

03-1376-CD
WASHINGTON MUTUAL BANK, FA vs. WINCE A. DECHURCH, JR., etal.

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

WASHINGTON MUTUAL BANK, FA, S/B/M TO
WASHINGTON MUTUAL HOME LOANS, INC.
F/K/A PNC MORTGAGE CORP. OF AMERICA
568 ATRIUM DRIVE
P.O. BOX 986FC/437BKY
VERNON HILLS, IL 60061

Plaintiff

v.

VINCE A. DECHURCH, JR
A/K/A VINCENT A. DECHURCH, JR
339 TREASURE LAKE
DUBOIS, PA 15801

DEBORAH L. DECHURCH
339 TREASURE LAKE
DUBOIS, PA 15801

Defendant(s)

ATTORNEY FOR PLAINTIFF
COURT OF COMMON PLEAS
CIVIL DIVISION

COURT OF COMMON PLEAS
CIVIL DIVISION

TERM

NO. 03-1376-CD

CLEARFIELD COUNTY

FILED

SEP 18 2003

William A. Shaw
Prothonotary

CIVIL ACTION - LAW
COMPLAINT IN MORTGAGE FORECLOSURE

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

CLEARFIELD COUNTY
DAVID S. MEHOLICK, COURT ADMINISTRATOR
CLEARFIELD COUNTY COURTHOUSE
CLEARFIELD, PA 16830
(814) 765-2641 EXT. 5982

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

WASHINGTON MUTUAL BANK, FA,
S/B/M TO WASHINGTON MUTUAL HOME LOANS, INC.
F/K/A PNC MORTGAGE CORP. OF AMERICA
568 ATRIUM DRIVE
P.O. BOX 986FC/437BKY
VERNON HILLS, IL 60061

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

VINCE A. DECHURCH, JR
A/K/A VINCENT A. DECHURCH, JR
339 TREASURE LAKE
DUBOIS, PA 15801

DEBORAH L. DECHURCH
339 TREASURE LAKE
DUBOIS, PA 15801

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

3. On 4/29/1999 mortgagor(s) made, executed and delivered a mortgage upon the premises hereinafter described to PLAINTIFF which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Mortgage Instrument No. 199906734.
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 05/01/2003 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	\$83,509.86
Interest	2,867.90
04/01/2003 through 09/17/2003 (Per Diem \$16.87)	
Attorney's Fees	1,250.00
Cumulative Late Charges	136.10
04/29/1999 to 09/17/2003	
Cost of Suit and Title Search	\$ 550.00
Subtotal	\$ 88,313.86
Escrow	
Credit	- 599.30
Deficit	0.00
Subtotal	\$- 599.30
TOTAL	\$ 87,714.56

7. The attorney's fees set forth above are in conformity with the mortgage documents and Pennsylvania law, and will be collected in the event of a third party purchaser at Sheriff's Sale. If the Mortgage is reinstated prior to the Sale, reasonable attorney's fees will be charged.
8. This action does not come under Act 6 of 1974 because the original mortgage amount exceeds \$50,000.
9. This action does not come under Act 91 of 1983 because the mortgage is FHA-insured.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$ 87,714.56, together with interest from 09/17/2003 at the rate of \$16.87 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: /s/Francis S. Hallinan
FRANK FEDERMAN, ESQUIRE
LAWRENCE T. PHELAN, ESQUIRE
FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

ALL that certain tract of land designated as Lot No. 147, Section No. 16 "Bimini" in the Treasure Lake Subdivision, Sandy Township, Clearfield County, Pennsylvania, recorded in the Recorder of Deeds Office in Miscellaneous Docket Map File No. 25. Excepting and reserving therefrom and subject to:

1. All easements, rights of way, reservations, restrictions and limitations shown or contained in prior instruments of record and in the aforesaid recorded plan.
2. The Declaration of Restrictions, Treasure Lake, Inc. recorded in Miscellaneous Book Volume 146, Page 476; all of said restrictions being covenants which run with the land.
3. All minerals and mining rights of every kind and nature.
4. A lien for all unpaid charges or assessments as may be made by Treasure Lake, Inc. or Treasure Lake Property Owners Association, Inc.; which lien shall run with the land and be an encumbrance against it.

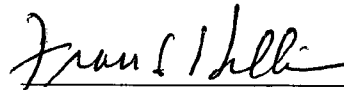
BEING the same premises Fred A. Demmer, III, conveyed to James R. Hendricks and Annette M. Hendricks, husband and wife, by deed dated May 11, 1984 and recorded in Clearfield County Deed & Records Book 947, Page 280.

PREMISES BEING: 339 TREASURE LAKE

VERIFICATION

FRANCIS S. HALLINAN, ESQUIRE hereby states that he is attorney for Plaintiff in this matter, that Plaintiff is outside the jurisdiction of the court and or the verification could not be obtained within the time allowed for the filing of the pleading, that he is authorized to make this verification pursuant to Pa. R. C. P. 1024 (c), and that the statements made in the foregoing Civil Action in Mortgage Foreclosure are based upon information supplied by Plaintiff and are true and correct to the best of its knowledge, information and belief. Furthermore, it is counsel's intention to substitute a verification from Plaintiff as soon as it is received by counsel.

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



Francis S. Hallinan, Esquire
Attorney for Plaintiff

DATE: 9/17/03

20 Oct 03 Document
Reinstated/Reissued to Sheriff Attorney
for service. *William A. Shaw*
Deputy Prothonotary

FILED

in 11:45 AM pd 85.00 SHW
SEP 18 2003 . 110 CTS SHW

William A. Shaw
Prothonotary

In The Court of Common Pleas of Clearfield County, Pennsylvania

WASHINGTON MUTUAL BANK

Sheriff Docket #

14582

VS.

03-1376-CD

DECHURCH, VINCE A. JR. a/k/a VINCENT A. DECHURCH JR. & DEBORAH

COMPLAINT IN MORTGAGE FORECLOSURE

SHERIFF RETURNS

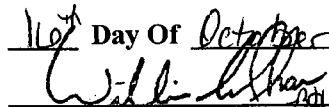
NOW OCTOBER 15, 2003 AT 9:51 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON VINCE A. DECHURCH a/k/a VINCENT A. DECHURCH JR., DEFENDANT AT 146 CARRIBEAN ROAD, DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO VINCE DECHURCH (2)TWO TRUE AND ATTESTED COPIES OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN TO HIM THE CONTENTS THEREOF. THE ADDRESS OF 339 TREASURE LAKE, DUBOIS, PA. IS THE SAME RESIDENCE.
SERVED BY: NEVLING/MCCLEARY

NOW OCTOBER 15, 2003 AT 9:51 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON DEBORAH L. DECHURCH., DEFENDANT AT 146 CARRIBEAN ROAD, DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO VINCE DECHURCH, HUSBAND (2)TWO TRUE AND ATTESTED COPIES OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN TO HIM THE CONTENTS THEREOF. THE ADDRESS OF 339 TREASURE LAKE, DUBOIS, PA. IS THE SAME RESIDENCE.
SERVED BY: NEVLING/MCCLEARY

Return Costs

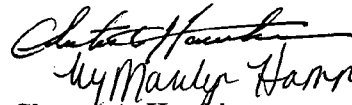
Cost	Description
60.00	SHERIFF HAWKINS PAID BY: ATTY.
40.00	SURCHARGE PAID BY: ATTY

Sworn to Before Me This

16th Day Of October 2003


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

So Answers,


Chester A. Hawkins
Sheriff

FILED

01/10/23-24
OCT 16 2003

William A. Shaw
Prothonotary/Clerk of Courts

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

ATTORNEY FOR PLAINTIFF

WASHINGTON MUTUAL BANK, FA, S/B/M : COURT OF COMMON PLEAS
TO WASHINGTON :
MUTUAL HOME LOANS, INC., F/K/A PNC : CIVIL DIVISION
MORTGAGE CORP. :
OF AMERICA : CLEARFIELD County

Plaintiff

vs.

VINCE A. DECHURCH, JR
DEBORAH L. DECHURCH


Defendants

:
: No. 03-1376-CD
:
:
:

PRAECIPE TO REINSTATE CIVIL ACTION/MORTGAGE FORECLOSURE

TO THE PROTHONOTARY:

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

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

Date: October 9, 2003

/cdc, Svc Dept.

FILED

OCT 20 2003

William A. Shaw
Prothonotary/Clerk of Courts

FILED

No CC

~~11/4/2011~~

Atty pd. 7.00

OCT 20 2003

1 Complaint Reinstated

William A. Shaw

Prothonotary/Clerk of Courts

to Atty



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

WASHINGTON MUTUAL BANK, FA,
S/B/M TO WASHINGTON MUTUAL HOME
LOANS, INC. F/K/A PNC MORTGAGE
CORP. OF AMERICA
568 ATRIUM DRIVE, P.O. BOX
986FC/437BKY
VERNON HILLS, IL 60061

No.: 03-1376-CD

vs.

VINCE A. DECHURCH, JR. A/K/A
VINCENT A. DECHURCH, JR.
DEBORAH L. DECHURCH
339 TREASURE LAKE A/K/A 146
CARRIBEAN ROAD
DUBOIS, PA 15801

FILED

NOV 18 2003

William A. Shaw
Prothonotary/Clerk of Courts

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

TO THE PROTHONOTARY:

Kindly enter an in rem judgment in favor of the Plaintiff and against VINCE A. DECHURCH, JR. A/K/A VINCENT A. DECHURCH, JR. and DEBORAH L. DECHURCH, 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	\$87,714.56
Interest (9/17/03 to 11/18/03)	<u>1,062.81</u>
TOTAL	\$88,777.37

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: 11/18/03


PRO PROTHY

SZB

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

WASHINGTON MUTUAL BANK, FA,
S/B/M TO WASHINGTON MUTUAL HOME
LOANS, INC. F/K/A PNC MORTGAGE
CORP. OF AMERICA

No.: 03-1376-CD

Plaintiff

vs.

VINCE A. DECHURCH, JR. A/K/A
VINCENT A. DECHURCH, JR.
DEBORAH L. DECHURCH

Defendant(s)

Notice is given that a Judgment in the above captioned matter has been entered
against you on November 18, 2003.

By: Will Althaus DEPUTY

If you have any questions concerning this matter please contact:

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

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

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

ATTORNEY FOR PLAINTIFF

WASHINGTON MUTUAL BANK, FA, S/B/M TO : COURT OF COMMON PLEAS
WASHINGTON MUTUAL HOME LOANS, INC. F/K/A
PNC MORTGAGE CORP. OF AMERICA : CIVIL DIVISION
Plaintiff : CLEARFIELD COUNTY
Vs. : NO. 03-1376-CD

VINCE A. DECHURCH, JR A/K/A VINCENT A.
DECHURCH, JR
DEBORAH L. DECHURCH
Defendants

TO: VINCE A. DECHURCH, JR A/K/A VINCENT A. DECHURCH, JR
146 CARRIBEAN ROAD
DUBOIS, PA 15801

FILE COPY

DATE OF NOTICE: NOVEMBER 5, 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 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 PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

:

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

FRANK FEDERMAN, ESQUIRE
LAWRENCE T. PHELAN, ESQUIRE
FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

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

ATTORNEY FOR PLAINTIFF

WASHINGTON MUTUAL BANK, FA, S/B/M TO : COURT OF COMMON PLEAS
WASHINGTON MUTUAL HOME LOANS, INC. F/K/A
PNC MORTGAGE CORP. OF AMERICA : CIVIL DIVISION
Plaintiff

: CLEARFIELD COUNTY

Vs.

: NO. 03-1376-CD

VINCE A. DECHURCH, JR A/K/A VINCENT A.
DECHURCH, JR
DEBORAH L. DECHURCH
Defendants

TO: DEBORAH L. DECHURCH
146 CARRIBEAN ROAD
DUBOIS, PA 15801

FILE COPY

DATE OF NOTICE: NOVEMBER 5, 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 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 PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

FRANK FEDERMAN, ESQUIRE
LAWRENCE T. PHELAN, ESQUIRE
FRANCIS S. HALLINAN, ESQUIRE
Attorneys 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

WASHINGTON MUTUAL BANK, FA,
S/B/M TO WASHINGTON MUTUAL HOME
LOANS, INC. F/K/A PNC MORTGAGE
CORP. OF AMERICA

CLEARFIELD COUNTY

No.: 03-1376-CD

vs.

VINCE A. DECHURCH, JR. A/K/A
VINCENT A. DECHURCH, JR.
DEBORAH L. DECHURCH

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, VINCE A. DECHURCH, JR. A/K/A VINCENT A. DECHURCH, JR., is over 18 years of age, and resides at 339 TREASURE LAKE A/K/A 146 CARRIBEAN ROAD, DUBOIS, PA 15801 .

(c) that defendant, DEBORAH L. DECHURCH, is over 18 years of age, and resides at 339 TREASURE LAKE A/K/A 146 CARRIBEAN ROAD, DUBOIS, PA 15801.

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



FRANK FEDERMAN, ESQUIRE

FILED

Atty ad. 20.00

~~7/2:20:54~~
NOV 18 2003

1 cc a notice to each Def.

William A. Shaw
Prothonotary/Clerk of Courts

Statement to Atty

~~61~~
KSA

COPY

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

Washington Mutual Bank, FA
Plaintiff(s)

No.: 2003-01376-CD

Real Debt: \$88,777.37

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Vincent DeChurch
Deborah DeChurch
Defendant(s)

Entry: \$20.00

Instrument: Default Judgment

Date of Entry: November 18, 2003

Expires: November 18, 2008

Certified from the record this 18th day of November, 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

**WASHINGTON MUTUAL BANK, FA, S/B/M TO
WASHINGTON MUTUAL HOME LOANS, INC.
F/K/A PNC MORTGAGE CORP. OF AMERICA**

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

No. 03-1376-CD

vs.

**VINCE A. DECHURCH, JR. A/K/A VINCENT A.
DECHURCH, JR.
DEBORAH L. DECHURCH**

**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

\$88,777.37

Interest from 11/18/03 to
Date of Sale (\$14.59 per diem)

and Costs.

132.00 Prothonotary costs

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.

SZB

FILED

NOV 18 2003

William A. Shaw
Prothonotary/Clerk of Courts

No. 03-1376-CD


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

WASHINGTON MUTUAL BANK, FA, S/B/M TO
WASHINGTON MUTUAL HOME LOANS, INC.
F/K/A PNC MORTGAGE CORP. OF AMERICA

vs.

VINCE A. DECHURCH, JR. A/K/A VINCENT A.
DECHURCH, JR.
DEBORAH L. DECHURCH

**PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)**


Attorney for Plaintiff(s)

Address: 339 TREASURE LAKE A/K/A 146 CARRIBEAN ROAD, DUBOIS, PA 15801
339 TREASURE LAKE A/K/A 146 CARRIBEAN ROAD, DUBOIS, PA 15801
Where papers may be served.

Prothonotary/Clerk of Courts

William A. Shaw



FILED *Atty pd. 20.00*
11/22/2003
NOV 18 2003
10026 units w/
property descr. to
Shaw

CLEARFIELD COUNTY

WASHINGTON MUTUAL BANK, FA,
S/B/M TO WASHINGTON MUTUAL HOME LOANS, INC. F/K/A PNC MORTGAGE
CORP. OF AMERICA No.: 03-1376-CD

vs.

VINCE A. DECHURCH, JR. A/K/A
VINCENT A. DECHURCH, JR.
DEBORAH L. DECHURCH

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

WASHINGTON MUTUAL BANK, FA, S/B/M TO WASHINGTON MUTUAL HOME LOANS, INC. F/K/A PNC MORTGAGE CORP. OF AMERICA, 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 339 TREASURE LAKE A/K/A 146 CARRIBEAN ROAD, DUBOIS, PA 15801:

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
VINCE A. DECHURCH, JR. A/K/A VINCENT A. DECHURCH, JR.	339 TREASURE LAKE A/K/A 146 CARRIBEAN ROAD
	DUBOIS, PA 15801
DEBORAH L. DECHURCH	339 TREASURE LAKE A/K/A 146 CARRIBEAN ROAD
	DUBOIS, PA 15801

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

SAME AS ABOVE

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



FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

November 14, 2003

CLEARFIELD COUNTY

WASHINGTON MUTUAL BANK, FA,
S/B/M TO WASHINGTON MUTUAL HOME No.: 03-1376-CD
LOANS, INC. F/K/A PNC MORTGAGE
CORP. OF AMERICA

vs.

VINCE A. DECHURCH, JR. A/K/A
VINCENT A. DECHURCH, JR.
DEBORAH L. DECHURCH

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 2)

WASHINGTON MUTUAL BANK, FA, S/B/M TO WASHINGTON MUTUAL HOME LOANS, INC.
F/K/A PNC MORTGAGE CORP. OF AMERICA, 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 339 TREASURE LAKE A/K/A 146 CARRIBEAN ROAD,
DUBOIS, PA 15801:

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

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

None.

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

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

PNC BANK NATIONAL ASSOCIATION

249 FIFTH AVENUE
PITTSBURGH, PA 15222

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
CARRIBEAN ROAD

339 TREASURE LAKE A/K/A 146
DUBOIS, PA 15801

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

November 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

WASHINGTON MUTUAL BANK, FA,
S/B/M TO WASHINGTON MUTUAL
HOME LOANS, INC. F/K/A PNC
MORTGAGE CORP. OF AMERICA

No.: 03-1376-CD

CLEARFIELD COUNTY

vs.

VINCE A. DECHURCH, JR. A/K/A
VINCENT A. DECHURCH, JR.
DEBORAH L. DECHURCH

CERTIFICATION

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

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

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



FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

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

**WASHINGTON MUTUAL BANK, FA, S/B/M TO
WASHINGTON MUTUAL HOME LOANS, INC.
F/K/A PNC MORTGAGE CORP. OF AMERICA**

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

NO.: 03-1376-CD

vs.

**VINCE A. DECHURCH, JR. A/K/A VINCENT A.
DECHURCH, JR.
DEBORAH L. DECHURCH**

**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: 339 TREASURE LAKE A/K/A 146 CARRIBEAN ROAD, DUBOIS, PA 15801

(See legal description attached.)

Amount Due

\$88,777.37

Interest from 11/18/03 to
Date of Sale (\$14.59 per diem)

\$ _____

Total

\$ _____ Plus costs as endorsed.

132.00 Prothonotary costs
Willi L. Latham
BA

Prothonotary, Common Pleas Court of
Clearfield County, Pennsylvania

Dated 11/18/03
(SEAL)

By:

Deputy

SZB

No. 03-1376-CD

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

WASHINGTON MUTUAL BANK, FA, S/B/M TO WASHINGTON
MUTUAL HOME LOANS, INC. F/K/A PNC MORTGAGE CORP. OF
AMERICA

vs.

VINCE A. DECHURCH, JR. A/K/A VINCENT A. DECHURCH, JR.
DEBORAH L. DECHURCH

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Real Debt	<u>\$88,777.37</u>
Int. from 11/18/03 to Date of Sale (\$14.59 per diem)	<u> </u>
Costs	<u> </u>
Prothy. Pd.	<u>132.00</u>
Sheriff	<u> </u>



Attorney for Plaintiff

Address: 339 TREASURE LAKE A/K/A 146 CARRIBEAN ROAD, DUBOIS, PA

15801

339 TREASURE LAKE A/K/A 146 CARRIBEAN ROAD, DUBOIS, PA

15801

Where papers may be served.

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

THE FIRST THEREOF:

ALL THAT CERTAIN tract of land designated as Lot No. 147, Section No. 16 "Bimini" in the Treasure Lake Subdivision, Sandy Township, Clearfield County, Pennsylvania, recorded in the Recorder of Deeds Office in Miscellaneous Docket Map File No. 25.

THE SECOND THEREOF:

ALL THAT CERTAIN tract of land designated as Lot No. 146, Section 16 in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in Miscellaneous Docket Map File No. 25.

Tax Parcel #128-C02-15-147-21

Tax Parcel #128-C02-15-146-21

TITLE TO SAID PREMISES IS VESTED IN Vincent A. Dechurch, Jr., a/k/a Vince A. Dechurch, Jr. and Deborah L. Dechurch, husband and wife by Deed from James R. Hendricks and Annette M. Hendricks, husband and wife, dated 10/30/1998 and recorded 4/29/1999 in Instrument #199906733.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 15063

NO: 03-1376-CD

PLAINTIFF: WASHINGTON MUTUAL BANK FA, S/B/M TO WASHINGTON MUTUAL HOME LOANS, INC. F/K/A PNC
vs.

DEFENDANT: VINCE A. DECHURCH, JR. A/K/A VINCENT A DECHURCH, JR. AND DEBORAH L. DECHURCH

WRIT OF EXECUTION REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 11/18/2003

LEVY TAKEN 01/20/2004 @ 2:30 PM

POSTED 01/20/2004 @ 2:30 PM

SALE HELD

SOLD TO

SOLD FOR AMOUNT PLUS COSTS

WRIT RETURNED 01/31/2005

DATE DEED FILED **NOT SOLD**

FILED
01/10/28/04
FEB 01 2005

William A. Shaw
Prothonotary/Clerk of Courts

DETAILS

02/05/2004 @ 12:40 PM SERVED VINCE A. DECHURCH, JR. A/K/A VINCENT A. DECHURCH,
SERVED VINCE A. DECHARUCH, JR. A/K/A VINCENT A. DECHURCH, DEFENDANT, AT THE RESIDENCE 339
TREASURE LAKE A/K/A 146 CARRIBEAN ROAD, DUBOIS, CLFD CO, PA

02/05/2004 @ 12:40 PM SERVED DEBORAH L. DECHURCH
SERVED DEBORAH L. DECHURCH, DEFENDANT, AT RESIDENCE 339 TREASURE LAKE A/K/A 146 CARRIBEAN
ROAD, DUBOIS, CLFD CO, PA BY SERVING VINCE A. DECHURCH, JR., HUSBAND

@ SERVED

NOW, MARCH 2, 2004 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO CONTINUE THE
SHERIFF SALE TO MAY 7, 2004.

@ SERVED

NOW, MAY 6, 2004 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO CONTINUE THE SHERIFF
SALE TO JUNE 4, 2004. NOW, MAY 6, 2004 RECEIVED A FAX LETTER TO STAY THE SHERIFF SALE.

@ SERVED

NOW, JANUARY 31, 2005 RETURN WRIT AS NO SALE HELD THE SALE WAS STAYED BY THE PLAINTIFF
ATTORNEY. TIME EXPIRED.

WRIT OF EXECUTION -- (MORTGAGE FORECLOSURE)

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 15063

NO: 03-1376-CD

PLAINTIFF: WASHINGTON MUTUAL BANK FA, S/B/M TO WASHINGTON MUTUAL HOME LOANS, INC. F/K/A PNC
VS.

DEFENDANT: VINCE A. DECHURCH, JR. A/K/A VINCENT A DECHURCH, JR. AND DEBORAH L. DECHURCH

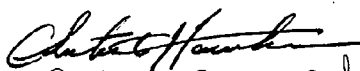
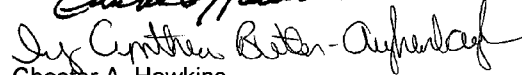
WRIT OF EXECUTION REAL ESTATE

SHERIFF RETURN

SHERIFF HAWKINS \$195.48

SURCHARGE \$40.00 PAID BY ATTORNEY

So Answers,



Chester A. Hawkins
Sheriff

No. 03-1376-CD

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

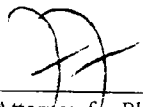
WASHINGTON MUTUAL BANK, FA, S/B/M TO WASHINGTON
MUTUAL HOME LOANS, INC. F/K/A PNC MORTGAGE CORP. OF
AMERICA

vs.

VINCE A. DECHURCH, JR. A/K/A VINCENT A. DECHURCH, JR.
DEBORAH L. DECHURCH

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Real Debt	<u>\$88,777.37</u>
Int. from 11/18/03 to Date of Sale (\$14.59 per diem)	<u> </u>
Costs	<u> </u>
Prothy. Pd.	<u>132.00</u>
Sheriff	<u> </u>



Attorney for Plaintiff

Address: 339 TREASURE LAKE A/K/A 146 CARRIBEAN ROAD, DUBOIS, PA

15801

339 TREASURE LAKE A/K/A 146 CARRIBEAN ROAD, DUBOIS, PA

15801

Where papers may be served.

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

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Tax Parcel #128-C02-15-146-21

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**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME VINCE A. DECHUR H, JR. A/K/A VINCENT A. DECHURCH,

NO. 03-1376-CD

NOW, January 29, 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 07, 2004, I exposed the within described real estate of Vince A. Dechurch, Jr. A/K/A Vincent A Dechurch, Jr. And Deborah L. Dechurch to public venue or outcry at which time and place I sold the same to he/she being the highest bidder, for the sum of and made the following appropriations, viz:

SHERIFF COSTS:

RDR	15.00
SERVICE	15.00
MILEAGE	13.68
LEVY	15.00
MILEAGE	13.68
POSTING	15.00
CSDS	10.00
COMMISSION	0.00
POSTAGE	4.44
HANDBILLS	15.00
DISTRIBUTION	25.00
ADVERTISING	15.00
ADD'L SERVICE	
DEED	
ADD'L POSTING	
ADD'L MILEAGE	13.68
ADD'L LEVY	
BID AMOUNT	
RETURNS/DEPUTIZE	
COPIES	15.00
	5.00
BILLING/PHONE/FAX	5.00
CONTINUED SALES	
MISCELLANEOUS	
TOTAL SHERIFF COSTS	\$195.48

DEED COSTS:

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

PLAINTIFF COSTS, DEBT AND INTEREST:

DEBT-AMOUNT DUE	88,777.37
INTEREST @ 14.5900	2,494.89
FROM 11/18/2003 TO 05/07/2004	
PROTH SATISFACTION	
LATE CHARGES AND FEES	
COST OF SUIT-TO BE ADDED	
FORECLOSURE FEES	
ATTORNEY COMMISSION	
REFUND OF ADVANCE	
REFUND OF SURCHARGE	
SATISFACTION FEE	
ESCROW DEFICIENCY	
PROPERTY INSPECTIONS	
INTEREST	
MISCELLANEOUS	

TOTAL DEBT AND INTEREST	\$91,272.26
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COSTS:

ADVERTISING	301.62
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
DUE	
LIEN SEARCH	100.00
ACKNOWLEDGEMENT	
DEED COSTS	0.00
SHERIFF COSTS	195.48
LEGAL JOURNAL COSTS	144.00
PROTHONOTARY	132.00
MORTGAGE SEARCH	40.00
MUNICIPAL LIEN	

TOTAL COSTS	\$913.10
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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

Dan G. Trautz
Judgment Department, Ext. 1298

Representing Lenders in
Pennsylvania and New Jersey

March 2, 2004

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

ATTENTION: CINDY (814) 765-5915

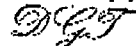
Re: WASHINGTON MUTUAL BANK, FA, S/B/M TO WASHINGTON
MUTUAL HOME LOANS, INC. F/K/A PNC MORTGAGE CORP. OF AMERICA v.
VINCE A. DECHURCH, JR. A/K/A VINCENT A. DECHURCH, JR. DEBORAH L.
DECHURCH
No. 03-1376-CD
339 TREASURE LAKE A/K/A 146 CARRIBEAN ROAD, DUBOIS, PA 15801

Dear Cindy:

Please postpone the Sheriff's Sale of the above referenced property which is
scheduled for March 5, 2004.

The property is to be relisted for the May 7, 2004 Sheriff's Sale.

Very truly yours,



Dan G. Trautz

VIA TELECOPY (814) 765-5915

CC: VINCE A. DECHURCH, JR. A/K/A VINCENT A. DECHURCH, JR. 339 TREASURE LAKE A/K/A 146 CARRIBEAN ROAD DUBOIS, PA 15801	DEBORAH L. DECHURCH 339 TREASURE LAKE A/K/A 146 CARRIBEAN ROAD DUBOIS, PA 15801
---	--

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

Genevieve Mautz
Judgment Department, Ext. 1409

Representing Lenders in
Pennsylvania and New Jersey

May 6, 2004

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

ATTENTION: CINDY (814) 765-5915

Re: WASHINGTON MUTUAL BANK, FA, S/B/M TO WASHINGTON
MUTUAL HOME LOANS, INC. F/K/A PNC MORTGAGE CORP. OF
AMERICA v. VINCE A. DECHURCH, JR. A/K/A VINCENT A. DECHURCH,
JR. DEBORAH L. DECHURCH
No. 03-1376-CD
339 TREASURE LAKE A/K/A 146 CARRIBEAN ROAD, DUBOIS, PA
15801

Dear Cindy:

Please postpone the Sheriff's Sale of the above referenced property which
is scheduled for 5/7/04. A motion was sent to postpone this sale.

The property is to be relisted for the 6/4/04 Sheriff's Sale.

Very truly yours,
Genevieve Mautz

VIA TELECOPY (814) 765-5915

Law Offices

FEDERMAN AND PHELAN, LLP

One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Genevieve.Mautz@fedphe.com

Genevieve Mautz
Judgment Department, Ext. 1409

Representing Lenders in
Pennsylvania and New Jersey

May 6, 2004

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

ATTENTION: CINDY (814) 765-6089

Re: WASHINGTON MUTUAL BANK, FA, S/B/M TO WASHINGTON MUTUAL HOME
LOANS, INC. F/K/A PNC MORTGAGE CORP. OF AMERICA v. VINCE A. DECHURCH,
JR. A/K/A VINCENT A. DECHURCH, JR. DEBORAH L. DECHURCH
No. 03-1376-CD
339 TREASURE LAKE A/K/A 146 CARRIBEAN ROAD, DUBOIS, PA 15801

Dear Cindy:

Please stay the Sheriff's Sale of the above referenced property, which is scheduled for
5/7/04 return the original writ of execution to the Prothonotary's office and refund any unused money to
our office.

No funds were received in consideration for the stay.

Very truly yours,
Genevieve Mautz

VIA TELECOPY (814) 765-5915

CC: VINCE A. DECHURCH, JR. A/K/A VINCENT A. DECHURCH, JR.	DEBORAH L. DECHURCH 339 TREASURE LAKE A/K/A 146 CARRIBEAN ROAD	WASHINGTON HOME LOANS, INC. Attn: CLIENT
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