

02-1721-CD
NATIONAL CITY HOME LOAN vs. DAVID L. QUEEN, et al

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

NATIONAL CITY HOME LOAN
SERVICES, INC. f/k/a ALTEGRA
MORTGAGE COMPANY, assignee of
PARKWAY MORTGAGE, INC.,

CIVIL DIVISION

NO. 02-1721-CJ

**COMPLAINT IN MORTGAGE
FORECLOSURE**

Plaintiff,

vs.

DAVID L. QUEEN and MARY A.
QUEEN,

Code
MORTGAGE FORECLOSURE

Filed on behalf of
Plaintiff

Defendants.

Counsel of record for this
party:

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

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

(412) 281-1725

NOV 04 2002

William A. Shaw
Prothonotary

FILED

COMPLAINT IN MORTGAGE FORECLOSURE

NOTICE

YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO DEFEND AGAINST THE CLAIMS SET FORTH IN THE FOLLOWING PAGES, YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS AFTER THIS COMPLAINT AND NOTICE ARE SERVED, BY ENTERING A WRITTEN APPEARANCE PERSONALLY OR BY THE ATTORNEY AND FILING IN WRITING WITH THE COURT YOUR DEFENSES AND OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU BY THE COURT WITHOUT FURTHER NOTICE FOR ANY MONEY CLAIMED IN THE COMPLAINT OR FOR ANY OTHER CLAIM OR RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

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

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

(814) 765-2641 - EXT. 20

COMPLAINT IN MORTGAGE FORECLOSURE

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

1. The Plaintiff is a corporation duly authorized to conduct business within the laws of the Commonwealth of Pennsylvania, having a principal place of business located at 150 Allegheny Center Mall, Pittsburgh, PA 15212.
2. The Defendant(s) is/are individuals with a last known mailing address of P.O. Box 19, Irvona, PA 16656. The property address is **238 Hopkins Street, Irvona, PA 16656** and is the subject of this action.
3. On the 6th day of March, 1996, in consideration of a loan of Twenty-Five Thousand, Nine Hundred and 00/100 (\$25,900.00) Dollars made by Parkway Mortgage, Inc., a NJ corporation, to Defendant(s), the said Defendant(s) executed and delivered to Parkway Mortgage, Inc., a NJ corporation, a "Note" secured by a Mortgage with the Defendant(s) as mortgagor(s) and Parkway Mortgage, Inc., as mortgagee, which mortgage was recorded on the 13th day of March, 1996, in the Office of the Recorder of Deeds of Clearfield County, in Mortgage Book Volume 1743, page 104. The said mortgage is incorporated herein by reference thereto as though the same were set forth fully at length.
4. The premises secured by the mortgage are:

(See Exhibit "A" attached hereto.)

5. On the 6th day of March, 1996, Parkway Mortgage, Inc., a NJ corporation, assigned to the Plaintiff, Altegra Credit Company, the said mortgage, that assignment being recorded in the Office of the Recorder of Deeds of Clearfield County on the 16th day of July, 1996, in Mortgage Book Volume 1773, page 257. The said assignment is incorporated herein by reference.

6. Said mortgage provides, inter alia:

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

7. Since July 12, 2002, the mortgage has been in default by reason, inter alia, of the failure of the mortgagor(s) to make payments provided for in the said mortgage (including principal and interest) and, under the terms of the mortgage, the entire principal sum is due and payable.

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

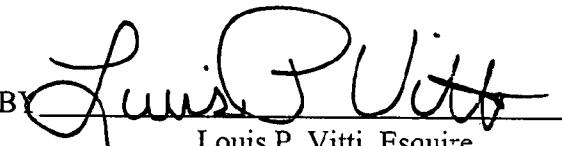
9. The amount due on said mortgage is itemized on the attached schedule.

10. Plaintiff does hereby release the personal representative, heir and/or devisee of the mortgagor(s) from liability for the debt secured by the mortgage.

WHEREFORE, pursuant to Pennsylvania Rule of Civil Procedure Number 1147(6), Plaintiff demands judgment for the amount due of Thirty-Two Thousand, Four Hundred Seven and 89/100 Dollars (\$32,407.89) with interest and costs.

Respectfully submitted,

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

BY 
Louis P. Vitti, Esquire
Attorney for Plaintiff

QUEEN

SCHEDULE OF AMOUNTS DUE UNDER MORTGAGE

Unpaid Principal Balance		25,336.01
Interest 12.9500% from 06/12/02 through 11/30/02		1,537.13
(Plus \$8.9891 per day after 11/30/02)		
Late charges through 11/30/02		
0 months @ 16.53		
Accumulated beforehand		910.62
(Plus \$16.53 on the 17th day of each month after 11/30/02)		
Attorney's fee		1,266.80
Escrow deficit		<u>3,357.33</u>
(This figure includes projected additional charges that may be incurred by the Plaintiff and transmitted to the sheriff as charges on the writ prior to the date of the sheriff's sale)		
	BALANCE DUE	32,407.89

Legal Descriptions: All that certain property situated in the BOROUGH OF IRVONA, in the County of CLEARFIELD, and the Commonwealth of PENNSYLVANIA, being described as follows: PARCEL #11-H16-353-112 and being more fully described in a deed dated 03/06/1996, and recorded 03/12/1996, among the land records of the county and state set forth above; in Deed Book 1743, page 102.

EXHIBIT " A "

VERIFICATION

AND NOW Louis P. Vitti verifies that the statements made in this Complaint are true and correct to the best of his knowledge, 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.

By virtue of the fact that the Plaintiff is outside the jurisdiction of the court and the verification cannot be obtained within the time allowed for the filing of this pleading, the pleading is submitted by counsel having sufficient knowledge, information and belief based upon the information provided him by the Plaintiff.



Louis P. Vitti

Dated: November 1, 2002

FILED
Aug 11 1982
m1.56-
2 cc shff
RECEIVED
Aug 04 1982

William A. Shaw
Prothonotary

In The Court of Common Pleas of Clearfield County, Pennsylvania

Sheriff Docket # 13269

NATIONAL CITY HOME LOAN SERVICES INC.

02-1721-CD

VS.

QUEEN, DAVID L. & MARY A.

COMPLAINT IN MORTGAGE FORECLOSURE

SHERIFF RETURNS

**NOW NOVEMBER 20, 2002 AT 5:10 PM EST SERVED THE WITHIN COMPLAINT
IN MORTGAGE FORECLOSURE ON DAVID L. QUEEN, DEFENDANT AT RESIDENCE
238 HOPKINS ST., IRVONA, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING
TO DAVID L. QUEEN A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT
IN MORTGAGE FORECLOSURE AND MADE KNOWN TO HIM THE CONTENTS
THEREOF.**

SERVED BY: MCCLEARY/NEVLING.

**NOW NOVEMBER 20, 2002 AT 5:10 PM EST SERVED THE WITHIN COMPLAINT
IN MORTGAGE FORECLOSURE ON MARY A. QUEEN, DEFENDANT AT RESIDENCE,
238 HOPKINS ST., IRVONA, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING
TO MARY A. QUEEN A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT
IN MORTGAGE FORECLOSURE AND MADE KNOWN TO HER THE CONTENTS
THEREOF.**

SERVED BY: MCCLEARY/NEVLING.

Return Costs

Cost	Description
59.10	SHFF. HAWKINS PAID BY; ATTY.
20.00	SURCHARGE PAID BY; ATTY.

FILED

BS JAN 23 2003

**William A. Shaw
Prothonotary**

Sworn to Before Me This

23 Day Of January 2003
William A. Shaw

So Answers,

*Chester A. Hawkins
Mary Marilyn Hagan*
Chester A. Hawkins
Sheriff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

NATIONAL CITY HOME LOAN
SERVICES, INC., f/k/a ALTEGRA
CREDIT COMPANY, assignee of
PARKWAY MORTGAGE, INC.,

Plaintiff,

vs.

DAVID L. QUEEN and MARY A. QUEEN

Defendants.

CIVIL DIVISION

NO.02-1721-CD

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

Code MORTGAGE FORECLOSURE

Filed on behalf of
Plaintiff

Counsel of record for this
party:

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

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

(412) 281-1725

FILED

FEB 18 2003

William A. Shaw
Prothonotary

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

NATIONAL CITY HOME LOAN SERVICES, INC) NO. 02-1721-CD
f/k/a ALTEGRA MORTGAGE COMPANY, assignee of)
PARKWAY MORTGAGE, INC.,)
Plaintiff,)
vs.)
DAVID L. QUEEN and MARY A. QUEEN,)
Defendant.)

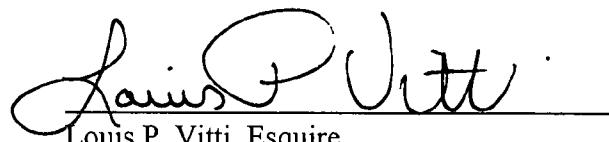
PRAECIPE FOR DEFAULT JUDGMENT
AND ASSESSMENT OF DAMAGES

TO: PROTHONOTARY OF CLEARFIELD

Enter judgment in Default of an Answer in the amount of **\$32,785.43**, in favor of the National City Home Loan Services, et al , Plaintiff in the above-captioned action, against the Defendants, **David L. Queen and Mary A. Queen** and assess Plaintiff's damages as follows and/or as calculated in the Complaint:

Unpaid Principal Balance	\$25,336.01
Interest from 06/12/02-2/11/03 (Plus \$8.9891 per day after 12/27/02)	1,914.67
Late charges (Plus \$16.53 per month from 11/30/02-Sale Date)	910.62
Attorney's fee	1,266.80
Escrow Deficit (Plus any additional charges that may be incurred by the Plaintiff and transmitted to the sheriff as charges on the writ prior to the date of the sheriff's sale)	<u>3,357.33</u>
Total Amount Due	<u>\$32,785.43</u>

The real estate, which is the subject matter of the Complaint, is situate in Boro of Irvona, Cty of Clearfield, Cmwlth of PA. HET a dwg k/a 238 Hopkins Street, Irvona, PA 16656. Parcel # 11-H16-353-112.



Louis P. Vitti, Esquire
Attorney for the Plaintiff

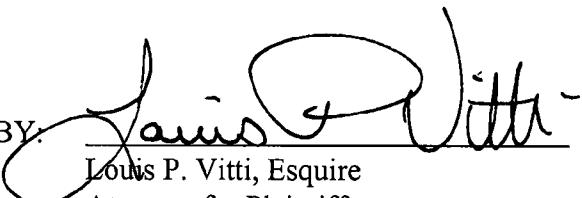
IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

NATIONAL CITY HOME LOAN SERVICES, INC) NO. 02-1721-CD
f/k/a ALTEGRA MORTGAGE COMPANY, assignee of)
PARKWAY MORTGAGE, INC.,)
Plaintiff,)
vs.)
DAVID L. QUEEN and MARY A. QUEEN,)
Defendant.)

CERTIFICATION OF MAILING

I, Louis P. Vitti, do hereby certify that a Notice of Intention to Take Judgment was mailed to the Defendant(s), in the above-captioned case on December 12, 2002, giving ten (10) day notice that judgment would be entered should no action be taken.

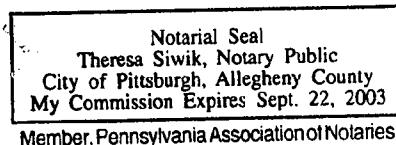
LOUIS P. VITTI & ASSOCIATES, P.C.

BY: 
Louis P. Vitti, Esquire
Attorney for Plaintiff

SWORN to and subscribed

before me this 11th day

of February, 2003.




Theresa Siwik
Notary Public

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

NATIONAL CITY HOME LOAN SERVICES, INC.,) NO. 02-1721-CD
f/k/a ALTEGRA MORTGAGE COMPANY, assignee of)
PARKWAY MORTGAGE, INC.,)
Plaintiff,)
vs.)
DAVID L. QUEEN and MARY A. QUEEN,)
Defendant.)

IMPORTANT NOTICE

TO: David Queen
Mary Queen
238 Hopkins St
Irving, PA 16656

Date of Notice: December 12, 2002

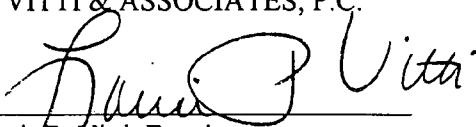
YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU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

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

PROTHONOTARY
CLEARFIELD COUNTY COURTHOUSE
CLEARFIELD, PA 16830

814-765-2641 EXT 20

LOUIS P. VITTI & ASSOCIATES, P.C.

BY: 

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

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

AFFIDAVIT OF NON-MILITARY STATUS

TO THE BEST OF MY KNOWLEDGE AND BELIEF,

David L Queen
Mary A Queen

IS NOT NOW, NOR HAS BEEN IN THE LAST 90 DAYS, A PERSON IN THE MILITARY SERVICE OF THE UNITED STATES AS THAT TERM IS DEFINED IN THE SOLDIERS AND SAILORS CIVIL RELIEF ACT OF 1940.

ALSO, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE AFORE SAID PERSON(S) OWN(S) THE REAL ESTATE AT:

Po Box 19
Irsvona, PA 16656

MORTGAGE LOAN 7000017094 HELD OR SERVICED BY NATIONAL CITY HOME LOAN SERVICES.

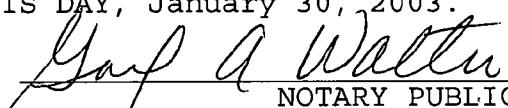
BY: 
Taryn L. McCreary
FORECLOSURE SPECIALIST

STATE OF PENNSYLVANIA,

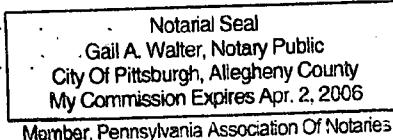
CITY/COUNTY OF ALLEGHENY

I, _____, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID DO HEREBY CERTIFY THAT Taryn L. McCreary OF THE FORECLOSURE DEPARTMENT OF NATIONAL CITY HOME LOAN SERVICES, WHOSE NAME AS SUCH SIGNED TO THE FOREGOING INSTRUMENT HAS ACKNOWLEDGED THE SAME BEFORE ME.

GIVEN UNDER MY HAND THIS DAY, January 30, 2003.


Gail A. Walter
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



Member, Pennsylvania Association Of Notaries

FILED

No CC

Atty V. th pd. 20.00

3/18/53

FEB 18 1953

Notice to Def.

William A. Shaw
Prothonotary

Statement to Atty V. th

CC
Hoff



COPY

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

NATIONAL CITY HOME LOAN SERVICES, INC) NO. 02-1721-CD
f/k/a ALTEGRA MORTGAGE COMPANY, assignee of)
PARKWAY MORTGAGE, INC.,)
Plaintiff,)
vs.)
DAVID L. QUEEN and MARY A. QUEEN,)
Defendant.)

NOTICE OF ORDER, DECREE OR JUDGMENT

TO: DEFENDANT(S)

You are hereby notified that a judgment was entered in the above-captioned proceeding
on the 18th day of February 2003

Judgment is as follows: \$32,785.43.

Deputy

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

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

National City Home Loan Services, Inc.
Parkway Mortgage, Inc.
Plaintiff(s)

COPY

No.: 2002-01721-CD

Real Debt: \$32,785.43

Atty's Comm: \$

Vs.

Costs: \$

David L. Queen
Mary A. Queen
Defendant(s)

Entry: \$20.00

Instrument: Default Judgment

Date of Entry: February 18, 2003

Expires: February 18, 2008

Certified from the record this 18th day of February, 2003.

William A. Shaw, Prothonotary

SIGN BELOW FOR SATISFACTION

Received on _____, _____, of defendant full satisfaction of this Judgment,
Debt, Interest and Costs and Prothonotary is authorized to enter Satisfaction on the same.

Plaintiff/Attorney

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

NATIONAL CITY HOME LOAN
SERVICES, INC., f/k/a ALTEGRA
CREDIT COMPANY, assignee of
PARKWAY MORTGAGE, INC.,

Plaintiff,

CIVIL DIVISION

NO. 02-1721-CD

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

vs.

DAVID L. QUEEN and MARY A. QUEEN

Defendants.

Code MORTGAGE FORECLOSURE

Filed on behalf of
Plaintiff

Counsel of record for this
party:

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

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

(412) 281-1725

FILED

FEB 18 2003

William A. Shaw
Prothonotary

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

NATIONAL CITY HOME LOAN SERVICES, INC) NO. 02-1721-CD
f/k/a ALTEGRA MORTGAGE COMPANY, assignee of)
PARKWAY MORTGAGE, INC.,)
Plaintiff,)
vs.)
DAVID L. QUEEN and MARY A. QUEEN,)
Defendant.)

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

TO: PROTHONOTARY OF CLEARFIELD COUNTY

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

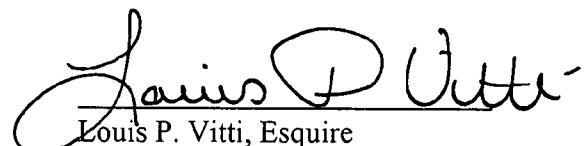
Amount Due \$32,785.43

Interest 2/12/03-Sale Date _____.

Total \$ _____.

Prothonotary costs 125.00
The real estate, which is the subject matter of the Praecepice for Writ of Execution is situate
in:

Boro of Irvona, Cty of Clearfield, Cmwlth of PA. HET a dwg k/a 238 Hopkins Street, Irvona, PA 16656.
Parcel # 11-H16-353-112.

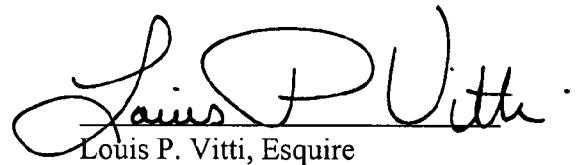

Louis P. Vitti, Esquire
Attorney for Plaintiff

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

NATIONAL CITY HOME LOAN SERVICES, INC) NO. 02-1721-CD
f/k/a ALTEGRA MORTGAGE COMPANY, assignee of)
PARKWAY MORTGAGE, INC.,)
Plaintiff,)
vs.)
DAVID L. QUEEN and MARY A. QUEEN,)
Defendant.)

AFFIDAVIT

I, Louis P. Vitti, do hereby swear that, to the best of my knowledge, information and belief, the Defendant(s), is/are the owners of the real property on which the Plaintiff seeks to execute. That the Defendants' last known address is 238 Hopkins Street, Iriona, PA 16656.



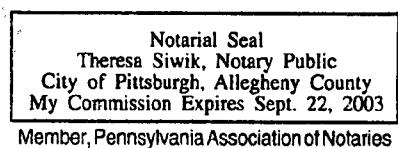
Louis P. Vitti
Louis P. Vitti, Esquire

SWORN TO and subscribed

before me this 11th day of

February, 2003.


Theresa Siwik
Notary Public



FILED

May 11 2003
20-00

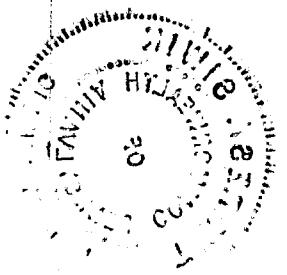
M112:4645K
FEB 18 2003

1cc & lowwts w/prop. attachment
descrip.

to Shff

William A. Shaw
Prothonotary

ESL



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

National City Home Loan Services, Inc. f/k/a
Altegra Mortgage Company, assignee of
Parkway Mortgage, Inc.,

COPY

Vs.

NO.: 2002-01721-CD

David L. Queen and Mary A. Queen

TO THE SHERIFF OF CLEARFIELD COUNTY:

To satisfy the debt, interest and costs due NATIONAL CITY HOME LOAN SERVICES, INC. f/k/a ALTEGRA MORTGAGE COMPANY, assignee of PARKWAY MORTGAGE, INC., Plaintiff(s) from DAVID L. QUEEN and MARY A. QUEEN, Defendant(s):

- (1) You are directed to levy upon the property of the defendant(s) and to sell interest(s) therein:
See attached
- (2) You are also directed to attach the property of the defendant(s) not levied upon in the possession of:

Garnishee(s) as follows:

and to notify the garnishee(s) that: (a) an attachment has been issued; (b) the garnishee(s) is/are enjoined from paying any debt to or for the account of the defendant(s) and from delivering any property of the defendant(s) or otherwise disposing thereof;

- (3) If property of the defendant(s) not levied upon and subject to attachment is found in the possession of anyone other than a named garnishee, you are directed to notify him/her that he/she has been added as a garnishee and is enjoined as above stated.

AMOUNT DUE: \$32,785.43
INTEREST 2/12/03--Sale Date: \$
PROTH. COSTS: \$
ATTY'S COMM: \$
DATE: 02/18/2003

PAID: \$125.00
SHERIFF: \$
OTHER COSTS: \$

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

William A. Shaw
Prothonotary/Clerk Civil Division

Requesting Party: Louis P. Vitti, Esq.
916 Fifth Ave.
Pittsburgh, PA 15219

Sheriff

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

NATIONAL CITY HOME LOAN SERVICES, INC) NO. 02-1721-CD
f/k/a ALTEGRA MORTGAGE COMPANY, assignee of)
PARKWAY MORTGAGE, INC.,)
Plaintiff,)
vs.)
DAVID L. QUEEN and MARY A. QUEEN,)
Defendant.)

LEGAL DESCRIPTION

All that certain property situated in the Borough of Irvona, in the County of Clearfield, and the Commonwealth of Pennsylvania, being described as follows:

Being more fully described in a deed dated 03/06/1996 and recorded 03/12/1996, among the land records of the county and state set forth above, in Deed Book 1743, page 102

Parcel # 11-H16-353-112

Having erected thereon a dwelling known as 238 Hopkins Street, Irvona, PA 16656

Being the same premise which Alwine Queen their deed dated 03/06/1996 and recorded on 03/12/1996 in the Recorder of Deeds Office in Clearfield County, Pennsylvania in deed book volume 1743, page 102, granted and conveyed unto David L. Queen and Mary A. Queen.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

NATIONAL CITY HOME LOAN
SERVICES, f/k/a ALTEGRA CREDIT
COMPANY, assignee of PARKWAY
MORTGAGE, INC..

Plaintiff,

CIVIL DIVISION

NO. 02-1721-CD

AFFIDAVIT OF SERVICE

DAVID QUEEN and MARY QUEEN

Defendants.

Filed on behalf of
Plaintiff

Counsel of record for this party:

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

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

(412) 281-1725

FILED *1b*
m 10:40 AM
CC
MAY 05 2003
0
2003

William A. Shaw
Prothonotary

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

NATIONAL CITY HOME LOAN SERVICES,) NO. 02-1721-CD
f/k/a ALTEGRA CREDIT COMPANY, assignee of)
PARKWAY MORTGAGE, INC.,)
Plaintiff,)
vs.)
DAVID L. QUEEN and MARY A. QUEEN,)
Defendant.)

AFFIDAVIT OF SERVICE

I, Helen Boyce, do hereby certify that a Notice of Sale has been served upon the Defendants on April 12, 2003 and all Lien Holders, by Certificate of Mailing, for service in the above-captioned case on April 3, 2003, advising them of the Sheriff's sale of the property at 238 Hopkins Street, Irvona, PA 16656 on June 6, 2003.

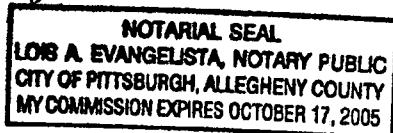
LOUIS P. VITTI & ASSOCIATES, P.C.

BY H. Boyce
Helen Boyce

SWORN to and subscribed

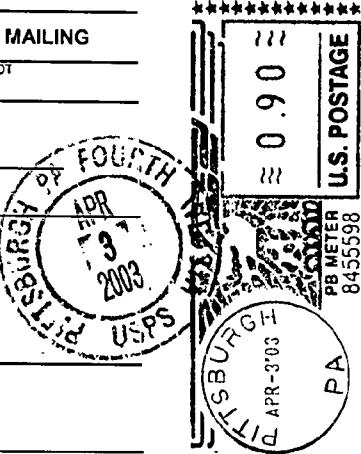
before me this 6th day
of June, 2003.

Lois A. Evangelista
Notary Public



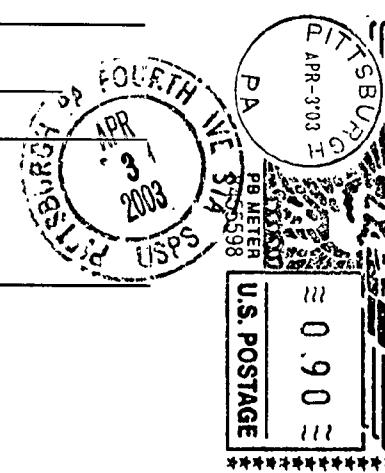
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One piece of ordinary mail addressed to: Tenant/Occupant 238 Hopkins Street Irving, PA 16656			

PS Form 3817, January 2001



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PS Form 3817, January 2001 6.6.03



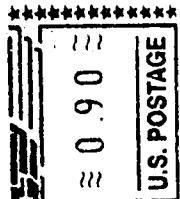
AB. Queen

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

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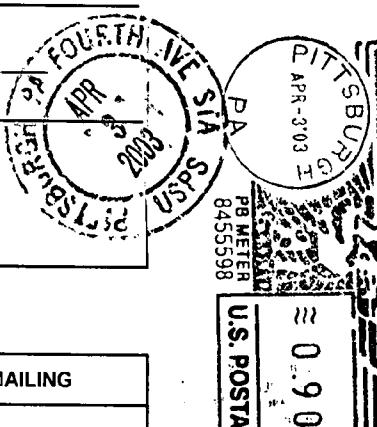


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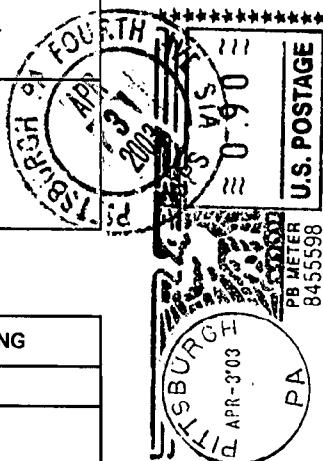


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Domestic Relations Division
P.O. Box 549
Clearfield, PA 16830

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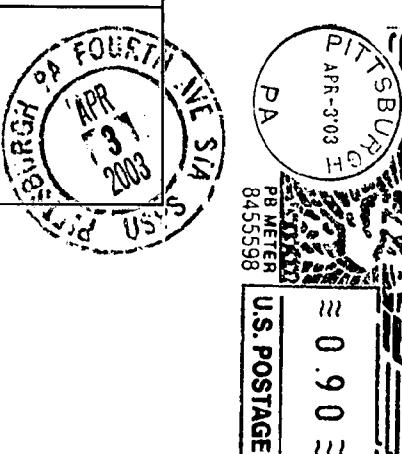


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Clearance Support Section
Dept# 281230
Harrisburg, PA 17128-1230
Attn: Susan Blough

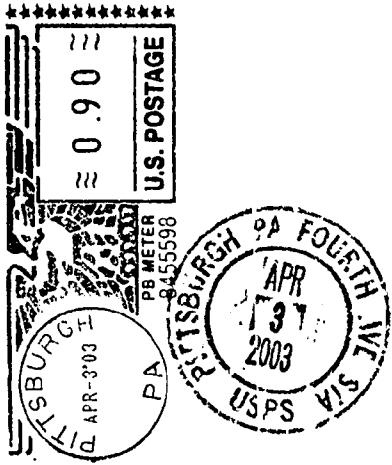
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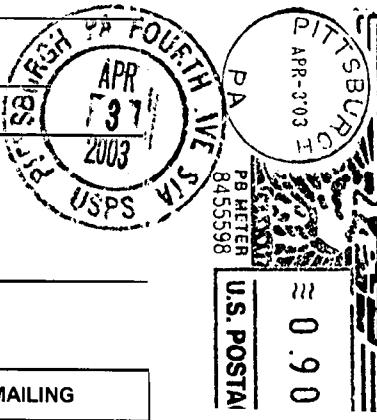
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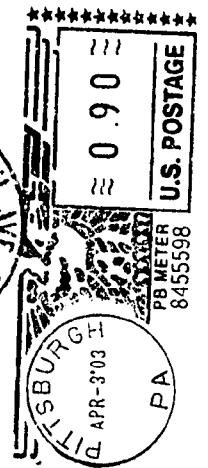
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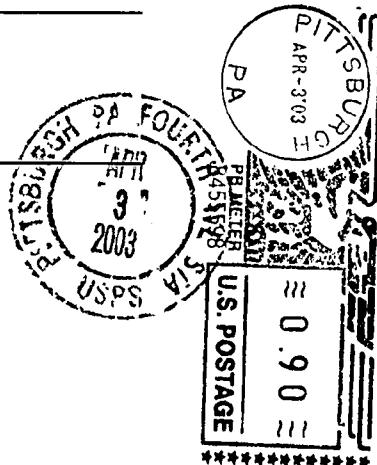
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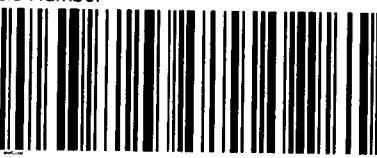


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One piece of ordinary mail addressed to: Commonwealth of PA-DPW P.O. Box 549 Clearfield, PA 16830			

PS Form 3817, January 2001



CB. Queen

2. Article Number		COMPLETE THIS SECTION ON DELIVERY	
 7160 3901 9842 0755 5253		A. Received by (Please Print Clearly)	B. Date of Delivery
		DAVID L. Queen	04-12-03
		C. Signature	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
		D. Is delivery address different from item 1? If YES, enter delivery address below:	<input type="checkbox"/> Yes <input type="checkbox"/> No
3. Service Type CERTIFIED MAIL 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes 1. Article Addressed to: Mary Queen 233 Hopkins Street Irvin, PA 16556			
PS Form 3811, April 2002 heb.Queen.6.6.03. Clearfield		Domestic Return Receipt	

2. Article Number		COMPLETE THIS SECTION ON DELIVERY	
 7160 3901 9842 0755 6342		A. Received by (Please Print Clearly)	B. Date of Delivery
		DAVID L. Queen	04-12-03
		C. Signature	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
		D. Is delivery address different from item 1? If YES, enter delivery address below:	<input type="checkbox"/> Yes <input type="checkbox"/> No
3. Service Type CERTIFIED MAIL 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes Article Addressed to: David Queen 233 Hopkins Street Irvin, PA 16556			
PS Form 3811, April 2002 heb.6.6.03.Queen		Domestic Return Receipt	

In The Court of Common Pleas of Clearfield County, Pennsylvania

Sheriff Docket # 13815

NATIONAL CITY HOME LOAN SERVICES, INC. F/K/A ALTEGRA MORTGAG 02-1721-CD
VS.
QUEEN, DAVID L.

WRIT OF EXECUTION REAL ESTATE

SHERIFF RETURNS

NOW, MARCH 27, 2003 @ 11:22 A.M. O'CLOCK A LEVY WAS TAKEN ON THE PROPERTY OF THE DEFENDANTS. THE PROPERTY WAS ALSO POSTED THIS DATE AND TIME.

A SALE DATE OF JUNE 6, 2003 WAS SET.

FILED

0 2:09 PM
MAY 19 2004 *E* *KDZ*

NOW, MARCH 27, 2003 @ 11:22 A.M.O'CLOCK SERVED MARY A. QUEEN, DEFENDANT, AT HER RESIDENCE 238 HOPKINS STREET, IRVONA, CLEARFIELD COUNTY, PENNSYLVANIA 16656, BY HANDING TO MARY A. QUEEN, 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 HER THE CONTENTS THEREOF.

William A. Shaw
Prothonotary

NOW, MARCH 27, 2003 @ 11:22 A.M. O'CLOCK SERVED DAVID L. QUEEN, DEFENDANT, AT HIS RESIDENCE 238 HOPKINS STREET, IRVONA, CLEARFIELD COUNTY, PENNSYLVANIA 16656 BY HANDING TO MARY A. QUEEN, WIFE/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 HER THE CONTENTS THEREOF.

NOW, JUNE 6, 2003 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF'S SALE SCHEDULED FOR JUNE 6, 2003.

NOW, MAY 19, 2004 PAID ALL THE COST FROM THE ADVANCE AND MADE A REFUND OF THE UNUSED ADVANCE TO THE ATTORNEY.

NOW, MAY 19, RETURN WRIT AS NO SALE HELD ON THE PROPERTY OF THE DEFENDANTS. THE PLAINTIFF'S ATTORNEY STAYED THE SALE. TIME EXPIRED.

In The Court of Common Pleas of Clearfield County, Pennsylvania

Sheriff Docket # 13815

NATIONAL CITY HOME LOAN SERVICES, INC. F/K/A ALTEGRA MORTGAG 02-1721-CD

VS.

QUEEN, DAVID L.

WRIT OF EXECUTION REAL ESTATE

SHERIFF RETURNS

SHERIFF HAWKINS \$208.32

SURCHARGE \$40.00

PAID BY ATTORNEY

Sworn to Before Me This

119 Day Of May 2004
Willie L. Bitter

So Answers,

Chester Hawkins
by Cynthia Bitter-Aughenbaugh
Chester A. Hawkins
Sheriff

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

National City Home Loan Services, Inc. f/k/a
Altegra Mortgage Company, assignee of
Parkway Mortgage, Inc.,

Vs.

NO.: 2002-01721-CD

David L. Queen and Mary A. Queen

TO THE SHERIFF OF CLEARFIELD COUNTY:

To satisfy the debt, interest and costs due NATIONAL CITY HOME LOAN SERVICES, INC. f/k/a ALTEGRA MORTGAGE COMPANY, assignee of PARKWAY MORTGAGE, INC., Plaintiff(s) from DAVID L. QUEEN and MARY A. QUEEN, Defendant(s):

(1) You are directed to levy upon the property of the defendant(s) and to sell interest(s) therein:
See attached

(2) You are also directed to attach the property of the defendant(s) not levied upon in the possession of:

Garnishee(s) as follows:

and to notify the garnishee(s) that: (a) an attachment has been issued; (b) the garnishee(s) is/are enjoined from paying any debt to or for the account of the defendant(s) and from delivering any property of the defendant(s) or otherwise disposing thereof;

(3) If property of the defendant(s) not levied upon and subject to attachment is found in the possession of anyone other than a named garnishee, you are directed to notify him/her that he/she has been added as a garnishee and is enjoined as above stated.

AMOUNT DUE: \$32,785.43
INTEREST 2/12/03--Sale Date: \$
PROTH. COSTS: \$
ATTY'S COMM: \$
DATE: 02/18/2003

PAID: \$125.00
SHERIFF: \$
OTHER COSTS: \$

Received this writ this 18th day
of February A.D. 2003
At 3:45 A.M./P.M.

Chadron A. Shaw
Sheriff By Cynthia Butter-Augustbaugh



William A. Shaw
Prothonotary/Clerk Civil Division

Requesting Party: Louis P. Vitti, Esq.
916 Fifth Ave.
Pittsburgh, PA 15219

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

NATIONAL CITY HOME LOAN SERVICES, INC) NO. 02-1721-CD
f/k/a ALTEGRA MORTGAGE COMPANY, assignee of)
PARKWAY MORTGAGE, INC.,)
Plaintiff,)
vs.)
DAVID L. QUEEN and MARY A. QUEEN,)
Defendant.)

LEGAL DESCRIPTION

All that certain property situated in the Borough of Irvona, in the County of Clearfield, and the Commonwealth of Pennsylvania, being described as follows:

Being more fully described in a deed dated 03/06/1996 and recorded 03/12/1996, among the land records of the county and state set forth above, in Deed Book 1743, page 102

Parcel # 11-H16-353-112

Having erected thereon a dwelling known as 238 Hopkins Street, Irvona, PA 16656

Being the same premise which Alwine Queen their deed dated 03/06/1996 and recorded on 03/12/1996 in the Recorder of Deeds Office in Clearfield County, Pennsylvania in deed book volume 1743, page 102, granted and conveyed unto David L. Queen and Mary A. Queen.

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME QUEEN NO. 02-1721-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 expose 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	32,785.43
SERVICE	15.00	INTEREST	
MILEAGE	19.44	TO BE ADDED TO SALE DATE	
LEVY	15.00	ATTORNEY FEES	
MILEAGE	19.44	PROTH. SATISFACTION	
POSTING	15.00	LATE CHARGES & FEES	
CSDS	10.00	COST OF SUIT -TO BE ADDED	
COMMISSION 2%		FORECLOSURE FEES/ESCROW DEFICIT	
POSTAGE	4.44	ATTORNEY COMMISSION	
HANDBILLS	15.00	REFUND OF ADVANCE	
DISTRIBUTION	25.00	REFUND OF SURCHARGE	
ADVERTISING	15.00	SATISFACTION FEE	
ADD'L SERVICE	15.00	ESCROW DEFICIENCY	
DEED		TOTAL DEBT & INTEREST	32,785.43
ADD'L POSTING			
ADD'L MILEAGE			
ADD'L LEVY		COSTS:	
BID AMOUNT		ADVERTISING	271.53
RETURNS/DEPUTIZE		TAXES - collector TO 1/04	
COPIES/BILLING	15.00	TAXES - tax claim SEPT.	
	5.00	DUE	
BILLING/PHONE/FAX	5.00	LIEN SEARCH	100.00
		ACKNOWLEDGEMENT	
TOTAL SHERIFF COSTS	208.32	DEED COSTS	0.00
		SHERIFF COSTS	208.32
		LEGAL JOURNAL AD	63.00
DEED COSTS:		PROTHONOTARY	125.00
ACKNOWLEDGEMENT		MORTGAGE SEARCH	40.00
REGISTER & RECORDER		MUNICIPAL LIEN	
TRANSFER TAX 2%		TOTAL COSTS	807.85
TOTAL DEED COSTS	0.00		

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

CHESTER A. HAWKINS, Sheriff



LOUIS P. VITTI & ASSOCIATES, P.C.
916 Fifth Avenue
Pittsburgh, PA 15219

PHONE: (412) 281-1725

FAX: (412) 281-3810

FACSIMILE TRANSMITTAL

DATE: 6.6.03

ADDRESSEE:	Real Estate
COMPANY:	Clearfield County Sheriff
YOUR FAX NUMBER:	(814) 765-5915
FROM:	Chelen

Number of Pages: 1

RE: Queen, David

File No. 02-1721-CD

ADDITIONAL COMMENTS:

Please stay the sale regarding the above mentioned case. Thanks

Original Copy to follow by mail: Yes No

NOTE: If you have difficulty receiving this transmittal, please call (412) 281-1725. Thank you.

THIS FACSIMILE CONTAINS PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED FOR THE USE OF THE ABOVE NAMED INDIVIDUAL OR COMPANY. IF THE READER IS NOT THE INTENDED RECIPIENT, EMPLOYEE, OR AGENT RESPONSIBLE FOR DELIVERING IT TO THE INTENDED PARTY, YOU ARE HEREBY NOTIFIED THAT DISSEMINATION OR COPYING OF THIS FACSIMILE IS PROHIBITED BY LAW. IF YOU RECEIVE THIS FACSIMILE IN ERROR, PLEASE NOTIFY THE ABOVE BY TELEPHONE OR RETURN THE ORIGINAL FACSIMILE BY THE U.S. POSTAL SERVICE. THANK YOU.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

NATIONAL CITY HOME LOAN
SERVICES, INC., f/k/a ALTEGRA
CREDIT COMPANY, assignee of
PARKWAY MORTGAGE INC.,

Plaintiff,

vs.

DAVID L. QUEEN and MARY A. QUEEN,

Defendants.

CIVIL DIVISION

NO. 02-1721-CD

AFFIDAVIT OF SERVICE

Filed on behalf of
Plaintiff

Counsel of record for this
party:

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

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

(412) 281-1725

FILED

*m/10:58AM NO
FEB 04 2005*

Red
William A. Shaw
Prothonotary/Clerk of Courts

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

NATIONAL CITY HOME LOAN SERVICES, INC.,) NO. 02-1721-CD
f/k/a ALTEGRA CREDIT COMPANY, assignee of)
PARKWAY MORTGAGE INC.,)
Plaintiff,)
vs.)
DAVID L. QUEEN and MARY A. QUEEN,)
Defendants.)

AFFIDAVIT OF SERVICE

I, Helen Boyce, do hereby certify that a Notice of Sale has been served upon the Defendants on January 3, 2005 by the Sheriff of Clearfield County and all Lien Holders, by Certificate of Mailing, for service in the above-captioned case on January 20, 2005, advising them of the Sheriff's sale of the property at 238 Hopkins Street, Irvona, PA 16656 on March 4, 2005.

LOUIS P. VITTI & ASSOCIATES, P.C.

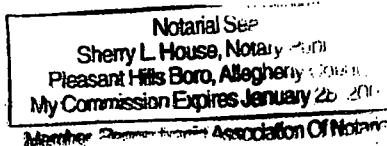
BY H. Boyce
Helen Boyce

SWORN to and subscribed

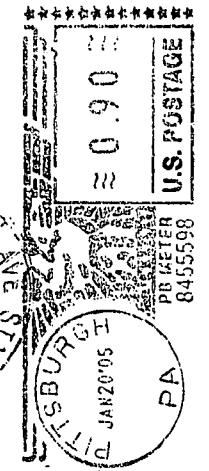
before me this 2nd day

of February, 2005..

Sherry L. House
Notary Public

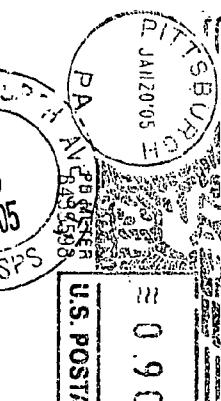


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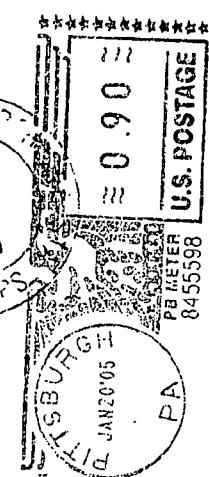
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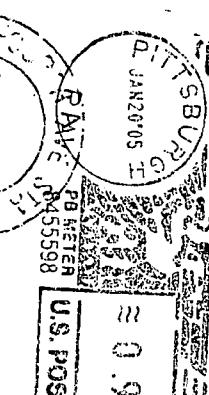
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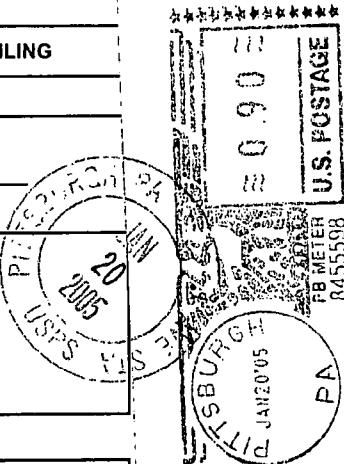
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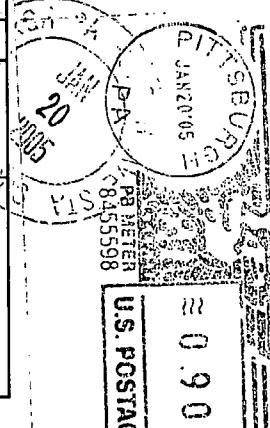
4B. Queen. 3.4.05. Clearfield

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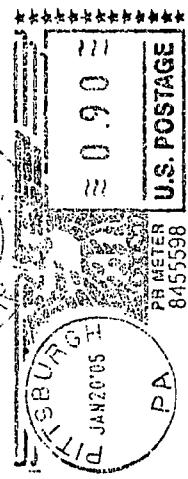
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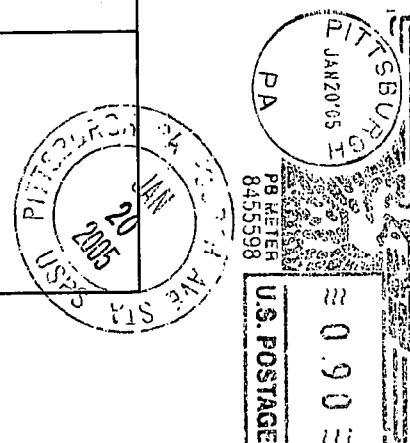
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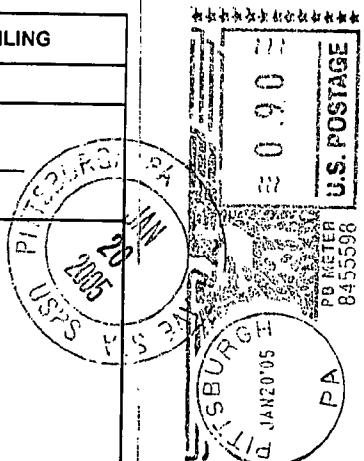
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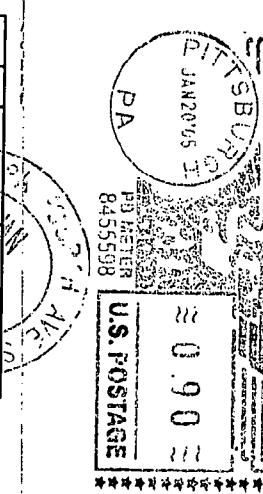
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MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER			
Received From: <u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>			
One piece of ordinary mail addressed to: Tenant/Occupant 238 Hopkins Street Irving, PA 16656			

PS Form 3817, January 2001



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

NATIONAL CITY HOME LOAN
SERVICES, INC., f/k/a ALTEGRA
CREDIT COMPANY, assignee of
PARKWAY MORTGAGE, INC.,

Plaintiff,

vs.

DAVID L. QUEEN and MARY A. QUEEN

Defendants.

CIVIL DIVISION

NO. 02-1721-CD

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

Code MORTGAGE FORECLOSURE

Filed on behalf of
Plaintiff

Counsel of record for this
party:

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

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

(412) 281-1725

FILED EGR
m 10:35 AM 7.00
OCT 12 2004 1 CC&L Writs w/
William A. No. 13
Prothonotary Clerk of Courts
desc. to Sheriff

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

NATIONAL CITY HOME LOAN SERVICES, INC) NO. 02-1721-CD
f/k/a ALTEGRA MORTGAGE COMPANY, assignee of)
PARKWAY MORTGAGE, INC.,)
Plaintiff,)
vs.)
DAVID L. QUEEN and MARY A. QUEEN,)
Defendant.)

AFFIDAVIT

I, Louis P. Vitti, do hereby swear that, to the best of my knowledge, information and belief, the Defendant(s), is/are the owners of the real property on which the Plaintiff seeks to execute. That the Defendants' last known address is 238 Hopkins Street, Iriona, PA 16656.

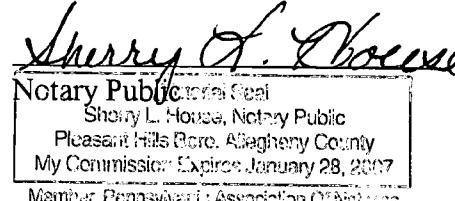


Louis P. Vitti
Louis P. Vitti, Esquire

SWORN TO and subscribed

before me this 8th day of

October, 2004.



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

NATIONAL CITY HOME LOAN SERVICES, INC) NO. 02-1721-CD
f/k/a ALTEGRA MORTGAGE COMPANY, assignee of)
PARKWAY MORTGAGE, INC.,)
Plaintiff,)
vs.)
DAVID L. QUEEN and MARY A. QUEEN,)
Defendant.)

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

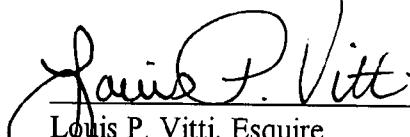
TO: PROTHONOTARY OF CLEARFIELD COUNTY

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

Amount Due	\$32,785.43
	130.00 Prothonotary costs
Interest 2/12/03-Sale Date	_____.
Total	\$ _____.

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

Boro of Irvona, Cty of Clearfield, Cmwlth of PA. HET a dwg k/a 238 Hopkins Street, Irvona, PA 16656.
Parcel # 11-H16-353-112.



Louis P. Vitti, Esquire
Attorney for Plaintiff

Plaintiff's copy

FILED

OCT 12 2004

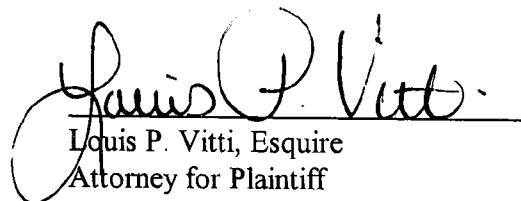
William A. Shaw
Prothonotary/Clerk of Courts

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

NATIONAL CITY HOME LOAN SERVICES, INC) NO. 02-1721-CD
f/k/a ALTEGRA MORTGAGE COMPANY, assignee of)
PARKWAY MORTGAGE, INC.,)
Plaintiff,)
vs.)
DAVID L. QUEEN and MARY A. QUEEN,)
Defendant.)

AFFIDAVIT

I, Louis P. Vitti, hereby certify that as representative of National City Home Loan Services, Inc, et al am familiar with the above-captioned case and various servicing activities related thereto and that the provisions of the laws of the Commonwealth of Pennsylvania and specifically, Act 91 of 1983, have been complied with in the above-captioned case.



Louis P. Vitti, Esquire
Attorney for Plaintiff

SWORN TO and subscribed

before me this 8th day of

October, 2004.



Sherry L. O'Brien
Notary Public
Pennsylvania
Sherry L. O'Brien, Notary Public
Pittsburgh, Allegheny County
My Commission Expires January 26, 2007
Member, Pennsylvania Association of Notaries

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

NATIONAL CITY HOME LOAN SERVICES, INC) NO. 02-1721-CD
f/k/a ALTEGRA MORTGAGE COMPANY, assignee of)
PARKWAY MORTGAGE, INC.,)
Plaintiff,)
vs.)
DAVID L. QUEEN and MARY A. QUEEN,)
Defendant.)

AFFIDAVIT PURSUANT TO RULE 3129.1

National City Home Loan Services, Inc, et al , Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 238 Hopkins Street, Irvona, PA 16656.

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

Name:	Address (Please indicate if this cannot be reasonably ascertained)
David L. Queen	238 Hopkins Street
Mary A. Queen	Irvona, PA 16656

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

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

Same as No. 1 above.

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

Name:	Address (Please indicate if this cannot be reasonably ascertained)
Conemaugh Valley Medical Hospital	10863 Franklin Street Johnstown, PA 15905

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

Name

Address (Please indicate if this cannot be reasonably ascertained)

None

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

Name

Address (Please indicate if this cannot be reasonably ascertained)

None

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

Name

Address (Please indicate if this cannot be reasonably ascertained)

None

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

Name

Address (Please indicate if this cannot be reasonably ascertained)

Tax Collector of Irvona Borough

255 Hopkins Street
Irvona, PA 16656

Irvona Municipal Building

P.O. Box 247
Irvona, PA 16656

BCI Municipal Authority

Main Street
Irvona, PA 16656

Commonwealth of PA -DPW

P.O. Box 8016
Harrisburg, PA 17105

Clerk of Courts
Criminal/Civil Division

P.O. Box 549
Clearfield, PA 16830

Tax Claim Bureau of Clearfield County

230 East Market Street
Clearfield, PA 16830

Court of Common Pleas of
Clearfield County
Domestic Relations Division

P.O. Box 549
Clearfield, PA 16830

Bureau of Compliance

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

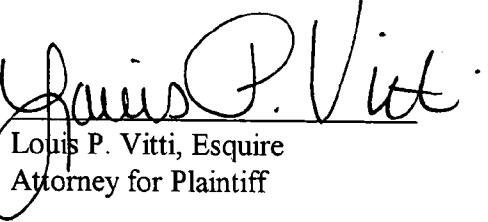
Tenant/Occupant

238 Hopkins Street
Irvona, PA 16656

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

October 8, 2004

Date


Louis P. Vitti, Esquire
Attorney for Plaintiff

SWORN TO and subscribed

before me this 8th day of

October, 2004.


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

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

COPY

National City Home Loan Services, Inc., f/k/a
Altegra Credit Company, assignee of
Parkway Mortgage, Inc.

Vs.
David L. Queen and Mary A. Queen

NO.: 2002-01721-CD

TO THE SHERIFF OF CLEARFIELD COUNTY:

To satisfy the debt, interest and costs due NATIONAL CITY HOME LOAN SERVICES, INC., fk/a Altegra Credit Company, assignee of PARKWAY MORTGAGE, INC., Plaintiff(s) from DAVID L. QUEEN and MARY A. QUEEN, Defendant(s):

- (1) You are directed to levy upon the property of the defendant(s) and to sell interest(s) therein:
See Attached Description
- (2) You are also directed to attach the property of the defendant(s) not levied upon in the possession of:

Garnishee(s) as follows:

and to notify the garnishee(s) that: (a) an attachment has been issued; (b) the garnishee(s) is/are enjoined from paying any debt to or for the account of the defendant(s) and from delivering any property of the defendant(s) or otherwise disposing thereof;

- (3) If property of the defendant(s) not levied upon and subject to attachment is found in the possession of anyone other than a named garnishee, you are directed to notify him/her that he/she has been added as a garnishee and is enjoined as above stated.

AMOUNT DUE: \$32,785.43
INTEREST 2/12/03-Sale Date
PROTH. COSTS: \$
ATTY'S COMM: \$
DATE: 10/12/2004

PAID: \$132.00
SHERIFF: \$
OTHER COSTS: \$

William A. Shaw
Prothonotary/Clerk Civil Division

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

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

Sheriff

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

NATIONAL CITY HOME LOAN SERVICES, INC)	NO. 02-1721-CD
f/k/a ALTEGRA MORTGAGE COMPANY, assignee of)	
PARKWAY MORTGAGE, INC.,)	
	Plaintiff,)
vs.)	
DAVID L. QUEEN and MARY A. QUEEN,)	
	Defendant.)

LEGAL DESCRIPTION

All that certain property situated in the Borough of Irvona, in the County of Clearfield, and the Commonwealth of Pennsylvania, being described as follows:

Being more fully described in a deed dated 03/06/1996 and recorded 03/12/1996, among the land records of the county and state set forth above, in Deed Book 1743, page 102

Parcel # 11-H16-353-112

Having erected thereon a dwelling known as 238 Hopkins Street, Irvona, PA 16656

Being the same premise which Alwine Queen their deed dated 03/06/1996 and recorded on 03/12/1996 in the Recorder of Deeds Office in Clearfield County, Pennsylvania in deed book volume 1743, page 102, granted and conveyed unto David L. Queen and Mary A. Queen.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

NATIONAL CITY HOME LOAN
SERVICES, INC., f/k/a ALTEGRA
CREDIT COMPANY, assignee of
PARKWAY MORTGAGE INC.,

Plaintiff,

vs.

DAVID L. QUEEN and MARY A. QUEEN,

Defendants.

CIVIL DIVISION

NO. 02-1721-CD

AFFIDAVIT OF SERVICE

Filed on behalf of
Plaintiff

Counsel of record for this
party:

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

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

(412) 281-1725

FILED
m 10 53 AM No
FEB 04 2005 cc

William A. Shaw
Prothonotary/Clerk of Courts

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

NATIONAL CITY HOME LOAN SERVICES, INC.,) NO. 02-1721-CD
f/k/a ALTEGRA CREDIT COMPANY, assignee of)
PARKWAY MORTGAGE INC.,)
Plaintiff,)
vs.)
DAVID L. QUEEN and MARY A. QUEEN,)
Defendants.)

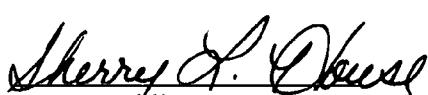
AFFIDAVIT OF SERVICE

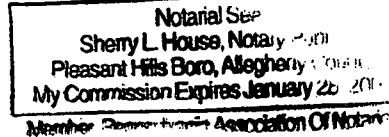
I, Helen Boyce, do hereby certify that a Notice of Sale has been served upon the Defendants on January 3, 2005 by the Sheriff of Clearfield County and all Lien Holders, by Certificate of Mailing, for service in the above-captioned case on January 20, 2005, advising them of the Sheriff's sale of the property at 238 Hopkins Street, Irvona, PA 16656 on March 4, 2005.

LOUIS P. VITTI & ASSOCIATES, P.C.

BY 
Helen Boyce

SWORN to and subscribed
before me this 2nd day
of February, 2005..


Notary Public



U.S. POSTAL SERVICE		CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER		
Received From:		
<u>Louis P. Vitti & Associates, P.C.</u> 916 Fifth Avenue, Pittsburgh, PA 15219		
One piece of ordinary mail addressed to:		
Conemaugh Valley Medical Hospital 10863 Franklin Street Johnstown, PA 15905		

PS Form 3817, January 2001

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER		
Received From:		
<u>Louis P. Vitti & Associates, P.C.</u> 916 Fifth Avenue, Pittsburgh, PA 15219		
One piece of ordinary mail addressed to:		
Tax Collector of Irvona Borough 255 Hopkins Street Irvona, PA 16656		

PS Form 3817, January 2001

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER		
Received From:		
<u>Louis P. Vitti & Associates, P.C.</u> 916 Fifth Avenue, Pittsburgh, PA 15219		
One piece of ordinary mail addressed to:		
Irvona Municipal Building P.O. Box 247 Irvona, PA 16656		

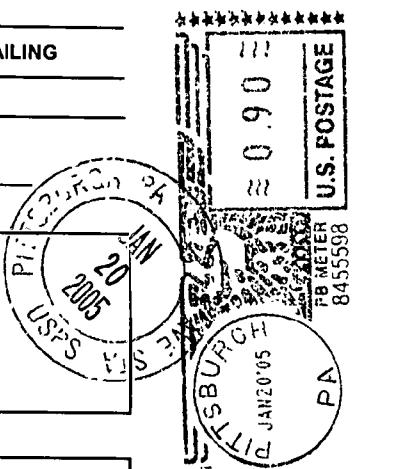
PS Form 3817, January 2001

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER		
Received From:		
<u>Louis P. Vitti & Associates, P.C.</u> 916 Fifth Avenue, Pittsburgh, PA 15219		
One piece of ordinary mail addressed to:		
BCI Municipal Authority Main Street Irvona, PA 16656		

PS Form 3817, January 2001

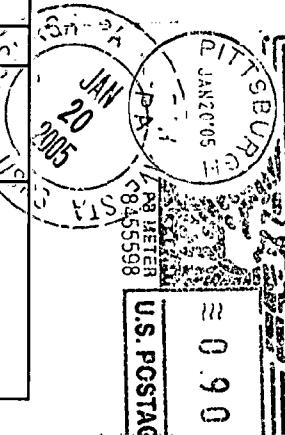
43 Queen, 3.4.05. Clearfield

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



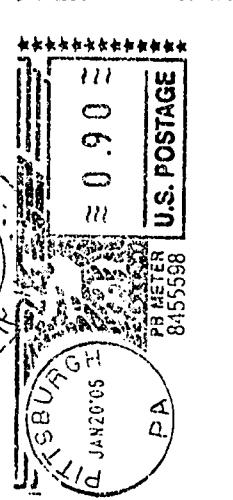
PS Form 3817, January 2001

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



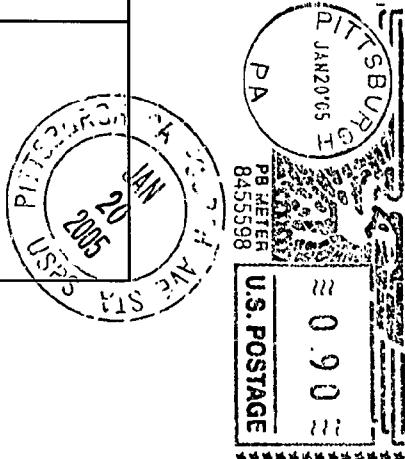
PS Form 3817, January 2001

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



PS Form 3817, January 2001

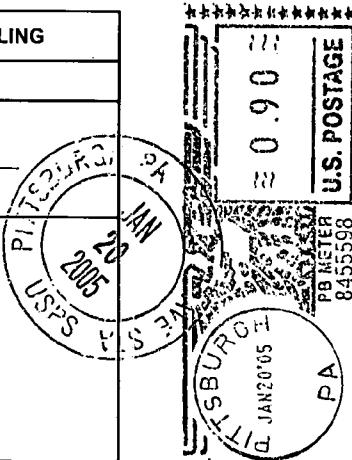
U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER			
Received From: <u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>			
One piece of ordinary mail addressed to: Court of Common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



PS Form 3817, January 2001

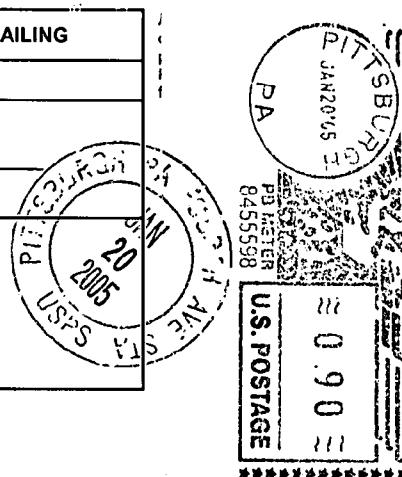
U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER			
Received From:			
<u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>			
One piece of ordinary mail addressed to:			
<p>Bureau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

PS Form 3817, January 2001



U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER			
Received From:			
<u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>			
One piece of ordinary mail addressed to:			
<p>Tenant/Occupant 238 Hopkins Street Irvona, PA 16656</p>			

PS Form 3817, January 2001



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20025

NO: 02-1721-CD

PLAINTIFF: NATIONAL CITY HOME LOAN SERVICES, INC. F/K/A ALTEGRA MORTGAGE COMPANY, ASSIGNEE OF PARKWAY MORTGAGE, INC.

vs.

DEFENDANT: DAVID L. QUEEN AND MARY A. QUEEN

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 10/12/2004

LEVY TAKEN 01/03/2005 @ 10:34 AM

POSTED 01/03/2005 @ 10:34 AM

SALE HELD 03/04/2005

SOLD TO NATIONAL CITY HOME LOAN SERVICES, INC. F/K/A ALTEGRA MORTGAGE COMPANY, ASSIGNEE OF PARKWAY MORTGAGE, INC.

SOLD FOR AMOUNT \$1.00 PLUS COSTS

WRIT RETURNED 04/08/2005

DATE DEED FILED 04/08/2005

PROPERTY ADDRESS 238 HOPKINS STREET IRVONA , PA 16656

SERVICES

01/03/2005 @ 10:34 AM SERVED DAVID L. QUEEN

SERVED DAVID L. QUEEN, DEFENDANT, AT THE ABOVE LISTED RESIDENCE, BY HANDING TO MARY A. QUEEN, WIFE/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 HER THE CONTENTS THEREOF.

01/03/2005 @ 10:34 AM SERVED MARY A. QUEEN

SERVED MARY A. QUEEN, DEFENDANT, AT THE ABOVE LISTED RESIDENCE, BY HANDING TO MARY A. QUEEN

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

FILED
01 132 201
APR 08 2005
GW

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20025
NO: 02-1721-CD

PLAINTIFF: NATIONAL CITY HOME LOAN SERVICES, INC. F/K/A ALTEGRA MORTGAGE COMPANY, ASSIGNEE
OF PARKWAY MORTGAGE, INC.

vs.

DEFENDANT: DAVID L. QUEEN AND MARY A. QUEEN

Execution REAL ESTATE

SHERIFF RETURN

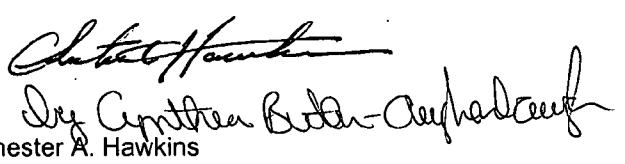
SHERIFF HAWKINS \$240.94

SURCHARGE \$40.00 PAID BY ATTORNEY

Sworn to Before Me This

____ Day of _____ 2005

So Answers,


Chester A. Hawkins
Sheriff

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

National City Home Loan Services, Inc., f/k/a
Altegra Credit Company, assignee of
Parkway Mortgage, Inc.

Vs.

David L. Queen and Mary A. Queen

NO.: 2002-01721-CD

TO THE SHERIFF OF CLEARFIELD COUNTY:

To satisfy the debt, interest and costs due NATIONAL CITY HOME LOAN SERVICES, INC., fk/a Altegra Credit Company, assignee of PARKWAY MORTGAGE, INC., Plaintiff(s) from DAVID L. QUEEN and MARY A. QUEEN, Defendant(s):

- (1) You are directed to levy upon the property of the defendant(s) and to sell interest(s) therein:
See Attached Description
- (2) You are also directed to attach the property of the defendant(s) not levied upon in the possession of:

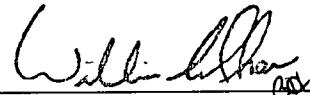
Garnishee(s) as follows:

and to notify the garnishee(s) that: (a) an attachment has been issued; (b) the garnishee(s) is/are enjoined from paying any debt to or for the account of the defendant(s) and from delivering any property of the defendant(s) or otherwise disposing thereof;

- (3) If property of the defendant(s) not levied upon and subject to attachment is found in the possession of anyone other than a named garnishee, you are directed to notify him/her that he/she has been added as a garnishee and is enjoined as above stated.

AMOUNT DUE: \$32,785.43
INTEREST 2/12/03-Sale Date
PROTH. COSTS: \$
ATTY'S COMM: \$
DATE: 10/12/2004

PAID: \$132.00
SHERIFF: \$
OTHER COSTS: \$



William A. Shaw
Prothonotary/Clerk Civil Division

Received this writ this 12th day
of October A.D. 2004
At 2:00 A.M./P.M.

Chester A. Hartman
Sheriff by Cynthia Butler-Clyburnbaugh

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

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

NATIONAL CITY HOME LOAN SERVICES, INC) NO. 02-1721-CD
f/k/a ALTEGRA MORTGAGE COMPANY, assignee of)
PARKWAY MORTGAGE, INC.,)
Plaintiff,)
vs.)
DAVID L. QUEEN and MARY A. QUEEN,)
Defendant.)

LEGAL DESCRIPTION

All that certain property situated in the Borough of Irvona, in the County of Clearfield, and the Commonwealth of Pennsylvania, being described as follows:

Being more fully described in a deed dated 03/06/1996 and recorded 03/12/1996, among the land records of the county and state set forth above, in Deed Book 1743, page 102

Parcel # 11-H16-353-112

Having erected thereon a dwelling known as 238 Hopkins Street, Irvona, PA 16656

Being the same premise which Alwine Queen their deed dated 03/06/1996 and recorded on 03/12/1996 in the Recorder of Deeds Office in Clearfield County, Pennsylvania in deed book volume 1743, page 102, granted and conveyed unto David L. Queen and Mary A. Queen.

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME DAVID L. QUEEN

NO. 02-1721-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 March 04, 2005, I exposed the within described real estate of David L. Queen And Mary A. Queen to public venue or outcry at which time and place I sold the same to HOMECOMINGS FINANCIAL NETWORK, INC. he/she being the highest bidder, for the sum of \$1.00 plus costs and made the following appropriations, viz:

SHERIFF COSTS:

RDR SERVICE	15.00
MILEAGE	15.00
LEVY	20.25
MILEAGE POSTING	15.00
CSDS COMMISSION	10.00
POSTAGE	0.00
HANDBILLS	4.44
DISTRIBUTION	15.00
ADVERTISING	25.00
ADD'L SERVICE	15.00
DEED	30.00
ADD'L POSTING	
ADD'L MILEAGE	
ADD'L LEVY	
BID AMOUNT	1.00
RETURNS/DEPUTIZE COPIES	15.00
BILLING/PHONE/FAX	5.00
CONTINUED SALES	5.00
MISCELLANEOUS	
TOTAL SHERIFF COSTS	\$240.94

DEED COSTS:

ACKNOWLEDGEMENT	5.00
REGISTER & RECORDER	30.00
TRANSFER TAX 2%	0.00
TOTAL DEED COSTS	\$30.00

PLAINTIFF COSTS, DEBT AND INTEREST:

DEBT-AMOUNT DUE	32,785.43
INTEREST @ %	0.00
FROM 12/12/2003 TO 03/04/2005	
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	
TOTAL DEBT AND INTEREST	\$32,825.43
COSTS:	
ADVERTISING	332.32
TAXES - COLLECTOR	279.30
TAXES - TAX CLAIM	
DUE	
LIEN SEARCH	100.00
ACKNOWLEDGEMENT	5.00
DEED COSTS	30.00
SHERIFF COSTS	240.94
LEGAL JOURNAL COSTS	187.00
PROTHONOTARY	132.00
MORTGAGE SEARCH	40.00
MUNICIPAL LIEN	282.72
TOTAL COSTS	\$1,629.28

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