

02-1964-CD  
WELLS FARGO HOME MORTGAGE, INC. VS. BRENT P. CODER, ET AL.

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

Attorney for Plaintiff

WELLS FARGO HOME MORTGAGE,  
INC. F/K/A NORWEST MORTGAGE,  
INC.

: COURT OF COMMON PLEAS

Plaintiff

: CIVIL DIVISION

vs.

: Clearfield County

BRENT P. CODER  
MELANIE K. CODER


: No. 2002-1964

Defendants

PRAECIPE TO REINSTATE CIVIL ACTION/MORTGAGE FORECLOSURE

TO THE PROTHONOTARY:

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

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

Date: March 18, 2003

CDC, Svc Dept.

FILED

MAR 27 2003

William A. Shaw  
Prothonotary

FILED No Ce Sum

M1135-851 Atty pd. 7.00  
MAR 27 2003

2 Complaints

William A. Shaw Re-instated to Shift  
Proprietary

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

WELLS FARGO HOME MORTGAGE, INC.  
F/K/A NORWEST MORTGAGE, INC.  
5024 PARKWAY PLAZA BOULEVARD  
CHARLOTTE, NC 28217

No.: 02-1964

vs.

BRENT P. CODER  
MELANIE K. CODER  
115 WAYNE ROAD  
DUBOIS, PA. 15801

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

TO THE PROTHONOTARY:

Kindly enter judgment in favor of the Plaintiff and against BRENT P. CODER and MELANIE K. CODER, Defendant(s) for failure to file an Answer to Plaintiff's Complaint within 20 days from service thereof and for foreclosure and sale of the mortgaged premises, and assess Plaintiff's damages as follows:

As set forth in Complaint	\$66,024.91
Interest (11/1/02 to 5/9/03)	<u>2,082.40</u>
<b>TOTAL</b>	<b>\$68,107.31</b>

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

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

Damages are hereby assessed as indicated.

DATE: May 21, 2003

  
PRO PROTHY

MLD

FILED

MAY 21 2003

William A. Shaw  
Prothonotary

FEDERMAN AND PHELAN

BY: FRANK FEDERMAN, ESQUIRE

Attorney for Plaintiff

Identification No. 12248

1617 John F. Kennedy Boulevard Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

WELLS FARGO HOME MORTGAGE,  
INC. F/K/A NORWEST MORTGAGE,  
INC.

Plaintiff

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: CLEARFIELD COUNTY

vs.

: NO. 02-1964-CD

BRENT P. CODER

MELANIE K. CODER

Defendants

TO: BRENT P. CODER

115 WAYNE ROAD

DUBOIS, PA 15801

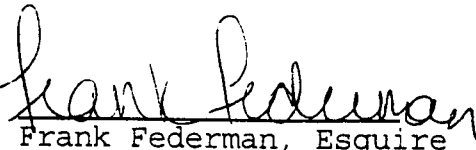
DATE OF NOTICE: APRIL 22, 2003

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

**IMPORTANT NOTICE**

You are in default because you have failed 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 a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help:

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

  
Frank Federman, Esquire  
Attorney for Plaintiff

FEDERMAN AND PHELAN

BY: FRANK FEDERMAN, ESQUIRE

Attorney for Plaintiff

Identification No. 12248

1617 John F. Kennedy Boulevard Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

WELLS FARGO HOME MORTGAGE,  
INC. F/K/A NORWEST MORTGAGE,  
INC.

Plaintiff

vs.

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: CLEARFIELD COUNTY

BRENT P. CODER

MELANIE K. CODER

: NO. 02-1964-CD

Defendants

TO: MELANIE K. CODER

115 WAYNE ROAD

DUBOIS, PA 15801

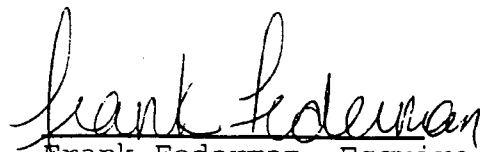
DATE OF NOTICE: APRIL 22, 2003

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IMPORTANT NOTICE

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 a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help:

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

  
Frank Federman, Esquire  
Attorney for Plaintiff

FEDERMAN AND PHELAN, LLP

By: FRANK FEDERMAN, ESQUIRE

IDENTIFICATION NO. 12248

ONE PENN CENTER AT SUBURBAN STATION

1617 JOHN F. KENNEDY BLVD., SUITE 1400

PHILADELPHIA, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION

WELLS FARGO HOME MORTGAGE, INC.

F/K/A NORWEST MORTGAGE, INC.

CLEARFIELD COUNTY

No.: 02-1964

vs.

BRENT P. CODER

MELANIE K. CODER

**VERIFICATION OF NON-MILITARY SERVICE**

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

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

(b) that defendant, BRENT P. CODER, is over 18 years of age, and resides at 115 WAYNE ROAD, DUBOIS, PA. 15801 .

(c) that defendant, MELANIE K. CODER, is over 18 years of age, and resides at 115 WAYNE ROAD, DUBOIS, PA. 15801.

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

  
FRANK FEDERMAN, ESQUIRE

FILED Atty. pd. 20.00

MAY 21 2003

William A. Shaw  
Prothonotary





IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

WELLS FARGO HOME MORTGAGE, INC.  
F/K/A NORWEST MORTGAGE, INC.

Plaintiff

No.: 02-1964

vs.

BRENT P. CODER  
MELANIE K. CODER

Defendant(s)

Notice is given that a Judgment in the above captioned matter has been entered  
against you on May 21, 2003.

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

If you have any questions concerning this matter please contact:

Frank Federman  
FRANK FEDERMAN, ESQUIRE  
Attorney or Party Filing  
One Penn Center at Suburban Station  
1617 John F. Kennedy Blvd., Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

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

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION

WELLS FARGO HOME MORTGAGE, INC.  
F/K/A NORWEST MORTGAGE, INC.  
5024 PARKWAY PLAZA  
CHARLOTTE, NC 28217

Plaintiff

TERM

NO. 02-1964-CD

v.

CLEARFIELD COUNTY

BRENT P. CODER  
MELANIE K. CODER  
115 WAYNE ROAD  
DUBOIS, PA 15801

Defendant(s)

**CIVIL ACTION - LAW**  
**COMPLAINT IN MORTGAGE FORECLOSURE**

**NOTICE**

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY AND THIS DEBT WAS NOT REAFFIRMED, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY. \*\***

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

**FILED**

DEC 19 2002

MARCH 29, 2003 Document  
Reinstated/Received to Sheriff/Attorney  
for service.

William A. Shaw  
Prothonotary

Loan #: 6742826

Deputy Prothonotary

4

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

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

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

1. Plaintiff is

WELLS FARGO HOME MORTGAGE, INC.  
F/K/A NORWEST MORTGAGE, INC.  
5024 PARKWAY PLAZA  
CHARLOTTE, NC 28217

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

BRENT P. CODER  
MELANIE K. CODER  
115 WAYNE ROAD  
DUBOIS, PA 15801

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

3. On 4/22/98 mortgagor(s) made, executed and delivered a mortgage upon the premises hereinafter described to TOWN AND COUNTY MORTGAGE CORPORATION which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Mortgage Book No. 1927, Page 154. By Assignment of Mortgage RECORDED 4/28/99 the mortgage was assigned to PLAINTIFF which Assignment is recorded in Assignment of Mortgage Book No. 1927, Page 163.
4. The premises subject to said mortgage is described as attached.
5. The mortgage is in default because monthly payments of principal and interest upon said mortgage due 4/1/02 and each month thereafter are due and unpaid, and by the terms of said mortgage, upon default in such payments for a period of one month, the entire principal balance and all interest due thereon are collectible forthwith.

6. The following amounts are due on the mortgage:

Principal Balance	\$60,713.16
Interest	2,696.16
3/1/02 through 11/1/02 (Per Diem \$10.96)	
Attorney's Fees	1,250.00
Cumulative Late Charges	235.68
4/22/98 to 11/1/02	
Cost of Suit and Title Search	<u>550.00</u>
Subtotal	\$65,445.00
Escrow	
Credit	0.00
Deficit	<u>579.91</u>
Subtotal	<u>\$ 579.91</u>
<b>TOTAL</b>	<b>\$66,024.91</b>

7. The attorney's fees set forth above are in conformity with the Mortgage documents and Pennsylvania Law, and will be collected in the event of a third party purchaser at Sheriff's Sale. If the Mortgage is reinstated prior to the Sale, reasonable attorney's fees will be charged.
8. This action does not come under Act 6 of 1974 because the original mortgage amount exceeds \$50,000.00.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$66,024.91, together with interest from 11/1/02 at the rate of \$10.96 per diem to the date of Judgment, and other costs and charges collectible under the mortgage and for the foreclosure and sale of the mortgaged property.

FEDERMAN AND PHELAN, LLP

By: FS Hall

FRANK FEDERMAN, ESQUIRE

LAWRENCE T. PHELAN, ESQUIRE

FRANCIS S. HALLINAN, ESQUIRE

Attorneys for Plaintiff

T

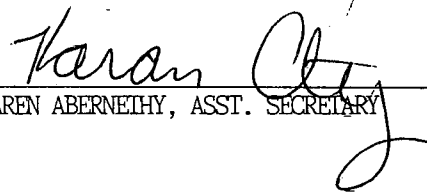
ALL that certain messuage or piece of land situate and being in Sandy Township, Clearfield County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of Lot No. 2 in the E. F. Hand Plan of lots in Sandy Township; thence North 60 degrees West, 70 feet to a point on a street or alley; thence along said street or alley, North 30 degrees 15 minutes East, 200 feet to a point on the Southerly side of Wayne Road, also being a public road leading from DuBois to Reynoldsville; thence along said road, South 60 degrees East, 70 feet to a point at the Westerly line of said Lot No. 2; which lot is now or formerly owned by Jack E. and Kay Guthridge, South 30 degrees 15 minutes West, 200 feet to the place of beginning. BEING known as Lot No. 3 in the E. F. Hand Plan of Lots in Sandy Township, Clearfield County, Pennsylvania.

BEING the same premises conveyed to the Grantors herein by Deed of Jonathan M. Allen and Julie A. Allen, husband and wife, dated the 6th day of July, 1994, as recorded in Deed Book Volume 1617, Page 140.  
PROPERTY ADDRESS: 115 WAYNE ROAD

VERIFICATION

KAREN ABERNETHY hereby states that she is ASSISTANT SECRETARY of WELLS FARGO HOME MORTGAGE, INC. mortgage servicing agent for Plaintiff in this matter, that she is authorized to take this Verification, and that the statements made in the foregoing Civil Action in Mortgage Foreclosure are true and correct to the best of her knowledge, information and belief. The undersigned understands that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

  
KAREN ABERNETHY, ASST. SECRETARY

DATE: 12/16/02

FILED

DEC 19 2002

m/12:05/m

William A. Shaw  
Prothonotary

2 CENT TO STATE



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

Sheriff Docket # 13452

WELLS FARGO HOME MORTGAGE INC

02-1964-CD

VS.

CODER, BRENT P. & MELANIE K.

COMPLAINT IN MORTGAGE FORECLOSURE

**SHERIFF RETURNS**

NOW APRIL 1, 2003 AT 11:48 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON MELANIE K. CODER, DEFENDANT AT RESIDENCE 115 WAYNE ROAD, DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO MELANIE CODER A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN TO HER THE CONTENTS THEREOF. SERVED BY: MCCLEARY/RYEN

NOW APRIL 1, 2003 AT 11:48 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON BRENT P. CODER, DEFENDANT AT RESIDENCE, 115 WAYNE ROAD, DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO MELANIE CODER, WIFE/DEFENDANT, A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN TO HER THE CONTENTS THEREOF. SERVED BY: MCCLEARY/RYEN


**Return Costs**

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

Sworn to Before Me This

11 Day Of April 2003  


So Answers,

  
Chester A. Hawkins  
Sheriff

**FILED**

APR 11 2003

William A. Shaw  
Prothonotary

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

**WELLS FARGO HOME MORTGAGE, INC.**  
**F/K/A NORWEST MORTGAGE, INC.**

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

**vs.**

**No. 02-1964**

**BRENT P. CODER**  
**MELANIE K. CODER**

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

To the Director of the Office of the Prothonotary:

Issue writ of execution in the above matter:

Amount Due

\$68,107.31

Interest from 5/9/03 to  
Date of Sale (\$11.20 per diem)

\_\_\_\_\_ and Costs.

132.00

*Prothonotary costs*

*Frank Federman*

Frank Federman, Esquire

Attorney for Plaintiff

One Penn Center at Suburban Station

1617 John F. Kennedy Blvd., Suite 1400

Philadelphia, PA 19103-1814

Note: Please attach description of Property.

MLD

**FILED**

**MAY 21 2003**

**William A. Shaw**  
**Prothonotary**

No. 02-1964

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

WELLS FARGO HOME MORTGAGE, INC.  
F/K/A NORWEST MORTGAGE, INC.

vs.

BRENT P. CODER  
MELANIE K. CODER

PRAECIPE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)

Mark Feldman  
Attorney for Plaintiff(s)

Address: 115 WAYNE ROAD, DUBOIS, PA. 15801  
115 WAYNE ROAD, DUBOIS, PA. 15801  
Where papers may be served.

William A. Shaw  
Prothonotary

FILED  
MAY 21 2003  
MAY 11 10 48 AM  
Att. pd. 20.00  
cc. records by  
prop. descs. to SHF

CLEARFIELD COUNTY

WELLS FARGO HOME MORTGAGE, INC.  
F/K/A NORWEST MORTGAGE, INC.

No.: 02-1964

vs.

BRENT P. CODER  
MELANIE K. CODER

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

WELLS FARGO HOME MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC., Plaintiff in the above action, by its attorney, Frank Federman, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 115 WAYNE ROAD, DUBOIS, PA. 15801:

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
BRENT P. CODER	115 WAYNE ROAD DUBOIS, PA. 15801
MELANIE K. CODER	115 WAYNE ROAD DUBOIS, PA. 15801

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

SAME AS ABOVE

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

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

May 7, 2003

CLEARFIELD COUNTY

WELLS FARGO HOME MORTGAGE, INC.  
F/K/A NORWEST MORTGAGE, INC.

No.: 02-1964

vs.

BRENT P. CODER  
MELANIE K. CODER

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

WELLS FARGO HOME MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC., Plaintiff in the above action, by its attorney, Frank Federman, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 115 WAYNE ROAD, DUBOIS, PA. 15801:

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

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

None.

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

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

BENEFICIAL CONSUMER DISCOUNT COMPANY  
D/B/A BENEFICIAL MORTGAGE CO. OF PA

90 BEAVER DRIVE, SUITE 114C  
DUBOIS, PA. 15801

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

Name

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

TOWNSHIP OF SANDY

12<sup>TH</sup> STREET AND CHESTNUT AVENUE  
DUBOIS, PA. 15801

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

Name

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

Clearfield County Domestic Relations

Clearfield County Courthouse  
230 East Market Street  
Clearfield, PA 16830

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

Name

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

Commonwealth of Pennsylvania  
Department of Welfare

PO Box 2675  
Harrisburg, PA 17105

Tenant/Occupant

115 WAYNE ROAD  
DUBOIS, PA. 15801

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

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

May 7, 2003

FEDERMAN AND PHELAN, LLP  
By: FRANK FEDERMAN, ESQUIRE  
ONE PENN CENTER AT  
SUBURBAN STATION  
1617 JOHN F. KENNEDY BOULEVARD  
SUITE 1400  
PHILADELPHIA, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF  
COURT OF COMMON PLEAS  
CIVIL DIVISION

WELLS FARGO HOME MORTGAGE,  
INC. F/K/A NORWEST MORTGAGE,  
INC.

No.: 02-1964

vs.

CLEARFIELD COUNTY


BRENT P. CODER  
MELANIE K. CODER

CERTIFICATION

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

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

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

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

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

**WELLS FARGO HOME MORTGAGE, INC.**  
**F/K/A NORWEST MORTGAGE, INC.**

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

**vs.**

**NO.: 02-1964**

**BRENT P. CODER**  
**MELANIE K. CODER**

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

**Commonwealth of Pennsylvania:**

**County of DELAWARE:**

**TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA:**

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

**Premises: 115 WAYNE ROAD, DUBOIS, PA. 15801**

**(See legal description attached.)**

Amount Due

\$68,107.31

Interest from 5/9/03 to

\$ \_\_\_\_\_

Date of Sale (\$11.20 per diem)

Total

\$ \_\_\_\_\_ Plus costs as endorsed.

*Prothonotary costs*

*132.00*

Dated

5/21/03

(SEAL)

\_\_\_\_\_  
Prothonotary, Common Pleas Court of  
Clearfield County, Pennsylvania

By:

~~Deputy~~

MLD



No. 02-1964

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

WELLS FARGO HOME MORTGAGE, INC.  
F/K/A NORWEST MORTGAGE, INC.

vs.

BRENT P. CODER  
MELANIE K. CODER

---

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

---

Real Debt \$68,107.31

Int. from 5/9/03 \_\_\_\_\_  
to Date of Sale (\$11.20 per diem)

Costs \_\_\_\_\_

Prothy. Pd. 132.00

Sheriff \_\_\_\_\_

  
\_\_\_\_\_  
Attorney for Plaintiff

Address: 115 WAYNE ROAD, DUBOIS, PA. 15801  
115 WAYNE ROAD, DUBOIS, PA. 15801  
Where papers may be served.

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

ALL THAT CERTAIN messuage or piece of land situate and being in Sandy Township, Clearfield County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of Lot No. 2 in the E.F. Hand Plan of Lots in Sandy Township; thence North 60 degrees West, 70 feet to a point on a street or alley; thence along said street or alley, North 30 degrees 15 minutes East, 200 feet to a point on the Southerly side of Wayne Road, also being a public road leading from DuBois to Reynoldsville; thence along said road, South 60 degrees East, 70 feet to a point at the Westerly line of said Lot No. 2; which lot is now or formerly owned by Jack E. and Kay Guthridge, South 30 degrees 15 minutes West, 200 feet to the place of beginning. Being known as Lot No. 3 in the E.F. Hand Plan of Lots of Sandy Township, Clearfield County, Pennsylvania.

TAX PARCEL #128.0-B04-438-00024

TITLE TO SAID PREMISES IS VESTED IN Brent P. Coder and Melanie K. Coder, husband and wife by Deed from Gavin B. Chafin and Jane D. Chafin, husband and wife dated 10/22/1996, recorded 10/25/1996, in Record Book 1798, Page 47.

## AFFIDAVIT OF SERVICE

CLEARFIELD COUNTY

PLAINTIFF

WELLS FARGO HOME MORTGAGE, INC.F/K/A NORWEST MORTGAGE, INC.ACCT. #6742826

DEFENDANT

BRENT P. CODERMELANIE K. CODERCOURT NO.: 02-1964

SERVE MELANIE K. CODER AT:

115 WAYNE ROADDUBOIS, PA. 15801

TYPE OF ACTION

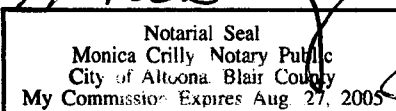
XX Notice of Sheriff's SaleSALE DATE: SEPTEMBER 5, 2003SERVED

Served and made known to Melanie K. Coder, Defendant on the 02 day of August, 2003, at 8:40 o'clock P. M., at 115 Wayne Rd., Dubois 15801, Commonwealth of Pennsylvania, in the manner described below:

☐ Defendant personally served.☒ Adult family member with whom Defendant(s) reside(s).Relationship is Husband.☐ Adult in charge of Defendant's residence who refused to give name or relationship.☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).☐ Agent or person in charge of Defendant's office or usual place of business.☐ \_\_\_\_\_ an officer of said Defendant's company.☐ Other: \_\_\_\_\_Description: Age 43 Height 5'8" Weight 210 Race W Sex M Other Glasses

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

Sworn to and subscribed  
before me this 4th day  
of August, 2003



Notary:

Member, Pennsylvania Association of Notaries

NOT SERVED

On the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, at \_\_\_\_\_ o'clock \_\_ M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other:

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 200\_\_.

By:

Notary:

ATTORNEY FOR PLAINTIFF

FRANK FEDERMAN, ESQUIRE

I.D.#12248

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

FILED

11:10 AM  
AUG 11 2003

William A. Shaw  
Prothonotary/Clerk of Courts

AFFIDAVIT OF SERVICE  
CLEARFIELD COUNTY

PLAINTIFF

WELLS FARGO HOME MORTGAGE, INC.  
F/K/A NORWEST MORTGAGE, INC.

ACCT. #6742826

DEFENDANT

BRENT P. CODER  
MELANIE K. CODER

COURT NO.: 02-1964

SERVE BRENT P. CODER AT:  
115 WAYNE ROAD  
DUBOIS, PA. 15801

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: SEPTEMBER 5, 2003

SERVED

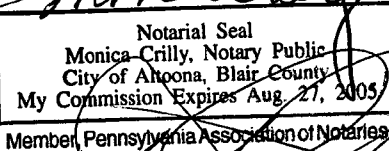
Served and made known to Brent P. Coder, Defendant on the 02 day of August, 200 3, at 8:40, o'clock P. M., at 115 Wayne Rd., Dubois 15801, Commonwealth of Pennsylvania, in the manner described below:

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

Description: Age 43 Height 5'8" Weight 210 Race W Sex M Other Glasses

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

Sworn to and subscribed  
before me this 4th day  
of August, 200 3



Notary:

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

NOT SERVED

On the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, at \_\_\_\_\_ o'clock \_\_. M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other:

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 200\_\_.

By:

Notary:

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

SALE DATE: 9/5/03

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

WELLS FARGO HOME MORTGAGE, INC.  
F/K/A NORWEST MORTGAGE, INC.

No.: 02-1964

vs.

BRENT P. CODER  
MELANIE K. CODER

**FILED**

SEP 03 2003

William A. Shaw  
Prothonotary/Clerk of Courts

**AFFIDAVIT PURSUANT TO RULE 3129.1  
AND RETURN OF SERVICE PURSUANT TO  
Pa. R.C.P. 405 OF NOTICE OF SALE**

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:

115 WAYNE ROAD, DUBOIS, PA. 15801.

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address set forth on the attached Affidavit No. 2 (previously filed) and Supplemental Affidavit No. 2 on the date indicated, and a copy of the notice is attached as an Exhibit. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached for each notice.

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

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

CLEARFIELD COUNTY

WELLS FARGO HOME MORTGAGE, INC.  
F/K/A NORWEST MORTGAGE, INC.

No.: 02-1964

vs.

BRENT P. CODER  
MELANIE K. CODER

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

WELLS FARGO HOME MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC., Plaintiff in the above action, by its attorney, Frank Federman, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 115 WAYNE ROAD, DUBOIS, PA. 15801:

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

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

None.

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

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

BENEFICIAL CONSUMER DISCOUNT COMPANY  
D/B/A BENEFICIAL MORTGAGE CO. OF PA

90 BEAVER DRIVE, SUITE 114C  
DUBOIS, PA. 15801

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

Name

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

TOWNSHIP OF SANDY

12<sup>TH</sup> STREET AND CHESTNUT AVENUE  
DUBOIS, PA. 15801

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

Name

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

Clearfield County Domestic Relations

Clearfield County Courthouse  
230 East Market Street  
Clearfield, PA 16830

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

Name

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

Commonwealth of Pennsylvania  
Department of Welfare

PO Box 2675  
Harrisburg, PA 17105

Tenant/Occupant

115 WAYNE ROAD  
DUBOIS, PA. 15801

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

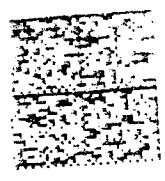
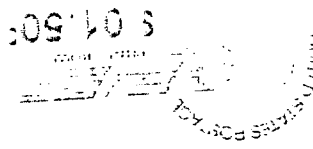
  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

May 7, 2003

**Name and Address Of Sender**

FEDERMAN AND PHELAN, LLP  
One Penn Center at Suburban Station Suite 1400  
Philadelphia, PA 19103-1814 **Dan G. Trautz/MLD**

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	BRENT P. CODER	Tenant/Occupant, 115 WAYNE ROAD, DUBOIS, PA. 15801		
2	6742826	Clearfield County Domestic Relations Clearfield County Courthouse 230 East Market Street Clearfield, PA 16830		
3		Commonwealth of Pennsylvania Department of Welfare PO Box 2675 Harrisburg, PA 17105		
4		BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO. OF PA 90 BEAVER DRIVE, SUITE 114C DUBOIS, PA. 15801		
5		TOWNSHIP OF SANDY 12 <sup>TH</sup> STREET AND CHESTNUT AVENUE DUBOIS, PA. 15801		
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
Total Number of Pieces Listed By Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name Of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000.00 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.





July 11, 2003

**WELLS FARGO HOME MORTGAGE, INC.  
F/K/A NORWEST MORTGAGE, INC.**

**vs.**

**BRENT P. CODER  
MELANIE K. CODER**

**TO: All parties in Interest and Claimants**

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

**OWNER(S): BRENT P. CODER and MELANIE K. CODER**  
*(All of the defendants named in the action are not always the same as all the owners,  
please take care in this regard)*

**PROPERTY: 115 WAYNE ROAD, DUBOIS, PA. 15801**

Improvements: Residential dwelling

Judgment Amount: \$68,107.31

**CLEARFIELD COUNTY  
No. 02-1964**

The above captioned property is scheduled to be sold at the Clearfield County Sheriff's Sale on SEPTEMBER 5, 2003, at the Clearfield County Courthouse, 1 North 2<sup>nd</sup> Street, Suite 116, Clearfield, PA 16830 at 10:00 A.M..

Our records indicate that you may hold a mortgage, judgment, or other interest on the property, which may be extinguished by the sale. You may wish to attend the sale to protect your interests. If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY**, as we are not permitted to give you legal advice.

The Sheriff will file a schedule of Distribution on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

FILED No  
m/11:24 01 cc  
SEP 03 2003

William A. Shaw  
Prothonotary/Clerk of Courts

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

Sheriff Docket # 14273

WELLS FARGO HOME MORTGAGE, INC. F/K/A NORWEST MORTGAGE, IN 02-1964

VS.

CODER, BRENT P.

WRIT OF EXECUTION REAL ESTATE

**SHERIFF RETURNS**

---

NOW, JULY 8, 2003 @ 11:40 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 SEPTEMBER 5, 2003 WAS SET.

**FILED**  
10/2:27B/1  
FEB 12 2004

William A. Shaw  
Prothonotary/Clerk of Courts

NOW, JULY 8, 2003 @ 11:40 A.M. O'CLOCK SERVED MELANIE K. CODER, DEFENDANT, AT HER RESIDENCE, 115 WAYNE ROAD, DUBOIS, CLEARFIELD COUNTY PENNSYLVANIA, BY HANDING TO BRENT CODER, HUSBAND/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 THE CONTENTS THEREOF.

NOW, JULY 8, 2003 @ 11:40 A.M. O'CLOCK SERVED BRENT P. CODER, DEFENDANT, A HIS RESIDENCE, 115 WAYNE ROAD, DUBOIS, CLEARFIELD COUNTY PENNSYLVANIA, BY HANDING TO BRENT CODER, 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 THE CONTENTS THEREOF.

NOW, SEPTEMBER 5, 2003 A SALE WAS HELD ON THE PROPERTY OF THE DEFENDANTS. THE PROPERTY WAS PURCHASED BY THE PLAINTIFF FOR \$1.00 + COSTS.

NOW, SEPTEMBER 15, 2003 BILLED ATTORNEY FOR COSTS DUE.

NOW, DECEMBER 4, 2003 RECEIVED A CHECK FROM THE ATTORNEY FOR COSTS DUE.

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

Sheriff Docket # 14273

WELLS FARGO HOME MORTGAGE, INC. F/K/A NORWEST MORTGAGE, IN 02-1964

VS.

CODER, BRENT P.

WRIT OF EXECUTION REAL ESTATE

**SHERIFF RETURNS**

---

NOW, FEBRUARY 11, 2004 PAID COSTS FROM THE ADVANCE AND ATTORNEY CHECK.

NOW, FEBRUARY 12, 2004 RETURN THE WRIT AS A SALE HELD ON THE PROPERTY OF THE DEFENDANTS. THE PROPERTY WAS PURCHASED BY THE PLAINTIFF FOR \$1.00 + COSTS.

A DEED WAS FILED FEBRUARY 12, 2004.

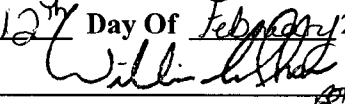
SHERIFF HAWKINS \$232.80

SURCHARGE \$40.00

PAID BY ATTORNEY

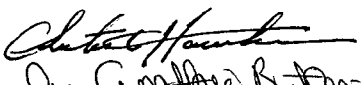
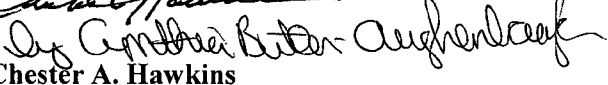
---

Sworn to Before Me This

12<sup>th</sup> Day Of February 2004  


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

So Answers,

  
By  Cynthia Butler  
Chester A. Hawkins  
Sheriff

**WRIT OF EXECUTION -- (MORTGAGE FORECLOSURE)**

**Pa.R.C.P. 3180 to 3183 and Rule 3257**

**WELLS FARGO HOME MORTGAGE, INC.  
F/K/A NORWEST MORTGAGE, INC.**

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

**vs.**

**NO.: 02-1964**

**BRENT P. CODER  
MELANIE K. CODER**

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

**Commonwealth of Pennsylvania:**

**County of CLEARFIELD ~~DELAWARE~~:**

**TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA:**

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

**Premises: 115 WAYNE ROAD, DUBOIS, PA. 15801**

**(See legal description attached.)**

Amount Due	<u>\$68,107.31</u>
Interest from 5/9/03 to	\$ _____
Date of Sale (\$11.20 per diem)	
Total	\$ _____ Plus costs as endorsed.

*Prothonotary costs*

*132.00*  
*William L. [Signature]*

**Prothonotary, Common Pleas Court of  
Clearfield County, Pennsylvania**

**Dated 5/21/03**

**(SEAL)**

*Received 5-21-03 @ 3:30pm. By:*

*Chester A. Hawkins*

*Sgt Cynthia Butler-Aughanlaugh*

**Deputy**

**MLD**

No. 02-1964

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

WELLS FARGO HOME MORTGAGE, INC.  
F/K/A NORWEST MORTGAGE, INC.

VS.

BRENT P. CODER  
MELANIE K. CODER

---

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

---

Real Debt	<u>\$68,107.31</u>
Int. from 5/9/03 to Date of Sale (\$11.20 per diem)	_____
Costs	_____
Prothy. Pd.	<u>132.00</u>
Sheriff	_____

  
Attorney for Plaintiff

Address: 115 WAYNE ROAD, DUBOIS, PA. 15801  
115 WAYNE ROAD, DUBOIS, PA. 15801  
Where papers may be served.

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

ALL THAT CERTAIN messuage or piece of land situate and being in Sandy Township, Clearfield County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of Lot No. 2 in the E.F. Hand Plan of Lots in Sandy Township; thence North 60 degrees West, 70 feet to a point on a street or alley; thence along said street or alley, North 30 degrees 15 minutes East, 200 feet to a point on the Southerly side of Wayne Road, also being a public road leading from DuBois to Reynoldsville; thence along said road, South 60 degrees East, 70 feet to a point at the Westerly line of said Lot No. 2; which lot is now or formerly owned by Jack E. and Kay Guthridge, South 30 degrees 15 minutes West, 200 feet to the place of beginning. Being known as Lot No. 3 in the E.F. Hand Plan of Lots of Sandy Township, Clearfield County, Pennsylvania.

TAX PARCEL #128.0-B04-438-00024

TITLE TO SAID PREMISES IS VESTED IN Brent P. Coder and Melanie K. Coder, husband and wife by Deed from Gavin B. Chafin and Jane D. Chafin, husband and wife dated 10/22/1996, recorded 10/25/1996, in Record Book 1798, Page 47.

# REAL ESTATE SALE SCHEDULE OF DISTRIBUTION

NAME CODER NO. 02-1964-CD

NOW, SEPT. 5, 2003, 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 5TH day of SEPT. 2003, I exposed the within described real estate of BREMT [/ CPDER AND MELANIE K. CODER to public venue or outcry at which time and place I sold the same to WELLS FARGO HOME MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC. he/she being the highest bidder, for the sum of \$1.00 + COSTS and made the following appropriations, viz:

## SHERIFF COSTS:

RDR	15.00
SERVICE	15.00
MILEAGE	13.68
LEVY	15.00
MILEAGE	13.68
POSTING	15.00
CSDS	10.00
COMMISSION 2%	
POSTAGE	4.44
HANDBILLS	15.00
DISTRIBUTION	25.00
ADVERTISING	15.00
ADD'L SERVICE	15.00
DEED	30.00
ADD'L POSTING	
ADD'L MILEAGE	
ADD'L LEVY	
BID AMOUNT	1.00
RETURNS/DEPUTIZE	
COPIES/BILLING	15.00
	5.00
BILLING/PHONE/FAX	10.00
<b>TOTAL SHERIFF COSTS</b>	<b>232.80</b>

## DEED COSTS:

ACKNOWLEDGEMENT	5.00
REGISTER & RECORDER	29.00
TRANSFER TAX 2%	
<b>TOTAL DEED COSTS</b>	<b>29.00</b>

## PLAINTIFF COSTS, DEBT & INTEREST:

DEBT-AMOUNT DUE	68,107.31
INTEREST	
TO BE ADDED TO SALE DATE	
ATTORNEY FEES	
PROTH. SATISFACTION	
LATE CHARGES & FEES	
COST OF SUIT -TO BE ADDED	
FORECLOSURE FEES/ESCROW DEFICIT	
ATTORNEY COMMISSION	
REFUND OF ADVANCE	
REFUND OF SURCHARGE	
SATISFACTION FEE	
ESCROW DEFICIENCY	
<b>TOTAL DEBT &amp; INTEREST</b>	<b>68,107.31</b>

## COSTS:

ADVERTISING	314.37
TAXES - collector	NONE
TAXES - tax claim	NONE
DUE	
LIEN SEARCH	100.00
ACKNOWLEDGEMENT	5.00
DEED COSTS	29.00
SHERIFF COSTS	232.80
LEGAL JOURNAL AD	185.00
PROTHONOTARY	132.00
MORTGAGE SEARCH	40.00
MUNICIPAL LIEN	1,922.23

<b>TOTAL COSTS</b>	<b>2,960.40</b>
--------------------	-----------------

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

CHESTER A. HAWKINS, Sheriff