMENT CLEARFIELD COUNTY COURTHOUSE 230 EAST MARKET STREET CLEARFIELD, PA 16830	
2	*****	COMMONWEALTH OF PA DEPT. OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	
3	*****	TENANT/OCCUPANT 714 STONE STREET OSCEOLA MILLS, PA 16666	
4	*****	BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE COMPANY OF PA 1955 ATHERTON STREET STATE COLLEGE, PA 16801	
6	*****		
7	*****		
8	*****		
9	*****		
10	*****		
11	*****		
15	RE: 6055, SONAH	JBK	
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)

TEAM 3

FILED NO  
M 1 1:45 PM  
NOV 18 2002  
FBI  
DET

William A. Shaw  
Prothonotary

**AFFIDAVIT OF SERVICE**

<b>PLAINTIFF</b>	<b>NATIONAL CITY BANK</b>	<b>CLEARFIELD COUNTY</b>
<b>DEFENDANT(S)</b>	<b>SARAH E. GOSS</b>	<b>No. 2002-988-CD</b>
<b>SERVE AT</b>	<b>714 STONE STREET OSCEOLA MILLS, PA 16666</b>	<b>Type of Action</b> <b>- Notice of Sheriff's Sale</b>
		<b>Sale Date: DECEMBER 6, 2002</b>

**SERVED**

Served and made known to Raymond Confer, Defendant, on the 5 day of Nov, 2002, at 1:36, o'clock P.m., at Home, Commonwealth of Pennsylvania, in the manner described below:

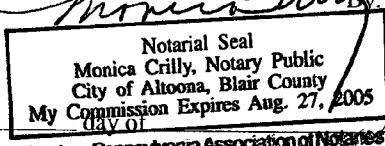
Defendant personally served.  
 Adult family member with whom Defendant(s) reside(s). Relationship is Boyfriend  
 Adult in charge of Defendant(s)'s residence who refused to give name or relationship.  
 Manager/Clerk of place of lodging in which Defendant(s) reside(s).  
 Agent or person in charge of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

Description: Age 35 Height 6'0" Weight 235 Race W Sex M Other

I, Monica Crilly, 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 27th day  
of November, 2002.

Notary:



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:

Loan # 8000008182  
Attorney for Plaintiff  
Frank Federman, Esquire - I.D. No. 12248  
One Penn Center at Suburban Station- Suite 1400  
Philadelphia, PA 19103  
(215) 563-7000

**FILED**

NOV 18 2002

William A. Shaw  
Prothonotary

FILED  
NOV 18 2002  
SAC  
FBI - BOSTON  
FBI - BOSTON  
FBI - BOSTON

William A. Shaw  
Prothonotary

**In The Court of Common Pleas of Clearfield County, Pennsylvania**

Sheriff Docket # 13152

NATIONAL CITY BANK

02-988-CD

VS.  
GOSS, SARAH E.

**WRIT OF EXECUTION REAL ESTATE**

**SHERIFF RETURNS**

**NOW, OCTOBER 17, 2002 @ 12: 45 P.M. O'CLOCK A LEVY WAS TAKEN ON THE PROPERTY OF THE DEFENDANTS. THE PROPERTY WAS ALSO POSTED THIS DATE.**

**A SALE DATE OF DECEMBER 6, 2002 WAS SET.**

**NOW, OCTOBER 17, 2002 @ 12:45 P.M. O'CLOCK SERVED SARAH E. GOSS, DEFENDAN, AT HER RESIDENCE 714 STONE STREET, OSCEOLA MILLLS, CLEARFIELD COUNTY, PENNSYLVANIA 16666 BY HANDING TO SARAH E. GOSS, DEFENDANT, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE, AND COPY OF LEVY AND MAKING KNOWN TO HER THE CONTENTS THEREOF.**

**NOW, DECEMBER 6, 2002 RECEIVED A FAX FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF SALE DUE TO A CHARGE-OFF.**

**NOW, MARCH 24, 2003 PAID COSTS FROM THE ADVANCE AND MADE REFUND OF THE UNUSED ADVANCE TO THE ATTORNEY.**

**NOW, MARCH 25, 2003 RETURN WRIT AS SALE STAYED DUE TO A CHARGE-OFF.**

<b>SHERIFF HAWKINS</b>	<b>\$180.44</b>
<b>SURCHARGE</b>	<b>\$ 20.00</b>
<b>PAID BY ATTORNEY</b>	

**FILED**  
el 8:50 AM  
MAR 25 2003  
NO CC  
E  
KPS

**William A. Shaw  
Prothonotary**

In The Court of Common Pleas of Clearfield County, Pennsylvania

Sheriff Docket # 13152

NATIONAL CITY BANK

02-988-CD

VS.

GOSS, SARAH E.

WRIT OF EXECUTION REAL ESTATE

**SHERIFF RETURNS**

---

---

Sworn to Before Me This

25<sup>th</sup> Day Of March 2003  
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 *Cynthia Bitter Augherbaugh*  
Chester A. Hawkins  
Sheriff

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

NATIONAL CITY BANK  
150 ALLEGHENY CENTER MALL  
PITTSBURGH, PA 15212

**Plaintiff**

vs.

SARAH E. GOSS  
714 STONE STREET  
OSCEOLA MILLS, PA 16666

**Defendant(s)**

CLEARFIELD COUNTY  
COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
NO. 2002-988-CD

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF CLEARFIELD:

TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following described property (specifically described property below):

Premises 714 STONE STREET, OSCEOLA MILLS, PA 16666  
(see attached legal description)

Amount Due	\$ 35,962.35
Interest from 9/25/02 TO SALE DATE (per diem - \$5.91)	\$ _____
Total	\$ _____

## Prothonotary

174.00

Clerk

Office of Prothonotary  
Common Pleas Court of  
CLEARFIELD County, PA

Dated: 9/26/02 (Seal) No. 2002-988-CD Term

Received 9-26-02 @ 2:30 P.M.

✓ Chester A. Hauseins

By Cynthia Kittle-Aufborka

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

NATIONAL CITY BANK

vs.

SARAH E. GOSS

---

WRIT OF EXECUTION  
(Mortgage Foreclosure)

---

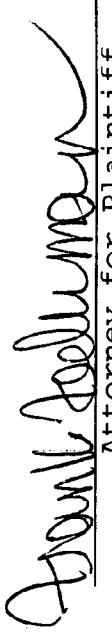
Costs

Office of the Prothonotary

Judg. Fee

Cr.

Sat.

  
Daniel J. Holloman

Attorney for Plaintiff

Address: 714 STONE STREET  
OSCEOLA MILLS, PA 16666

Where papers may be served.

ALL THAT CERTAIN lot or piece of land, together with all improvements thereon, situate in the Borough of Osceola Mills, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at the corner of Stone and Sara Streets; thence along Stone Street twenty-five (25) feet to a point; thence at right angles to Stone Street ninety (90) feet to a point; thence by a line parallel with Stone Street twenty-five (25) feet to Sara Street and thence along Sara Street ninety (90) feet to Stone Street and the place of beginning, being a portion of Lot No. 253 in the General Plan of said Osceola Borough.

TITLE TO SAID PREMISES IS VESTED IN Sara E. Goss by Deed from Robert F. McDonald and Henrietta McDonald, his wife dated 6/1/1990 and recorded 6/4/1990 in Deed Book 1344, Page 563.

TAX PARCEL #013.379.00050

CONTROL #0160-02469

**REAL ESTATE SALE  
SCHEDULE OF DISTRIBUTION**

NAME      GOSS      NO.      02-988-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 setting 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 and made the following appropriations, viz:

**SHERIFF COSTS:**

RDR	15.00	DEBT-AMOUNT DUE	34,873.44
SERVICE	15.00	INTEREST	1,088.91
MILEAGE	13.00	TO BE ADDED	TO SALE DATE
LEVY	15.00		
MILEAGE	13.00	<b>TOTAL DEBT &amp; INTEREST</b>	<b>35,962.35</b>
POSTING	15.00		
CSDS	10.00		
COMMISSION 2%		<b>COSTS:</b>	
POSTAGE	4.44	ATTORNEY FEES	
HANDBILLS	15.00	PROTH. SATISFACTION	
DISTRIBUTION	25.00	ADVERTISING	263.34
ADVERTISING	15.00	LATE CHARGES & FEES	
ADD'L SERVICE		TAXES - collector	
DEED		TAXES - tax claim	
ADD'L POSTING		DUE	
ADD'L MILEAGE		COST OF SUIT -TO BE ADDED	
ADD'L LEVY		LIEN SEARCH	100.00
BID AMOUNT		FORCLOSURE FEES/ESCROW DEFICIT	
RETURNS/DEPUTIZE		ACKNOWLEDGEMENT	
COPIES/BILLING	15.00	DEED COSTS	
	5.00	ATTORNEY COMMISSION	
BILLING/PHONE/FAX	5.00	SHERIFF COSTS	180.44
<b>TOTAL SHERIFF COSTS</b>	<b>180.44</b>	LEGAL JOURNAL AD	150.00
		REFUND OF ADVANCE	
		REFUND OF SURCHARGE	
		PROTHONOTARY	174.00
		MORTGAGE SEARCH	40.00
<b>DEED COSTS:</b>		<b>SATISFACTION FEE</b>	
ACKNOWLEDGEMENT		<b>ESCROW DEFICIENCY</b>	
REGISTER & RECORDER		MUNICIPAL LIEN	
TRANSFER TAX 2%		<b>TOTAL COSTS</b>	<b>907.78</b>
<b>TOTAL DEED COSTS</b>	<b>0.00</b>		

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

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

Trinity McDaniel  
Legal Assistant, Ext. 1256

Representing Lenders in  
Pennsylvania and New Jersey

December 6, 2002

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

ATTENTION: CINDY (814) 765-5915

Re: NATIONAL CITY BANK  
v. SARAH E. GOSS  
No. 2002-988-CD  
Premises: 714 STONE STREET, OSCEOLA MILLS, PA 16666

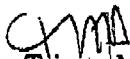
Dear Cindy:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for DECEMBER 6, 2002, due to a charge-off.

No funds were received in consideration for the stay.

Please return the original writ of execution to the Prothonotary as soon as possible.

Very truly yours,

  
Trinity McDaniel

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

---

**NATIONAL CITY BANK**

---

**IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY,  
PENNSYLVANIA**

**vs.**

---

**No. 2002-988-CD**

---

**SARAH E. GOSS**

---

**PRAECIPE FOR WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

To the Director of the Office of the Prothonotary:

Issue writ of execution in the above matter:

Amount Due	<u>\$35,962.35</u>
Interest from 9/24/02 to	and Costs.
Date of Sale (\$5.91 per diem)	<u>14000 Prothonotary costs</u>

Frank Federman  
Frank Federman, Esquire  
Attorney for Plaintiff  
One Penn Center at Suburban Station  
1617 John F. Kennedy Blvd., Suite 1400  
Philadelphia, PA 19103-1814

Note: Please attach description of Property.

**FILED**

**APR 27 2004**

William A. Shaw  
Prothonotary/Clerk of Courts

No. 2002-988-CD

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

NATIONAL CITY BANK

vs.

SARAH E. GOSS

William A. Shaw  
Prothonotary/Clerk of Courts  
April 27, 2004  
100-41674  
FILED  
Atty pd. 20.00

\_\_\_\_\_  
PRAECLipe FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)

FRANK FINNIGAN

\_\_\_\_\_  
Attorney for Plaintiff(s)

Address: 714 STONE STREET, OSCEOLA MILLS, PA 16666  
Where papers may be served.

NATIONAL CITY BANK

CLEARFIELD COUNTY

No.: 2002-988-CD

vs.

SARAH E. GOSS

**AFFIDAVIT PURSUANT TO RULE 3129**  
**(Affidavit No. 1)**

NATIONAL CITY BANK , Plaintiff in the above action, by its attorney, Frank Federman, Esquire, sets forth as of the date the Praeclipe for the Writ of Execution was filed the following information concerning the real property located at 714 STONE STREET, OSCEOLA MILLS, PA 16666:

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	-----------------------------------------------------------------------------------

SARAH E. GOSS	714 STONE STREET OSCEOLA MILLS, PA 16666
---------------	---------------------------------------------

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

SAME AS ABOVE

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. Sec. 4904 relating to unsworn falsification to authorities.

FRANK FEDERMAN  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

April 22, 2004

NATIONAL CITY BANK

CLEARFIELD COUNTY

No.: 2002-988-CD

vs.

SARAH E. GOSS

**AFFIDAVIT PURSUANT TO RULE 3129**  
**(Affidavit No. 2)**

NATIONAL CITY BANK, Plaintiff in the above action, by its attorney, Frank Federman, Esquire, sets forth as of the date the Praeclipe for the Writ of Execution was filed the following information concerning the real property located at 714 STONE STREET, OSCEOLA MILLS, PA 16666:

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	-----------------------------------------------------------------------------------

None.

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

Name	Last Known Address (if address cannot be reasonable ascertained, please indicate)
------	-----------------------------------------------------------------------------------

BENEFICIAL CONSUMER DISCOUNT                    1955 ATHERTON STREET  
COMPANY D/B/A BENEFICIAL MORTGAGE            STATE COLLEGE, PA 16801  
COMPANY OF PA

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

Name	Last Known Address (if address cannot be reasonable ascertained, please indicate)
------	-----------------------------------------------------------------------------------

None.

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	-----------------------------------------------------------------------------------

Clearfield County Domestic Relations	Clearfield County Courthouse 230 East Market Street Clearfield, PA 16830
--------------------------------------	--------------------------------------------------------------------------------

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	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	-----------------------------------------------------------------------------------

Commonwealth of Pennsylvania Department of Welfare	PO Box 2675 Harrisburg, PA 17105
-------------------------------------------------------	-------------------------------------

Tenant/Occupant	714 STONE STREET OSCEOLA MILLS, PA 16666
-----------------	---------------------------------------------

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. Sec. 4904 relating to unsworn falsification to authorities.

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

April 22, 2004

FEDERMAN AND PHELAN, LLP  
By: FRANK FEDERMAN, ESQUIRE  
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

NATIONAL CITY BANK

No.: 2002-988-CD

vs.

SARAH E. GOSS

CLEARFIELD COUNTY

CERTIFICATION

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

- an FHA Mortgage
- non-owner occupied
- vacant
- Act 91 procedures have been fulfilled

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

Frank Federman  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

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

COPY

---

NATIONAL CITY BANK

---

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY,  
PENNSYLVANIA

vs.

---

NO.: 2002-988-CD

---

SARAH E. GOSS

---

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Clearfield:

TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Premises: **714 STONE STREET, OSCEOLA MILLS, PA 16666**

(See legal description attached.)

Amount Due	<u>\$35,962.35</u>
Interest from 9/24/02 to Date of Sale (\$5.91 per diem)	<u>\$ _____</u>
Total	<u>\$ _____</u> Plus costs as endorsed. <i>140.00 Prothonotary Costs</i>

Dated 4/27/04  
(SEAL)

Prothonotary, Common Pleas Court of  
Clearfield County, Pennsylvania

By:

Deputy

No. 2002-988-CD

**In the Court of Common Pleas of  
Clearfield County, Pennsylvania**

## NATIONAL CITY BANK

vs.

SARAH E. GOSS

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

Real Debt	<u>\$35,962.35</u>
Int. from 9/24/02 to Date of Sale (\$5.91 per diem)	
Costs	
Prothy. Pd.	<u>140.00</u>
Sheriff	

FRANK FEDERMAN

Attorney for Plaintiff

Address: 714 STONE STREET, OSCEOLA MILLS, PA 16666  
Where papers may be served.

Frank Federman, Esquire  
One Penn Center at Suburban Station  
1617 John F. Kennedy Blvd., Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ALL THAT CERTAIN lot or piece of land, together with all improvements thereon, situate in the Borough of Osceola Mills, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at the corner of Stone and Sara Streets; thence along Stone Street twenty-five (25) feet to a point; thence at right angles to Stone Street ninety (90) feet to a point; thence by a line parallel with Stone Street twenty-five (25) feet to Sara Street and thence along Sara Street ninety (90) feet to Stone Street and the place of beginning, being a portion of Lot No. 253 in the General Plan of said Osecola Borough.

TAX PARCEL #013-379-00050

CONTROL #0160-02469

TITLE TO SAID PREMISES IS VESTED IN Sara E. Goss by Deed from Robert F. McDonald and Henrietta McDonald, his wife dated 6/1/1990 and recorded 6/4/1990 in Deed Book 1344, Page 563.

FEDERMAN AND PHELAN  
By: FRANK FEDERMAN, ESQUIRE  
IDENTIFICATION 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

NATIONAL CITY BANK

CLEARFIELD COUNTY

vs.

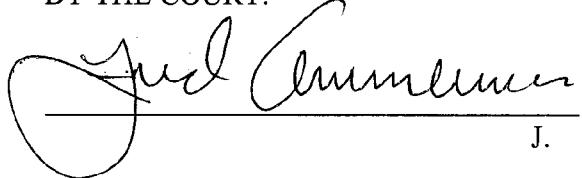
No.: 2002-988-CD

SARAH E. GOSS

**ORDER**

It is hereby ORDERED and DECREED, on this 18<sup>th</sup> day of August 2004,  
that Plaintiff's Motion for Special Service, pursuant to Pa. R.C.P. 430(a) is GRANTED,  
permitting service of the Notice of Sheriff's Sale by mailing a true and correct copy of the Notice  
of Sale by certified mail and regular mail to SARAH E. GOSS at 714 STONE STREET,  
OSCEOLA MILLS, PA 16666.

BY THE COURT:

  
\_\_\_\_\_  
J.

**FILED**

AUG 20 2004

William A. Shaw  
Prothonotary/Clerk of Courts

FILED

2cc

Of 2004  
AUG 20 2004  
S/AS  
Amy Federman

William A. Shaw  
Prothonotary/Clerk of Courts

FEDERMAN AND PHELAN  
By: FRANK FEDERMAN, ESQUIRE  
IDENTIFICATION 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

NATIONAL CITY BANK

CLEARFIELD COUNTY

vs.

No.: 2002-988-CD

SARAH E. GOSS

**MOTION FOR SERVICE PURSUANT TO  
SPECIAL ORDER OF COURT**

Plaintiff, by its counsel, Frank Federman, Esquire, moves this Honorable Court for an Order directing service of the Notice of Sale upon the above captioned Defendant(s), SARAH E. GOSS, by certified mail and regular mail to 714 STONE STREET, OSCEOLA MILLS, PA 16666.

1. Attempts to serve Defendant(s) SARAH E. GOSS, with Notice of Sale have been unsuccessful, as indicated by the Affidavit(s) of Service attached hereto as Exhibit "A."

2. Pursuant to Pennsylvania Rule of Civil Procedure 430, Plaintiff has made a good faith effort to locate the Defendant(s), SARAH E. GOSS. An Affidavit of Good Faith Investigation setting forth the specific inquiries made and the results therefrom is attached hereto as Exhibit "B."

**WHEREFORE**, Plaintiff respectfully requests this Honorable Court enter an Order pursuant to Pennsylvania Rule of Civil Procedure 430 directing service of the Notice of Sale by certified mail and regular mail to SARAH E. GOSS at 714 STONE STREET, OSCEOLA MILLS, PA 16666.

  
FRANK FEDERMAN, ESQUIRE  
ATTORNEY FOR PLAINTIFF

**FILED** *11:04 AM* *16 AUG 2004*  
William A. Shaw  
Prothonotary/Clerk of Courts

IPS

AFFIDAVIT OF SERVICE  
CLEARFIELD COUNTY

PLAINTIFF  
NATIONAL CITY BANK

ACCT. #8000008182

DEFENDANT  
SARAH E. GOSS

COURT NO.: 2002-988-CD

SERVE SARAH E. GOSS AT:  
714 STONE STREET  
OSCEOLA MILLS, PA 16666

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: AUGUST 6, 2004

SERVED

Served and made known to \_\_\_\_\_, Defendant on the \_\_\_ day of \_\_\_\_\_, 200 \_\_, at \_\_\_, o'clock \_\_. M., at \_\_\_\_\_, 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 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 office or usual place of business.  
 \_\_\_\_\_ an officer of said Defendant's company.  
 Other: \_\_\_\_\_

Description: Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

I, \_\_\_\_\_, 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 \_\_\_\_ day  
of \_\_\_\_\_, 200 \_\_\_\_.

Notary: By:

NOT SERVED

On the 2 day of July, 2004, at 4:23 o'clock P. M., Defendant NOT FOUND because:

Moved  Unknown  No Answer  Vacant

Other: LAST KNOWN WORK ADDRESS WAS AT CENTER COMMUNITY HOSPITAL, STATE COLLEGE PA

Sworn to and subscribed  
before me this 9th day  
of July, 2004. By: Marilyn A. Campbell

Notary:

Marilyn A. Campbell  
COMMONWEALTH OF PENNSYLVANIA

Notarial Seal  
Marilyn A. Campbell, Notary Public  
City of Altoona, Blair County  
My Commission Expires Oct. 28, 2007

Member, Pennsylvania Association of Notaries

ATTORNEY FOR PLAINTIFF  
FRANK FEDERMAN, ESQUIRE  
I.D.#12248  
One Penn Center at Suburban Station  
1617 John F. Kennedy Blvd., Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

**EKL DATA, INC**  
**AFFIDAVIT OF GOOD FAITH INVESTIGATION**

5

Loan Number: **2002-988-CD**

File Number:

Attorney Firm: **Federman & Phelan**

Subject: **Sarah E. Goss**

Property Address **714 Stone Street  
Osceola Mills, PA 16666**

Last Known Address: **714 Stone Street  
Osceola Mills, PA 16666**

Current Address:  
As of July 22, 2004 **714 Stone Street  
Osceola Mills, PA 16666**

Last Known Number: **814 339-7580**

George H. Lewis III, being duly sworn according to law, deposes and says:

1. I am employed in the capacity of researcher for EKL DATA, INC.
2. On July 22, 2004, I conducted an investigation into the whereabouts of the above named defendant(s). The results of my investigation are as follows:

I. Credit Information

A. Social Security Number

**Our search verified the following to be true and correct:**

1. **Sarah E. Goss: 194-46-7502**

B. Employment Search:

**Sarah E. Goss - A review of the credit report provided no employment information.**

C. Inquiry of Creditors:

**The creditors indicated that Sarah E. Goss resides at: 714 Stone Street, Osceola Mills, PA 16666.**

II. Inquiry of Telephone Company

A. Directory Assistance Search:

**On July 22, 2004, our office contacted directory assistance, which indicated that the mortgagor's telephone number is 814 339-7580 at 714 Stone Street, Osceola Mills, PA 16666. The Telephone Company indicated that the telephone number is registered to Sarah E. Goss.**

**On July 22, 2004, our office made a telephone call to the mortgagor's phone number, and found the number to be equipped with call intercept.**

III. Inquiry of Neighbors

**Our office, using an Internet database that supplies neighboring telephone numbers, contacted the mortgagor's neighbor, Robert Dunsmore at 715 Stone Street, Osceola Mills, PA 16666 with the phone number of 814 339-6352 on July 22, 2004 and attempted to verify with him that the above-mentioned mortgagor does reside at 714 Stone Street. His response was that he did not know of the above-mentioned mortgagor does occupy the residence. Our office also attempted to contact Scott Nevel and Fred Brown at 709 and 713 Stone Street, but we could only receive their answering machines.**

**EKL DATA, INC**  
**AFFIDAVIT OF GOOD FAITH INVESTIGATION**

**IV. Address Inquiry**

**A. National Address Update:**

**Our inquiry with the National Address database on July 22, 2004 indicates that the following is correct: Sarah E. Goss - 714 Stone Street, Osceola Mills, PA 16666.**

**B. Additional Active Mailing Addresses**

**Our research has not located any other additional mailing addresses for the above-mentioned mortgager.**

**V. Drivers License Information**

**Per the Pennsylvania Department of Motor Vehicles Sarah E. Goss has an identification registration with the state.**

**VI. Other Inquiries**

**A. Death Records:**

**As of May 2004, there is no record for the above-mentioned mortgagor or mortgagor's social security number on file with the Social Security Death Index.**

**B. Public Licenses**

**None Found**

**C. County Voter Registration:**

**On July 22, 2004, our office, using a database of all registered voters in the state of Pennsylvania, confirmed that the county doesn't have Sarah E. Goss listed as a registered voter with an address of 714 Stone Street, Osceola Mills, PA 16666.**

**D. D.O.B.:**

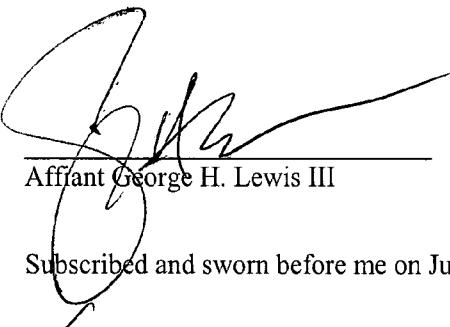
**Sarah E. Goss: 4/5/1955**

**E. Miscellaneous Information**

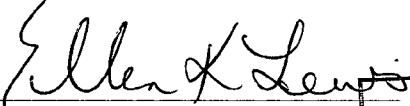
**None**

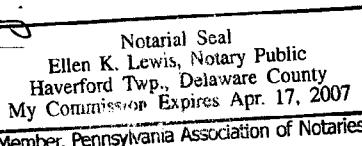
The undersigned understands that this statement herein is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

I hereby verify that the statements made herein are true and correct to the best of my knowledge, information and belief and that this affidavit of investigation is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

  
Affiant George H. Lewis III

Subscribed and sworn before me on July 22, 2004.

  
Notary Public



**VERIFICATION**

**FRANK FEDERMAN, ESQUIRE**, hereby states that he is the Attorney for the Plaintiff in this action, that he is authorized to take this Affidavit, and that the statements made in the foregoing **MOTION FOR SERVICE OF THE NOTICE OF SALE PURSUANT TO SPECIAL ORDER OF COURT** are true and correct to the best of his knowledge, information and belief.

The undersigned understands that this statement herein is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

  
FRANK FEDERMAN, ESQUIRE  
ATTORNEY FOR PLAINTIFF

FEDERMAN AND PHELAN  
By: FRANK FEDERMAN, ESQUIRE  
IDENTIFICATION 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

NATIONAL CITY BANK

CLEARFIELD COUNTY

vs.

No.: 2002-988-CD

SARAH E. GOSS

**CERTIFICATION OF SERVICE**

I, FRANK FEDERMAN, ESQUIRE, hereby certify that a copy of the Motion for Service  
Pursuant to Special Order of Court has been sent to the individuals indicated below on  
July 28, 2004.

SARAH E. GOSS  
714 STONE STREET  
OSCEOLA MILLS, PA 16666

  
\_\_\_\_\_  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

Date: July 28, 2004

**FILED**

**AUG 16 2004**

William A. Shaw  
Prothonotary/Clerk of Courts

18  
19  
20

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

NATIONAL CITY BANK

vs.

SARAH E. GOSS

ATTORNEY FOR PLAINTIFF  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
CLEARFIELD COUNTY

No.: 2002-988-CD

**RECEIVED**

**AUG 16 2004**

COURT ADMINISTRATOR'S  
OFFICE

**MEMORANDUM OF LAW**

Pennsylvania Rule of Civil Procedure 430(a) specifically provides:

(a) If service cannot be made under the applicable rule, the Plaintiff may move the Court for a special order directing the method of service. The Motion shall be accompanied by an Affidavit stating the nature and extent of the investigation which has been made to determine the whereabouts of the Defendant and the reasons why service cannot be made.

Note: A Sheriff's return of "Not Found" or the fact that a Defendant has moved without leaving a new forwarding address is insufficient evidence of concealment. Gonzales vs. Polis, 238 Pa. Super. 362, 357 A.2d 580 (1976). "Notice of intended adoption mailed to last known address requires a good faith effort to discover the correct address." Adoption of Walker, 468 Pa. 165, 360 A.2d 603 (1976).

An illustration of good faith effort to locate the defendant includes (1) inquires of postal authorities including inquiries pursuant to the Freedom of Information Act, 39 C.F.R. Part 265, (2) inquiries of relatives neighbors, friends and employers of the Defendant and (3) examinations of local telephone directories, voter registration records, local tax records, and motor vehicle records.

As indicated by the attached Affidavit of Service, marked hereto as Exhibit "A", the Sheriff has been unable to serve the Notice of Sale. A good faith effort to discover the whereabouts of the Defendant has been made as evidenced by the attached Affidavit of Good Faith Investigation, marked Exhibit "B."

**WHEREFORE**, Plaintiff respectfully requests service of the Notice of Sale by certified mail and regular mail to SARAH E. GOSS at 714 STONE STREET, OSCEOLA MILLS, PA 16666.

Respectfully submitted:

*Frank Federman*

FRANK FEDERMAN, ESQUIRE  
ATTORNEY FOR PLAINTIFF

FEDERMAN AND PHELAN, LLP  
By: FRANK FEDERMAN, ESQUIRE  
IDENTIFICATION 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

NATIONAL CITY BANK

CLEARFIELD COUNTY

vs.

No.: 2002-988-CD

SARAH E. GOSS

AFFIDAVIT

FILED  
M12:4261  
SEP 21 2004  
cc

William A. Shaw  
Prothonotary/Clerk of Courts

I hereby certify that a true and correct copy of the Notice of Sheriff Sale in the above captioned matter was sent by regular mail and certified mail, return receipt requested, to **SARAH E. GOSS** on Error! MergeField was not found in header record of data source. at **714 STONE STREET, OSCEOLA MILLS, PA 16666**, in accordance with the Order of Court dated **8/18/04**

The undersigned understands that this statement is made subject to the penalties of 18 PA C.S. s 4904 relating to unsworn falsification to authorities.

Frank Federman  
FRANK FEDERMAN, ESQUIRE

Date: September 20, 2004

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 15723  
NO: 02-988-CD

PLAINTIFF: NATIONAL CITY BANK  
VS.  
DEFENDANT: GOSS, SARAH E.

WRIT OF EXECUTION REAL ESTATE

**SHERIFF RETURN**

---

DATE RECEIVED WRIT: 04/27/2004

LEVY TAKEN 06/10/2004 @ 12:51 PM

POSTED @

SALE HELD 12/03/2004

SOLD TO NATIONAL CITY BANK

SOLD FOR AMOUNT \$1.00 PLUS COSTS

WRIT RETURNED 08/14/2005

DATE DEED FILED 04/08/2005

PROPERTY ADDRESS 714 STONE STREET OSCEOLA MILLS , PA 16666

**SERVICES**

10/28/2004 @ SERVED SARAH E. GOSS

SERVED SARAH E. GOSS BY CERTIFIED AND REGULAR MAIL PER COURT ORDER TO 142 CURTIN PARK COURT, OSCEOLA MILLS, CLEARFIELD COUNTY, PENNSYLVANIA CERT #7002315000078546310 SIGNED FOR BY SARAH E. GOSS WITH

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE, AND COPY OF THE LEVY.

**FILED**  
10:30 AM  
APR 08 2005 (GW)

William A. Shaw  
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 15723  
NO: 02-988-CD

PLAINTIFF: NATIONAL CITY BANK

vs.

DEFENDANT: GOSS, SARAH E.

WRIT OF EXECUTION REAL ESTATE

**SHERIFF RETURN**

---

SHERIFF HAWKINS \$251.06

SURCHARGE \$20.00 PAID BY

Sworn to Before Me This

\_\_\_\_ Day of \_\_\_\_\_ 2005  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

So Answers,

  
  
Chester A. Hawkins  
Sheriff

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

---

NATIONAL CITY BANK

---

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY,  
PENNSYLVANIA

vs.

NO.: 2002-988-CD

---

SARAH E. GOSS

---

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Clearfield:

TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Premises: **714 STONE STREET, OSCEOLA MILLS, PA 16666**

(See legal description attached.)

Amount Due	<u>\$35,962.35</u>
Interest from 9/24/02 to Date of Sale (\$5.91 per diem)	<u>\$ _____</u>
Total	<u>\$ _____</u> Plus costs as endorsed. <i>140.00 Prothonotary costs</i>

Willie L. Hagan  
Prothonotary, Common Pleas Court of  
Clearfield County, Pennsylvania

Dated 4/27/04  
(SEAL)

By:

Deputy

Received April 27, 2004 @ 3:00 P.M.  
Chester A. Wauhuis  
by Cynthia Butler-Aughenbaugh

No. 2002-988-CD

**In the Court of Common Pleas of  
Clearfield County, Pennsylvania**

NATIONAL CITY BANK

vs.

SARAH E. GOSS

---

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

---

Real Debt \$35,962.35

Int. from 9/24/02  
to Date of Sale (\$5.91 per diem) \_\_\_\_\_

Costs \_\_\_\_\_

Proth. Pd. 140.00

Sheriff \_\_\_\_\_

Frank Federman

Attorney for Plaintiff

Address: 714 STONE STREET, OSCEOLA MILLS, PA 16666  
Where papers may be served.

Frank Federman, Esquire  
One Penn Center at Suburban Station  
1617 John F. Kennedy Blvd., Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ALL THAT CERTAIN lot or piece of land, together with all improvements thereon, situate in the Borough of Osceola Mills, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at the corner of Stone and Sara Streets; thence along Stone Street twenty-five (25) feet to a point; thence at right angles to Stone Street ninety (90) feet to a point; thence by a line parallel with Stone Street twenty-five (25) feet to Sara Street and thence along Sara Street ninety (90) feet to Stone Street and the place of beginning, being a portion of Lot No. 253 in the General Plan of said Osecola Borough.

TAX PARCEL #013-379-00050

CONTROL #0160-02469

TITLE TO SAID PREMISES IS VESTED IN Sara E. Goss by Deed from Robert F. McDonald and Henrietta McDonald, his wife dated 6/1/1990 and recorded 6/4/1990 in Deed Book 1344, Page 563.

**REAL ESTATE SALE  
SCHEDULE OF DISTRIBUTION**

NAME SARAH E. GOSS

NO. 02-988-CD

NOW, April 08, 2005, 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 December 03, 2004, I exposed the within described real estate of Goss, Sarah E. to public venue or outcry at which time and place I sold the same to NATIONAL CITY BANK he/she being the highest bidder, for the sum of \$1.00 plus costs and made the following appropriations, viz:

**SHERIFF COSTS:**

RDR	15.00
SERVICE	15.00
MILEAGE	15.00
LEVY	15.00
MILEAGE	15.00
POSTING	15.00
CSDS	10.00
COMMISSION	0.00
POSTAGE	10.06
HANDBILLS	15.00
DISTRIBUTION	25.00
ADVERTISING	15.00
ADD'L SERVICE	
DEED	30.00
ADD'L POSTING	
ADD'L MILEAGE	
ADD'L LEVY	
BID AMOUNT	1.00
RETURNS/DEPUTIZE	
COPIES	15.00
	5.00
BILLING/PHONE/FAX	15.00
CONTINUED SALES	20.00
MISCELLANEOUS	
<b>TOTAL SHERIFF COSTS</b>	<b>\$251.06</b>

**DEED COSTS:**

ACKNOWLEDGEMENT	5.00
REGISTER & RECORDER	28.50
TRANSFER TAX 2%	0.00
<b>TOTAL DEED COSTS</b>	<b>\$28.50</b>

**PLAINTIFF COSTS, DEBT AND INTEREST:**

DEBT-AMOUNT DUE	35,962.35
INTEREST @ 5.9100 %	4,733.91
FROM 09/24/2002 TO 12/03/2004	
PROTH SATISFACTION	
LATE CHARGES AND FEES	
COST OF SUIT-TO BE ADDED	
FORECLOSURE FEES	
ATTORNEY COMMISSION	
REFUND OF ADVANCE	
REFUND OF SURCHARGE	20.00
SATISFACTION FEE	
ESCROW DEFICIENCY	
PROPERTY INSPECTIONS	
INTEREST	
MISCELLANEOUS	
<b>TOTAL DEBT AND INTEREST</b>	<b>\$40,716.26</b>
<b>COSTS:</b>	
ADVERTISING	543.18
TAXES - COLLECTOR	
TAXES - TAX CLAIM	1,710.42
DUE	
LIEN SEARCH	100.00
ACKNOWLEDGEMENT	5.00
DEED COSTS	28.50
SHERIFF COSTS	251.06
LEGAL JOURNAL COSTS	279.00
PROTHONOTARY	140.00
MORTGAGE SEARCH	40.00
MUNICIPAL LIEN	
<b>TOTAL COSTS</b>	<b>\$3,097.16</b>

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

Law Offices  
FEDERMAN AND PHELAN, LLP  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814

Sandra Cooper  
Judgment Department, Ext. 1258

Representing Lenders in  
Pennsylvania and New Jersey

July 28, 2004

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

ATTENTION: CINDY (814) 765-5915

Re: NATIONAL CITY BANK v. SARAH E. GOSS  
No. 2002-988-CD  
714 STONE STREET, OSCEOLA MILLS, PA 16666

Dear Cindy:

Please postpone the Sheriff's Sale of the above referenced property which is  
scheduled for AUGUST 6, 2004.

The property is to be relisted for the 10/01/04 Sheriff's Sale.

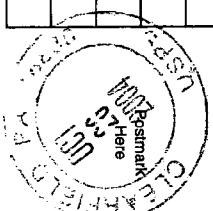
Very truly yours,

*S.M.C.*

Sandra Cooper

VIA TELECOPY (814) 765-5915

CC: SARAH E. GOSS  
714 STONE STREET  
OSCEOLA MILLS, PA  
16666

<b>U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)</b>	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Postage	\$
Certified Fee	
(Endorsement Fee (Return Receipt Fee Required))	
Total Postage & Fees	\$ <b>4.65</b>
 <i>1007 Postmark PA 100</i>	
<b>1. Article Addressed to:</b> Sarah E. Goss 714 Stone Street Osceola Mills, PA 16666	
<b>2. Article Number</b> (Transfer from service label) <b>7002 3150 0000 7854 6310</b>	
<small>PS Form 3800, June 2002</small>	
<small>See Reverse for Instructions</small>	

<b>SENDER: COMPLETE THIS SECTION</b>	
<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li><input type="checkbox"/> Print your name and address on the reverse so that we can return the card to you.</li> <li><input type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	
<b>COMPLETE THIS SECTION ON DELIVERY</b>	
<b>A. Signature</b> <b><i>Sarah Goss</i></b>	
<b>B. Recipient by (Printed Name)</b> <b><i>Sarah Goss</i></b>	
<b>C. Date of Delivery</b> <b><i>10/22/04</i></b>	
<b>D. Is delivery address different from item 1?</b> <b>If YES, enter delivery address below:</b> <b><i>142 Austin Park Cr 1000</i></b>	
<b>3. Service Type</b>	
<input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> N/A	
<b>4. Restricted Delivery? (Extra Fee)</b> <input type="checkbox"/> Yes	
<b>5. Signature</b> <b><i>Sarah E. Goss</i></b>	
<b>6. Street, Apt. No., or P.O. Box No.</b> <b>714 Stone Street</b>	
<b>7. City, State, Zip Code</b> <b>Osceola Mills, PA 16666</b>	
<small>PS Form 3811, August 2001</small>	
<small>Domestic Return Receipt</small>	
<small>102595-02-M-1</small>	

Law Offices  
FEDERMAN AND PHELAN, LLP  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814

Sandra Cooper  
Judgment Department, Ext. 1258

Representing Lenders in  
Pennsylvania and New Jersey

September 30, 2004

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

ATTENTION: CINDY (814) 765-5915

Re: NATIONAL CITY BANK v. SARAH E. GOSS  
No. 2002-988-CD  
714 STONE STREET, OSCEOLA MILLS, PA 16666

Dear Cindy:

Please postpone the Sheriff's Sale of the above referenced property which is  
scheduled for 10/01/04.

The property is to be relisted for the 12/03/04 Sheriff's Sale.

Very truly yours,

*SAC*

Sandra Cooper

VIA TELECOPY (814) 765-5915

CC: 

SARAH E. GOSS
714 STONE STREET
OSCEOLA MILLS, PA
16666