

2003-273-CD  
CHASE MANHATTAN MORTGAGE CORPORATION  
VS.  
TRUDY A. ADAMS, ET AL.

PHELAN HALLINAN & SCHMIEG, LLP  
By: DANIEL SCHMIEG, ESQUIRE  
IDENTIFICATION NO. 12248  
ONE PENN CENTER AT SUBURBAN STATION,  
SUITE 1400  
PHILADELPHIA, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION

CHASE MANHATTAN MORTGAGE  
CORPORATION

CLEARFIELD COUNTY

No.: 2003-273-CD

vs.

TRUDY A. ADAMS  
DAVID W. ADAMS

AFFIDAVIT

I hereby certify that a true and correct copy of the Notice of Sheriff Sale in the above captioned matter was sent by regular mail and certified mail, return receipt requested, to **TRUDY A. ADAMS and DAVID W. ADAMS on 2/24/05 at RR 3 BOX 44C SYLVIS ROAD, CHERRY TREE, PA 15724**, in accordance with the Order of Court dated 2/1/05. I further certify that the mortgaged premises was posted by sheriff with the Notice of Sheriff's Sale on 2/27/05 and published in the **Johnstown Tribune- Democrat** on 2/23/05, and in the **Clearfield County Legal Journal** on 3/4/05, in accordance with the Court's Order.

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

  
DANIEL G. SCHMIEG, ESQUIRE

Date: March 22, 2005

FILED <sup>10</sup>  
m 14/0084 cc  
MAR 23 2005 (GK)

William A. Shaw  
Prothonotary/Clerk of Courts

AFFIDAVIT OF SERVICE  
CLEARFIELD COUNTY

PLAINTIFF  
CHASE MANHATTAN MORTGAGE  
CORPORATION

ACCT. #1581403377

DEFENDANT  
TRUDY A. ADAMS  
DAVID W. ADAMS

COURT NO.: 2003-273-CD

\*\*\* PLEASE POST WITH NOTICE OF SALE. \*\*\*

RR 3 BOX 44C SYLVIS ROAD  
CHERRY TREE, PA 15724

TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: MAY 6, 2005

SERVED

Served and made known to Trudy A. & David W. Adams, Defendant on the 27<sup>th</sup> day of February, 2005, at 7:23 o'clock P. M., at RR 3, Box 44C Sylvis Rd., Commonwealth of Pennsylvania, in the manner described below:

Defendant personally served. Cherry Tree, 15724

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: Posted Remised.

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

I, Thomas P. Chalmers, a competent adult, being duly sworn according to law, depose and state that I personally **POSTED** 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 28<sup>th</sup> day  
of February, 2005.

Notary:

By:



NOT SERVED

Marilyn A. Campbell  
COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Marilyn A. Campbell, Notary Public  
City of Altoona, Blair County  
My Commission Expires Oct. 28, 2007  
Member, Pennsylvania Association of Notaries

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

Moved Unknown No Answer Vacant

Other: Basement Door Window Broken out, and Door wide open.

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

By:

Notary:

ATTORNEY FOR PLAINTIFF  
DANIEL G. SCHMIEG, ESQUIRE  
I.D.#62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Blvd., Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

# COMMONWEALTH OF PENNSYLVANIA } SS

## County of Cambria

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS OF  
CLEARFIELD COUNTY,  
PENNSYLVANIA  
NO. 2003-273-CD

CHASE MANHATTAN  
MORTGAGE CORPORATION,  
PLAINTIFF vs.  
TRUDY A. ADAMS AND  
DAVID W. ADAMS, DEFENDANTS

NOTICE TO: TRUDY A.  
ADAMS, DAVID W. ADAMS

NOTICE OF SHERIFF'S  
SALE OF REAL PROPERTY

ALL THAT CERTAIN  
piece, parcel or tract of  
land situate in Burnside  
Township, Clearfield County,  
Pennsylvania, bounded  
and described as follows:

must take ten (10%) percent  
down payment of the  
bid price or of the Sheriff's  
cost, whichever is higher,  
at the time of the sale in  
the form of cash, money  
order or bank check. The  
balance must be paid within  
ten (10) days of the sale  
or the purchaser will lose  
the down money.

Daniel Schmieg, Esquire  
One Penn Center at  
Suburban Station  
1617 John F. Kennedy  
Boulevard  
Suite 1400  
Philadelphia, PA 19103  
(215) 563-7000  
Attorney for Plaintiff

publish  
that th  
of The  
interes  
charac

BEGINNING at an iron pin  
corner on the right-of-way  
of Pennsylvania State  
Highway, Legislative Route  
Number 17001, running  
from Pennsylvania State  
Highway Traffic Route  
Number 219 near Stiffletown  
to Sylvis; being also  
located South 30 degrees,  
29 minutes East a distance  
of 370.2 feet from a spike  
on the edge of the pavement  
that is on the center line  
of Township Road  
Route Number T-304 extended;  
thence from said iron pin  
beginning point and through  
the land now or formerly of  
William and Lois Gerade for a  
new line North 3 degrees, 20  
minutes West for a distance  
of 225.85 feet to an iron pin  
corner; thence still through  
lands now or formerly said  
William and Lois Gerade, North  
86 degrees, 40 minutes East  
for a distance of 245.38 feet  
to an iron pin corner; thence  
still through the lands now  
or formerly of William and  
Lois Gerade for a new line,  
South 3 degrees, 20 minutes  
East for a distance of 275.5  
feet to an iron pin on the  
right-of-way of Pennsylvania  
State Highway Route Number  
17001, aforementioned;  
thence by the right-of-way  
of said State Highway, South  
85 degrees, 54 minutes West  
for a distance of 76.12 feet;  
North 63 degrees, 00 minutes  
West for a distance of 154  
feet to a point of beginning.

Sworn  
4th day

Johnstown Pa. in the County of Cambria, and Commonwealth of Pennsylvania and  
by of a notice in the above matter published in said publication in the regular issues  
of Democrat, Johnstown, PA, on February 23, 2005; and that the Affiant is not  
aware of said notice or advertising and that all of the allegations as to time, place and  
are true.

*Christine M. Pringle*

### STATEMENT OF ADVERTISING COSTS

0 Inches @ \$18.50 per inch

Probating Same

Total Cost

To The Tribune-Democrat, Johnstown, PA  
For publishing the notice or publication  
attached hereto on the above stated dates.

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Vivian Ohs, Notary Public  
City of Johnstown, Cambria County  
My Commission Expires Dec. 6, 2008  
Member, Pennsylvania Association Of Notaries

### PUBLISHER'S RECEIPT FOR ADVERTISING COSTS

\_\_\_\_\_ for publisher of \_\_\_\_\_  
of general circulation, hereby acknowledges receipt of the aforesaid  
publication costs and certifies that the same has been duly paid.

(Name of Newspaper)

By \_\_\_\_\_



PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :  
:  
COUNTY OF CLEARFIELD :

On this 7th day of March AD 2005, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Gary A. Knaresboro editor of the Clearfield County Legal Journal of the Courts of Clearfield County, and that the annexed is a true copy of the notice or advertisement published in said publication in the regular issues of Week of March 4, 2005, Vol. 17, No. 9. And that all of the allegations of this statement as to the time, place, and character of the publication are true.

IN THE COURT OF COMMON PLEAS  
OF CLEARFIELD COUNTY,  
PENNSYLVANIA  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
NO. 03-273-CD

CHASE MANHATTAN MORTGAGE  
CORPORATION, PLAINTIFF VS. TRUDY  
A. ADAMS and DAVID W. ADAMS,  
Defendants.

NOTICE TO: TRUDY A. ADAMS,  
DAVID W. ADAMS  
NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY

ALL THAT CERTAIN piece, parcel or  
tract of land situate in Burnside Township,  
Clearfield County, Pennsylvania, bounded  
and described as follows:

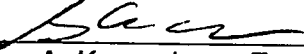
BEGINNING at an iron pin corner on the  
right-of-way of Pennsylvania State Highway,  
Legislative Route Number 17001, running  
from Pennsylvania State Highway Traffic  
Route Number 219 near Stiffertown to  
Sylvis; being also located South 56 degrees,  
29 minutes East a distance of 370.2 feet  
from a spike on the edge of the pavement  
that is on the centerline of Township Road  
route Number T-304 extended; thence from  
said iron pin beginning point and through the  
land now or formerly of William and Lois  
Gerade for a new line North 3 degrees, 20  
minutes West for a distance of 225.85 feet to  
an iron pin corner; thence still through lands  
now or formerly said William and Lois  
Gerade, North 86 degrees, 40 minutes East  
for a distance of 245.38 feet to an iron pin  
corner; thence still through the lands now or  
formerly of William and Lois Gerade for a  
new line, South 3 degrees 20 minutes East  
for a distance of 275.5 feet to an iron on the  
right-of-way of Pennsylvania State Highway  
Route Number 17001 aforementioned;  
thence by the right-of-way for said State  
Highway, South 85 degrees, 54 minutes  
West for a distance of 76.12 feet; North 63  
degrees, 00 minutes West for a distance of  
76.12 feet; North 63 degrees, 00 minutes  
West for a distance of 77.28 feet to an iron  
pin and place of beginning.

CONTAINING in all 1.50 acres.  
Is scheduled to be sold at the Sheriff's  
Sale on MAY 5, 2005, at 10:00 A.M. at the  
Clearfield County Courthouse, 230 East  
Market Street, Clearfield, PA 16830 to  
enforce the Court Judgment of 5/14/03,  
obtained by CHASE MANHATTAN  
MORTGAGE CORPORATION, (the  
mortgagee), against you. Prop. Sit. in the  
City of Burnside Township, County of  
Clearfield, and State of Pennsylvania.  
Being Premises: RR3 Box 44C, Sylvis  
Road, Cherry Tree, PA 15724 improvements  
consist of residential property.

Sold as the property of TRUDY  
ADAMS, DAVID W. ADAMS.

TERMS OF SALE: The highest and best  
bidder shall be the buyer. The purchaser at  
the sale must take ten (10%) percent down  
payment of the bid price or of the Sheriff's  
cost, whichever is higher, at the time of the  
sale in the form of cash, money order or  
bank check. The balance must be paid  
within ten (10) days of the sale or the  
purchaser will lose the down money.

Daniel Schmieg, Esquire, One Penn  
Center at Suburban Station 1617, John F.  
Kennedy Blvd. Suite 1400, Philadelphia, PA  
19103. (215) 563-7000. Attorney for Plaintiff.  
William J. Mansfield, Inc., Suite 1209,  
998 Old Eagle School Road, Wayne, PA  
19087 (610) 254-9980 (610) 254-9982.

  
Gary A. Knaresboro, Esquire  
Editor

and year aforesaid.

Notary Public  
Clearfield County, PA  
APRIL 7, 2007

Notary Public  
Clearfield County, PA  
APRIL 7, 2007

Notary Public  
Clearfield County, PA  
APRIL 7, 2007

Mark A. Mansfield  
Suite 1209  
998 Old Eagle School Road  
Wayne PA 19087

NOTICE  
OF  
DEFENDANT'S RIGHTS

STATE OF PENNSYLVANIA

IN SENATE

COUNTY OF CLEARFIELD

On this 10th day of March A.D. 2005, before me, the undersigned Notary Public in and for said County and State, personally appeared Gary A. [Name redacted], of the County of Clearfield, Pennsylvania, who acknowledged to me that he is the author of the foregoing instrument, and that he executed the same for the purposes and consideration therein expressed. And that the foregoing instrument is a true and correct copy of the original as the same appears from the records of the County of Clearfield, Pennsylvania.

Notary Public for the State of Pennsylvania

Editor

William A. Shaw  
Prothonotary/Clerk of Courts

MAR 23 2005

FILED

Shaw and Associates, P.C. is located at 100 North 10th Street, Clearfield, PA 16830

Notary Public  
for the County of Clearfield

Mark A. [Name redacted]  
Suite 100  
208 Old Eagle School Road  
Waynes PA 18087

Defendant, H. W. SMITH, his heirs, administrators, executors and assigns, by advertisement requiring Defendants' above-named and their heirs, administrators, executors and assigns to answer the Complaint within twenty (20) days from the date of this publication.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY TO FILE YOUR DEFENSE OR OBJECTIONS IN WRITING WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO

FILED

9:05 AM 300 to City

FEB 02 2005

William A. Shaw  
Prothonotary

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

CHASE MANHATTAN MORTGAGE  
CORPORATION,

Plaintiff

vs.

NO. 03-273-CD

TRUDY A. ADAMS and  
DAVID W. ADAMS,

Defendants

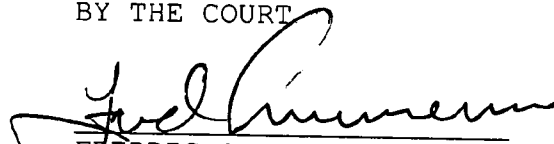
O R D E R

NOW, this 1<sup>st</sup> day of February, 2005, upon consideration of Plaintiff's Motion and the Affidavit of Good Faith Investigation attached thereto, it is hereby Ordered that Plaintiff may obtain service of the Notice of Sale on the above captioned Defendant(s), **TRUDY A. ADAMS and DAVID W. ADAMS**, by mailing a true and correct copy of the Notice of Sale by certified mail and regular mail to Defendant's last known address and the mortgaged premises. Plaintiff shall post an appropriate Notice on the mortgaged premises and shall advertise notice one time in the Johnstown Tribune Democrat and the Clearfield County Legal Journal.

Service is effective upon the date of mailing, posting and

advertising and is to be done by Plaintiff's attorney, who will  
file with the Prothonotary's Office and Affidavit of Service.

BY THE COURT



FREDRIC J. AMMERMAN  
President Judge



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20017  
NO: 03-273-CD

PLAINTIFF: CHASE MANHATTAN MORTGAGE CORPORATION  
vs.  
DEFENDANT: TRUDY A. ADAMS AND DAVID W. ADAMS

Execution REAL ESTATE

FILED  
03:31 PM  
MAY 25 2005

William A. Shaw  
Prothonotary/Clerk of Courts

SHERIFF RETURN

DATE RECEIVED WRIT: 09/23/2004

LEVY TAKEN 12/28/2004 @ 11:31 AM

POSTED 12/28/2004 @ 11:31 AM

SALE HELD 05/06/2005

SOLD TO CHASE HOME FINANCE LLC., F/K/A CHASE MANHATTAN MORTGAGE CORPORATION

SOLD FOR AMOUNT \$1.00 PLUS COSTS

WRIT RETURNED 05/25/2005

DATE DEED FILED 05/25/2005

PROPERTY ADDRESS RR 3, BOX 44C, SYLVIS ROAD CHERRY TREE , PA 15724

SERVICES

03/31/2005 @ SERVED TRUDY A. ADAMS

COURT ORDER FOR POSTING AND ADVERTISING FOR SERVICE AND CERT & REG MAIL TO MORTGAGED PREMISES RR 3, BOX 44C SYLVIS ROAD, CHERRY TREE, PA 15724 RETURNED UNCLAIMED TO SHERIFF'S OFFICE 4/4/05 CERT #70033110000193800626

03/31/2005 @ SERVED DAVID W. ADAMS

COURT ORDER FOR PLAINTIFF TO POST, ADVERTISE AND CERT & REG MAIL TO MORTGAGED PREMISES RR 3, BOX 44C, SYLVIS ROAD, CHERRY TREE, PA 15724 RETURNED UNCLAIMED TO SHERIFF'S OFFICE 4/4/05 CERT #70033110000193800657.

03/31/2005 @ SERVED DAVID W. ADAMS

SERVED BY MAIL PER COURT ORDER REGULAR AND CERTIFIED MAIL TO P. O. BOX 69. CHERRY TREE, PA RETURNED UNCLAIMED TO SHERIFF'S OFFICE 4/4/05 CERT #70033110000193800640

03/31/2005 @ SERVED TRUDY ADAMS

SERVED BY MAIL PER COURT ORDER REGULAR AND CERTIFIED MAIL TO P. O. BOX 69, CHERRY TREE, PA RETURNED UNCLAIMED TO THE SHERIFF'S OFFICE 4/4/05 CERT #70033110000193800633

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20017  
NO: 03-273-CD

PLAINTIFF: CHASE MANHATTAN MORTGAGE CORPORATION

vs.

DEFENDANT: TRUDY A. ADAMS AND DAVID W. ADAMS

Execution REAL ESTATE

SHERIFF RETURN

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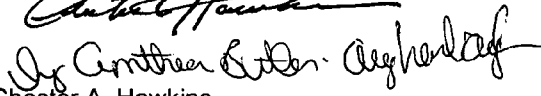
SHERIFF HAWKINS \$295.44

SURCHARGE \$40.00 PAID BY ATTORNEY

Sworn to Before Me This

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

So Answers,

  
  
Chester A. Hawkins  
Sheriff

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

CHASE MANHATTAN MORTGAGE  
CORPORATION

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY,  
PENNSYLVANIA

vs.

NO.: 2003-273-CD

TRUDY A. ADAMS  
DAVID W. ADAMS

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Clearfield:

TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA:

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

Premises: RR 3 BOX 44C SYLVIS ROAD, CHERRY TREE, PA 15724

(See legal description attached.)

Amount Due

\$75,688.23

Interest from 5/14/03 to  
Date of Sale (\$12.44 per diem)

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

Total

\$ 145.00 Plus costs as endorsed.  
**Prothonotary costs**

Dated 9/23/04  
(SEAL)

William L. Thompson  
Prothonotary, Common Pleas Court of  
Clearfield County, Pennsylvania

By:

Deputy

JLP

Received September 23, 2004 @ 3:45 P.M.  
Cristen A. Hendershott  
By Cynthia Butler-Aughenbaugh

No. 2003-273-CD

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

CHASE MANHATTAN MORTGAGE CORPORATION

vs.

TRUDY A. ADAMS  
DAVID W. ADAMS

---

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

---

Real Debt \$75,688.23

Int. from 5/14/03 \_\_\_\_\_  
to Date of Sale (\$12.44 per diem) \_\_\_\_\_

Costs \_\_\_\_\_

Prothy. Pd. 145.00

Sheriff \_\_\_\_\_

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

Address: RR 3 BOX 44C SYLVIS ROAD, CHERRY TREE, PA 15724  
RR 3 BOX 44C SYLVIS ROAD, CHERRY TREE, PA 15724  
Where papers may be served.

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

ALL THAT CERTAIN piece, parcel or tract of land situate in Burnside Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner on the right-of-way of Pennsylvania State Highway, Legislative Route Number 17001, running from Pennsylvania State Highway Traffic Route Number 219 near Stifflertown to Sylvis; being also located South 56 degrees, 29 minutes East a distance of 370.2 feet from a spike on the edge of the pavement that is on the centerline of Township Road Route Number T-304 extended; thence from said iron pin beginning point and through the land now or formerly of William and Lois Gerade for a new line North 3 degrees, 20 minutes West for a distance of 225.85 feet to an iron pin corner; thence still through lands now or formerly said William and Lois Gerade, North 86 degrees, 40 minutes East for a distance of 245.38 feet to an iron pin corner; thence still through the lands now or formerly of William and Lois Gerade for a new line, South 3 degrees, 20 minutes East for a distance of 275.5 feet to an iron on the right-of-way of Pennsylvania State Highway Route Number 17001 aforementioned; thence by the right-of-way of said State Highway, South 85 degrees, 54 minutes West for a distance of 76.12 feet; North 63 degrees, 00 minutes West for a distance of 76.12 feet; North 63 degrees, 00 minutes West for a distance of 77.28 feet to an iron pin and place of beginning.

CONTAINING in all 1.50 acres.

Tax Parcel #B16-000-00045; Control #1080-37003

TITLE TO SAID PREMISES IS VESTED IN David W. Adams and Trudy A. Adams, Husband and Wife by Deed from George Deyarmin and Rose M. Bradley dated 5/16/2000 and recorded 5/25/2000 in Instrument Number 200007252.

ADDRESS BEING: RR 3 BOX 44 C, SYLVIS ROAD, CHERRY TREE, PA 15724

**REAL ESTATE SALE  
SCHEDULE OF DISTRIBUTION**

NAME TRUDY A. ADAMS

NO. 03-273-CD

NOW, May 25, 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 May 06, 2005, I exposed the within described real estate of Triduy A. Adams And David W. Adams to public venue or outcry at which time and place I sold the same to CHASE HOME FINANCE LLC., F/K/A CHASE MANHATTAN MORTGAGE CORPORATION he/she being the highest bidder, for the sum of \$1.00 plus costs and made the following appropriations, viz:

**SHERIFF COSTS:**

RDR	15.00
SERVICE	15.00
MILEAGE	27.00
LEVY	15.00
MILEAGE	27.00
POSTING	15.00
CSDS	10.00
COMMISSION	0.00
POSTAGE	25.44
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	15.00
	5.00
BILLING/PHONE/FAX	5.00
CONTINUED SALES	20.00
MISCELLANEOUS	
<b>TOTAL SHERIFF COSTS</b>	<b>\$295.44</b>

**DEED COSTS:**

ACKNOWLEDGEMENT	5.00
REGISTER & RECORDER	29.00
TRANSFER TAX 2%	0.00
<b>TOTAL DEED COSTS</b>	<b>\$29.00</b>

**PLAINTIFF COSTS, DEBT AND INTEREST:**

DEBT-AMOUNT DUE	75,688.23
INTEREST @ 12.4400 %	8,994.12
FROM 05/14/2003 TO 05/06/2005	

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	

<b>TOTAL DEBT AND INTEREST</b>	<b>\$84,722.35</b>
--------------------------------	--------------------

**COSTS:**

ADVERTISING	397.00
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
DUE	
LIEN SEARCH	100.00
ACKNOWLEDGEMENT	5.00
DEED COSTS	29.00
SHERIFF COSTS	295.44
LEGAL JOURNAL COSTS	185.00
PROTHONOTARY	145.00
MORTGAGE SEARCH	40.00
MUNICIPAL LIEN	
<b>TOTAL COSTS</b>	<b>\$1,196.44</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

**FILED**

9:05 AM 300 to Order.

FEB 02 2005

led  
for

William A. Shaw  
Prothonotary

CA

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

CHASE MANHATTAN MORTGAGE  
CORPORATION,

Plaintiff

vs.

NO. 03-273-CD

TRUDY A. ADAMS and  
DAVID W. ADAMS, .

Defendants

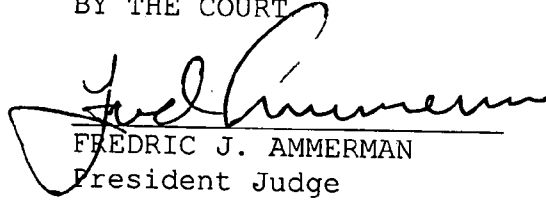
**O R D E R**

NOW, this 1<sup>st</sup> day of February, 2005, upon consideration of Plaintiff's Motion and the Affidavit of Good Faith Investigation attached thereto, it is hereby Ordered that Plaintiff may obtain service of the Notice of Sale on the above captioned Defendant(s), **TRUDY A. ADAMS and DAVID W. ADAMS**, by mailing a true and correct copy of the Notice of Sale by certified mail and regular mail to Defendant's last known address and the mortgaged premises. Plaintiff shall post an appropriate Notice on the mortgaged premises and shall advertise notice one time in the Johnstown Tribune Democrat and the Clearfield County Legal Journal.

Service is effective upon the date of mailing, posting and

advertising and is to be done by Plaintiff's attorney, who will  
file with the Prothonotary's Office and Affidavit of Service.

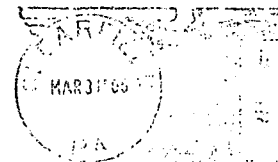
BY THE COURT

  
FREDRIC J. AMMERMAN  
President Judge





CHESTER A. HAWKINS  
SHERIFF  
COURTHOUSE  
1 NORTH SECOND STREET - SUITE 116  
CLEARFIELD, PENNSYLVANIA 16830



Rec  
4-4-85

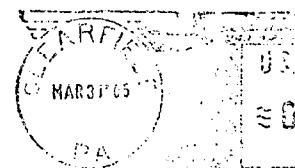
DAVID W. ADAMS  
RR #3, BOX 44C SYLVIS ROAD  
A/K/A 837 SYLVIS ROAD  
CHERRY

☐ A ☒ INSUFFICIENT ADDRESS  
☐ C ☒ ATTEMPTED NOT KNOWN  
☐ S ☒ NO SUCH NUMBER/ STREET  
☐ NOT DELIVERABLE AS ADDRESSED  
☐ OTHER  
- UNABLE TO FORWARD

**R**  
RETURN TO



CHESTER A. HAWKINS  
SHERIFF  
COURTHOUSE  
1 NORTH SECOND STREET - SUITE 116  
CLEARFIELD, PENNSYLVANIA 16830



Rec  
4-4-85

DAVID W. ADAMS  
P. O. BOX 69  
CHERRY

☐ A ☒ INSUFFICIENT ADDRESS  
☐ C ☒ ATTEMPTED NOT KNOWN  
☐ S ☒ NO SUCH NUMBER/ STREET  
☐ NOT DELIVERABLE AS ADDRESSED  
☐ OTHER  
- UNABLE TO FORWARD

**R**  
RETURN TO

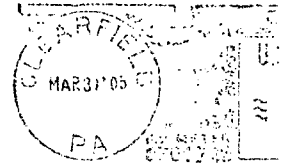


CHESTER A. HAWKINS  
SHERIFF  
COURTHOUSE  
1 NORTH SECOND STREET - SUITE 116  
CLEARFIELD, PENNSYLVANIA 16830

CERTIFIED MAIL™



7003 3110 0001 9380 0640



Rec  
4-4-05

DAVID W. ADAMS  
P. O. BOX 69  
CHERRY TREE, PA 15724



☒ INSUFFICIENT ADDRESS  
☒ ATTEMPTED NOT KNOWN  
☒ NO SUCH NUMBER/ STREET  
☒ NOT DELIVERABLE AS ADDRESSED  
- UNABLE TO FORWARD

☐ OTHER



16830/2438

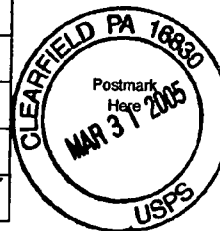
7003 3110 0001 9380 0640

U.S. Postal Service™  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 6.0
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



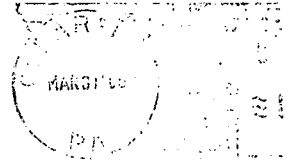
Sent To

Street, Apt. No., or PO Box No.	DAVID W. ADAMS P. O. BOX 69
City, State, ZIP+4	CHERRY TREE, PA 15724

PS Form 3800, June 2002 See Reverse for Instructions



CHESTER A. HAWKINS  
SHERIFF  
COURTHOUSE  
1 NORTH SECOND STREET - SUITE 116  
CLEARFIELD, PENNSYLVANIA 16830



*Rec  
4/4/05*

TRUDY A. ADAMS  
P. O. BOX 69  
CHERRY " 15724



☒ INSUFFICIENT ADDRESS  
☒ ATTEMPTED NOT KNOWN  
☒ NO SUCH NUMBER/ STREET  
☒ NOT DELIVERABLE AS ADDRESSED  
- UNABLE TO FORWARD

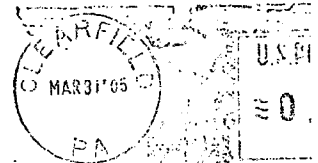
☐ OTHER



~~15724-16830-2438~~



CHESTER A. HAWKINS  
SHERIFF  
COURTHOUSE  
1 NORTH SECOND STREET - SUITE 116  
CLEARFIELD, PENNSYLVANIA 16830



*Rec.  
4/4/05*

TRUDY A. ADAMS  
RR #3, BOX 44C SYLVIS ROAD  
A/K/A 837  
CHERRY TI



☒ INSUFFICIENT ADDRESS  
☒ ATTEMPTED NOT KNOWN  
☒ NO SUCH NUMBER/ STREET  
☒ NOT DELIVERABLE AS ADDRESSED  
- UNABLE TO FORWARD

☐ OTHER



PLACE STICKER TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS. DO NOT  
REMOVE FROM ENVELOPE.

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DAVID W. ADAMS  
P.O. BOX 69  
CHERRY TREE, PA 15724

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**

☐ Agent  
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Certified Mail ☐ Express Mail
- ☐ Registered ☐ Return Receipt for Merchandise
- ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number  
(Transfer from service label)

7003 3110 0001 9380 0640

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**CERTIFIED MAIL**

102595-02-M-1540

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TRUDY A. ADAMS  
P. O. BOX 89  
CHERRY TREE, PA 15724

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) CHERRY TREE C. Date of Delivery 7
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: 15724 ☐ No

3. Service Type ☐ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number  
(Transfer from service label)

7003 3110 0001 9380 0633

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

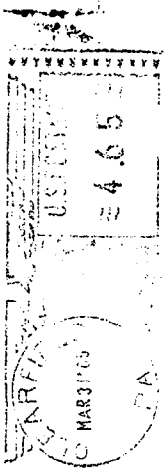




CHESTER A. HAWKINS  
SHERIFF  
COURTHOUSE  
1 NORTH SECOND STREET - SUITE 116  
CLEARFIELD, PENNSYLVANIA 16830



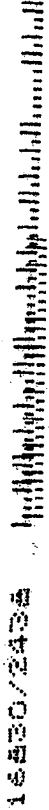
7003 3110 0001 9380 0633



TRUDY A. ADAMS  
P.O. BOX 69

☒ A ☐ INSUFFICIENT ADDRESS  
☐ C ☐ ATTEMPTED NOT KNOWN  
☐ S ☐ NO SUCH NUMBER/STREET  
☐ ☐ NOT DELIVERABLE AS ADDRESSED  
☐ OTHER  
UNABLE TO FORWARD

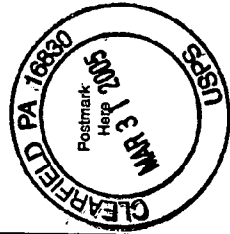
**RTS**  
RETURN TO SENDER



U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>TM</sup> RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)  
For delivery information visit our website at [www.usps.com](http://www.usps.com)<sup>®</sup>

**OFFICIAL USE**

Postage	\$ 6.0
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



Sent To  
Street, Apt. No.,  
or PO Box No. TRUDY A. ADAMS  
P. O. BOX 69  
City, State, ZIP+4 CHERRY TREE, PA 15724

7003 3110 0001 9380 0633

**CERTIFIED MAIL**  
PLACE STICKER ON TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

TRUDY ADAMS  
RR #3, BOX 44c SYLVIS ROAD  
AK/A 837 SYLVIS ROAD  
CHERRY TREE, PA 15724

**COMPLETE THIS SECTION ON DELIVERY:**

**A. Signature**

**X**

☐ Agent  
☐ Addressee

**B. Received by (Printed Name)**

**C. Date of Delivery**

**D. Is delivery address different from item 1? ☐ Yes**

If YES, enter delivery address below: ☐ No

CHERRY TREE PA  
APR - 1 2003

**3. Service Type**

☐ Certified Mail    ☐ Express Mail  
☐ Registered    ☐ Return Receipt for Merchandise  
☐ Insured Mail    ☐ C.O.D.

**4. Restricted Delivery? (Extra Fee) ☐ Yes**

**2. Article Number**  
(Transfer from service label)

7003 3110 0001 9380 0626

PS Form 3811, February 2004

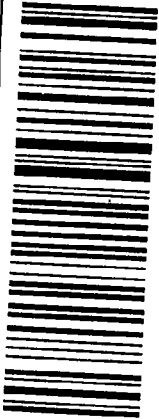
Domestic Return Receipt

102595-02-M-1540





CHESTER A. HAWKINS  
SHERIFF  
COURTHOUSE  
1 NORTH SECOND STREET - SUITE 116  
CLEARFIELD, PENNSYLVANIA 16830



7003 3110 0001 9380 0626



Rec  
4405

TRUDY A. ADAMS  
RR #3, BOX 44C SYLVIS ROAD  
A/K/A 837 SYLVIS ROAD

CHERRY ☒ C ☐ A ☐ INSUFFICIENT ADDRESS  
☐ NO ATTEMPTED NOT KNOWN  
☐ NO SUCH NUMBER/STREET  
☐ NOT DELIVERABLE AS ADDRESSED  
☐ - UNABLE TO FORWARD

**RTS**  
RETURN TO SENDER

16830 12538 02438

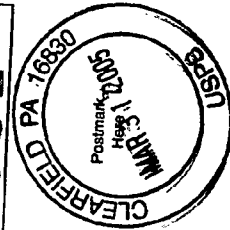


U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>TM</sup> RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage \$	60
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	4.65



Sent To TRUDY A. ADAMS  
Street, Apt. No. RR #3, BOX 44c SYLVIS ROAD  
or PO Box No. A/K/A 837 SYLVIS ROAD  
City, State, ZIP+4 CHERRY TREE, PA 15724

9290 0966 1000 0176 8002



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

**CERTIFIED MAIL**

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

DAVID W. ADAMS  
RR #3, BOX 44C SYLVIS ROAD  
AKA 837 SYLVIS ROAD  
CHERRY TREE, PA 15724

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature ☒ X ☐ Agent ☐ Addressee
- B. Received by (Printed Name) C. Date of Delivery

**D. Is delivery address different from item 1? ☐ Yes**

If YES, enter delivery address below

APR - 1 2005

**3. Service Type**

- ☐ Certified Mail ☐ Express Mail 1st Class  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

**4. Restricted Delivery? (Extra Fee)**

☐ Yes

**2. Article Number**

(Transfer from service label)

7003 3110 0001 9380 0657

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

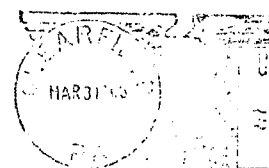




CHESTER A. HAWKINS  
SHERIFF  
COURTHOUSE  
1 NORTH SECOND STREET - SUITE 116  
CLEARFIELD, PENNSYLVANIA 16830



7003 3110 0001 9380 0657



Rec  
4-4-05

DAVID W. ADAMS  
RR #3, BOX 44C SYLVIS ROAD

A/K/A ?  
CHERR'



☒ INSUFFICIENT ADDRESS  
☒ ATTEMPTED NOT KNOWN  
☒ NO SUCH NUMBER/ STREET  
☒ NOT DELIVERABLE AS ADDRESSED  
- UNABLE TO FORWARD

☐ OTHER



16830/2438



590 086 1000 017E E002

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 6.0
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



Sent To  
DAVID W. ADAMS  
Street, Apt. No.,  
or PO Box No. RR #3, BOX 44c SYLVIS ROAD  
City, State, ZIP+4 A/K/A 837 SYLVIS ROAD  
CHERRY TREE, PA 15724

PS Form 3800, June 2002

See Reverse for Instr.

SALE DATE: MAY 6, 2005

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

CHASE MANHATTAN MORTGAGE  
CORPORATION

No.: 2003-273-CD

vs.

TRUDY A. ADAMS  
DAVID W. ADAMS

**FILED** NO  
MAR 23 2005 CC  
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 Praecept for the Writ of Execution was filed the following information concerning the real property located at:

RR 3 BOX 44C SYLVIS ROAD, CHERRY TREE, PA 15724.

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.

  
\_\_\_\_\_  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

CLEARFIELD COUNTY

CHASE MANHATTAN MORTGAGE  
CORPORATION

No.: 2003-273-CD

vs.

TRUDY A. ADAMS  
DAVID W. ADAMS

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

CHASE MANHATTAN MORTGAGE CORPORATION, Plaintiff in the above action, by its attorney, Daniel G. Schmieg, 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 RR 3 BOX 44C SYLVIS ROAD, CHERRY TREE, PA 15724:

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

Name

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

TRUDY A. ADAMS

RR 3 BOX 44C SYLVIS ROAD  
CHERRY TREE, PA 15724

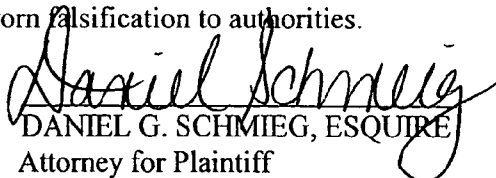
DAVID W. ADAMS

RR 3 BOX 44C SYLVIS ROAD  
CHERRY TREE, PA 15724

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.

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

September 20, 2004

CLEARFIELD COUNTY

CHASE MANHATTAN MORTGAGE  
CORPORATION

No.: 2003-273-CD

vs.

TRUDY A. ADAMS  
DAVID W. ADAMS

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

CHASE MANHATTAN MORTGAGE CORPORATION, Plaintiff in the above action, by its attorney, Daniel G. Schmieg, 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 RR 3 BOX 44C SYLVIS ROAD, CHERRY TREE, PA 15724:

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)
------	---

None.

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

Name

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

None.

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

Name

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

Clearfield County Domestic Relations

Clearfield County Courthouse  
230 East Market Street  
Clearfield, PA 16830

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

Name

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

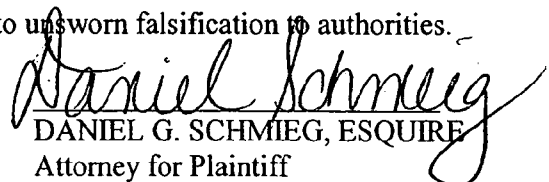
Commonwealth of Pennsylvania  
Department of Welfare

PO Box 2675  
Harrisburg, PA 17105

Tenant/Occupant

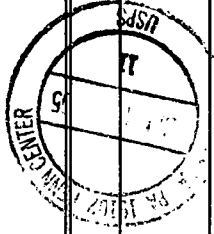
RR 3 BOX 44C SYLVIS ROAD  
CHERRY TREE, PA 15724

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.

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

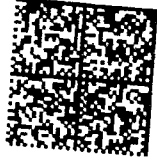
September 20, 2004

**Name and Address Of Sender**  
**FEDERMAN AND PHELAN, LLP**  
 One Penn Center at Suburban Station Suite 1400  
 Philadelphia, PA 19103-1814 **SANDRA COOPER/JLP**



Line	Article Number	Name of Addressee, Street, and Post Office Address
1	TRUDY A. ADAMS	Tenant/Occupant, RR 3 BOX 44C SYLVIS ROAD, CHERRY TREE, PA 15724
2	1581403377	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		
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14		
15		

UNITED STATES POSTAGE  
 02 1A  
 0004300377  
 JAN 19 2005  
 \$00.90  
 PITNEY BOWES  
 MAILED FROM ZIP CODE 19103



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.

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

Sheriff Docket # 13736

CHASE MANHATTAN MORTGAGE CORP.

03-273-CD

VS.

ADAMS, TRUDY A. & DAVID W.

COMPLAINT IN MORTGAGE FORECLOSURE

**SHERIFF RETURNS**

NOW MARCH 12, 2003 AT 9:30 AM EST SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON DAVID W. ADAMS, DEFENDANT AT THE CLEARFIELD CO. SHERIFF'S OFFICE, MARKET ST., CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO DAVID W. ADAMS, DEFENDANT, A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN TO HIM THE CONTENTS THEREOF.  
SERVED BY: SNYDER

NOW MARCH 14, 2003 AT 1:00 PM EST SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON TRUDY A. ADAMS, DEFENDANT AT THE SHERIFF'S OFFICE, E. MARKET ST., CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO TRUDY A. ADAMS A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN TO HER THE CONTENTS THEREOF.  
SERVED BY: HAWKINS

**Return Costs**

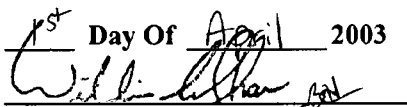
Cost	Description
72.80	SHFF. HAWKINS PAID BY: ATTY.
20.00	SURCHARGE PAID BY: ATTY.

**FILED**

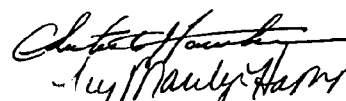
01/3:51-811  
APR 01 2003

William A. Shaw  
Prothonotary

**Sworn to Before Me This**

1<sup>st</sup> Day Of April 2003  
  
WILLIAM A. SHAW  
Prothonotary  
My Commission Expires  
1st Monday in Jan. 2006  
Clearfield Co., Clearfield, PA

**So Answers,**

  
Chester A. Hawkins  
Sheriff



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CHASE MANHATTAN MORTGAGE  
CORPORATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219

No.: 2003-273-CD

vs.

TRUDY A. ADAMS  
DAVID W. ADAMS  
RR 3 BOX 44C SYLVIS ROAD  
CHERRY TREE, PA. 15724

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

TO THE PROTHONOTARY:

Kindly enter judgment in favor of the Plaintiff and against TRUDY A. ADAMS and DAVID W. ADAMS, 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	\$74,334.63
Interest (2/24/03 to 5/14/03)	<u>1,353.60</u>
<b>TOTAL</b>	<b>\$75,688.23</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

CHASE MANHATTAN MORTGAGE  
CORPORATION

: COURT OF COMMON PLEAS

: CIVIL DIVISION

Plaintiff

vs.

: CLEARFIELD COUNTY

TRUDY A. ADAMS

: NO. 03-273-CD

DAVID W. ADAMS

Defendant

TO: TRUDY A. ADAMS

RR3 BOX 44C SYLVIS ROAD

CHERRY TREE, PA 15724

DATE OF NOTICE: APRIL 9, 2003

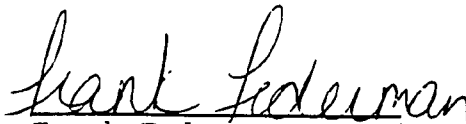
FILE COPY

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  
Identification No. 12248  
1617 John F. Kennedy Boulevard Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

Attorney for Plaintiff

CHASE MANHATTAN MORTGAGE  
CORPORATION

: COURT OF COMMON PLEAS

: CIVIL DIVISION

Plaintiff

vs.

: CLEARFIELD COUNTY

TRUDY A. ADAMS  
DAVID W. ADAMS

: NO. 03-273-CD

Defendant

TO: DAVID W. ADAMS  
RR3 BOX 44C SYLVIS ROAD  
CHERRY TREE, PA 15724

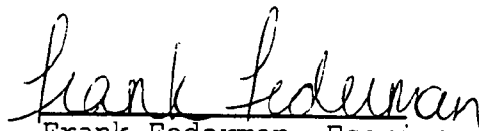
DATE OF NOTICE: APRIL 9, 2003

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, 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

CHASE MANHATTAN MORTGAGE  
CORPORATION

CLEARFIELD COUNTY

No.: 2003-273-CD

vs.

TRUDY A. ADAMS  
DAVID W. ADAMS

**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, TRUDY A. ADAMS, is over 18 years of age, and resides at RR 3 BOX 44C SYLVIS ROAD, CHERRY TREE, PA. 15724 .

(c) that defendant, DAVID W. ADAMS, is over 18 years of age, and resides at RR 3 BOX 44C SYLVIS ROAD, CHERRY TREE, PA. 15724.

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

MAY 21 11:18 AM '18

Atty pd.  
20.00  
1 cc a/voice to each Def.

William A. Shaw  
Prothonotary

Statement to Atty  
g  
g

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

CHASE MANHATTAN MORTGAGE  
CORPORATION

Plaintiff

No.: 2003-273-CD

vs.


TRUDY A. ADAMS  
DAVID W. ADAMS

Defendant(s)

Notice is given that a Judgment in the above captioned matter has been entered  
against you on \_\_\_\_\_, 200\_\_.

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

If you have any questions concerning this matter please contact:

  
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.\*\***

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

Chase Manhattan Mortgage Corporation  
Plaintiff(s)

No.: 2003-00273-CD

Real Debt: \$75,688.23

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Trudy A. Adams  
David W. Adams  
Defendant(s)

Entry: \$20.00

Instrument: Default Judgment

Date of Entry: May 21, 2003

Expires: May 21, 2008

Certified from the record this 21st day of May, 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

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

**CHASE MANHATTAN MORTGAGE  
CORPORATION**

**vs.**

**TRUDY A. ADAMS  
DAVID W. ADAMS**

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

**No. 2003-273-CD**

**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

\$75,688.23

Interest from 5/14/03 to  
Date of Sale (\$12.44 per diem)

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

*Prothonotary Costs*

*125.00*

*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. 2003-273-CD

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

CHASE MANHATTAN MORTGAGE  
CORPORATION

vs.

TRUDY A. ADAMS  
DAVID W. ADAMS

PRAECIPE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)

Frank Fuderman  
Attorney for Plaintiff(s)

Address: RR 3 BOX 44C SYLVIS ROAD, CHERRY TREE, PA. 15724  
RR 3 BOX 44C SYLVIS ROAD, CHERRY TREE, PA. 15724  
Where papers may be served.

MAILED  
MAY 21 2003  
CLERK OF COURT  
JAMES A. Shaw  
Prothonotary

to Shff

w/prop. descr.

1 cc of documents

Att. pd. 20.00

CLEARFIELD COUNTY

CHASE MANHATTAN MORTGAGE  
CORPORATION

No.: 2003-273-CD

vs.

TRUDY A. ADAMS  
DAVID W. ADAMS

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

CHASE MANHATTAN MORTGAGE CORPORATION, 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 RR 3 BOX 44C SYLVIS ROAD, CHERRY TREE, PA. 15724:

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
TRUDY A. ADAMS	RR 3 BOX 44C SYLVIS ROAD CHERRY TREE, PA. 15724
DAVID W. ADAMS	RR 3 BOX 44C SYLVIS ROAD CHERRY TREE, PA. 15724

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 14, 2003

CHASE MANHATTAN MORTGAGE  
CORPORATION

CLEARFIELD COUNTY

No.: 2003-273-CD

vs.

TRUDY A. ADAMS  
DAVID W. ADAMS

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

CHASE MANHATTAN MORTGAGE CORPORATION, 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 RR 3 BOX 44C SYLVIS ROAD, CHERRY TREE, PA. 15724:

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)

None.

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

Name

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

None.

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

Name

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

Clearfield County Domestic Relations

Clearfield County Courthouse  
230 East Market Street  
Clearfield, PA 16830

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

Name

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

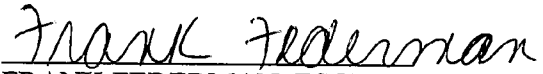
Commonwealth of Pennsylvania  
Department of Welfare

PO Box 2675  
Harrisburg, PA 17105

Tenant/Occupant

RR 3 BOX 44C SYLVIS ROAD  
CHERRY TREE, PA. 15724

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 14, 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

CHASE MANHATTAN MORTGAGE  
CORPORATION

No.: 2003-273-CD

vs.

CLEARFIELD COUNTY

TRUDY A. ADAMS  
DAVID W. ADAMS

CERTIFICATION

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

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

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

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

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

COPY

**CHASE MANHATTAN MORTGAGE  
CORPORATION**

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

vs.

**NO.: 2003-273-CD**

**TRUDY A. ADAMS  
DAVID W. ADAMS**

**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: RR 3 BOX 44C SYLVIS ROAD, CHERRY TREE, PA. 15724**

(See legal description attached.)

Amount Due

\$75,688.23

Interest from 5/14/03 to  
Date of Sale (\$12.44 per diem)

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

Total

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

*Prothonotary Costs*

*125.00*

Dated 5/21/03  
(SEAL)

Prothonotary, Common Pleas Court of  
Clearfield County, Pennsylvania

By:

Deputy

MLD

No. 2003-273-CD

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

CHASE MANHATTAN MORTGAGE CORPORATION

vs.

TRUDY A. ADAMS  
DAVID W. ADAMS

---

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

---

Real Debt	<u>\$75,688.23</u>
Int. from 5/14/03 to Date of Sale (\$12.44 per diem)	_____
Costs	_____
Prothy. Pd.	<u>125.00</u>
Sheriff	_____

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

Address: RR 3 BOX 44C SYLVIS ROAD, CHERRY TREE, PA. 15724  
RR 3 BOX 44C SYLVIS ROAD, CHERRY TREE, PA. 15724  
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 piece, parcel or tract of land situate in Burnside Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner on the right-of-way of Pennsylvania State Highway, Legislative Route Number 17001, running from Pennsylvania State Highway Traffic Route Number 219 near Stifflertown to Sylvis; being also located South 56 degrees, 29 minutes East a distance of 370.2 feet from a spike on the edge of the pavement that is on the centerline of Township Road Route Number T-304 extended; thence from said iron pin beginning point and through the land now or formerly of William and Lois Gerade for a new line North 3 degrees, 20 minutes West for a distance of 225.85 feet to an iron pin corner; thence still through lands now or formerly said William and Lois Gerade, North 86 degrees, 40 minutes East for a distance of 245.38 feet to an iron pin corner; thence still through the lands now or formerly of William and Lois Gerade for a new line, South 3 degrees, 20 minutes East for a distance of 275.5 feet to an iron on the right-of-way of Pennsylvania State Highway Route Number 17001 aforementioned; thence by the right-of-way of said State Highway, South 85 degrees, 54 minutes West for a distance of 76.12 feet; North 63 degrees, 00 minutes West for a distance of 76.12 feet; North 63 degrees, 00 minutes West for a distance of 77.28 feet to an iron pin and place of beginning.

CONTAINING in all 1.50 acres.

Tax Parcel #B16-000-00045; Control #1080-37003

TITLE TO SAID PREMISES IS VESTED IN David W. Adams and Trudy A. Adams, Husband and Wife by Deed from George Deyarmin and Rose M. Bradley dated 5/16/2000 and recorded 5/25/2000 in Instrument Number 200007252.



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

---

**CHASE MANHATTAN MORTGAGE  
CORPORATION**

---

**vs.**

---

**TRUDY A. ADAMS  
DAVID W. ADAMS**

---

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

**No. 2003-273-CD**

**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

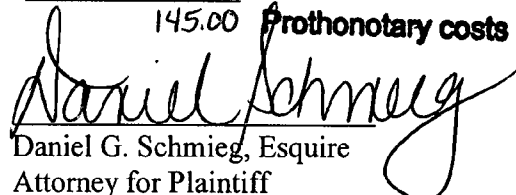
\$75,688.23

Interest from 5/14/03 to  
Date of Sale (\$12.44 per diem)

and Costs.

145.00

**Prothonotary costs**



Daniel G. Schmieg, 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.

JLP

**FILED** <sup>EGK</sup>  
1cc & 6 writs  
m/2:40/31 w/ prop. descr.  
SEP 23 2004 to Shff  
William A. Shaw <sup>Atty. ad. 20.00</sup>  
Prothonotary/Clerk of Courts

No. 2003-273-CD

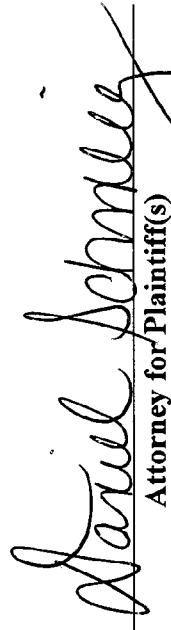
IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

CHASE MANHATTAN MORTGAGE  
CORPORATION

vs.

TRUDY A. ADAMS  
DAVID W. ADAMS

PRAECIPE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)

  
Attorney for Plaintiff(s)

Address: RR 3 BOX 44C SYLVIS ROAD, CHERRY TREE, PA 15724  
RR 3 BOX 44C SYLVIS ROAD, CHERRY TREE, PA 15724  
Where papers may be served.

FILED

SEP 23 2004

William A. Shaw  
Prothonotary/Clerk of Courts

CHASE MANHATTAN MORTGAGE  
CORPORATION

CLEARFIELD COUNTY

No.: 2003-273-CD

vs.

TRUDY A. ADAMS  
DAVID W. ADAMS

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

CHASE MANHATTAN MORTGAGE CORPORATION, Plaintiff in the above action, by its attorney, Daniel G. Schmieg, 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 RR 3 BOX 44C SYLVIS ROAD, CHERRY TREE, PA 15724:

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

Name

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

TRUDY A. ADAMS

RR 3 BOX 44C SYLVIS ROAD  
CHERRY TREE, PA 15724

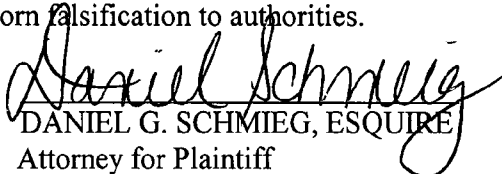
DAVID W. ADAMS

RR 3 BOX 44C SYLVIS ROAD  
CHERRY TREE, PA 15724

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.

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

September 20, 2004

CHASE MANHATTAN MORTGAGE  
CORPORATION

CLEARFIELD COUNTY

No.: 2003-273-CD

vs.

TRUDY A. ADAMS  
DAVID W. ADAMS

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

CHASE MANHATTAN MORTGAGE CORPORATION, Plaintiff in the above action, by its attorney, Daniel G. Schmieg, 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 RR 3 BOX 44C SYLVIS ROAD, CHERRY TREE, PA 15724:

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)
------	---

None.

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

Name

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

None.

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

Name

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

Clearfield County Domestic Relations

Clearfield County Courthouse  
230 East Market Street  
Clearfield, PA 16830

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

Name

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

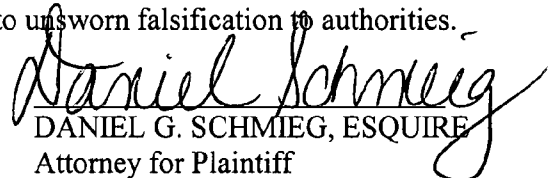
Commonwealth of Pennsylvania  
Department of Welfare

PO Box 2675  
Harrisburg, PA 17105

Tenant/Occupant

RR 3 BOX 44C SYLVIS ROAD  
CHERRY TREE, PA 15724

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.

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

September 20, 2004

FEDERMAN AND PHELAN, LLP  
By: DANIEL G. SCHMIEG, 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

CHASE MANHATTAN MORTGAGE  
CORPORATION

No.: 2003-273-CD

vs.

CLEARFIELD COUNTY

TRUDY A. ADAMS  
DAVID W. ADAMS

CERTIFICATION

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

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

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

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

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

COPIES

CHASE MANHATTAN MORTGAGE  
CORPORATION

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY,  
PENNSYLVANIA

vs.

NO.: 2003-273-CD

TRUDY A. ADAMS  
DAVID W. ADAMS

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Clearfield:

TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA:

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

Premises: **RR 3 BOX 44C SYLVIS ROAD, CHERRY TREE, PA 15724**

(See legal description attached.)

Amount Due	\$ <u>75,688.23</u>
Interest from 5/14/03 to Date of Sale (\$12.44 per diem)	\$ _____
Total	\$ _____ Plus costs as endorsed. <b>145.00 Prothonotary costs</b>

Dated 9/23/04  
(SEAL)

Prothonotary, Common Pleas Court of  
Clearfield County, Pennsylvania

By:

Deputy

JLP

No. 2003-273-CD

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

CHASE MANHATTAN MORTGAGE CORPORATION

vs.

TRUDY A. ADAMS  
DAVID W. ADAMS

---

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

---

Real Debt	<u>\$75,688.23</u>
Int. from 5/14/03 to Date of Sale (\$12.44 per diem)	_____
Costs	_____
Prothy. Pd.	<u>145.00</u>
Sheriff	_____

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

Address: RR 3 BOX 44C SYLVIS ROAD, CHERRY TREE, PA 15724  
RR 3 BOX 44C SYLVIS ROAD, CHERRY TREE, PA 15724  
Where papers may be served.

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



ALL THAT CERTAIN piece, parcel or tract of land situate in Burnside Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner on the right-of-way of Pennsylvania State Highway, Legislative Route Number 17001, running from Pennsylvania State Highway Traffic Route Number 219 near Stifflertown to Sylvis; being also located South 56 degrees, 29 minutes East a distance of 370.2 feet from a spike on the edge of the pavement that is on the centerline of Township Road Route Number T-304 extended; thence from said iron pin beginning point and through the land now or formerly of William and Lois Gerade for a new line North 3 degrees, 20 minutes West for a distance of 225.85 feet to an iron pin corner; thence still through lands now or formerly said William and Lois Gerade, North 86 degrees, 40 minutes East for a distance of 245.38 feet to an iron pin corner; thence still through the lands now or formerly of William and Lois Gerade for a new line, South 3 degrees, 20 minutes East for a distance of 275.5 feet to an iron on the right-of-way of Pennsylvania State Highway Route Number 17001 aforementioned; thence by the right-of-way of said State Highway, South 85 degrees, 54 minutes West for a distance of 76.12 feet; North 63 degrees, 00 minutes West for a distance of 76.12 feet; North 63 degrees, 00 minutes West for a distance of 77.28 feet to an iron pin and place of beginning.

CONTAINING in all 1.50 acres.

Tax Parcel #B16-000-00045; Control #1080-37003

TITLE TO SAID PREMISES IS VESTED IN David W. Adams and Trudy A. Adams, Husband and Wife by Deed from George Deyarmin and Rose M. Bradley dated 5/16/2000 and recorded 5/25/2000 in Instrument Number 200007252.

ADDRESS BEING: RR 3 BOX 44C, SYLVIS ROAD, CHERRY TREE, PA 15724

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

Sheriff Docket # 14267

CHASE MANHATTAN MORTGAGE CORPORATION

03-273-CD

VS.

ADAMS, DAVID W.

WRIT OF EXECUTION

REAL ESTATE

**FILED**  
OCT 11 3 30 PM '04  
OCT 27 2004

William A. ...  
Prothonotary, Clerk of Courts

**SHERIFF RETURNS**

NOW, JULY 14, 2003 @ 11:25 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.

NOW, JULY 21, 2003 @ 2:34 P.M. O'CLOCK SERVED DAVID W. ADAMS, DEFENDANT, AT THE CLEARFIELD COUNTY SHERIFF'S OFFICE, ONE NORTH SECOND STREET, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO, DAVID W. ADAMS, 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 22, 2003 INFORMED ATTORNEY OFFICE UNABLE TO SERVE TRUDY A. ADAMS, NEED TO DEPUTIZE FOR SERVICE.

NOW, SEPTEMBER 5, 2003 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF'S SALE DUE TO A BANKRUPTCY FILING.

NOVEMBER 6, 2003 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO RESCHEDULE THE SALE .

RESCHEDULED THE SHERIFF SALE FOR JANUARY 9, 2004.

NOW, NOVEMBER 9, 2003 CALL FROM DAN TRAUTZ TO HOLD OFF ON THE SALE SCHEDULED FOR JANUARY 9, 2004.

NOW, OCTOBER 27, 2004 PAID THE COSTS FROM THE ADVANCE AND MADE A REFUND OF THE UNUSED ADVANCE TO THE ATTORNEY.

In The Court of Common Pleas of Clearfield County, Pennsylvania

Sheriff Docket # 14267

CHASE MANHATTAN MORTGAGE CORPORATION

03-273-CD

VS.

ADAMS, DAVID W.

WRIT OF EXECUTION

REAL ESTATE

SHERIFF RETURNS

NOW, OCTOBER 27, 2004 RETURN WRIT AS NO SALE BEING HELD ON THE  
PROPERTY OF THE DEFENDANTS. RETURNING WRIT AS TIME EXPIRED.

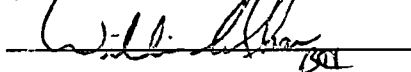
SHERIFF HAWKINS \$224.76

SURCHARGE \$40.00

PAID BY ATTORNEY

Sworn to Before Me This

27<sup>th</sup> Day Of Oct 2004



WILLIAM A. SHAW

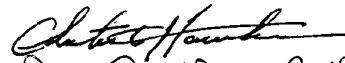
Prothonotary

My Commission Expires

1st Monday in Jan. 2006

Clearfield Co., Clearfield, PA

So Answers,





Chester A. Hawkins

Sheriff

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

CHASE MANHATTAN MORTGAGE  
CORPORATION

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY,  
PENNSYLVANIA

vs.

NO.: 2003-273-CD

TRUDY A. ADAMS  
DAVID W. ADAMS

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: **RR 3 BOX 44C SYLVIS ROAD, CHERRY TREE, PA. 15724**

(See legal description attached.)

Amount Due	\$ <u>75,688.23</u>
Interest from 5/14/03 to Date of Sale (\$12.44 per diem)	\$ _____
Total	\$ _____ Plus costs as endorsed.

Prothonotary costs

125.00

William L. Hays  
Prothonotary, Common Pleas Court of  
Clearfield County, Pennsylvania

Dated 5/21/03  
(SEAL)

By:

Received 5-21-03 @ 3:30 P.M.  
Chester A. Stauffer  
By Cynthia Butler-Aughenbaugh

~~Deputy~~

MLD

No. 2003-273-CD

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

CHASE MANHATTAN MORTGAGE CORPORATION

VS.

TRUDY A. ADAMS  
DAVID W. ADAMS

---

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

---

Real Debt	<u>\$75,688.23</u>
Int. from 5/14/03 to Date of Sale (\$12.44 per diem)	_____
Costs	_____
Prothy. Pd.	<u>125.00</u>
Sheriff	_____

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

Address: RR 3 BOX 44C SYLVIS ROAD, CHERRY TREE, PA. 15724  
RR 3 BOX 44C SYLVIS ROAD, CHERRY TREE, PA. 15724  
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 piece, parcel or tract of land situate in Burnside Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner on the right-of-way of Pennsylvania State Highway, Legislative Route Number 17001, running from Pennsylvania State Highway Traffic Route Number 219 near Stifflertown to Sylvis; being also located South 56 degrees, 29 minutes East a distance of 370.2 feet from a spike on the edge of the pavement that is on the centerline of Township Road Route Number T-304 extended; thence from said iron pin beginning point and through the land now or formerly of William and Lois Gerade for a new line North 3 degrees, 20 minutes West for a distance of 225.85 feet to an iron pin corner; thence still through lands now or formerly said William and Lois Gerade, North 86 degrees, 40 minutes East for a distance of 245.38 feet to an iron pin corner; thence still through the lands now or formerly of William and Lois Gerade for a new line, South 3 degrees, 20 minutes East for a distance of 275.5 feet to an iron on the right-of-way of Pennsylvania State Highway Route Number 17001 aforementioned; thence by the right-of-way of said State Highway, South 85 degrees, 54 minutes West for a distance of 76.12 feet; North 63 degrees, 00 minutes West for a distance of 76.12 feet; North 63 degrees, 00 minutes West for a distance of 77.28 feet to an iron pin and place of beginning.

CONTAINING in all 1.50 acres.

Tax Parcel #B16-000-00045; Control #1080-37003

TITLE TO SAID PREMISES IS VESTED IN David W. Adams and Trudy A. Adams, Husband and Wife by Deed from George Deyarmin and Rose M. Bradley dated 5/16/2000 and recorded 5/25/2000 in Instrument Number 200007252.

# REAL ESTATE SALE SCHEDULE OF DISTRIBUTION

NAME ADAMS NO. 03-273-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 2003, I exposed the within described real estate of to public venue or outcry at which time and place I sold the same to

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

and made the following

## SHERIFF COSTS:

RDR	15.00
SERVICE	15.00
MILEAGE	20.16
LEVY	15.00
MILEAGE	20.16
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	
ADD'L POSTING	
ADD'L MILEAGE	
ADD'L LEVY	
BID AMOUNT	
RETURNS/DEPUTIZE	
COPIES/BILLING	15.00
	5.00
BILLING/PHONE/FAX	20.00
<b>TOTAL SHERIFF COSTS</b>	<b>224.76</b>

## DEED COSTS:

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

## PLAINTIFF COSTS, DEBT & INTEREST:

DEBT-AMOUNT DUE	75,688.23
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>75,688.23</b>

## COSTS:

ADVERTISING	372.33
TAXES - collector	
TAXES - tax claim	
DUE	
LIEN SEARCH	100.00
ACKNOWLEDGEMENT	
DEED COSTS	0.00
SHERIFF COSTS	224.76
LEGAL JOURNAL AD	185.00
PROTHONOTARY	125.00
MORTGAGE SEARCH	40.00
MUNICIPAL LIEN	

<b>TOTAL COSTS</b>	<b>1,047.09</b>
--------------------	-----------------

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

CHESTER A. HAWKINS, Sheriff

Law Offices  
FEDERMAN AND PHELAN, LLP  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
[Daniel.Trautz@fedphe-pa.com](mailto:Daniel.Trautz@fedphe-pa.com)

Dan G. Trautz  
Judgment Department, Ext. 1298

Representing Lenders in  
Pennsylvania and New Jersey

September 2, 2003

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

ATTENTION: CINDY (814) 765-5915

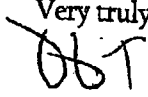
Re: CHASE MANHATTAN MORTGAGE CORPORATION v. TRUDY A. ADAMS DAVID W.  
ADAMS  
No. 2003-273-CD  
RR 3 BOX 44C SYLVIS ROAD, CHERRY TREE, PA. 15724

Dear Cindy:

Please stay the Sheriff's Sale of the above referenced property, which is scheduled for September 5, 2003 return the original writ of execution to the Prothonotary's office and refund any unused money to our office.

The Defendant (s) filed a Chapter 13 Bankruptcy (No. 03-27284) on June 10, 2003.

Very truly yours,

  
Dan G. Trautz

VIA TELECOPY (814) 765-5915

CC:	TRUDY A. ADAMS RR 3 BOX 44C SYLVIS ROAD CHERRY TREE, PA. 15724	DAVID W. ADAMS RR 3 BOX 44C SYLVIS ROAD CHERRY TREE, PA. 15724
-----	--	--



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

Dan G. Trautz  
Judgment Department, Ext. 1298

Representing Lenders in  
Pennsylvania and New Jersey

November 6, 2003

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


ATTENTION: CINDY (814) 765-5915

Re: CHASE MANHATTAN MORTGAGE CORPORATION v. TRUDY A. ADAMS and DAVID  
W. ADAMS  
No. 2003-273-CD  
RR 3 BOX 44C SYLVIS ROAD, CHERRY TREE, PA 15724

Dear Cindy:

Please proceed to list this case for sheriff sale. Send back any forms you do not need. If there is anything else I can do for you please let me know.

Very truly yours,



Dan G. Trautz

VIA TELECOPY (814) 765-5915

PHELAN HALLINAN & SCHMIEG  
By: DANIEL G. SCHMIEG, ESQUIRE

IDENTIFICATION NO. 62205  
ONE PENN CENTER AT SUBURBAN STATION,  
SUITE 1400  
PHILADELPHIA, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION

CHASE MANHATTAN MORTGAGE  
CORPORATION

CLEARFIELD COUNTY

No.: 2003-273-CD

vs.

TRUDY A. ADAMS  
DAVID W. ADAMS

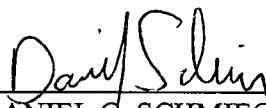
**MOTION FOR SERVICE PURSUANT TO  
SPECIAL ORDER OF COURT**

Plaintiff, by its counsel, DANIEL G. SCHMIEG, Esquire, moves this Honorable Court for an Order directing service of the Notice of Sale upon the above captioned Defendant(s) by certified mail and regular mail to Defendant's last known address.

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

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

**WHEREFORE**, Plaintiff respectfully requests this Honorable Court enter an Order pursuant to Pennsylvania Rule of Civil Procedure 430 directing service of the Notice of Sale by certified mail and regular mail to Defendant's last known address and the mortgaged premises.

  
DANIEL G. SCHMIEG, ESQUIRE  
ATTORNEY FOR PLAINTIFF

**FILED**

JAN 31 2005  
12:10  
William A. Shaw  
Prothonotary/Clerk of Courts  
NO CERT COPY

## EXECUTION SERVICE SHEET

DKT: EX PAGE: 20017

DEPUTY RECEIVED: December 17, 2004

DEFENDANT(S): DAVID W. ADAMS

ADDRESS: RR 3, BOX 44C, SYLVIS ROAD  
CHERRY TREE, PA 15724

LEVY &amp; POST AT: SAME AS ABOVE

SERVE AND LEAVE WITH: DEFENDANT POST GARNISHEE

WRIT OF EXECUTION NOTICE OF SALE TO POST / SERVE WRIT LEVY

INTERROGATORIES TO GARNISHEE WRIT OF POSSESSION

MUST BE SERVED, POSTED OR LEVIED BY: January 17, 2005

DATE SERVED, POSTED OR LEVIED: TIME:

NAME OF PERSON SERVED:

TITLE:

WHERE SERVED / POSTED (ADDRESS):

DEFENDANT(S): RESIDENCE EMPLOYMENT

SIGNATURE OF PERSON SERVED:

DATE: 12/28/04

ATTEMPTS: House Empty

PERSONAL PROPERTY: AMOUNT DUE AT PRESENT - \$ 572.94

SPECIAL DIRECTIONS:

NO 03-273-CD  
TRIDUY A. ADAMS AND DAVID W. ADAMS

SERVED, POSTED OR LEVIED ON BY:

NOTES:

021

**SKN Data Research Inc.  
AFFIDAVIT OF GOOD FAITH INVESTIGATION**

File Number: 24-394  
Attorney Firm: **PHELAN HALLINAN & SCHMIEG, LLP**  
Subject: Trudy A. Adams & David W. Adams

Current Address: RR 3 Box 44C Sylvis Road Cherry Tree PA 15724  
Property Address: RR 3 Box 44C Sylvis Road Cherry Tree PA 15724  
Mailing Address: RR 3 Box 44C Sylvis Road Cherry Tree PA 15724

**I, Scott Nulty, being duly sworn according to law, do hereby depose and state as follows, I have conducted an investigation into the whereabouts of the above-noted individual(s) and have discovered the following:**

- I. CREDIT INFORMATION
  - A. SOCIAL SECURITY NUMBER  
Our search verified the following to be true and correct.  
Trudy A. Adams - 199-60-5208  
David W. Adams - 201-58-2011
  - B. EMPLOYMENT SEARCH  
A review of the credit reporting agencies provided no employment information.  
Trudy A. Adams - not available  
David W. Adams - not available
  - C. INQUIRY OF CREDITORS  
Our inquiry of creditors indicated that Trudy A. Adams & David W. Adams reside(s) at RR 3 Box 44C Sylvis Road Cherry Tree PA 15724.
- II. INQUIRY OF TELEPHONE COMPANY
  - A. DIRECTORY ASSISTANCE SEARCH  
On 1-21-05 our office contacted directory assistance which indicated that Trudy A. Adams & David W. Adams reside(s) at: RR 3 Box 44C Sylvis Road Cherry Tree PA 15724. Our office made a telephone call to the mortgagor's phone number and received the following information: 814-743-5019; wrong number.  
INQUIRY OF NEIGHBORS  
On 1-21-05 our office contacted neighbors; they were not able to verify that Trudy A. Adams & David W. Adams reside(s) at: RR 3 Box 44C Sylvis Road Cherry Tree PA 15724.
- III. ADDRESS INQUIRY
  - A. NATIONAL ADDRESS UPDATE  
On 1-21-05 we reviewed the National Address database and found the following information, Trudy A. Adams & David W. Adams - RR 3 Box 44C Sylvis Road Cherry Tree PA 15724
  - B. ADDITIONAL ACTIVE MAILING ADDRESSES  
Per our inquiry of creditors, the following is a possible mailing address: No addresses on file.
- IV. DRIVING LICENSE INFORMATION
  - A. MOTOR VEHICLE & DMV OFFICE  
Per the PA Department of Motor Vehicles, we were unable to obtain address information on Trudy A. Adams & David W. Adams.
- V. OTHER INQUIRIES
  - A. DEATH RECORDS  
As of 1-21-05 Vital Records and all public databases have no death record on file for Trudy A. Adams & David W. Adams.

COUNTY VOTER REGISTRATION

The Clearfield County Voter registration was unable to confirm a registration for Trudy A. Adams & David W. Adams residing at: last registered address.

C. PUBLIC LICENSES (PILOT, REAL ESTATE, ETC.)

Our office conducted a search for public licenses and found the following:  
No records on file.

VI. ADDITIONAL INFORMATION ON SUBJECT

A. DATE OF BIRTH

Trudy A. Adams - 1965  
David W. Adams - 1963

B. A.K.A.

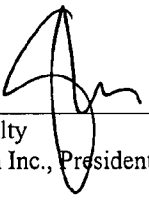
None

**\*All accessible public databases have been checked and cross-referenced for the above-named individual(s).**

**\*Please be advised all database information indicates the subjects reside at the current address.**

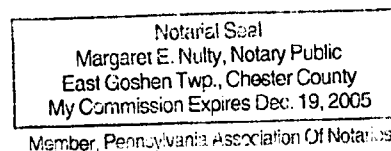
The undersigned understands that this statement herein is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

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

  
\_\_\_\_\_  
AFFIANT Scott Nulty  
SKN Data Research Inc., President

Sworn to and subscribed to me this 21<sup>st</sup> day of January 2005

  
\_\_\_\_\_  
NOTARY PUBLIC



The above information is obtained from available public records;  
and we are only liable for the cost of the affidavit.

PHELAN HALLINAN & SCHMIEG  
By: DANIEL G. SCHMIEG, ESQUIRE  
IDENTIFICATION NO. 62205  
ONE PENN CENTER AT SUBURBAN STATION,  
SUITE 1400  
PHILADELPHIA, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION  
CLEARFIELD COUNTY

CHASE MANHATTAN MORTGAGE  
CORPORATION

No.: 2003-273-CD

vs.

TRUDY A. ADAMS  
DAVID W. ADAMS

### **MEMORANDUM OF LAW**

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

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

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

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

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

**WHEREFORE**, Plaintiff respectfully requests service of the Notice of Sale by certified mail and regular mail to Defendant's last known address.

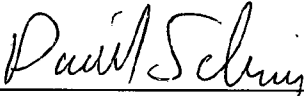
Respectfully submitted:

  
\_\_\_\_\_  
DANIEL G. SCHMIEG, ESQUIRE  
ATTORNEY FOR PLAINTIFF

## VERIFICATION

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

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

  
\_\_\_\_\_  
DANIEL G. SCHMIEG, ESQUIRE  
ATTORNEY FOR PLAINTIFF

PHELAN HALLINAN & SCHMIEG  
By: DANIEL G. SCHMIEG, ESQUIRE  
IDENTIFICATION NO. 62205  
ONE PENN CENTER AT SUBURBAN STATION,  
SUITE 1400  
PHILADELPHIA, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION

CHASE MANHATTAN MORTGAGE  
CORPORATION

CLEARFIELD COUNTY

No.: 2003-273-CD

vs.

TRUDY A. ADAMS  
DAVID W. ADAMS

**CERTIFICATION OF SERVICE**

I, DANIEL G. SCHMIEG, ESQUIRE, hereby certify that a copy of the Motion for Service Pursuant to Special Order of Court has been sent to the individuals indicated below on

January 27, 2005.

TRUDY A. ADAMS  
DAVID W. ADAMS  
RR 3 BOX 44C SYLVIS ROAD  
CHERRY TREE, PA 15724



DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff



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

CHASE MANHATTAN  
MORTGAGE CORPORATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219

Plaintiff

v.

TRUDY A. ADAMS  
RR 3 BOX 44C SYLVIS ROAD  
CHERRY TREE, PA 15724

DAVID W. ADAMS  
RR 3 BOX 44C SYLVIS ROAD  
CHERRY TREE, PA 15724

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**

FEB 26 2003

m/ 11:50/ wj  
William A. Shaw  
Prothonotary  
2 CENT TO SHAW

Loan #: 1581403377  
BJP

**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

CHASE MANHATTAN  
MORTGAGE CORPORATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219

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

TRUDY A. ADAMS  
RR 3 BOX 44C SYLVIS ROAD  
CHERRY TREE, PA 15724

DAVID W. ADAMS  
RR 3 BOX 44C SYLVIS ROAD  
CHERRY TREE, PA 15724

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

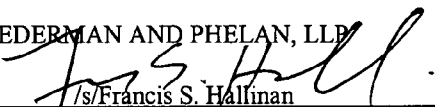
3. On 5/16/00 mortgagor(s) made, executed and delivered a mortgage upon the premises hereinafter described to PLAINTIFF which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Mortgage Instrument # 200007253.
4. The premises subject to said mortgage is described as attached.
5. The mortgage is in default because monthly payments of principal and interest upon said mortgage due 05/01/2002 and each month thereafter are due and unpaid, and by the terms of said mortgage, upon failure of mortgagor to make such payments after a date specified by written notice sent to Mortgagor, the entire principal balance and all interest due thereon are collectible forthwith.

6. The following amounts are due on the mortgage:

Principal Balance	\$64,994.29
Interest	5,583.60
04/01/2002 through 02/24/2003 (Per Diem \$16.92)	
Attorney's Fees	1,250.00
Cumulative Late Charges	372.74
05/16/2000 to 02/01/2003	
Cost of Suit and Title Search	<u>\$ 550.00</u>
Subtotal	\$ 72,750.63
Escrow	
Credit	0.00
Deficit	1,584.00
Subtotal	<u>\$ 1,584.00</u>
<b>TOTAL</b>	<b>\$ 74,334.63</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. Notice of Intention to Foreclose as set forth in Act 6 of 1974, Notice of Homeowner's Emergency Assistance Program pursuant to Act 91 of 1983, as amended in 1998, and/or Notice of Default as required by the mortgage document, as applicable, have been sent to the Defendant(s) on the date(s) set forth thereon, and the temporary stay as provided by said notice has terminated because Defendant(s) has/have failed to meet with the Plaintiff or an authorized consumer credit counseling agency, or has/have been denied assistance by the Pennsylvania Housing Finance Agency.
9. This action does not come under Act 6 of 1974 because the original mortgage amount exceeds \$50,000.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$ 74,334.63, together with interest from 02/24/2003 at the rate of \$16.92 per diem to the date of Judgment, and other costs and charges collectible under the mortgage and for the foreclosure and sale of the mortgaged property.

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

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN BURNSIDE TOWNSHIP,  
CLEARFIELD COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN CORNER ON THE RIGHT-OF-WAY OF PENNSYLVANIA STATE  
HIGHWAY, LEGISLATIVE ROUTE NUMBER 17001, RUNNING FROM PENNSYLVANIA STATE HIGHWAY  
TRAFFIC ROUTE NO. 219 NEAR STIFFLETOWN TO SYLVIS; BEING ALSO LOCATED SOUTH 56  
DEGREES 29 MINUTES EAST A DISTANCE OF 170.3 FEET FROM A SPIKE ON THE EDGE OF THE  
PAVEMENT THAT IS ON THE CENTERLINE OF TOWNSHIP ROAD ROUTE NO. T-304 EXTENDED;  
THENCE FROM SAID IRON PIN BEGINNING POINT AND THROUGH THE LAND NOW OR FORMERLY  
OF WILLIAM AND LOIS GERADE FOR A NEW LINE NORTH 1 DEGREE 20 MINUTES WEST FOR A  
DISTANCE OF 225.85 FEET TO AN IRON PIN CORNER; THENCE STILL THROUGH LANDS NOW OR  
FORMERLY SAID WILLIAM AND LOIS GERADE, NORTH 86 DEGREES 40 MINUTES EAST FOR A  
DISTANCE OF 245.38 FEET TO AN IRON PIN CORNER; THENCE STILL THROUGH THE LANDS  
NOW OR FORMERLY OF WILLIAM AND LOIS GERADE FOR A NEW LINE, SOUTH 3 DEGREES 20  
MINUTES EAST FOR A DISTANCE OF 275.5 FEET TO AN IRON PIN ON THE RIGHT-OF-WAY OF  
PENNSYLVANIA STATE HIGHWAY ROUTE NUMBER 17001, AFOREMENTIONED; THENCE BY THE  
RIGHT-OF-WAY OF SAID STATE HIGHWAY, SOUTH 85 DEGREES 54 MINUTES WEST FOR A  
DISTANCE OF 76.12 FEET; NORTH 63 DEGREES 00 MINUTES WEST FOR A DISTANCE OF 76.12  
FEET; NORTH 63 DEGREES 00 MINUTES WEST FOR A DISTANCE OF 77.28 FEET TO AN IRON  
PIN AND PLACE OF BEGINNING.

PREMISES BEING: RR 3 BOX 44C SYLVIS ROAD.

VERIFICATION

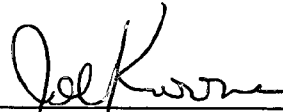
JOE KOONCE

hereby states that he/she is

Assistant Secretary

of CHASE MANHATTAN MORTGAGE

CORPORATION 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 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.



JOE KOONCE

**Assistant Secretary**

DATE: 2-20-03