

02-1688-CD  
WAYPOINT BANK, etal vs. MARK A. LOWMASTER, etal.

FILED

OCT 28 2002

m/1:53 BA p2 80.00

William A. Shaw  
Prothonotary

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

WAYPOINT BANK, f/k/a  
HARRIS SAVINGS BANK,

Plaintiff,

v.

MARK A. LOWMASTER,  
AMY I. LOWMASTER a/k/a  
AMY ILENE LOWMASTER,  
and TERRE TENANT,

Defendants

TO: DEFENDANTS

YOU ARE HEREBY NOTIFIED TO PLEAD TO THE  
ENCLOSED COMPLAINT WITHIN TWENTY (20) DAYS FROM  
SERVICE HEREOF OR A DEFAULT JUDGMENT MAY BE  
ENTERED AGAINST YOU.

WELTMAN, WEINBERG & REIS CO., L.P.A.

By:   
ATTORNEYS FOR PLAINTIFF


I HEREBY CERTIFY THE ADDRESS OF PLAINTIFF IS:  
P.O. Box 2060  
Alliance, OH 44601

AND THE DEFENDANTS ARE:  
P.O. Box 71, McGees Mill Road  
Troutville, PA 15866

WELTMAN, WEINBERG & REIS CO., L.P.A.

BY:   
ATTORNEYS FOR PLAINTIFF

I HEREBY CERTIFY THAT THE LOCATION OF THE REAL  
ESTATE AFFECTED BY THIS LIEN IS:  
P.O. Box 71, McGees Mill Road  
Troutville, PA 15866  
Twp of Brady  
WELTMAN, WEINBERG & REIS CO., L.P.A.

BY:   
ATTORNEYS FOR PLAINTIFF

NO.: 02-1688-CD

ISSUE NO.:

CODE:

TYPE OF PLEADING:

COMPLAINT IN EJECTMENT

FILED ON BEHALF OF:  
PLAINTIFF

COUNSEL OF RECORD FOR THIS PARTY:

Kimberly J. Hong, ESQUIRE  
Pa. I.D. #74950

WELTMAN, WEINBERG & REIS CO., L.P.A.  
Firm #339  
2718 KOPPERS BUILDING  
436 SEVENTH AVENUE  
PITTSBURGH, PA 15219  
(412) 434-7955

WWR# 02763078

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

WAYPOINT BANK, f/k/a  
HARRIS SAVINGS BANK,

Plaintiff,

NO:

v.

MARK A. LOWMASTER,  
AMY I. LOWMASTER a/k/a  
AMY ILENE LOWMASTER,  
and TERRE TENANT,

Defendants

NOTICE TO DEFEND

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 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.

PA Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

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

WAYPOINT BANK, f/k/a  
HARRIS SAVINGS BANK,

Plaintiff,

NO:

v.

MARK A. LOWMASTER,  
AMY I. LOWMASTER a/k/a  
AMY ILENE LOWMASTER,  
and TERRE TENANT,

Defendants

COMPLAINT IN EJECTMENT - PURCHASER AT SHERIFF'S SALE

AND NOW, comes, Waypoint Bank, f/k/a Harris Savings Bank, ("Plaintiff") by and through its attorneys, Weltman, Weinberg, & Reis, Co., LPA., and files the Complaint in Ejectment as follows:

1. Plaintiff is Waypoint Bank, f/k/a Harris Savings Bank, a lending institution duly authorized to conduct business within the Commonwealth of Pennsylvania.

2. Defendants are Mark A. Lowmaster, Amy I. Lowmaster a/k/a Amy Ilene Lowmaster and Terre Tenant, individuals, residing at P.O. Box 71, McGees Mill Road.

3. Plaintiff is the equitable owner of the aforesaid premises, having purchased the premises pursuant to a sheriff's sale duly held in Clearfield County on October 4, 2002. A deed from the Sheriff of Clearfield County to Plaintiff is currently being drafted by the Sheriff's office, and upon completion it will be recorded.

4. Said Sheriff's Sale was authorized under the terms of a foreclosure action and judgment thereon in the Court of Common Pleas of Clearfield County at No. 02-53 CD.

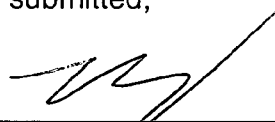
5. Defendants, Mark A. Lowmaster and Amy I. Lowmaster a/k/a Amy Ilene Lowmaster, herein were owners of said property by virtue of a Deed from Harry James Taylor, Homer Delaney Thompson, and Daniel Otterbein Greenawalt to Mark A. Lowmaster and Amy I. Lowmaster a/k/a Amy Ilene Lowmaster, as husband and wife, by deed dated September 16, 1986 and recorded with the Recorder of Deeds of Clearfield County on October 7, 1986 at Deed Book Volume 1113, Page 472, Parcel No 107-B7-63. A description of said property is attached as Exhibit "A".

6. Defendants have no valid legal right to possession and title to said premises.

7. Plaintiff claims the right to possession of the premises to the exclusion of the Defendants.

WHEREOF, Plaintiff, Waypoint Bank, f/k/a Harris Savings Bank, seeks judgment for the possession of the aforesaid premises.

Respectfully submitted,



---

Kimberly J. Hong, Esq.  
WELTMAN, WEINBERG, & REIS, CO., L.P.A.  
2718 Koppers Building  
436 Seventh Avenue  
Pittsburgh, PA 15219  
(412) 434-7955

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

WAYPOINT BANK, f/k/a  
HARRIS SAVINGS BANK,

Plaintiff,

NO: 02-53 CD

vs.

MARK A. LOWMASTER and  
AMY I. LOWMASTER a/k/a  
AMY ILENE LOWMASTER,

Defendants.

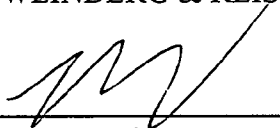
LONG FORM DESCRIPTION

ALL that certain piece or parcel of land located in the Township of Brady, County of Clearfield and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on line of land of Raymond V. Neidrick; thence north sixty-six (66) degrees fifty-four (54) minutes twenty (20) seconds east four hundred eighty and twenty-nine one hundredths (480.29) feet on the northwest corner of Parcel C; thence along parcel C, south forty-two (42) degrees sixteen (16) minutes ten (10) seconds east five hundred sixty-five and forty-six one hundredths (565.46) feet on the southeast corner of Parcel E; thence along Parcel E north seventy-nine (79) degrees twenty (20) minutes twenty (20) seconds west one hundred fifty-three and twenty-seven one hundredths (153.27) feet; thence continuing along Parcel E north seventy-four (74) degrees twenty-two (22) minutes fifty-two (52) seconds west three hundred twenty-eight and eighty one hundredths (328.80) feet to a point; thence continuing along Parcel E north seventy-two (72) degrees eighteen (18) minutes sixteen (16) seconds west three hundred seventy-two and fifty-one one hundredths (372.51) feet to a point and place of beginning. Containing approximately 3.1 acres and being the premises set forth as Parcel B on the survey of General Engineers and Technicians dated September 20, 1973, copy of which is attached hereto.

BEING the same premises which Harry James Taylor, et. al., by Deed dated September 16, 1986 and recorded in Clearfield County on October 7, 1986 at Deed Book Volume 1113, Page 472 granted and conveyed to Mark A. Lowmaster and Amy I. Lowmaster.

WELTMAN, WEINBERG & REIS, CO., L.P.A.



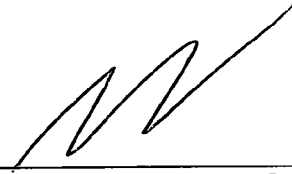
---

Kimberly J. Hong, Esquire  
Attorney for Plaintiff  
2718 Koppers Building  
436 Seventh Avenue  
Pittsburgh, Pennsylvania 15219

Parcel No.: 107-B7-63

### **VERIFICATION**

The undersigned does hereby verify subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities, she is an attorney for the Plaintiff herein; makes this Verification based upon the facts as supplied to her by the Plaintiff and/or its agents and because the Plaintiff is outside the jurisdiction of the court and the Plaintiff's Verification cannot be obtained within the time allowed for filing of this pleading, and that the facts set forth in the foregoing pleading are true and correct to the best of her knowledge, information and belief.

A handwritten signature in black ink, consisting of stylized, overlapping loops and a long horizontal stroke at the end, positioned above a horizontal line.

Kimberly J. Hong, Esquire

FILED

OCT 28 2002

*300 to Sheriff*

William A. Shaw  
Prothonotary



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

WAYPOINT BANK, f/k/a  
HARRIS SAVINGS BANK,

Plaintiff

vs.

MARK A. LOWMASTER,  
AMY I. LOWMASTER a/k/a  
AMY ILENE LOWMASTER,  
and TERRE TENANT,

Defendants.

Civil Action No. 02-1688-CD

TYPE OF PLEADING:

PROOF OF SERVICE

Filed on Behalf of:

Plaintiff

Counsel or Record for this Party:

Kimberly J. Hong  
PA I.D. #74950

**FILED**

DEC 09 2002

*Relayed by 1:45 (ms)*  
William A. Shaw  
Prothonotary  
*N. C. C. [Signature]*

Weltman, Weinberg & Reis Co., L.P.A.  
2601 Koppers Building  
436 7<sup>th</sup> Avenue  
Pittsburgh, PA 15219  
WWR #02763078

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

WAYPOINT BANK, f/k/a  
HARRIS SAVINGS BANK,

Plaintiff

vs.

Civil Action No. 02-1688-CD

MARK A. LOWMASTER,  
AMY I. LOWMASTER a/k/a  
AMY ILENE LOWMASTER,  
and TERRE TENANT,

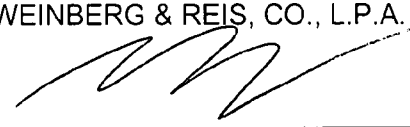
Defendants.

PROOF OF SERVICE

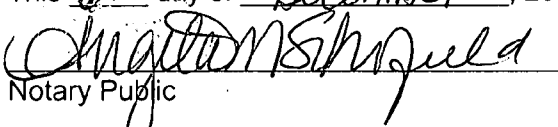
BEFORE ME, the undersigned authority, personally appeared Kimberly J. Hong, Esquire, who according to law deposes and says that a copy of the Complaint in Mortgage Foreclosure has been served on the Defendants, Mark A. Lowmaster, Amy Lowmaster and Terre Tenant.

1. On or about November 9, 2002, Plaintiff had Constable Louis Radzynski serve Defendants, Mark A. Lowmaster, Amy Lowmaster and Terre Tenant with the Complaint in Mortgage Foreclosure at PO Box 71, McGees Mill Road, Troutville, PA 15866. Said return of service is marked as Exhibit "A".

WELTMAN, WEINBERG & REIS, CO., L.P.A.

  
\_\_\_\_\_  
Kimberly J. Hong  
Attorneys for Plaintiff  
2601 Koppers Building  
436 Seventh Avenue  
Pittsburgh, PA 15219

Sworn to and subscribed before me  
This 6th day of December, 2002.

  
\_\_\_\_\_  
Notary Public

NOTARIAL SEAL  
ANGELA M. SCHOFIELD, NOTARY PUBLIC  
CITY OF PITTSBURGH, ALLEGHENY COUNTY  
MY COMMISSION EXPIRES MARCH 8, 2006

02763078

RETURN OF SERVICE

WWR: 02763078

Date: 11-9-02 2:00 pm

Defendant Served: Amy E. Lowmeyer

Address of Service: PO BOX 71, McGeesmill Rd,  
Jrontville PA 10806

---

\*\*Reason Complaint in Ejectment not served:

Constable: Louis P. Radzysinski

Signature: Louis P. Radzysinski

Date: 11-9-02

RETURN OF SERVICE

WWR: 02763078

Date: 11-9-02 2:00 PM

Defendant Served: Amy P. Lowmaster for Mark Lowmaster

Address of Service: PO BOX 71, McGeesmill Rd,  
Jrontville PA 15866

---

\*\*Reason Complaint in Ejectment not served:

Constable: [Signature]

Signature: Louis P Radzinski

Date: 11-9-02

RETURN OF SERVICE

WWR: 02763078

Date: 11-9-02 2:00 PM

Defendant Served: Amy I. Lowmaster for Tenant Tenant

Address of Service: PO BOX 71, McGeesville Rd,  
Jrontville PA 10866

---

\*\*Reason Complaint in Ejectment not served:

Constable: Louis P. Ralymowski

Signature: [Signature]

Date: 11-9-02

FILED

NOV 9 2002

WILLIAM A. MELLER  
PROSECUTOR

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

Sheriff Docket # 13255

WAYPOINT BANK

02-1688-CD

VS.

LOWMASTER, MARK A. AI

COMPLAINT IN EJECTMENT

**SHERIFF RETURNS**

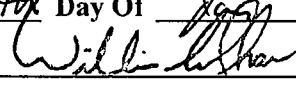

NOW JANUARY 16, 2003 RETURN THE WITHIN COMPLAINT IN EJECTMENT  
"NOT SERVED, TIME EXPIRED" AS TO MARK A. LOWMASTER, AMY I. LOWMASTER  
a/k/a AMY ILENE LOWMASTER, and TERRE TENANTS, DEFENDANTS.

**Return Costs**

| Cost  | Description                  |
|-------|------------------------------|
| 24.37 | SHFF. HAWKINS PAID BY: ATTY. |
| 30.00 | SURCHARGE PAID BY: ATTY.     |

Sworn to Before Me This

17th Day Of July 2003

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

So Answers,



Chester A. Hawkins  
Sheriff

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

WAYPOINT BANK, f/k/a  
HARRIS SAVINGS BANK,

Plaintiff,

v.

MARK A. LOWMASTER,  
AMY I. LOWMASTER a/k/a  
AMY ILENE LOWMASTER,  
and TERRE TENANT,

Defendants

TO: DEFENDANTS

YOU ARE HEREBY NOTIFIED TO PLEAD TO THE  
ENCLOSED COMPLAINT WITHIN TWENTY (20) DAYS FROM  
SERVICE HEREOF OR A DEFAULT JUDGMENT MAY BE  
ENTERED AGAINST YOU.

WELTMAN, WEINBERG & REIS CO., L.P.A.

By: \_\_\_\_\_

ATTORNEYS FOR PLAINTIFF

I HEREBY CERTIFY THE ADDRESS OF PLAINTIFF IS:

P.O. Box 2060  
Alliance, OH 44601

AND THE DEFENDANTS ARE:

P.O. Box 71, McGees Mill Road  
Troutville, PA 15866

WELTMAN, WEINBERG & REIS CO., L.P.A.

BY: \_\_\_\_\_

ATTORNEYS FOR PLAINTIFF

I HEREBY CERTIFY THAT THE LOCATION OF THE REAL  
ESTATE AFFECTED BY THIS LIEN IS:

P.O. Box 71, McGees Mill Road  
Troutville, PA 15866

Twp of Brady

WELTMAN, WEINBERG & REIS CO., L.P.A.

BY: \_\_\_\_\_

ATTORNEYS FOR PLAINTIFF

NO.:

ISSUE NO.:

CODE:

TYPE OF PLEADING:

COMPLAINT IN EJECTMENT

FILED ON BEHALF OF:  
PLAINTIFF

COUNSEL OF RECORD FOR THIS PARTY:

Kimberly J. Hong, ESQUIRE  
Pa. I.D. #74950

WELTMAN, WEINBERG & REIS CO., L.P.A.  
Firm #339  
2718 KOPPERS BUILDING  
436 SEVENTH AVENUE  
PITTSBURGH, PA 15219  
(412) 434-7955

WWR# 02763078

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

OCT 28 2002

Attest.

*William L. Khan*  
Prothonotary

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

WAYPOINT BANK, f/k/a  
HARRIS SAVINGS BANK,

Plaintiff,

NO:

v.

MARK A. LOWMASTER,  
AMY I. LOWMASTER a/k/a  
AMY ILENE LOWMASTER,  
and TERRE TENANT,

Defendants

NOTICE TO DEFEND

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 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.

PA Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375



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

WAYPOINT BANK, f/k/a  
HARRIS SAVINGS BANK,

Plaintiff,

NO:

v.

MARK A. LOWMASTER,  
AMY I. LOWMASTER a/k/a  
AMY ILENE LOWMASTER,  
and TERRE TENANT,

Defendants

COMPLAINT IN EJECTMENT - PURCHASER AT SHERIFF'S SALE

AND NOW, comes, Waypoint Bank, f/k/a Harris Savings Bank, ("Plaintiff") by and through its attorneys, Weltman, Weinberg, & Reis, Co., LPA., and files the Complaint in Ejectment as follows:

1. Plaintiff is Waypoint Bank, f/k/a Harris Savings Bank, a lending institution duly authorized to conduct business within the Commonwealth of Pennsylvania.
2. Defendants are Mark A. Lowmaster, Amy I. Lowmaster a/k/a Amy Ilene Lowmaster and Terre Tenant, individuals, residing at P.O. Box 71, McGees Mill Road.
3. Plaintiff is the equitable owner of the aforesaid premises, having purchased the premises pursuant to a sheriff's sale duly held in Clearfield County on October 4, 2002. A deed from the Sheriff of Clearfield County to Plaintiff is currently being drafted by the Sheriff's office, and upon completion it will be recorded.
4. Said Sheriff's Sale was authorized under the terms of a foreclosure action and judgment thereon in the Court of Common Pleas of Clearfield County at No. 02-53 CD.

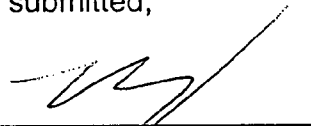
5. Defendants, Mark A. Lowmaster and Amy I. Lowmaster a/k/a Amy Ilene Lowmaster, herein were owners of said property by virtue of a Deed from Harry James Taylor, Homer Delaney Thompson, and Daniel Otterbein Greenawalt to Mark A. Lowmaster and Amy I. Lowmaster a/k/a Amy Ilene Lowmaster, as husband and wife, by deed dated September 16, 1986 and recorded with the Recorder of Deeds of Clearfield County on October 7, 1986 at Deed Book Volume 1113, Page 472, Parcel No 107-B7-63. A description of said property is attached as Exhibit "A".

6. Defendants have no valid legal right to possession and title to said premises.

7. Plaintiff claims the right to possession of the premises to the exclusion of the Defendants.

WHEREOF, Plaintiff, Waypoint Bank, f/k/a Harris Savings Bank, seeks judgment for the possession of the aforesaid premises.

Respectfully submitted,



Kimberly J. Hong, Esq.  
WELTMAN, WEINBERG, & REIS, CO., L.P.A.  
2718 Koppers Building  
436 Seventh Avenue  
Pittsburgh, PA 15219  
(412) 434-7955

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

WAYPOINT BANK, f/k/a  
HARRIS SAVINGS BANK,

Plaintiff,

NO: 02-53 CD

vs.

MARK A. LOWMASTER and  
AMY I. LOWMASTER a/k/a  
AMY ILENE LOWMASTER,

Defendants.

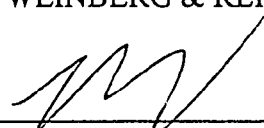
LONG FORM DESCRIPTION

ALL that certain piece or parcel of land located in the Township of Brady, County of Clearfield and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on line of land of Raymond V. Neidrick; thence north sixty-six (66) degrees fifty-four (54) minutes twenty (20) seconds east four hundred eighty and twenty-nine one hundredths (480.29) feet on the northwest corner of Parcel C; thence along parcel C, south forty-two (42) degrees sixteen (16) minutes ten (10) seconds east five hundred sixty-five and forty-six one hundredths (565.46) feet on the southeast corner of Parcel E; thence along Parcel E north seventy-nine (79) degrees twenty (20) minutes twenty (20) seconds west one hundred fifty-three and twenty-seven one hundredths (153.27) feet; thence continuing along Parcel E north seventy-four (74) degrees twenty-two (22) minutes fifty-two (52) seconds west three hundred twenty-eight and eighty one hundredths (328.80) feet to a point; thence continuing along Parcel E north seventy-two (72) degrees eighteen (18) minutes sixteen (16) seconds west three hundred seventy-two and fifty-one one hundredths (372.51) feet to a point and place of beginning. Containing approximately 3.1 acres and being the premises set forth as Parcel B on the survey of General Engineers and Technicians dated September 20, 1973, copy of which is attached hereto.

BEING the same premises which Harry James Taylor, et. al., by Deed dated September 16, 1986 and recorded in Clearfield County on October 7, 1986 at Deed Book Volume 1113, Page 472 granted and conveyed to Mark A. Lowmaster and Amy I. Lowmaster.

WELTMAN, WEINBERG & REIS, CO., L.P.A.



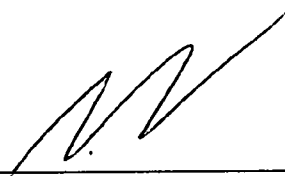
---

Kimberly J. Hong, Esquire  
Attorney for Plaintiff  
2718 Koppers Building  
436 Seventh Avenue  
Pittsburgh, Pennsylvania 15219

Parcel No.: 107-B7-63

## VERIFICATION

The undersigned does hereby verify subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities, she is an attorney for the Plaintiff herein; makes this Verification based upon the facts as supplied to her by the Plaintiff and/or its agents and because the Plaintiff is outside the jurisdiction of the court and the Plaintiff's Verification cannot be obtained within the time allowed for filing of this pleading, and that the facts set forth in the foregoing pleading are true and correct to the best of her knowledge, information and belief.

A handwritten signature in black ink, consisting of stylized, overlapping loops and strokes, positioned above a horizontal line.

Kimberly J. Hong, Esquire

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

WAYPOINT BANK, f/k/a  
HARRIS SAVINGS BANK,

Plaintiff,

v.

MARK A. LOWMASTER,  
AMY I. LOWMASTER a/k/a  
AMY ILENE LOWMASTER,  
and TERRE TENANT,

Defendants

TO: DEFENDANTS

YOU ARE HEREBY NOTIFIED TO PLEAD TO THE  
ENCLOSED COMPLAINT WITHIN TWENTY (20) DAYS FROM  
SERVICE HEREOF OR A DEFAULT JUDGMENT MAY BE  
ENTERED AGAINST YOU.

WELTMAN, WEINBERG & REIS CO., L.P.A.

By:   
ATTORNEYS FOR PLAINTIFF

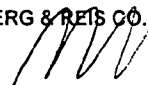
I HEREBY CERTIFY THE ADDRESS OF PLAINTIFF IS:  
P.O. Box 2060  
Alliance, OH 44601

AND THE DEFENDANTS ARE:  
P.O. Box 71, McGees Mill Road  
Troutville, PA 15866

WELTMAN, WEINBERG & REIS CO., L.P.A.

BY:   
ATTORNEYS FOR PLAINTIFF

I HEREBY CERTIFY THAT THE LOCATION OF THE REAL  
ESTATE AFFECTED BY THIS LIEN IS:  
P.O. Box 71, McGees Mill Road  
Troutville, PA 15866  
Twp of Brady  
WELTMAN, WEINBERG & REIS CO., L.P.A.

BY:   
ATTORNEYS FOR PLAINTIFF

NO.:

ISSUE NO.:

CODE:

TYPE OF PLEADING:

COMPLAINT IN EJECTMENT

FILED ON BEHALF OF:  
PLAINTIFF

COUNSEL OF RECORD FOR THIS PARTY:

Kimberly J. Hong, ESQUIRE  
Pa. I.D. #74950

WELTMAN, WEINBERG & REIS CO., L.P.A.  
Firm #339  
2718 KOPPERS BUILDING  
436 SEVENTH AVENUE  
PITTSBURGH, PA 15219  
(412) 434-7955

WWR# 02763078

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

OCT 28 2002

Attest.

  
Prothonotary

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

WAYPOINT BANK, f/k/a  
HARRIS SAVINGS BANK,

Plaintiff,

NO:

v.

MARK A. LOWMASTER,  
AMY I. LOWMASTER a/k/a  
AMY ILENE LOWMASTER,  
and TERRE TENANT,

Defendants

NOTICE TO DEFEND

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 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.

PA Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

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

WAYPOINT BANK, f/k/a  
HARRIS SAVINGS BANK,

Plaintiff,

NO:

v.

MARK A. LOWMASTER,  
AMY I. LOWMASTER a/k/a  
AMY ILENE LOWMASTER,  
and TERRE TENANT,

Defendants

COMPLAINT IN EJECTMENT - PURCHASER AT SHERIFF'S SALE

AND NOW, comes, Waypoint Bank, f/k/a Harris Savings Bank, ("Plaintiff") by and through its attorneys, Weltman, Weinberg, & Reis, Co., LPA., and files the Complaint in Ejectment as follows:

1. Plaintiff is Waypoint Bank, f/k/a Harris Savings Bank, a lending institution duly authorized to conduct business within the Commonwealth of Pennsylvania.
2. Defendants are Mark A. Lowmaster, Amy I. Lowmaster a/k/a Amy Ilene Lowmaster and Terre Tenant, individuals, residing at P.O. Box 71, McGees Mill Road.
3. Plaintiff is the equitable owner of the aforesaid premises, having purchased the premises pursuant to a sheriff's sale duly held in Clearfield County on October 4, 2002. A deed from the Sheriff of Clearfield County to Plaintiff is currently being drafted by the Sheriff's office, and upon completion it will be recorded.
4. Said Sheriff's Sale was authorized under the terms of a foreclosure action and judgment thereon in the Court of Common Pleas of Clearfield County at No. 02-53 CD.

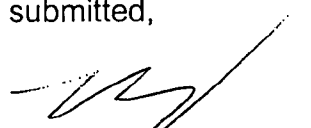
5. Defendants, Mark A. Lowmaster and Amy I. Lowmaster a/k/a Amy Ilene Lowmaster, herein were owners of said property by virtue of a Deed from Harry James Taylor, Homer Delaney Thompson, and Daniel Otterbein Greenawalt to Mark A. Lowmaster and Amy I. Lowmaster a/k/a Amy Ilene Lowmaster, as husband and wife, by deed dated September 16, 1986 and recorded with the Recorder of Deeds of Clearfield County on October 7, 1986 at Deed Book Volume 1113, Page 472, Parcel No 107-B7-63. A description of said property is attached as Exhibit "A".

6. Defendants have no valid legal right to possession and title to said premises.

7. Plaintiff claims the right to possession of the premises to the exclusion of the Defendants.

WHEREOF, Plaintiff, Waypoint Bank, f/k/a Harris Savings Bank, seeks judgment for the possession of the aforesaid premises.

Respectfully submitted,



---

Kimberly J. Hong, Esq.  
WELTMAN, WEINBERG, & REIS, CO., L.P.A.  
2718 Koppers Building  
436 Seventh Avenue  
Pittsburgh, PA 15219  
(412) 434-7955



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

WAYPOINT BANK, f/k/a  
HARRIS SAVINGS BANK,

Plaintiff,

NO: 02-53 CD

vs.

MARK A. LOWMASTER and  
AMY I. LOWMASTER a/k/a  
AMY ILENE LOWMASTER,

Defendants.

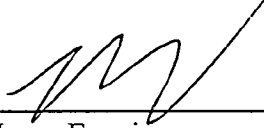
LONG FORM DESCRIPTION

ALL that certain piece or parcel of land located in the Township of Brady, County of Clearfield and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on line of land of Raymond V. Neidrick; thence north sixty-six (66) degrees fifty-four (54) minutes twenty (20) seconds east four hundred eighty and twenty-nine one hundredths (480.29) feet on the northwest corner of Parcel C; thence along parcel C, south forty-two (42) degrees sixteen (16) minutes ten (10) seconds east five hundred sixty-five and forty-six one hundredths (565.46) feet on the southeast corner of Parcel E; thence along Parcel E north seventy-nine (79) degrees twenty (20) minutes twenty (20) seconds west one hundred fifty-three and twenty-seven one hundredths (153.27) feet; thence continuing along Parcel E north seventy-four (74) degrees twenty-two (22) minutes fifty-two (52) seconds west three hundred twenty-eight and eighty one hundredths (328.80) feet to a point; thence continuing along Parcel E north seventy-two (72) degrees eighteen (18) minutes sixteen (16) seconds west three hundred seventy-two and fifty-one one hundredths (372.51) feet to a point and place of beginning. Containing approximately 3.1 acres and being the premises set forth as Parcel B on the survey of General Engineers and Technicians dated September 20, 1973, copy of which is attached hereto.

BEING the same premises which Harry James Taylor, et. al., by Deed dated September 16, 1986 and recorded in Clearfield County on October 7, 1986 at Deed Book Volume 1113, Page 472 granted and conveyed to Mark A. Lowmaster and Amy I. Lowmaster.

WELTMAN, WEINBERG & REIS, CO., L.P.A.



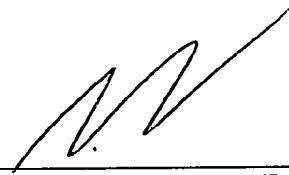
---

Kimberly J. Hong, Esquire  
Attorney for Plaintiff  
2718 Koppers Building  
436 Seventh Avenue  
Pittsburgh, Pennsylvania 15219

Parcel No.: 107-B7-63

### VERIFICATION

The undersigned does hereby verify subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities, she is an attorney for the Plaintiff herein; makes this Verification based upon the facts as supplied to her by the Plaintiff and/or its agents and because the Plaintiff is outside the jurisdiction of the court and the Plaintiff's Verification cannot be obtained within the time allowed for filing of this pleading, and that the facts set forth in the foregoing pleading are true and correct to the best of her knowledge, information and belief.

A handwritten signature in black ink, appearing to read 'K. Hong', is written over a horizontal line.

Kimberly J. Hong, Esquire

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

WAYPOINT BANK, f/k/a  
HARRIS SAVINGS BANK,

Plaintiff,

v.

MARK A. LOWMASTER,  
AMY I. LOWMASTER a/k/a  
AMY ILENE LOWMASTER,  
and TERRE TENANT,

Defendants

TO: DEFENDANTS

YOU ARE HEREBY NOTIFIED TO PLEAD TO THE  
ENCLOSED COMPLAINT WITHIN TWENTY (20) DAYS FROM  
SERVICE HEREOF OR A DEFAULT JUDGMENT MAY BE  
ENTERED AGAINST YOU.

WELTMAN, WEINBERG & REIS CO., L.P.A.

By:   
ATTORNEYS FOR PLAINTIFF

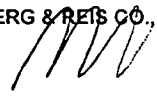
I HEREBY CERTIFY THE ADDRESS OF PLAINTIFF IS:  
P.O. Box 2060  
Alliance, OH 44601

AND THE DEFENDANTS ARE:  
P.O. Box 71, McGees Mill Road  
Troutville, PA 15866

WELTMAN, WEINBERG & REIS CO., L.P.A.

BY:   
ATTORNEYS FOR PLAINTIFF

I HEREBY CERTIFY THAT THE LOCATION OF THE REAL  
ESTATE AFFECTED BY THIS LIEN IS:  
P.O. Box 71, McGees Mill Road  
Troutville, PA 15866  
Twp of Brady  
WELTMAN, WEINBERG & REIS CO., L.P.A.

BY:   
ATTORNEYS FOR PLAINTIFF

NO.: 02-1688-CD

ISSUE NO.:

CODE:

TYPE OF PLEADING:

COMPLAINT IN EJECTMENT

FILED ON BEHALF OF:  
PLAINTIFF

COUNSEL OF RECORD FOR THIS PARTY:

Kimberly J. Hong, ESQUIRE  
Pa. I.D. #74950

WELTMAN, WEINBERG & REIS CO., L.P.A.  
Firm #339  
2718 KOPPERS BUILDING  
436 SEVENTH AVENUE  
PITTSBURGH, PA 15219  
(412) 434-7955

WWR# 02763078

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

OCT 23 2002

Attest.

  
Prothonotary

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

WAYPOINT BANK, f/k/a  
HARRIS SAVINGS BANK,

Plaintiff,

NO:

v.

MARK A. LOWMASTER,  
AMY I. LOWMASTER a/k/a  
AMY ILENE LOWMASTER,  
and TERRE TENANT,

Defendants

NOTICE TO DEFEND

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 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.

PA Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

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

WAYPOINT BANK, f/k/a  
HARRIS SAVINGS BANK,

Plaintiff,

NO:

v.

MARK A. LOWMASTER,  
AMY I. LOWMASTER a/k/a  
AMY ILENE LOWMASTER,  
and TERRE TENANT,

Defendants

COMPLAINT IN EJECTMENT - PURCHASER AT SHERIFF'S SALE

AND NOW, comes, Waypoint Bank, f/k/a Harris Savings Bank, ("Plaintiff") by and through its attorneys, Weltman, Weinberg, & Reis, Co., LPA., and files the Complaint in Ejectment as follows:

1. Plaintiff is Waypoint Bank, f/k/a Harris Savings Bank, a lending institution duly authorized to conduct business within the Commonwealth of Pennsylvania.
2. Defendants are Mark A. Lowmaster, Amy I. Lowmaster a/k/a Amy Ilene Lowmaster and Terre Tenant, individuals, residing at P.O. Box 71, McGees Mill Road.
3. Plaintiff is the equitable owner of the aforesaid premises, having purchased the premises pursuant to a sheriff's sale duly held in Clearfield County on October 4, 2002. A deed from the Sheriff of Clearfield County to Plaintiff is currently being drafted by the Sheriff's office, and upon completion it will be recorded.
4. Said Sheriff's Sale was authorized under the terms of a foreclosure action and judgment thereon in the Court of Common Pleas of Clearfield County at No. 02-53 CD.

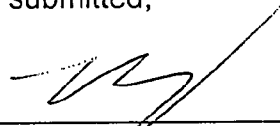
5. Defendants, Mark A. Lowmaster and Amy I. Lowmaster a/k/a Amy Ilene Lowmaster, herein were owners of said property by virtue of a Deed from Harry James Taylor, Homer Delaney Thompson, and Daniel Otterbein Greenawalt to Mark A. Lowmaster and Amy I. Lowmaster a/k/a Amy Ilene Lowmaster, as husband and wife, by deed dated September 16, 1986 and recorded with the Recorder of Deeds of Clearfield County on October 7, 1986 at Deed Book Volume 1113, Page 472, Parcel No 107-B7-63. A description of said property is attached as Exhibit "A".

6. Defendants have no valid legal right to possession and title to said premises.

7. Plaintiff claims the right to possession of the premises to the exclusion of the Defendants.

WHEREOF, Plaintiff, Waypoint Bank, f/k/a Harris Savings Bank, seeks judgment for the possession of the aforesaid premises.

Respectfully submitted,



---

Kimberly J. Hong, Esq.  
WELTMAN, WEINBERG, & REIS, CO., L.P.A.  
2718 Koppers Building  
436 Seventh Avenue  
Pittsburgh, PA 15219  
(412) 434-7955

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

WAYPOINT BANK, f/k/a  
HARRIS SAVINGS BANK,

Plaintiff,

NO: 02-53 CD

vs.

MARK A. LOWMASTER and  
AMY I. LOWMASTER a/k/a  
AMY ILENE LOWMASTER,

Defendants.

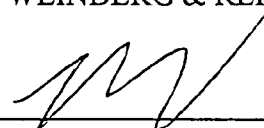
LONG FORM DESCRIPTION

ALL that certain piece or parcel of land located in the Township of Brady, County of Clearfield and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on line of land of Raymond V. Neidrick; thence north sixty-six (66) degrees fifty-four (54) minutes twenty (20) seconds east four hundred eighty and twenty-nine one hundredths (480.29) feet on the northwest corner of Parcel C; thence along parcel C, south forty-two (42) degrees sixteen (16) minutes ten (10) seconds east five hundred sixty-five and forty-six one hundredths (565.46) feet on the southeast corner of Parcel E; thence along Parcel E north seventy-nine (79) degrees twenty (20) minutes twenty (20) seconds west one hundred fifty-three and twenty-seven one hundredths (153.27) feet; thence continuing along Parcel E north seventy-four (74) degrees twenty-two (22) minutes fifty-two (52) seconds west three hundred twenty-eight and eighty one hundredths (328.80) feet to a point; thence continuing along Parcel E north seventy-two (72) degrees eighteen (18) minutes sixteen (16) seconds west three hundred seventy-two and fifty-one one hundredths (372.51) feet to a point and place of beginning. Containing approximately 3.1 acres and being the premises set forth as Parcel B on the survey of General Engineers and Technicians dated September 20, 1973, copy of which is attached hereto.

BEING the same premises which Harry James Taylor, et. al., by Deed dated September 16, 1986 and recorded in Clearfield County on October 7, 1986 at Deed Book Volume 1113, Page 472 granted and conveyed to Mark A. Lowmaster and Amy I. Lowmaster.

WELTMAN, WEINBERG & REIS, CO., L.P.A.



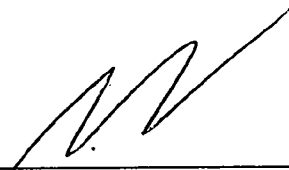
---

Kimberly J. Hong, Esquire  
Attorney for Plaintiff  
2718 Koppers Building  
436 Seventh Avenue  
Pittsburgh, Pennsylvania 15219

Parcel No.: 107-B7-63

### VERIFICATION

The undersigned does hereby verify subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities, she is an attorney for the Plaintiff herein; makes this Verification based upon the facts as supplied to her by the Plaintiff and/or its agents and because the Plaintiff is outside the jurisdiction of the court and the Plaintiff's Verification cannot be obtained within the time allowed for filing of this pleading, and that the facts set forth in the foregoing pleading are true and correct to the best of her knowledge, information and belief.

A handwritten signature in black ink, appearing to read 'KH', is written over a horizontal line.

Kimberly J. Hong, Esquire



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

WAYPOINT BANK, f/k/a  
HARRIS SAVINGS BANK,

Plaintiff,

vs.

NO: 02-1688-CD

MARK A. LOWMASTER,  
AMY I. LOWMASTER a/k/a  
AMY ILENE LOWMASTER and  
TERRE TENANT,

Defendants.

TYPE OF PLEADING:

PRAECIPE FOR WRIT OF  
POSSESSION

Filed on Behalf of:

Plaintiff

Counsel or Record for this Party:

Kimberly J. Hong, Esquire  
PA I.D. #74950

Weltman, Weinberg & Reis Co., L.P.A.  
2718 Koppers Building  
436 7<sup>th</sup> Avenue  
Pittsburgh, PA 15219  
WWR # 02763078

**FILED**

JAN 23 2003

William A. Shaw  
Prothonotary

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

WAYPOINT BANK, f/k/a  
HARRIS SAVINGS BANK,

Plaintiff,

NO: 02-1688-CD

vs.

MARK A. LOWMASTER,  
AMY I. LOWMASTER a/k/a  
AMY ILENE LOWMASTER and  
TERRE TENANT,

Defendants.

PRAECIPE FOR WRIT OF POSSESSION

TO THE PROTHONOTARY:

Kindly issue a writ of possession in the above matter.



---

Kimberly J. Hong, Esq.  
Attorney for Plaintiff

PROPERTY DESCRIPTION

COMMONWEALTH OF PENNSYLVANIA   \*  
  \*  
COUNTY OF CLEARFIELD               \*

TO THE SHERIFF OF CLEARFIELD COUNTY:

To satisfy the judgment for possession in the above matter, you are directed to deliver possession of the following described property to Waypoint Bank, et. al.:

ALL that certain piece or parcel of land located in the Township of Brady, County of Clearfield and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on line of land of Raymond V. Neidrick; thence north sixty-six (66) degrees fifty-four (54) minutes twenty (20) seconds east four hundred eighty and twenty-nine one hundredths (480.29) feet on the northwest corner of Parcel C; thence along parcel C, south forty-two (42) degrees sixteen (16) minutes ten (10) seconds east five hundred sixty-five and forty-six one hundredths (565.46) feet on the southeast corner of Parcel E; thence along Parcel E north seventy-nine (79) degrees twenty (20) minutes twenty (20) seconds west one hundred fifty-three and twenty-seven one hundredths (153.27) feet; thence continuing along Parcel E north seventy-four (74) degrees twenty-two (22) minutes fifty-two (52) seconds west three hundred twenty-eight and eighty one hundredths (328.80) feet to a point; thence continuing along Parcel E north seventy-two (72) degrees eighteen (18) minutes sixteen (16) seconds west three hundred seventy-two and fifty-one one hundredths (372.51) feet to a point and place of beginning. Containing approximately 3.1 acres and being the premises set forth as Parcel B on the survey of General Engineers and Technicians dated September 20, 1973, copy of which is attached hereto.

Tax Parcel ID: 107-B7-63

Address: McGees Mill Road, Troutville, PA 15866

**CERTIFICATE OF RESIDENCE**

I hereby certify that the precise address of the within named Judgment Creditor is:

c/o Weltman, Weinberg, & Reis, Co., L.P.A.  
436 Seventh Avenue  
2718 Koppers Building  
Pittsburgh, PA 15219

The names and last known address of the Defendants are:

Mark A. Lowmaster,  
Amy I. Lowmaster a/k/a  
Amy Ilene Lowmaster and  
Terre Tenants  
McGees Mill Road  
Troutville, PA 15866



---

Kimberly J. Hong, Esq.  
Attorney for Plaintiff

**VERIFICATION**

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



\_\_\_\_\_  
Kimberly J. Hong, Esq.  
Attorney for Plaintiff

Date: 1/8/03

(1/23)

FILED

M 12:00 PM  
JAN 23 2003

Atty Hong

pd. 20.80

1 cc 3000000

to Shif

William A. Shaw  
Prothonotary

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY PENNSYLVANIA  
CIVIL ACTION

COPY

WRIT OF POSSESSION

Waypoint Bank f/k/a  
Harris Savings Bank

Plaintiff(s)

Vs.

NO.: 2002-01688-CD

Mark A. Lowmaster,  
Amy I. Lowmaster a/k/a Amy  
Ilene Lowmaster and  
Terre Tenant

Defendant(s)

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF CLEARFIELD

To the Sheriff of Clearfield County:

- (1) To satisfy the judgment for possession in the above matter you are directed to deliver possession of the following described property to: Plaintiff(s)

See attached

- (2) To satisfy the costs against Defendant(s) you are directed to levy upon the above listed property of Defendant(s) and sell his/their interests therein.

\_\_\_\_\_  
William A. Shaw, Prothonotary

Received writ this \_\_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_ A.D. \_\_\_\_\_  
at \_\_\_\_\_ a.m./p.m.

\_\_\_\_\_  
Sheriff

REQUESTING PARTY NAME: Waypoint Bank, f/k/a Harris Savings Bank  
ATTORNEY FILING: Kimberly J. Hong, Esq.

PROPERTY DESCRIPTION

COMMONWEALTH OF PENNSYLVANIA \*

\*

COUNTY OF CLEARFIELD \*

\*

TO THE SHERIFF OF CLEARFIELD COUNTY:

To satisfy the judgment for possession in the above matter, you are directed to deliver possession of the following described property to Waypoint Bank, et. al.:

ALL that certain piece or parcel of land located in the Township of Brady, County of Clearfield and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on line of land of Raymond V. Neidrick; thence north sixty-six (66) degrees fifty-four (54) minutes twenty (20) seconds east four hundred eighty and twenty-nine one hundredths (480.29) feet on the northwest corner of Parcel C; thence along parcel C, south forty-two (42) degrees sixteen (16) minutes ten (10) seconds east five hundred sixty-five and forty-six one hundredths (565.46) feet on the southeast corner of Parcel E; thence along Parcel E north seventy-nine (79) degrees twenty (20) minutes twenty (20) seconds west one hundred fifty-three and twenty-seven one hundredths (153.27) feet; thence continuing along Parcel E north seventy-four (74) degrees twenty-two (22) minutes fifty-two (52) seconds west three hundred twenty-eight and eighty one hundredths (328.80) feet to a point; thence continuing along Parcel E north seventy-two (72) degrees eighteen (18) minutes sixteen (16) seconds west three hundred seventy-two and fifty-one one hundredths (372.51) feet to a point and place of beginning. Containing approximately 3.1 acres and being the premises set forth as Parcel B on the survey of General Engineers and Technicians dated September 20, 1973, copy of which is attached hereto.

Tax Parcel ID: 107-B7-63

Address: McGees Mill Road, Troutville, PA 15866



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

WAYPOINT BANK, f/k/a  
HARRIS SAVINGS BANK,

Plaintiff

No. 02-1688-CD

vs.

MARK A. LOWMASTER,  
AMY I. LOWMASTER a/k/a  
AMY ILENE LOWMASTER,  
and TERRE TENANT,

Defendants

PRAECIPE FOR DEFAULT JUDGMENT  
IN EJECTMENT

**FILED**

DEC 19 2002

I HEREBY CERTIFY THE ADDRESS OF PLAINTIFF IS:  
P.O. Box 2060  
Alliance, OH 44601

William A. Shaw  
Prothonotary

AND THE DEFENDANT IS:  
P.O. Box 71, McGees Mill Road  
Troutville, PA 15866

Kimberly J. Hong, Esquire  
PA I.D. NO. 74950

WELTMAN, WEINBERG & REIS CO., L.P.A.

Weltman, Weinberg & Reis Co., L.P.A.  
2718 Koppers Building  
436 7<sup>th</sup> Avenue  
Pittsburgh, PA 15219  
(412) 434-7955

BY:   
ATTORNEYS FOR PLAINTIFF

WWR#02763078

THIS LAW FIRM IS ATTEMPTING TO COLLECT THIS DEBT FOR ITS CLIENT AND ANY  
INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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

WAYPOINT BANK, f/k/a  
HARRIS SAVINGS BANK,

Plaintiff

No. 02-1688-CD

vs.

MARK A. LOWMASTER,  
AMY I. LOWMASTER a/k/a  
AMY ILENE LOWMASTER,  
and TERRE TENANT,

Defendants

**PRAECIPE FOR DEFAULT JUDGMENT IN EJECTMENT**

TO THE PROTHONOTARY:

Please enter a default judgment in Ejectment in the above-captioned case in favor of Plaintiff and against Defendants, Mark A. Lowmaster, Amy I. Lowmaster a/k/a Amy Ilene Lowmaster and Terre Tenant, for possession of the premises known as P.O. Box 71, McGees Mill Road, Troutville, PA 15866.

WELTMAN, WEINBERG & REIS CO., L.P.A.

By: 

Kimberly J. Hong  
Weltman, Weinberg & Reis Co., L.P.A.  
2718 Koppers Building  
436 7<sup>th</sup> Avenue  
Pittsburgh, PA 15219  
(412) 434-7955

**VERIFICATION**

The undersigned does hereby verify subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities, that the parties against whom Judgment is to be entered according to the Praecipe attached are not members of the Armed Forces of the United States or any other military or non-military service covered by the Soldiers and Sailors Civil Relief Act of 1940. The undersigned further states that the information is true and correct to the best of the undersigned's knowledge and belief and upon information received from others.

WELTMAN, WEINBERG & REIS CO., L.P.A.

By: 

Kimberly J. Hong  
Weltman, Weinberg & Reis Co., L.P.A.  
2718 Koppers Building  
436 7<sup>th</sup> Avenue  
Pittsburgh, PA 15219  
(412) 434-7955

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

WAYPOINT BANK, f/k/a  
HARRIS SAVINGS BANK,

Plaintiff

vs.

Civil Action No. 02-1688-CD

MARK A. LOWMASTER,  
AMY I. LOWMASTER a/k/a  
AMY ILENE LOWMASTER,  
and TERRE TENANT,

Defendants.

**IMPORTANT NOTICE**


TO: Mark A. Lowmaster  
PO Box 71, McGees Mill Road  
Troutville, PA 15866

Date of Notice: 12/6/02

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO TAKE ACTION REQUIRED OF YOU IN THIS CASE. UNLESS YOU ACT WITHIN TEN 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:

PA Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

WELTMAN, WEINBERG & REIS CO., L.P.A.

By:   
Kimberly J. Hong  
Weltman, Weinberg & Reis co. L.P.A.  
2718 Koppers Building  
436 7<sup>th</sup> Avenue  
Pittsburgh, PA 15219  
(412) 434-7955

**THIS LAW FIRM IS ATTEMPTING TO COLLECT THIS DEBT FOR ITS CLIENT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

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

WAYPOINT BANK, f/k/a  
HARRIS SAVINGS BANK,

Plaintiff

vs.

Civil Action No. 02-1688-CD

MARK A. LOWMASTER,  
AMY I. LOWMASTER a/k/a  
AMY ILENE LOWMASTER,  
and TERRE TENANT,

Defendants.

**IMPORTANT NOTICE**

TO: Amy I. Lowmaster  
PO Box 71, McGees Mill Road  
Troutville, PA 15866

Date of Notice:

12/6/02

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO TAKE ACTION REQUIRED OF YOU IN THIS CASE. UNLESS YOU ACT WITHIN TEN 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:

**PA Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375**

WELTMAN, WEINBERG & REIS CO., L.P.A.

By: \_\_\_\_\_

Kimberly J. Hong

Weltman, Weinberg & Reis co. L.P.A.

2718 Koppers Building

436 7<sup>th</sup> Avenue

Pittsburgh, PA 15219

(412) 434-7955

**THIS LAW FIRM IS ATTEMPTING TO COLLECT THIS DEBT FOR ITS CLIENT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

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

WAYPOINT BANK, f/k/a  
HARRIS SAVINGS BANK,

Plaintiff

vs.

Civil Action No. 02-1688-CD

MARK A. LOWMASTER,  
AMY I. LOWMASTER a/k/a  
AMY ILENE LOWMASTER,  
and TERRE TENANT,

Defendants.

**IMPORTANT NOTICE**

TO: Terre Tenant  
PO Box 71, McGees Mill Road  
Troutville, PA 15866

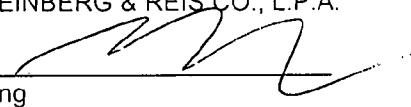
Date of Notice:

12/6/02

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO TAKE ACTION REQUIRED OF YOU IN THIS CASE. UNLESS YOU ACT WITHIN TEN 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:

**PA Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375**

WELTMAN, WEINBERG & REIS CO., L.P.A.

By:   
Kimberly J. Hong  
Weltman, Weinberg & Reis co. L.P.A.  
2718 Koppers Building  
436 7<sup>th</sup> Avenue  
Pittsburgh, PA 15219  
(412) 434-7955

**THIS LAW FIRM IS ATTEMPTING TO COLLECT THIS DEBT FOR ITS CLIENT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

**FILED**

DEC 19 2002

William A. Shaw  
Prothonotary

1:51 p.m. 20.00  
Notice to 3 defendants  
cc to pth.  
~~State to pth~~  
OK

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 13641  
NO: 02-1688-CD

PLAINTIFF: WAYPOINT BANK, F/A/A HARRIS SAVINGS BANK

VS.

DEFENDANT: LOWMASTER, MARK A.

WRIT OF EXECUTION POSSESSION

SHERIFF RETURN

DATE RECEIVED WRIT: 1/23/2003

LEVY TAKEN @

POSTED @

SALE HELD

SOLD TO AND AMOUNT

SOLD TOTAL AMOUNT PLUS COSTS

WRIT RETURNED 3/30/2009

FILED  
03/15/09  
MAR 30 2009

William A. Shaw  
Prothonotary/Clerk of Courts

SERVICES

2/14/2003 @ 11:00 AM SERVED AMY I. LOWMASTER A/K/A AMY ILENE LOWMASTER

SERVED AMY I. LOWMASTER A/K/A AMY ILENE LOWMASTER, DEFENDANT, AT HER RESIDENCE MCGEES MILLS ROAD, TROUTVILLE, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO AMY LOWMASTER

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

2/14/2003 @ 11:00 AM SERVED MARK A. LOWMASTER

SERVED MARK A. LOWMASTER, DEFENDANT, AT HIS RESIDENCE MCGEES MILL ROAD, TROUTVILLE, PENNSYLVANIA BY HANDING TO AMY LOWMASTER, WIFE/ CO-DEFENDANT

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

2/14/2003 @ 11:00 AM SERVED OCCUPANT

SERVED OCCUPANT, DEFENDANT, AT MCGEES MILL ROAD, TROUTVILLE, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO AMY LOWMASTER

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



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 13641  
NO: 02-1688-CD

PLAINTIFF: WAYPOINT BANK, F/A/A HARRIS SAVINGS BANK

VS.

DEFENDANT: LOWMASTER, MARK A.

WRIT OF EXECUTION POSSESSION

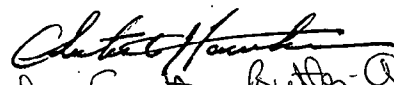
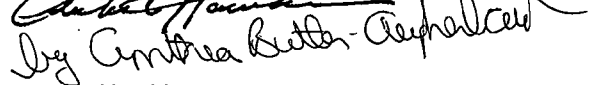
SHERIFF RETURN

---

SHERIFF HAWKINS \$50.40

SURCHARGE \$40.00 PAID BY ATTORNEY

So Answers,

  
by   
Chester A. Hawkins  
Sheriff

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY PENNSYLVANIA  
CIVIL ACTION

WRIT OF POSSESSION

Waypoint Bank f/k/a  
Harris Savings Bank

Plaintiff(s)

Vs.

NO.: 2002-01688-CD

Mark A. Lowmaster,  
Amy I. Lowmaster a/k/a Amy  
Ilene Lowmaster and  
Terre Tenant

Defendant(s)

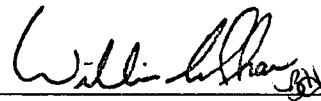
COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF CLEARFIELD

To the Sheriff of Clearfield County:

- (1) To satisfy the judgment for possession in the above matter you are directed to deliver possession of the following described property to: Plaintiff(s)

See attached

- (2) To satisfy the costs against Defendant(s) you are directed to levy upon the above listed property of Defendant(s) and sell his/their interests therein.



William A. Shaw, Prothonotary

Received writ this 23rd day of  
January A.D. 2003  
at 2:45 a.m./pm

Chester C. Houshens  
Sheriff by Cynthia Butler-Coughenough

REQUESTING PARTY NAME: Waypoint Bank, f/k/a Harris Savings Bank  
ATTORNEY FILING: Kimberly J. Hong, Esq.

PROPERTY DESCRIPTION

COMMONWEALTH OF PENNSYLVANIA \*

\*

COUNTY OF CLEARFIELD \*

\*

TO THE SHERIFF OF CLEARFIELD COUNTY:

To satisfy the judgment for possession in the above matter, you are directed to deliver possession of the following described property to Waypoint Bank, et. al.:

ALL that certain piece or parcel of land located in the Township of Brady, County of Clearfield and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on line of land of Raymond V. Neidrick; thence north sixty-six (66) degrees fifty-four (54) minutes twenty (20) seconds east four hundred eighty and twenty-nine one hundredths (480.29) feet on the northwest corner of Parcel C; thence along parcel C, south forty-two (42) degrees sixteen (16) minutes ten (10) seconds east five hundred sixty-five and forty-six one hundredths (565.46) feet on the southeast corner of Parcel E; thence along Parcel E north seventy-nine (79) degrees twenty (20) minutes twenty (20) seconds west one hundred fifty-three and twenty-seven one hundredths (153.27) feet; thence continuing along Parcel E north seventy-four (74) degrees twenty-two (22) minutes fifty-two (52) seconds west three hundred twenty-eight and eighty one hundredths (328.80) feet to a point; thence continuing along Parcel E north seventy-two (72) degrees eighteen (18) minutes sixteen (16) seconds west three hundred seventy-two and fifty-one one hundredths (372.51) feet to a point and place of beginning. Containing approximately 3.1 acres and being the premises set forth as Parcel B on the survey of General Engineers and Technicians dated September 20, 1973, copy of which is attached hereto.

Tax Parcel ID: 107-B7-63

Address: McGees Mill Road, Troutville, PA 15866

# SCHEDULE OF DISTRIBUTION

NAME AMY I. LOWMASTER A/K/A AMY ILENE LOWMASTER

NO. 02-1688-CD

NOW, March 30, 2009, by virtue of the Writ hereunto attached, after having given due and legal notice of time and place of sale by handbills posted on the premises setting forth the date, time and place of sale, I exposed the within described real estate of Lowmaster, Mark A. 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                        | 9.00           |
| SERVICE                    | 9.00           |
| MILEAGE                    | 14.40          |
| LEVY                       |                |
| MILEAGE                    |                |
| POSTING                    |                |
| HANDBILLS                  |                |
| COMMISSION                 | 0.00           |
| POSTAGE                    |                |
| HANDBILLS                  |                |
| DISTRIBUTION               |                |
| ADVERTISING                |                |
| ADD'L SERVICE              | 18.00          |
| ADD'L POSTING              |                |
| ADD'L MILEAGE              |                |
| ADD'L LEVY                 |                |
| BID/ SETTLEMENT AMOUNT     |                |
| RETURNS/DEPUTIZE           |                |
| COPIES                     |                |
| BILLING/PHONE/FAX          |                |
| CONTINUED SALES            |                |
| MISCELLANEOUS              |                |
| <b>TOTAL SHERIFF COSTS</b> | <b>\$50.40</b> |

## PLAINTIFF COSTS, DEBT AND INTEREST:

|                 |      |
|-----------------|------|
| DEBT-AMOUNT DUE |      |
| INTEREST @ %    | 0.00 |
| FROM TO         |      |

|                          |       |
|--------------------------|-------|
| PROTH SATISFACTION       |       |
| LATE CHARGES AND FEES    |       |
| COST OF SUIT-TO BE ADDED |       |
| FORECLOSURE FEES         |       |
| ATTORNEY COMMISSION      |       |
| REFUND OF ADVANCE        |       |
| REFUND OF SURCHARGE      | 40.00 |
| SATISFACTION FEE         |       |
| ESCROW DEFICIENCY        |       |
| PROPERTY INSPECTIONS     |       |
| INTEREST                 |       |
| MISCELLANEOUS            |       |

|                                |                |
|--------------------------------|----------------|
| <b>TOTAL DEBT AND INTEREST</b> | <b>\$90.40</b> |
|--------------------------------|----------------|

## COSTS:

|                   |      |
|-------------------|------|
| ADVERTISING       | 0.00 |
| TAXES - COLLECTOR |      |
| TAXES - TAX CLAIM |      |
| DUE               |      |
| LIEN SEARCH       |      |
| ACKNOWLEDGEMENT   |      |

|                     |       |
|---------------------|-------|
| SHERIFF COSTS       | 50.40 |
| LEGAL JOURNAL COSTS | 0.00  |
| PROTHONOTARY        |       |
| MORTGAGE SEARCH     |       |
| MUNICIPAL LIEN      |       |

|                    |                |
|--------------------|----------------|
| <b>TOTAL COSTS</b> | <b>\$50.40</b> |
|--------------------|----------------|

|                    |                |
|--------------------|----------------|
| <b>TOTAL COSTS</b> | <b>\$90.40</b> |
|--------------------|----------------|

COMMISSION 2% ON THE FIRST \$ 100,000 AND 1/2% ON ALL OVER THAT. 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