

03-1588-CD
WACHOVIA BANK, NATIONAL ASSOC. vs. THOMAS G. DILLON, et al.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

WACHOVIA BANK, NATIONAL
ASSOCIATION, f/k/a FIRST UNION
NATIONAL BANK (Trustee for the
PENNSYLVANIA HOUSING FINANCE
AGENCY), assignee of PENNSYLVANIA
HOUSING FINANCE AGENCY, assignee
of JERSEY SHORE STATE BANK,

CIVIL DIVISION

NO. 03-1588-1D

**COMPLAINT IN MORTGAGE
FORECLOSURE**

Plaintiff,

Code
MORTGAGE FORECLOSURE

vs.

THOMAS G. DILLEN and JONI L.
GALLAHER,

Filed on behalf of
Plaintiff

Defendants.

Counsel of record for this
party:

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

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

(412) 281-1725

FILED
M 1.25/2003 2:26 PM
2 C.C. to 5th fl.
1 C.C. to attys.
OCT 23 2003

William A. Shaw
Prothonotary

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

WACHOVIA BANK, NATIONAL ASSOCIATION, f/k/a)
FIRST UNION NATIONAL BANK (Trustee for the)
PENNSYLVANIA HOUSING FINANCE AGENCY),)
assignee of PENNSYLVANIA HOUSING FINANCE)
AGENCY, assignee of JERSEY SHORE STATE BANK,)
Plaintiff,) NO:
vs.)
THOMAS G. DILLEN and JONI L. GALLAHER,)
Defendants.)

COMPLAINT IN MORTGAGE FORECLOSURE

NOTICE

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

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

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

**PROTHONOTARY
CLEARFIELD COUNTY COURTHOUSE
CLEARFIELD, PA 16830
(814) 765-2641 - EXT. 20**

COMPLAINT IN MORTGAGE FORECLOSURE

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

1. The Plaintiff is a corporation duly authorized to conduct business within the laws of the Commonwealth of Pennsylvania, having a principal place of business located at 2101 North Front Street, Harrisburg, PA 17105.
2. The Defendant(s) is/are individuals with a last known mailing address of P.O. Box 394, Madera, PA 16661. The property address is **Route 453, Madera, PA 16661** and is the subject of this action.
3. On the 14th day of January, 2000, in consideration of a loan of Thirty-Three Thousand, Two Hundred Fifty and No/100 (\$33,250.00) Dollars made by Jersey Shore State Bank, a PA corporation, to Defendant(s), the said Defendant(s) executed and delivered to Jersey Shore State Bank, a PA corporation, a "Note" secured by a Mortgage with the Defendant(s) as mortgagor(s) and Jersey Shore State Bank, as mortgagee, which mortgage was recorded on the 14th day of January, 2000, in the Office of the Recorder of Deeds of Clearfield County, at Instrument No. 200000690. The said mortgage is incorporated herein by reference thereto as though the same were set forth fully at length.
4. The premises secured by the mortgage are:

(See Exhibit "A" attached hereto.)

5. On the 14th day of January, 2000, Jersey Shore State Bank, a PA corporation, assigned to the Plaintiff, Pennsylvania Housing Finance Agency, the said mortgage, that assignment being recorded in the Office of the Recorder of Deeds of Clearfield County on the 14th day of January, 2000, at Instrument No. 200000691 and re-recorded in the Office of the Recorder of Deeds of Clearfield County on the 23rd day of February, 2000, at Instrument No. 200002362. The said assignment is incorporated herein by reference.

6. On the 18th day of August, 2003, Pennsylvania Housing Finance Agency, a PA corporation, assigned to the Plaintiff, Wachovia Bank, National Association, f/k/a First Union National Bank (Trustee for the Pennsylvania Housing Finance Agency), the said mortgage, that assignment being recorded in the Office of the Recorder of Deeds of Clearfield County and the said assignment is incorporated herein by reference.

7. Said mortgage provides, inter alia:

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

8. Since July 1, 2003, the mortgage has been in default by reason, inter alia, of the failure of the mortgagor(s) to make payments provided for in the said mortgage (including principal and interest) and, under the terms of the mortgage, the entire principal sum is due and payable.

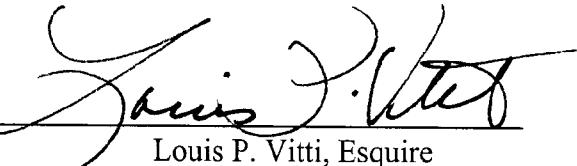
9. In accordance with the appropriate Pennsylvania Acts of Assembly and the Pennsylvania Rules of Civil Procedure, the mortgagor(s) has been advised in writing of the mortgagees intention to foreclose. The appropriate time period has elapsed since the Notice of Intention to Foreclose has been served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

10. The amount due on said mortgage is itemized on the attached schedule.
11. Plaintiff does hereby release the personal representative, heir and/or devisee of the mortgagor(s) from liability for the debt secured by the mortgage.

WHEREFORE, pursuant to Pennsylvania Rule of Civil Procedure Number 1147(6), Plaintiff demands judgment for the amount due of Thirty-Six Thousand, Five Hundred Ten and 12/100 Dollars (\$36,510.12) with interest and costs.

Respectfully submitted,

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

BY 
Louis P. Vitti, Esquire
Attorney for Plaintiff

Dillen, Thomas G.

SCHEDULE OF AMOUNTS DUE UNDER MORTGAGE

Unpaid Principal Balance		31,250.00	
Interest @ 6.6000%	from 06/01/03	through 10/31/2003	858.90
(Plus \$5.6507 per day after 10/31/2003)			
Late charges through 10/21/2003			
0 months @ 10.62			
Accumulated beforehand			148.68
(Plus \$10.62 on the 17th day of each month after 10/21/2003)			
Attorney's fee		1,562.50	
Escrow deficit		<u>2,690.04</u>	

(This figure includes projected additional charges that may be incurred by the Plaintiff and transmitted to the sheriff as charges on the writ prior to the date of the sheriff's sale)

BALANCE DUE 36,510.12

ALL that certain piece or parcel of land situate in the Village of Madera, Bigler Township, Clearfield County, Pennsylvania, bounded and described as follows:

SITUATE on the easterly side or boundary line of Legislative Route #453 leading from the Village of Madera to the Village of Banion and the Borough of Ramey; said parcel being bounded on the West by Legislative Highway Route No. 453; on the North by the premises now or formerly of a certain Norman Richards; and on the East by an alley; said premises having a frontage of one hundred (100) feet, more or less, along the aforesaid Legislative Highway Route No. 453 and extending equi-distant therefrom in an Easterly direction between the premises now or formerly of said Richard Glenn and Norman Richards a distance of one hundred (100) feet, more or less, to an alley and fronting a distance of one hundred (100) feet, more or less, along the westerly side or boundary line of the aforesaid alley; being designated on the Assessment Maps of the Clearfield County Commissioners Office as Parcel No. 103-K14-488-18.

Excepting and Reserving such exceptions and reservations as are contained in prior deeds in the chain of title.

BEING the same premises as were conveyed unto Thomas G. Dillen and Joni L. Gallaher by deed of Brian D. Smeal and Laura E. Smeal, his wife, dated December 11, 1999, and entered for record in the Office for the Recording of Deeds of Clearfield County, Pennsylvania, in Instrument File No. 200000689.

EXHIBIT "A"

VERIFICATION

Anthony J. Julian hereby states that he is the Director of Accounting and Loan Servicing Program of the Pennsylvania Housing Finance Agency, mortgage servicing agent for Plaintiff in this matter, that he is authorized to take this Verification, and that the statements made in the foregoing Civil Action in Mortgage Foreclosure are true and correct to the best of his 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.



Anthony J. Julian
Director of Accounting & Loan Servicing

Date: October 21, 2003

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

WACHOVIA BANK, NATIONAL
ASSOCIATION, f/k/a FIRST UNION
NATIONAL BANK, (Trustee for the
PENNSYLVANIA HOUSING FINANCE
AGENCY), assignee of PENNSYLVANIA
HOUSING FINANCE AGENCY, assignee
of JERSEY SHORE STATE BANK,

CIVIL DIVISION

NO. 03-1588-CD

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

Plaintiff,

Code MORTGAGE FORECLOSURE

vs.

THOMAS G. DILLEN and JONI L.
GALLAHER,

Filed on behalf of
Plaintiff

Counsel of record for this
party:

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

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

(412) 281-1725

JAN 07 2004

W. J. BROWN
Prost & Brown, Clerk of Courts

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

WACHOVIA BANK, NATIONAL ASSOCIATION, f/k/a FIRST UNION NATIONAL BANK (Trustee for the PENNSYLVANIA HOUSING FINANCE AGENCY), assignee of PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of JERSEY SHORE STATE BANK, Plaintiff, vs. THOMAS G. DILLEN and JONI L. GALLAHER, Defendants. NO. 03-1588- CD

PRAECIPE FOR DEFAULT JUDGMENT
AND ASSESSMENT OF DAMAGES

TO: PROTHONOTARY OF CLEARFIELD

Enter judgment in Default of an Answer in the amount of **\$36,883.06**, in favor of the Wachovia Bank, National Association, et al, Plaintiff in the above-captioned action, against the Defendants, **Thomas G. Dillen and Joni L. Gallaher** and assess Plaintiff's damages as follows and/or as calculated in the Complaint:

Unpaid Principal Balance	\$31,250.00
Interest from 06/01/03-01/05/04 (Plus \$5.6507 per day after 01/05/04)	1,231.84
Late charges (Plus \$10.62 per month from 10/21/03-Sale Date)	148.68
Attorney's fee	1,562.50
Escrow Deficit (Plus any additional charges that may be incurred by the Plaintiff and transmitted to the sheriff as charges on the writ prior to the date of the sheriff's sale)	<u>2,690.04</u>
Total Amount Due	<u>\$36,883.06</u>

The real estate, which is the subject matter of the Complaint, is situate in the Village of Madera, Bigler Twp, Clearfield Twp & Cmwlth of PA. HET a dwg k/a Route 453, Madera, PA 16661. Parcel No. 103-K14-488-18.



Louis P. Vitti, Esquire
Attorney for the Plaintiff

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

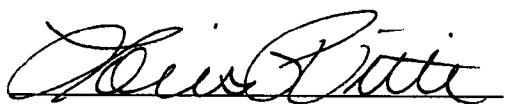
WACHOVIA BANK, NATIONAL ASSOCIATION, f/k/a FIRST :
UNION NATIONAL BANK (Trustee for the PENNSYLVANIA :
HOUSING FINANCE AGENCY), assignee of PENNSYLVANIA :
HOUSING FINANCE AGENCY, assignee of JERSEY SHORE :
STATE BANK, :
: : NO. 03-1588-CD
Plaintiff, :
: :
vs. :
: :
THOMAS G. DILLEN and JONI L. GALLAHER, :
: :
Defendants. :
:

CERTIFICATION OF MAILING

I, Louis P. Vitti, do hereby certify that a Notice of Intention to Take Judgment was mailed to the Defendant(s), in the above-captioned case on December 22, 2003, giving ten (10) day notice that judgment would be entered should no action be taken.

LOUIS P. VITTI & ASSOCIATES, P.C.

BY:

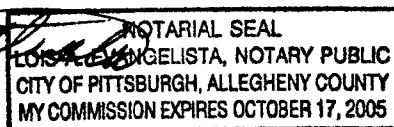

Louis P. Vitti, Esquire
Attorney for Plaintiff

SWORN to and subscribed

before me this 5th day

of January, 2004.


Notary Public



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

WACHOVIA BANK, NATIONAL ASSOCIATION, f/k/a FIRST :
UNION NATIONAL BANK (Trustee for the PENNSYLVANIA :
HOUSING FINANCE AGENCY), assignee of PENNSYLVANIA :
HOUSING FINANCE AGENCY, assignee of JERSEY SHORE :
STATE BANK,

NO. 03-1588-CD

Plaintiff,

vs.

THOMAS G. DILLEN and JONI L. GALLAHER,

Defendants.

IMPORTANT NOTICE

TO: Thomas G. Dillen
Route 453
Madera, PA 16661

Joni L. Gallaher
Box 622, Veterans Street
Smithmill, PA 16680

Date of Notice: **December 22, 2003**

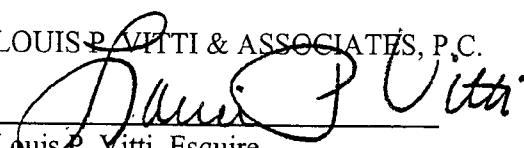
YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU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

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

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

PROTHONOTARY
CLEARFIELD COUNTY COURTHOUSE
CLEARFIELD, PA 16830
(814) 765-2641 EXT. 20

BY:

LOUIS P. VITTI & ASSOCIATES, P.C.

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

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

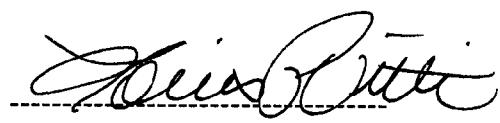
IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

COMMONWEALTH OF PENNSYLVANIA, SS:

COUNTY OF ALLEGHENY

BEFORE me, the undersigned authority, personally appeared Louis P. Vitti, Esquire, who, being duly sworn according to law, deposes and says that he is advised and believes that DEFENDANT(S) is/are not presently in the active military service of the United States of America and not members of the Army of the United States, United States Navy, the Marine Corps, or the Coast Guard, and not officers of the Public Health Service detailed by proper authority for duty with the Army or Navy; nor engaged in any active military service or duty with any military or naval units covered by the Soldiers and Sailors Civil Relief Act of 1940 and designated therein as military service, and to the best of this affiant's knowledge is/are not enlisted in military service covered by said act, and that the averments herein set forth, insofar as they are within his knowledge, are correct, and true; and insofar as they are based on information received from others, are true and correct as he verily believes.

This Affidavit is made under the provisions of the Soldiers and Sailors Civil Relief Act of 1940.



Louis P. Vitti

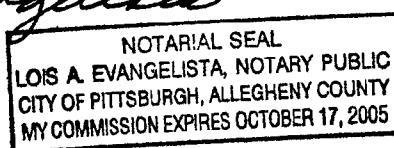
SWORN to and subscribed

before me this 5th day

of January, 2004.



Lois A. Evangelista
Notary Public



COPY

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

WACHOVIA BANK, NATIONAL ASSOCIATION, f/k/a FIRST :
UNION NATIONAL BANK (Trustee for the PENNSYLVANIA :
HOUSING FINANCE AGENCY), assignee of PENNSYLVANIA :
HOUSING FINANCE AGENCY, assignee of JERSEY SHORE :
STATE BANK,

NO. 03-1588- CD

Plaintiff, :

vs. :

THOMAS G. DILLEN and JONI L. GALLAHER,

Defendants. :

NOTICE OF ORDER, DECREE OR JUDGMENT

TO: DEFENDANT(S)

You are hereby notified that a judgment was entered in the above-captioned proceeding
on the 7th day of January 2003.

Judgment is as follows: **\$36,883.06.**

Deputy

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

COPY

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

WACHOVIA BANK, NATIONAL ASSOCIATION, f/k/a FIRST :
UNION NATIONAL BANK (Trustee for the PENNSYLVANIA :
HOUSING FINANCE AGENCY), assignee of PENNSYLVANIA :
HOUSING FINANCE AGENCY, assignee of JERSEY SHORE :
STATE BANK,

NO. 03-1588- CD

Plaintiff, :

vs. :

THOMAS G. DILLEN and JONI L. GALLAHER,

Defendants. :

NOTICE OF ORDER, DECREE OR JUDGMENT

TO: DEFENDANT(S)

You are hereby notified that a judgment was entered in the above-captioned proceeding
on the 7th day of January 2003.

Judgment is as follows: **\$36,883.06.**

Deputy

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INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.****

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

Wachovia Bank, National Association
Plaintiff(s)

No.: 2003-01588-CD

Real Debt: \$36,883.06

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Thomas G. Dillen
Joni L. Gallaher
Defendant(s)

Entry: \$20.00

Instrument: Default Judgment

Date of Entry: January 7, 2004

Expires: January 7, 2009

Certified from the record this 7th day of January, 2004.

William A. Shaw, Prothonotary

SIGN BELOW FOR SATISFACTION

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

Plaintiff/Attorney

In The Court of Common Pleas of Clearfield County, Pennsylvania

WACHOVIA BANK

VS.

DILLEN, THOMAS G. & JONI L. GALLAHER

COMPLAINT IN MORTGAGE FORECLOSURE

Sheriff Docket # 14710

03-1588-CD

SHERIFF RETURNS

NOW NOVEMBER 10, 2003 AT 11:33 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON THOMAS G. DILLEN, DEFENDANT AT RESIDENCE, RT. 453, MADERA (SMOKE RUN), CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO JOHN SPENCER, ADULT AT RESIDENCE A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN TO HIM THE CONTENTS THEREOF.
SERVED BY: DAVIS/MORGILLO

NOW NOVEMBER 12, 2003 AT 9:50 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON JONI L. GALLAHER, DEFENDANT AT RESIDENCE, BOX 622, VETERANS ST., JANESVILLE, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO JONI L. GALLAHER A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN TO HER THE CONTENTS THEREOF.
SERVED BY: DAVIS/MORGILLO

Return Costs

Cost	Description
75.00	SHERIFF HAWKINS PAID BY: ATTY
20.00	SURCHARGE PAID BY: ATTY

Sworn to Before Me This

19th Day Of Dec. 19, 2003
W. A. Shaw

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

So Answers,

Chester A. Hawkins
by Maury Hamer
Chester A. Hawkins
Sheriff

12:45 PM
DEC 19 2003
W
William A. Shaw
Prothonotary, Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

WACHOVIA BANK, NATIONAL
ASSOCIATION, f/k/a FIRST UNION
NATIONAL BANK, (Trustee for the
PENNSYLVANIA HOUSING FINANCE
AGENCY), assignee of PENNSYLVANIA
HOUSING FINANCE AGENCY, assignee
of JERSEY SHORE STATE BANK,

CIVIL DIVISION

NO. 03-1588-CD

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

Plaintiff,

vs.

THOMAS G. DILLEN and JONI L.
GALLAHER,

Defendants.

Code MORTGAGE FORECLOSURE

Filed on behalf of
Plaintiff

Counsel of record for this
party:

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

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

(412) 281-1725

JAN 07 2004

V. Vitti &
Prothonotary, Clerk of Court

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

WACHOVIA BANK, NATIONAL ASSOCIATION, f/k/a FIRST :
UNION NATIONAL BANK (Trustee for the PENNSYLVANIA :
HOUSING FINANCE AGENCY), assignee of PENNSYLVANIA :
HOUSING FINANCE AGENCY, assignee of JERSEY SHORE :
STATE BANK, :
Plaintiff, : NO. 03-1588- CD
vs. :
THOMAS G. DILLEN and JONI L. GALLAHER, :
Defendants. :
:

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

TO: PROTHONOTARY OF CLEARFIELD COUNTY

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

Amount Due \$36,883.06

Interest 01/06/04-Sale Date _____.

Total \$ _____.

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

Village of Madera, Bigler Twp, Clearfield Twp & Cmwlth of PA. HET a dwg k/a Route 453, Madera,
PA 16661. Parcel No. 103-K14-488-18.

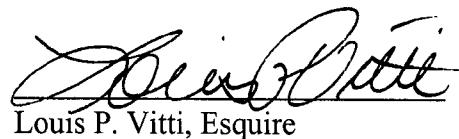

Louis P. Vitti, Esquire
Attorney for Plaintiff

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

WACHOVIA BANK, NATIONAL ASSOCIATION, f/k/a FIRST :
UNION NATIONAL BANK (Trustee for the PENNSYLVANIA :
HOUSING FINANCE AGENCY), assignee of PENNSYLVANIA :
HOUSING FINANCE AGENCY, assignee of JERSEY SHORE :
STATE BANK, :
Plaintiff, : NO. 03-1588-CD
vs. :
THOMAS G. DILLEN and JONI L. GALLAHER, :
Defendants. :

AFFIDAVIT

I, Louis P. Vitti, do hereby swear that, to the best of my knowledge, information and belief, the Defendant(s), is/are the owners of the real property on which the Plaintiff seeks to execute . That the Defendants' last known address is Thomas G. Dillen at Route 453, Madera, PA 16661 and Joni L. Gallaher at Box 622, Veterans Street, Smithmill, PA 16680.



Louis P. Vitti, Esquire

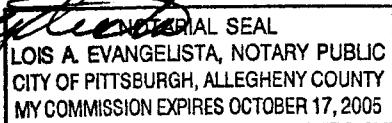
SWORN TO and subscribed

before me this 5th day of

January, 2004.



Notary Public



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

WACHOVIA BANK, NATIONAL ASSOCIATION, f/k/a FIRST :
UNION NATIONAL BANK (Trustee for the PENNSYLVANIA :
HOUSING FINANCE AGENCY), assignee of PENNSYLVANIA :
HOUSING FINANCE AGENCY, assignee of JERSEY SHORE :
STATE BANK, :
Plaintiff, : NO. 03-1588- CD
vs. :
THOMAS G. DILLEN and JONI L. GALLAHER, :
Defendants. :

AFFIDAVIT PURSUANT TO RULE 3129.1

Wachovia Bank, National Association, et al, Plaintiff in the above action, sets forth as of the date the Praeclipe for the Writ of Execution was filed the following information concerning the real property located at Route 453, Madera, PA 16661.

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

Name:	Address (Please indicate if this cannot be reasonably ascertained)
Thomas G. Dillen	Route 453 Madera, PA 16661
Joni L. Gallaher	Box 622, Veterans Street Smithmill, PA 16680

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

Name:	Address (Please indicate if this cannot be reasonably ascertained)
Same as No. 1 above.	

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

Name:	Address (Please indicate if this cannot be reasonably ascertained)
None	

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
PA Housing Finance	2101 North Front Street Harrisburg, PA 17105

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
None	

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
None	

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
Tax Collector of Bigler Township c/o Kathy Kitko	HC 1, Box 61 A Madera, PA 16661
Commonwealth of PA -DPW	P.O. Box 8016 Harrisburg, PA 17105
Clerk of Courts Criminal/Civil Division	P.O. Box 549 Clearfield, PA 16830
Tax Claim Bureau of Clearfield County	230 East Market Street Clearfield, PA 16830
Court of Common Pleas of Clearfield County Domestic Relations Division	P.O. Box 549 Clearfield, PA 16830
Bureau of Compliance	Clearance Support Section Dept. #281230 Harrisburg, PA 17128-1230 Attn: Susan Blough

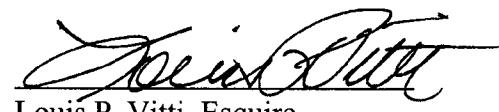
Tenant/Occupant

Route 453
Madera, PA 16661

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

January 5, 2004

Date

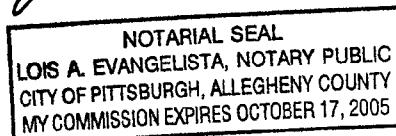

Louis P. Vitti, Esquire
Attorney for Plaintiff

SWORN TO and subscribed

before me this 5th day

of January, 2004.


Notary Public



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

COPY

Wachovia Bank, National Association, f/k/a
First Union National Bank, (Trustee for the
Pennsylvania Housing Finance Agency), assignee
of Pennsylvania Housing Finance Agency, assignee
of Jersey Shore State Bank

Vs.

NO.: 2003-01588-CD

Thomas G. Dillen and
Joni L. Gallaher

TO THE SHERIFF OF CLEARFIELD COUNTY:

To satisfy the debt, interest and costs due WACHOVIA BANK, NATIONAL ASSOCIATION, f/k/a First Union National Bank, (Trustee for the Pennsylvania Housing Finance Agency), assignee of Pennsylvania Housing Finance Agency, assignee of Jersey Shore State Bank, Plaintiff(s) from THOMAS G. DILLEN and JONI L. GALLAHER, Defendant(s):

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

Garnishee(s) as follows:

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

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

AMOUNT DUE: \$36,883.06
INTEREST: 01/06/04-Sale Date
PROTH. COSTS: \$
ATTY'S COMM: \$
DATE: 01/07/2004

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

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

William A. Shaw
Prothonotary/Clerk Civil Division

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

Sheriff

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

WACHOVIA BANK, NATIONAL ASSOCIATION, f/k/a FIRST :
UNION NATIONAL BANK (Trustee for the PENNSYLVANIA :
HOUSING FINANCE AGENCY), assignee of PENNSYLVANIA :
HOUSING FINANCE AGENCY, assignee of JERSEY SHORE :
STATE BANK, :
Plaintiff, : NO. 03-1588- CD
vs. :
THOMAS G. DILLEN and JONI L. GALLAHER, :
Defendants. :

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Village of Madera, Bigler Township, Clearfield County, Pennsylvania, bounded and described as follows:

SITUATE on the Easterly side or boundary line of Legislative Route #453 leading from the Village of Madera to the Village of Banion and the Borough of Ramey; said parcel being bounded on the West by Legislative Highway Route No. 453; on the North by the premises now or formerly of a certain Norman Richards; and on the East by an alley; said premises having a frontage of one hundred (100) feet, more or less, along the aforesaid Legislative Highway Route No. 453 and extending equi-distant therefrom in an Easterly direction between the premises now or formerly of said Richard Glenn and Norman Richards a distance of one hundred (100) feet, more or less, to an alley and fronting a distance of one hundred (100) feet, more or less, to an alley and fronting a distance of one hundred (100) feet, more or less, along the Westerly side or boundary line of the aforesaid alley; being designated on the Assessment Maps of the Clearfield County Commissioners Office as Parcel No. 103-K14-488-18.

EXCEPTING and Reserving such exceptions and reservations as are contained in prior deeds in the chain of title.

HAVING erected thereon a dwelling known as Route 453, Madera, PA 16661.

BEING the same premises which Brian D. Smeal and Laura E. Smeal, husband and wife, by deed dated 12/11/1999 and recorded on 01/14/2000 in Clearfield County, Pennsylvania, Recorder of Deeds Office at Instrument No. 200000689, granted and conveyed unto Thomas G. Dillen and Joni L. Gallaher.

FILED

MAR 26 2004

William A. Shaw
Prothonotary Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

WACHOVIA BANK, NATIONAL
ASSOCIATION, f/k/a FIRST UNION
NATIONAL BANK (Trustee for the
PENNSYLVANIA HOUSING FINANCE
AGENCY), assignee of PENNSYLVANIA
HOUSING FINANCE AGENCY, assignee
of JERSEY SHORE STATE BANK,

CIVIL DIVISION

NO. 03-1588-CD

AFFIDAVIT OF SERVICE

Filed on behalf of
Plaintiff

Counsel of record for this
party:

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

THOMAS G. DILLEN and JONI L.
GALLAHER,

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

(412) 281-1725

Defendant.

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

WACHOVIA BANK, NATIONAL ASSOCIATION, f/k/a FIRST :
UNION NATIONAL BANK (Trustee for the PENNSYLVANIA :
HOUSING FINANCE AGENCY), assignee of PENNSYLVANIA :
HOUSING FINANCE AGENCY, assignee of JERSEY SHORE :
STATE BANK,

NO. 03-1588-CD

Plaintiff, :

vs. :

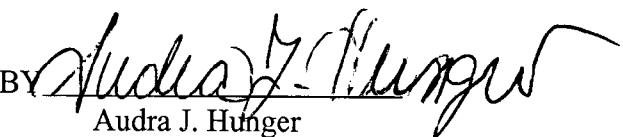
THOMAS G. DILLEN and JONI L. GALLAHER, :

Defendants. :

AFFIDAVIT OF SERVICE

I, Audra J. Hunger, do hereby certify that a Notice of Sale was mailed and served upon all lien holders by Certificate of Mailing for service in the above-captioned case on February 26, 2004, advising them of the Sheriff's sale of the property at Route 453, Madera, PA 16661, on *May 7, 2004.*

LOUIS P. VITTI & ASSOCIATES, P.C.

BY 
Audra J. Hunger

SWORN to and subscribed

before me this 24th day

of March, 2004.


Notary Public

NOTARIAL SEAL	
LOIS A. EVANGELISTA, NOTARY PUBLIC	
CITY OF PITTSBURGH, ALLEGHENY COUNTY	
MY COMMISSION EXPIRES OCTOBER 17, 2005	

U.S. POSTAL SERVICE

CERTIFICATE OF MAILING

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
PROVIDE FOR INSURANCE-POSTMASTER

Received From:

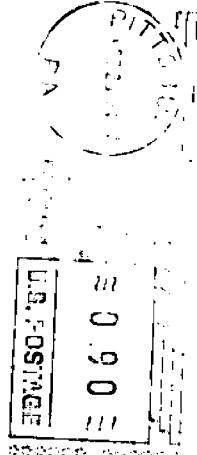
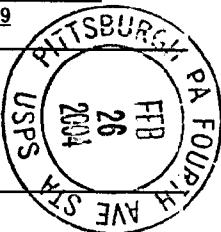
Louis P. Vitti & Associates, P.C.
916 Fifth Avenue, Pittsburgh, PA 15219

One piece of ordinary mail addressed to:

Tax Claim Bureau of Clearfield County
230 East Market Street
Clearfield, PA 16830

PS Form 3817, January 2001

AJ/Dillen/5-7-04



U.S. POSTAL SERVICE

CERTIFICATE OF MAILING

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
PROVIDE FOR INSURANCE-POSTMASTER

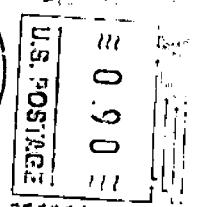
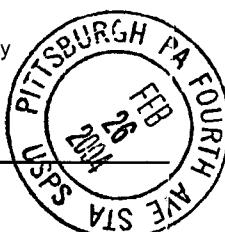
Received From:

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

One piece of ordinary mail addressed to:

Court of Common Pleas of Clearfield County
Domestic Relations Division
P.O. Box 549
Clearfield, PA 16830

PS Form 3817, January 2001



U.S. POSTAL SERVICE

CERTIFICATE OF MAILING

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
PROVIDE FOR INSURANCE-POSTMASTER

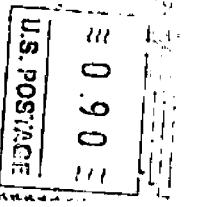
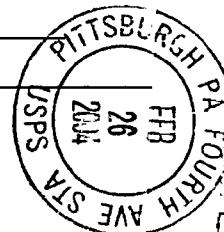
Received From:

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

One piece of ordinary mail addressed to:

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

PS Form 3817, January 2001



U.S. POSTAL SERVICE

CERTIFICATE OF MAILING

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
PROVIDE FOR INSURANCE-POSTMASTER

Received From:

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

One piece of ordinary mail addressed to:

Tenant/Occupant
Route 453
Madera, PA 16661

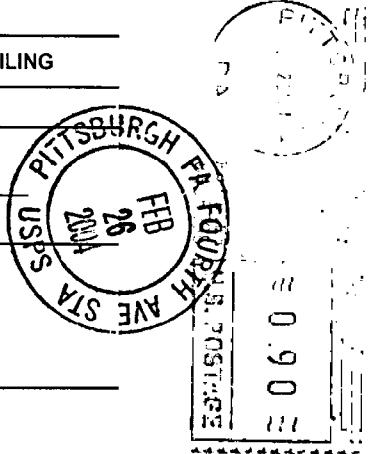
PS Form 3817, January 2001



U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER			
Received From: <u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>			
One piece of ordinary mail addressed to: PA Housing Finance 2101 North Front Street Harrisburg, PA 17105			

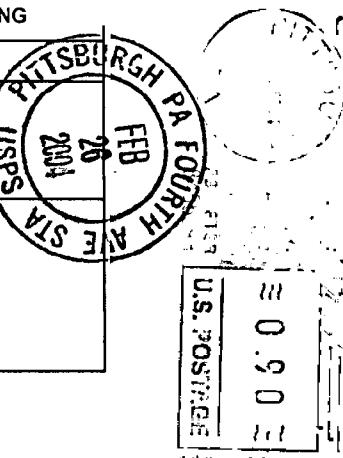
PS Form 3817, January 2001

AJ/Dillen/5-7-04



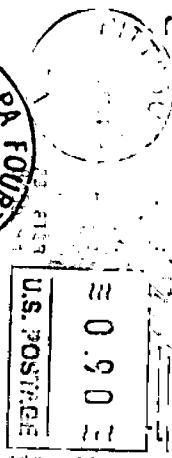
U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER			
Received From: <u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>			
One piece of ordinary mail addressed to: Tax Collector of Bigler Township c/o Kathy Kitko HC 1, Box 61 A Madera, PA 16661			

PS Form 3817, January 2001



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

PS Form 3817, January 2001



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

PS Form 3817, January 2001



In The Court of Common Pleas of Clearfield County, Pennsylvania

Sheriff Docket # 15208

WACHOVIA BANK, NATIONAL ASSOCIATION ET AL

03-1588-CD

VS.

DILLEN, THOMAS G.

WRIT OF EXECUTION

REAL ESTATE

SHERIFF RETURNS

NOW, MARCH 4, 2004 @ 10:10 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 MAY 7, 2004 WAS SET.

FILED
01/10/00/01

JUL 22 2004

BS W. William A. Shaw
Prothonotary/Clerk of Courts

NOW, MARCH 4, 2004 @ 10:37 A.M. O'CLOCK SERVED JONI L. GALLAHER, DEFENDANT, AT HER RESIDENCE BOX 622, VETERANS STREET, SMITHMILL, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO JONI L. GALLAHER, DEFENDANT, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE, AND COPY OF THE LEVY AND BY MAKING KNOWN TO HER THE CONTENTS THEREOF.

NOW, MARCH 4, 2004 @ 10:45 A.M. O'CLOCK SERVED THOMAS G. DILLEN, DEFENDANT, AT HIS EMPLOYMENT K & B WOOD PRODUCTS, BECARRIA, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO THOMAS G. DILLEN, 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, MAY 7, 2004 A SALE WAS HELD ON THE PROPERTY OF THE DEFENDANTS. THE PROPERTY WAS PURCHASED BY THE PLAINTIFF FOR \$1.00 + COSTS.

NOW, JULY 20, 2004 PAID COSTS FROM THE ADVANCE AND MADE A REFUND OF THE UNUSED ADVANCE TO THE PLAINTIFF'S ATTORNEY.

NOW, JULY 22, 2004 RETURN WRIT AS A SALE BEING HELD ON THE PROPERTY OF THE DEFENDANTS. THE PROPERTY WAS PURCHASED BY THE PLAINTIFF FOR

In The Court of Common Pleas of Clearfield County, Pennsylvania

Sheriff Docket # 15208

WACHOVIA BANK, NATIONAL ASSOCIATION ET AL

03-1588-CD

VS.

DILLEN, THOMAS G.

WRIT OF EXECUTION REAL ESTATE

SHERIFF RETURNS

\$1.00 + COSTS.

NOW, JULY 22, 2004 A DEED WAS FILED.

SHERIFF HAWKINS \$257.44

SURCHARGE \$40.00

PAID BY ATTORNEY

Sworn to Before Me This

22nd Day Of July 2004
W. A. Shaw

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

So Answers,

Chester A. Hawkins
Dee Antoinette Bitter-Augustine
Chester A. Hawkins
Sheriff

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

Wachovia Bank, National Association, f/k/a
First Union National Bank, (Trustee for the
Pennsylvania Housing Finance Agency), assignee
of Pennsylvania Housing Finance Agency, assignee
of Jersey Shore State Bank

Vs.

NO.: 2003-01588-CD

Thomas G. Dillen and
Joni L. Gallaher

TO THE SHERIFF OF CLEARFIELD COUNTY:

To satisfy the debt, interest and costs due WACHOVIA BANK, NATIONAL ASSOCIATION, f/k/a First Union National Bank, (Trustee for the Pennsylvania Housing Finance Agency), assignee of Pennsylvania Housing Finance Agency, assignee of Jersey Shore State Bank, Plaintiff(s) from THOMAS G. DILLEN and JONI L. GALLAHER, Defendant(s):

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

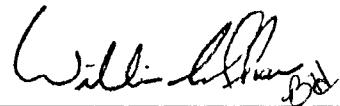
Garnishee(s) as follows:

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

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

AMOUNT DUE: \$36,883.06
INTEREST: 01/06/04-Sale Date
PROTH. COSTS: \$
ATTY'S COMM: \$
DATE: 01/07/2004

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



William A. Shaw
Prothonotary/Clerk Civil Division

Received this writ this 7 th day
of January A.D. 2004
At 2:00 A.M./P.M.

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

Chester A. Hawkins
Sheriff by Cynthia Butler-Augherbaugh

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

WACHOVIA BANK, NATIONAL ASSOCIATION, f/k/a FIRST :
UNION NATIONAL BANK (Trustee for the PENNSYLVANIA :
HOUSING FINANCE AGENCY), assignee of PENNSYLVANIA :
HOUSING FINANCE AGENCY, assignee of JERSEY SHORE :
STATE BANK, :
Plaintiff, : NO. 03-1588- CD
vs. :
THOMAS G. DILLEN and JONI L. GALLAHER, :
Defendants. :

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Village of Madera, Bigler Township, Clearfield County, Pennsylvania, bounded and described as follows:

SITUATE on the Easterly side or boundary line of Legislative Route #453 leading from the Village of Madera to the Village of Banion and the Borough of Ramey; said parcel being bounded on the West by Legislative Highway Route No. 453; on the North by the premises now or formerly of a certain Norman Richards; and on the East by an alley; said premises having a frontage of one hundred (100) feet, more or less, along the aforesaid Legislative Highway Route No. 453 and extending equi-distant therefrom in an Easterly direction between the premises now or formerly of said Richard Glenn and Norman Richards a distance of one hundred (100) feet, more or less, to an alley and fronting a distance of one hundred (100) feet, more or less, to an alley and fronting a distance of one hundred (100) feet, more or less, along the Westerly side or boundary line of the aforesaid alley; being designated on the Assessment Maps of the Clearfield County Commissioners Office as Parcel No. 103-K14-488-18.

EXCEPTING and Reserving such exceptions and reservations as are contained in prior deeds in the chain of title.

HAVING erected thereon a dwelling known as Route 453, Madera, PA 16661.

BEING the same premises which Brian D. Smeal and Laura E. Smeal, husband and wife, by deed dated 12/11/1999 and recorded on 01/14/2000 in Clearfield County, Pennsylvania, Recorder of Deeds Office at Instrument No. 200000689, granted and conveyed unto Thomas G. Dillen and Joni L. Gallaher.

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME DILLEN NO. 03-1588-CD

NOW, May 7, 2004, 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 7TH day of MAY 2004, I exposed the within described real estate of THOMAS G. DILLEN AND JONI L. GALLAHER to public venue or outcry at which time and place I sold the same to WACHOVIA BANK, NATIONAL ASSOCIATION, F/K/A FIRST UNION NATIONAL BANK, (TRUSTEE FOR THE PENNSYLVANIA ET AL he/she being the highest bidder, for the sum of \$1.00 + COSTS and made the following appropriations, viz:

SHERIFF COSTS:

RDR	15.00
SERVICE	15.00
MILEAGE	41.25
LEVY	15.00
MILEAGE	15.75
POSTING	15.00
CSDS	10.00
COMMISSION 2%	
POSTAGE	4.44
HANDBILLS	15.00
DISTRIBUTION	25.00
ADVERTISING	15.00
ADD'L SERVICE	15.00
DEED	30.00
ADD'L POSTING	
ADD'L MILEAGE	
ADD'L LEVY	
BID AMOUNT	1.00
RETURNS/DEPUTIZE	
COPIES/BILLING	15.00
	5.00
BILLING/PHONE/FAX	5.00
TOTAL SHERIFF COSTS	257.44
DEED COSTS:	
ACKNOWLEDGEMENT	5.00
REGISTER & RECORDER	32.50
TRANSFER TAX 2%	
TOTAL DEED COSTS	32.50

PLAINTIFF COSTS, DEBT & INTEREST:

DEBT-AMOUNT DUE	36,883.06
INTEREST 1/6/04	
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	
TOTAL DEBT & INTEREST	36,883.06
COSTS:	
ADVERTISING	414.48
TAXES - collector	TO 1/7/04
TAXES - tax claim	NONE
DUE	
LIEN SEARCH	100.00
ACKNOWLEDGEMENT	5.00
DEED COSTS	32.50
SHERIFF COSTS	257.44
LEGAL JOURNAL AD	198.00
PROTHONOTARY	125.00
MORTGAGE SEARCH	40.00
MUNICIPAL LIEN	
TOTAL COSTS	1,283.21

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