

04-96-CD
JP MORGAN CHASE BANK vs. WALTER L. HUBLER, JR.

JP Morgan Chase Bank vs Walter Hubler Jr.
2004-96-CD

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-482-6900

ATTORNEY FOR PLAINTIFF

JP Morgan Chase Bank, as
Trustee
1270 Northland Drive
Suite 200
Mendota Heights, MN 55120
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION

Clearfield County

v.

Walter L. Hubler, Jr.
220 Muller Street
Curwensville, PA 16833
Defendant(s)

NO.

04-96-CD

COMPLAINT IN MORTGAGE FORECLOSURE

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.

LAWYERS REFERRAL SERVICE
David S. Meholick
Court Administrator
Clearfield County Courthouse
Clearfield, PA 16830
814-765-2641, ext. 5982

FILED

JAN 22 2004

William A. Shaw
Prothonotary

AVISO

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Hace falta asentar una comparencia escrita o en persona o con un abogado y entregar a la corte en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona. Sea avisado que si usted no se dafiende, la corte tomara medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademàs, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta demanda. Usted puede perder dinero o sus propiedades u otros derechos importantes para usted.

LLEVE ESTA DEMANDA A UN ABOGADO IMMEDIATAMENTE, SI NO TIENE ABOGADO O SI NO TIENE EL DINERO SUFICIENTE DE PAGAR TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA CUYA DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERIGUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.

**Lawyer Referral Service
David S. Meholic
Court Administrator
Clearfield County Courthouse
Clearfield, PA 16830
814-765-2641, ext. 5982**

NOTICE

The amount of your debt is as stated in the attached document. The name of the creditor to whom the debt is owed is as named in the attached document. Unless you notify us within 30 days after receipt of this Notice and the attached document that the validity of the stated debt, or any portion of it, is disputed, we will assume that the debt is valid. If you do notify us in writing of a dispute within the 30 day period, we will obtain verification of the debt or a copy of a judgment against you, and mail it to you. If you do not dispute the debt, it is not an admission of liability on your part. Also, upon your written request within the 30 day period, we will provide you with the name and address of the original creditor if different from the current creditor.

If you notify us in writing within the 30 day period as stated above, we will cease collection of your debt, or any disputed portion of it, until we obtain the information that is required and mail it to you. Once we have mailed to you the required information, we will then continue the collection of your debt.

This law firm is deemed to be a debt collector and this Notice and the attached document is an attempt to collect a debt, and any information obtained will be used for that purpose.

UDREN LAW OFFICES, P.C.
/s/ Mark J. Udren, Esquire
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
(856) 482-6900

1. Plaintiff is the Corporation designated as such in the caption on a preceding page. If Plaintiff is an assignee then it is such by virtue of the following recorded assignments:

Assignor: EquiFirst Corporation

Assignments of Record to: JP Morgan Chase Bank, as Trustee

Recording Date: **LODGED FOR RECORDING.**

2. Defendant(s) is the individual designated as such on the caption on a preceding page, whose last known address is as set forth in the caption, and unless designated otherwise, is the real owner(s) and mortgagor(s) of the premises being foreclosed.

3. On or about the date appearing on the Mortgage hereinafter described, at the instance and request of Defendant(s), Plaintiff (or its predecessor, hereinafter called Plaintiff) loaned to the Defendant(s) the sum appearing on said Mortgage, which Mortgage was executed and delivered to Plaintiff as security for the indebtedness. Said Mortgage is incorporated herein by reference in accordance with Pa.R.C.P. 1019 (g).

The information regarding the Mortgage being foreclosed is as follows:

MORTGAGED PREMISES: 220 Muller Street

MUNICIPALITY/TOWNSHIP/BOROUGH: Borough of Curwensville

COUNTY: Clearfield

DATE EXECUTED: 8/7/02

DATE RECORDED: 8/8/02 INSTRUMENT NO.: 200212594

The legal description of the mortgaged premises is attached hereto and made part hereof.

4. Said Mortgage is in default because the required payments have not been made as set forth below, and by its terms, upon breach and failure to cure said breach after notice, all sums secured by said Mortgage, together with other charges authorized by said Mortgage itemized below, shall be immediately due.

5. After demand, the Defendant(s) continues to fail or refuses to comply with the terms of the Mortgage as follows:

(a) by failing or refusing to pay the installments of

principal and interest when due in the amounts indicated below;

- (b) by failing or refusing to pay other charges, if any, indicated below.

6. The following amounts are due on the said Mortgage as of 1/20/04:

Principal of debt due	\$53,952.26
Unpaid Interest at 8.65%* from 8/12/03 to 1/20/04 (the per diem interest accruing on this debt is \$12.96 and that sum should be added each day after 1/20/04)	2,061.20
Title Report	250.00
Court Costs (anticipated, excluding Sheriff's Sale costs)	280.00
Late Charges (monthly late charge of \$21.19 should be added in accordance with the terms of the note each month after 1/20/04)	84.76
Fees Billed	79.50
Attorneys Fees (anticipated and actual to 5% of principal)	<u>2,697.61</u>
TOTAL	\$59,405.33

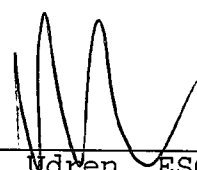
* This interest rate is subject to adjustment as more fully set forth in the Note and Mortgage.

7. The attorney's fee 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 in accordance with the reduction provisions of Act 6, if applicable.

8. The combined notice specified by the Pennsylvania Homeowner's Emergency Mortgage Assistance Program, Act 91 of 1983 and Notice of Intention to Foreclose under Act 6 of 1974 has been sent to each defendant, via certified and regular mail, in accordance with the requirements of those acts, on the date appearing on the copy attached hereto as Exhibit "A", and made part

hereof, and defendant(s) have failed to proceed within the time limits, or have been determined ineligible, or Plaintiff has not been notified in a timely manner of Defendant(s) eligibility.

~~WHEREFORE, the Plaintiff demands judgment, in rem, against~~
the Defendant(s) herein in the sum of \$59,405.33 plus interest, costs and attorneys fees as more fully set forth in the Complaint, and for foreclosure and sale of the Mortgaged premises.



Mark J. Udren, ESQUIRE
UDREN LAW OFFICES, P.C.
Attorney for Plaintiff
Attorney I.D. No. 04302

ALL that certain lot or piece of ground situate in the Borough of Curwensville, County of Clearfield, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stake in the east line of Muller Street, said stake being the northwest corner of other land now or formerly of Charles Raymond Smith and Phoebe Jane Smith and being also the southwest corner of the lot herein conveyed; thence along the east line of Muller Street North twenty-five (25°) degrees twenty-three (23') minutes West sixty-four (64) feet to a stake; thence along the line of land now or formerly of John J. Bartell North sixty-four (64°) degrees thirty-seven (37') minutes East one hundred twenty-seven and two tenths (127.2) feet to a stake; thence still by the same South twenty-five (25°) degrees twenty-three (23') minutes East sixty-four (64) feet to a stake; thence along the line of other land now or formerly of Charles Raymond Smith and Phoebe Jane Smith South sixty-four (64°) degrees thirty-seven (37') minutes West one hundred twenty-seven and two-tenths (127.2) feet to a stake and place of beginning.

Homecomings Financial
A GMAC Company

November 17, 2003

Certified Mail, Return Receipt Requested

0434535589
Walter L Hubler Jr
220 Muller Street
Curwensville, PA 16833Re: Property Address: 220 Muller Street
Curwensville, PA 16833

Loan Number: 0434535589

A default exists under the above referenced Mortgage/Deed of Trust loan agreement. The action required to cure the default is the payment of all sums due under the Mortgage/Deed of Trust loan agreement. As of the date of this letter the total amount due is \$ 1,344.01. That sum includes the following:

3 payments totaling:	\$ 1,271.13
Late charges:	\$ 42.38
Other fees and/or costs	\$ 30.50
Unapplied Funds :	N/A

The total amount due shown above is subject to further increases for additional monthly payments, late charges, attorney fees, and/or other fees and cost which may become due, after the date of this letter. To obtain an update of the total amount due to cure this default, contact us at 1.800.206.2901.

TO CURE THIS DEFAULT, SEND YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK IN THE AMOUNT OF \$ 1,344.01 BY December 17, 2003 TO THE FOLLOWING ADDRESS: Homecomings Financial, P.O. Box 78426 Phoenix, AZ 85062-8426 OR OVERNIGHT TO: 2445 W. Dunlap Avenue, Suite 100 Phoenix, AZ 85021-2803.

If the default is not cured within thirty (30) days of the mailing of this letter, the lender, without further notice or demand, will accelerate the maturity date of the Note and declare all sums secured by the Mortgage/Deed of Trust to be immediately due and payable. The lender then intends to have the property sold at a public foreclosure sale. After acceleration, a curing of the default and reinstatement of the loan will be permitted up to the time of the sale by paying the past due monthly payments and other sums then due under the Mortgage/Deed of Trust loan agreement and by complying with all terms of reinstatement.

You have the right to bring a court action to assert the nonexistence of a default or any other defense that may exist to prevent acceleration and sale of the property.

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.

Sincerely,

Loan Counseling Department

HLH

Homecomings Financial
2711 North Haskell Avenue Suite 500 Dallas, Texas 75204
800.206.2901 Homecomings.com

EXHIBIT A

ACT 91 NOTICE

TAKE ACTION TO SAVE YOUR HOME FROM FORECLOSURE

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.

This is an official notice that the mortgage on your home is in default, and the lender intends to foreclose. Specific information about the nature of the default is provided in the attached pages.

The HOMEOWNER'S MORTGAGE ASSISTANCE PROGRAM (HEMAP) may be able to help to save your home. This Notice explains how the program works.

To see if HEMAP can help, you must MEET WITH A CONSUMER CREDIT COUNSELING AGENCY WITHIN 30 DAYS OF THE DATE OF THIS NOTICE. Take this notice with you when you meet with the Counseling Agency.

The name, address and phone number of Consumer Credit Counseling Agencies serving your County are listed at the end of this Notice. If you have any questions, you may call the Pennsylvania Housing Finance Agency toll free at 1-800-342-2397. (Persons with impaired hearing can call (717) 780-1369).

This Notice contains important legal information. If you have any questions, representatives at the Consumer Credit Counseling Agency may be able to help explain it. You may also want to contact an attorney in your area. The local bar association may be able to help you find a lawyer.

LA NOTIFICACION EN ADJUNTO ES DE SUMA IMPORTANCIA, PUES AFECTA SU DERECHO A CONTINUAR VIVIENDO EN SU CASA. SI NO COMPRENDE EL CONTENIDO DE ESTA NOTIFICACION OBTENGA UNA TRADUCCION INMEDIATAMENTE LLAMANDO ESTA AGENCIA (PENNSYLVANIA HOUSING FINANCE AGENCY) SIN CARGOS AL NUMERO MENCIONADO ARRIBA. PUEDES SER ELEGIBLE PARA UN PRESTAMO POR EL PROGRAMA LLAMADO "HOMEOWNER'S EMERGENCY MORTGAGE ASSISTANCE PROGRAM" EL CUAL PUEDE SALVAR SU CASA DE LA PERDIDA DEL DERECHO A REDIMIR SU HIPOTECA.

Date: November 17, 2003

TO: Walter L. Hubler Jr
220 Muller Street
Curwensville, PA 16833

Premises: 220 Muller Street
Curwensville, PA 16833

Re: Loan Number: 0434535589
FROM: Homecomings Financial

HOMEOWNERS' EMERGENCY MORTGAGE ASSISTANCE PROGRAM**YOU MAY BE ELIGIBLE FOR FINANCIAL ASSISTANCE WHICH CAN SAVE YOUR HOME FROM FORECLOSURE AND HELP YOU MAKE FUTURE MORTGAGE PAYMENTS**

IF YOU COMPLY WITH THE PROVISIONS OF THE HOMEOWNER'S EMERGENCY MORTGAGE ASSISTANCE ACT OF 1983 (THE "ACT"), YOU MAY BE ELIGIBLE FOR EMERGENCY MORTGAGE ASSISTANCE:

IF YOUR DEFAULT HAS BEEN CAUSED BY CIRCUMSTANCES
BEYOND YOUR CONTROL,

IF YOU HAVE A REASONABLE PROSPECT OF BEING ABLE TO
PAY YOUR MORTGAGE PAYMENTS, AND

IF YOU MEET OTHER ELIGIBILITY REQUIREMENTS
ESTABLISHED BY THE PENNSYLVANIA HOUSING FINANCE
AGENCY.

TEMPORARY STAY OF FORECLOSURE -- Under the Act, you are entitled to a temporary stay of foreclosure on your mortgage for thirty (30) days from the date of this Notice. During that time, you must arrange and attend a "face-to-face" meeting with one of the consumer credit counseling agencies listed at the end of this Notice. **THIS MEETING MUST OCCUR WITHIN THE NEXT 30 DAYS. IF YOU DO NOT APPLY FOR EMERGENCY MORTGAGE ASSISTANCE, YOU MUST BRING YOUR MORTGAGE UP TO DATE. THE PART OF THIS NOTICE CALLED "HOW TO CURE YOUR MORTGAGE DEFAULT", EXPLAINS HOW TO BRING YOUR MORTGAGE UP TO DATE.**

CONSUMER CREDIT COUNSELING AGENCIES -- If you meet with one of the consumer credit counseling agencies listed at the end of this notice, the lender may NOT take action against you for thirty (30) days after the date of this meeting. The names, addresses and telephone numbers of designated consumer credit counseling agencies for the county in which the property is located are set forth at the end of this Notice. It is only necessary to schedule one face-to-face meeting. Advise your lender immediately of your intentions.

APPLICATION FOR MORTGAGE ASSISTANCE -- Your mortgage is in default for the reasons set forth later in this Notice (see following pages for specific information about the nature of your default.) If you have tried and are unable to resolve this problem with the lender, you have the right to apply for financial assistance from the Homeowner's Emergency Mortgage Assistance Program. To do so, you must fill out, sign and file a completed Homeowner's Emergency Assistance Program Application with one of the designated consumer credit counseling agencies listed at the end of this Notice. Only consumer credit counseling agencies have applications for the program and they will assist you in submitting a complete application to the Pennsylvania Housing Finance Agency. Your application **MUST** be filed or postmarked within thirty (30) days of your face-to-face meeting.

LENDER CONTACT IN REGARDS TO PENNSYLVANIA HOUSING FINANCIAL ASSISTANCE

HomeComings Financial
2711 North Haskell Ave. Suite 900
Dallas, Texas 75204
Attn: Loss Mitigation Department, Stephanie Crouch
Phone: 1-800-206-2901, ext. 2506

ALL CORRESPONDENCE REGARDING PHFA ASSISTANCE SHOULD BE FORWARDED TO THE ABOVE REFERENCED ADDRESS.

YOU MUST FILE YOUR APPLICATION PROMPTLY. IF YOU FAIL TO DO SO OR IF YOU DO NOT FOLLOW THE OTHER TIME PERIODS SET FORTH IN THIS LETTER, FORECLOSURE MAY PROCEED AGAINST YOUR HOME IMMEDIATELY AND YOUR APPLICATION FOR MORTGAGE ASSISTANCE WILL BE DENIED.

AGENCY ACTION – Available funds for emergency mortgage assistance are very limited. They will be disbursed by the Agency under the eligibility criteria established by the Act. The Pennsylvania Housing Finance Agency has sixty (60) days to make a decision after it receives your application. During that time, no foreclosure proceedings will be pursued against you if you have met the time requirements set forth above. You will be notified directly by the Pennsylvania Housing Finance Agency of its decision on your application.

NOTE: IF YOU ARE CURRENTLY PROTECTED BY THE FILING OF A PETITION IN BANKRUPTCY, THE FOLLOWING PART OF THIS NOTICE IS FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE CONSTRUED AS AN ATTEMPT TO COLLECT THE DEBT.

(If you have filed bankruptcy you can still apply for Emergency Mortgage Assistance.)

HOW TO CURE YOUR MORTGAGE DEFAULT (Bring it up to date).

NATURE OF THE DEFAULT – The MORTGAGE debt held by the above lender on your property located at:

220 Muller Street, Curwensville, PA 16833

IS SERIOUSLY IN DEFAULT because:

YOU HAVE NOT MADE MONTHLY MORTGAGE PAYMENTS for the following months and the following amounts are now past due:

Monthly payments from 09/12/03 to 11/12/03 totaling:	\$ 1,271.13
Late Charges:	\$ 42.38
Other fees and/or costs (including NSF charges and property inspections):	\$ 30.50
LESS: Unapplied Funds:	N/A
TOTAL	\$ 1,344.01

HOW TO CURE THE DEFAULT – You may cure the default within THIRTY (30) DAYS of the date of this Notice **BY PAYING THE TOTAL AMOUNT DUE TO THE LENDER, WHICH IS \$ 1,344.01, PLUS ANY MORTGAGE PAYMENTS AND LATE CHARGES WHICH BECOME DUE DURING THE THIRTY (30) DAY PERIOD.** Payments must be made either by cash, cashier's check, certified check or money order made payable and sent to:

Homecomings Financial, P.O. Box 78426 Phoenix, AZ 85062-8426 OR OVERNIGHT TO: 2445 W. Dunlap Avenue, Suite 100 Phoenix, AZ 85021-2803.

IF YOU DO NOT CURE THE DEFAULT – If you do not cure the default within THIRTY (30) DAYS of the date of this Notice, **the lender intends to exercise its right to accelerate the mortgage debt.** This means that the entire outstanding balance of this debt will be considered due immediately and you may lose the chance to pay the mortgage in monthly installments. If full payment of the total amount past due is not made within THIRTY (30) DAYS, the lender also intends to instruct its attorney to start legal action to foreclose upon your mortgaged property.

IF THE MORTGAGE IS FORECLOSED UPON – The mortgaged property will be sold by the Sheriff to pay off the mortgage debt. If the lender refers your case to its attorney, but you cure the delinquency before the lender begins legal proceedings against you, you will still be required to pay the reasonable attorney's fees that were actually incurred, up to \$50.00. However, if legal proceedings are started against you, you will have to pay all reasonable attorney's fees actually incurred by the lender, even if they exceed \$50.00. Any attorney's fees will be added to the amount you owe the lender, which may also include other reasonable costs. **If you cure the default within the THIRTY (30) DAY period, you will not be required to pay attorney's fees.**

OTHER LENDER REMEDIES – The lender may also sue you personally for the unpaid principal balance and all other sums due under the mortgage.

RIGHT TO CURE THE DEFAULT PRIOR TO SHERIFF'S SALE – If you have not cured the default within the THIRTY (30) DAY period and foreclosure proceedings have begun, you still have the right to cure the default and prevent the sale at any time up to one hour before the Sheriff's Sale. You may do so by paying the total amount then past due, plus any late or other charges then due, reasonable attorney's fees and costs connected with the foreclosure sale and any other costs connected with the Sheriff's Sale as specified in writing by the lender and by performing any other requirements under the mortgage. Curing your default in the manner set forth in this Notice will restore your mortgage to the same position as if you had never defaulted.

EARLIEST POSSIBLE SHERIFF'S SALE DATE – It is estimated that the earliest date that such a Sheriff's Sale of the mortgaged property could be held would be approximately six (6) months from the date of this Notice. A notice of the actual date of the Sheriff's Sale will be sent to you before the sale. Of course, the amount needed to cure the default will increase the longer you wait. You may find out at any time exactly what the required payment or action will be by contacting the lender.

HOW TO CONTACT THE LENDER:

Homecomings Financial
2711 N. Haskell, Suite 900
Dallas, TX 75204
Attn: Loan Counseling Department
Phone: 1.800.206.2901

EFFECT OF THE SHERIFF'S SALE – You should realize that a Sheriff's Sale will end your ownership of the mortgaged property and your right to occupy it. If you continue to live in the property after the Sheriff's Sale, a lawsuit to remove you and your furnishings and other belongings could be started by the lender at any time.

ASSUMPTION OF MORTGAGE – You may be able to sell or transfer your home to a buyer or transferee who will assume the mortgage debt, provided that all the outstanding payments, charges and attorney's fees and costs are paid prior to or at the sale and that the other requirements of the mortgage are satisfied.

YOU MAY ALSO HAVE THE RIGHT:

TO SELL THE PROPERTY TO OBTAIN MONEY TO PAY OFF THE MORTGAGE DEBT OR
TO BORROW MONEY FROM ANOTHER LENDING INSTITUTION TO PAY OFF THIS
DEBT.

TO HAVE THIS DEFAULT CURED BY ANY THIRD PARTY ACTING ON YOUR BEHALF.

TO HAVE THE MORTGAGE RESTORED TO THE SAME POSITION AS IF NO DEFAULT HAD OCCURRED, IF YOU CURE THE DEFAULT. (HOWEVER, YOU DO NOT HAVE THIS RIGHT TO CURE YOUR DEFAULT MORE THAN THREE TIMES IN ANY CALENDAR YEAR.)

TO ASSERT THE NONEXISTENCE OF A DEFAULT IN ANY FORECLOSURE PROCEEDING OR ANY OTHER LAWSUIT INSTITUTED UNDER THE MORTGAGE DOCUMENTS.

TO ASSERT ANY OTHER DEFENSE YOU BELIEVE YOU MAY HAVE TO SUCH ACTION BY THE LENDER.

TO SEEK PROTECTION UNDER THE FEDERAL BANKRUPTCY LAW.

Sincerely,

Loan Counseling Department

Enclosure(s)
List of Counseling Agencies

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-482-6900

ATTORNEY FOR PLAINTIFF

JP Morgan Chase Bank, as
Trustee

Plaintiff

v.

Walter L. Hubler, Jr.
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Clearfield County

NO. 04-96-CD

PRAECIPE TO SUBSTITUTE VERIFICATION

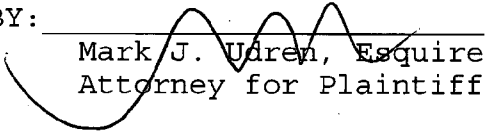
TO THE PROTHONOTARY:

Kindly substitute the attached Verification for the
Verification attached to the Complaint in Mortgage Foreclosure with
regard to the captioned matter.

DATED: March 2, 2004

UDREN LAW OFFICES, P.C.

BY:


Mark J. Udren, Esquire
Attorney for Plaintiff

FILED

MAR 10 2004

William A. Shaw
Prothonotary/Clerk of Courts

FILED
MAR 11 2004
MAR 10 2004

William A. Shaw
Prothonotary/Clerk of Courts

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-482-6900

ATTORNEY FOR PLAINTIFF

JP Morgan Chase Bank, as
Trustee

Plaintiff

v.
Walter L. Hubler, Jr.
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Clearfield County

NO. 04-96-CD

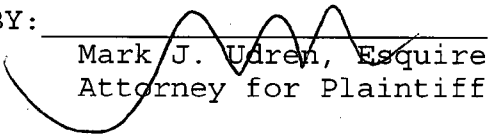
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regard to the captioned matter.

DATED: March 2, 2004

UDREN LAW OFFICES, P.C.

BY: 
Mark J. Udren, Esquire
Attorney for Plaintiff

FILED

MAR 10 2004

William A. Shaw
Prothonotary/Clerk of Courts

V E R I F I C A T I O N

The undersigned, an officer of the Corporation which is the Plaintiff in the foregoing Complaint or an officer of the Corporation which is the servicing agent of Plaintiff, and being authorized to make this verification on behalf of the Plaintiff, hereby verifies that the facts set forth in the foregoing Complaint are taken from records maintained by persons supervised by the undersigned who maintain the business records of the mortgage held by Plaintiff in the ordinary course of business and that those facts are true and correct to the best of the knowledge, information and belief of the undersigned.

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

Date: 1-28-04


Name: Rick Wilken
Title: Supervisor
Company: Fidelity National

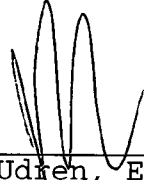
Walter L. Hubler, Jr.
Loan #0434535589
MJU #03120766

FILED
MAR 11 2004
MAR 10 2004

William A. Shaw
Prothonotary/Clerk of Courts

V E R I F I C A T I O N

Mark J. Udren, Esquire, hereby states that he is the attorney for the Plaintiff, a corporation unless designated otherwise; that he is authorized to take this Verification and does so because of the exigencies regarding this matter, and because Plaintiff must verify much of the information through agents, and because he has personal knowledge of some of the facts averred in the foregoing pleading; and that the statements made in the foregoing pleading are true and correct to the best of his knowledge, information and belief and the source of his information is public records and reports of Plaintiff's agents. The undersigned understands that this statement herein is made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.



Mark J. Udren, ESQUIRE
UDREN LAW OFFICES, P.C.

FILED

0 1:43 PM Feb 85 AD
JAN 22 2004

William A. Shaw
Prothonotary

In The Court of Common Pleas of Clearfield County, Pennsylvania

JP MORGAN CHASE BANK

VS.

HUBLER, WALTER L. JR.

COMPLAINT IN MORTGAGE FORECLOSURE

Sheriff Docket #

15103

04-96-CD

SHERIFF RETURNS

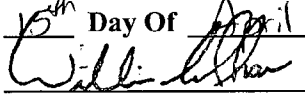
NOW JANUARY 26, 2004 AT 11:23 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON WALTER L. HUBLER, JR., DEFENDANT AT RESIDENCE, 220 MULLER ST., CURWENSVILLE, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO RACHEL O'DELL, ADULT AT RESIDENCE A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN TO HER THE CONTENTS THEREOF.

SERVED BY: COUDRIET/RYEN

Return Costs

Cost	Description
22.50	SHERIFF HAWKINS PAID BY: ATTY CK#1911
10.00	SURCHARGE PAID BY: ATTY CK# 1912

Sworn to Before Me This

15th Day Of April 2004


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

So Answers,


Chester A. Hawkins

Sheriff

FILED

01335
APR 15 2004

William A. Shaw
Prothonotary/Clerk of Courts

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-482-6900

ATTORNEY FOR PLAINTIFF

JP Morgan Chase Bank, as
Trustee

Plaintiff

v.

Walter L. Hubler, Jr.
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Clearfield County

NO. 04-96-CD

PRAECIPE TO SUBSTITUTE VERIFICATION

TO THE PROTHONOTARY:

Kindly substitute the attached Verification for the
Verification attached to the Complaint in Mortgage Foreclosure with
regard to the captioned matter.

DATED: April 20, 2004

UDREN LAW OFFICES, P.C.

BY: 

Mark J. Udren, Esquire
Attorney for Plaintiff

FILED

APR 26 2004

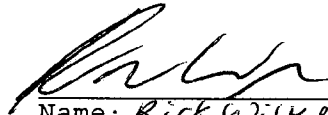
William A. Shaw
Prothonotary/Clerk of Courts

V E R I F I C A T I O N

The undersigned, an officer of the Corporation which is the Plaintiff in the foregoing Complaint or an officer of the Corporation which is the servicing agent of Plaintiff, and being authorized to make this verification on behalf of the Plaintiff, hereby verifies that the facts set forth in the foregoing Complaint are taken from records maintained by persons supervised by the undersigned who maintain the business records of the mortgage held by Plaintiff in the ordinary course of business and that those facts are true and correct to the best of the knowledge, information and belief of the undersigned.

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

Date: 1-28-04


Name: Rick Wilken
Title: Supervisor
Company: Fidelity National

Walter L. Hubler, Jr.
Loan #0434535589
MJU #03120766

UDREN LAW OFFICES, P.C.
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856-482-6900

ATTORNEY FOR PLAINTIFF

JP Morgan Chase Bank, as
Trustee
1270 Northland Drive
Suite 200
Mendota Heights, MN 55120

Plaintiff

v.

Walter L. Hubler, Jr.
220 Muller Street
Curwensville, PA 16833

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Clearfield County

MORTGAGE FORECLOSURE

NO. 04-96-CD

FILED

APR 26 2004

William A. Shaw
Prothonotary/Clerk of Courts

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

TO THE PROTHONOTARY:

Kindly enter judgment in favor of the Plaintiff and against the 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	\$59,405.33
Interest Per Complaint	1,179.36
From 1/21/04 to 4/20/04	
Late charges per Complaint	<u>63.57</u>
From 1/21/04 to 4/20/04	

TOTAL \$60,648.26

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

UDREN LAW OFFICES, P.C.

Mark J. Udren, ESQUIRE
Attorney for Plaintiff

DAMAGES ARE HEREBY ASSESSED AS INDICATED

DATE: April 26, 2004

PRO PROTHY

FILED

MAR 03 2004

APR 26 2004

Atty. Gen.

of 20.00

for

1 cc of Notice to

Def.

William A. Shaw

Prothonotary/Clerk of Courts

Statement to Atty

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003
856-482-6900

ATTORNEY FOR PLAINTIFF

JP Morgan Chase Bank, as Trustee
Plaintiff

v.

Walter L. Hubler, Jr.
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Clearfield County

NO. 04-96-CD

TO: Walter L. Hubler, Jr.
220 Muller Street
Curwensville, PA 16833

DATE of Notice: February 20, 2004

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.


LAWYER REFERRAL SERVICE
David S. Meholick
Court Administrator
Clearfield County Courthouse
Clearfield, PA 16830
814-765-2641, ext. 5982

NOTIFICACION IMPORTANTE

USTED SE ENCUENTRA EN ESTADO DE REBELDIA POR NO HABER TOMADO LA ACCION REQUIRIDA DE SU PARTE EN ESTE CASO. AL NO TOMAR LA ACCION DEBIDA DENTRO DE UN TERMINO DE DIEZ (10) DIAS DE ESTA NOTIFICACION, EL TRIBUNAL PODRA, SIN NECESIDAD DE COMPARARECER USTED EN CORTE O ESCUCCHAR PREUBA ALGUNA, DICTAR SENTENCIA EN SU CONTRA, USTED PUEDE PERDER BIENES Y OTROS DERECHOS, IMPORTANTES. DEBE LLEVAR ESTA NOTIFICACION A UN ABOGADO INMEDIATAMENTE SI USTED NO TIENE ABOGADO, O SI NO TIENE DINERO SUFICIENTE PARA TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA, CUYA DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERIGUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.

SERVICIO DE REFERENCIA LEGAL
LAWYER REFERRAL SERVICE
David S. Meholick
Court Administrator
Clearfield County Courthouse
Clearfield, PA 16830
814-765-2641, ext. 5982

NOTICE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

/s/ 
Mark J. Udren, Esquire
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, New Jersey 08003-3620

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003

856-482-6900

JP Morgan Chase Bank, as Trustee
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Clearfield County

v.

Walter L. Hubler, Jr.
Defendant(s)

NO. 04-96-CD

TO: Walter L. Hubler, Jr.
220 Muller Street
Curwensville, PA 16833

DATE of Notice: February 20, 2004

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Clearfield, PA 16830
814-765-2641, ext. 5982
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/s/ 
Mark J. Udren, Esquire
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, New Jersey 08003-3620

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-482-6900

ATTORNEY FOR PLAINTIFF

JP Morgan Chase Bank, as
Trustee
1270 Northland Drive
Suite 200
Mendota Heights, MN 55120
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Clearfield County

MORTGAGE FORECLOSURE

NO. 04-96-CD

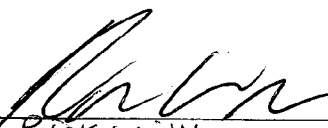
v.
Walter L. Hubler, Jr.
220 Muller Street
Curwensville, PA 16833
Defendant(s)

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF *Minnesota* :
COUNTY OF *Dakota* : SS

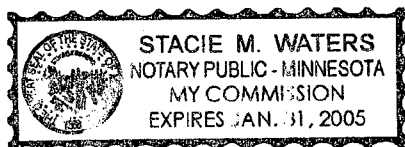
THE UNDERSIGNED being duly sworn, deposes and says that the averments herein are based upon investigations made and records maintained by us either as Plaintiff or as servicing agent of the Plaintiff herein and that the above Defendant(s) are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended, and that the age and last known residence and employment of each Defendant are as follows:

Defendant: Walter L. Hubler, Jr.
Age: Over 18
Residence: As captioned above
Employment: Unknown


Name: *Rick Wilken*
Title: *Supervisor*
Company: *Fidelity National*

Sworn to and subscribed
before me this *28* day
of *January*, 20*04*.


Notary Public



UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-482-6900

ATTORNEY FOR PLAINTIFF

COPY

JP Morgan Chase Bank, as
Trustee
1270 Northland Drive
Suite 200
Mendota Heights, MN 55120

Plaintiff

v.

Walter L. Hubler, Jr.
220 Muller Street
Curwensville, PA 16833

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Clearfield County

MORTGAGE FORECLOSURE

NO. 04-96-CD

TO: Walter L. Hubler, Jr.
220 Muller Street
Curwensville, PA 16833

NOTICE

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a Judgment has been entered against you in the above proceeding as indicated below.

Prothonotary

- ☒ Judgment by Default
- ☐ Money Judgment
- ☐ Judgment in Replevin
- ☐ Judgment for Possession
- ☐ Judgment on Award of Arbitration
- ☐ Judgment on Verdict
- ☐ Judgment on Court Findings

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE PLEASE CALL:

ATTORNEY Mark J. Udren, Esquire

At this telephone number: 856-482-6900

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-482-6900

ATTORNEY FOR PLAINTIFF

JP Morgan Chase Bank, as
Trustee
1270 Northland Drive
Suite 200
Mendota Heights, MN 55120

Plaintiff

v.

Walter L. Hubler, Jr.
220 Muller Street
Curwensville, PA 16833

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Clearfield County

MORTGAGE FORECLOSURE

NO. 04-96-CD

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

TO THE PROTHONOTARY:

Kindly enter judgment in favor of the Plaintiff and against the 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	\$59,405.33
Interest Per Complaint	1,179.36
From 1/21/04 to 4/20/04	
Late charges per Complaint	<u>63.57</u>
From 1/21/04 to 4/20/04	

TOTAL \$60,648.26

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

UDREN LAW OFFICES, P.C.

Mark J. Udren, ESQUIRE
Attorney for Plaintiff

DAMAGES ARE HEREBY ASSESSED AS INDICATED

DATE: April 26, 2004

Willi L. Hubler
PRO PROTHY

COPY

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

JP Morgan Chase Bank
Plaintiff(s)

No.: 2004-00096-CD

Real Debt: \$60,648.26

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Walter L. Hubler Jr.
Defendant(s)

Entry: \$20.00

Instrument: Default Judgment

Date of Entry: April 26, 2004

Expires: April 26, 2009

Certified from the record this 26th day of April, 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

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-482-6900

ATTORNEY FOR PLAINTIFF

JP Morgan Chase Bank, as
Trustee
1270 Northland Drive
Suite 200
Mendota Heights, MN 55120

Plaintiff

v.

Walter L. Hubler, Jr.
220 Muller Street
Curwensville, PA 16833

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Clearfield County
MORTGAGE FORECLOSURE

NO. 04-96-CD

PRAECIPE FOR WRIT OF EXECUTION

TO THE SHERIFF:

Issue Writ of Execution in the above matter:

Amount due

\$60,648.26

Interest From 4/21/04

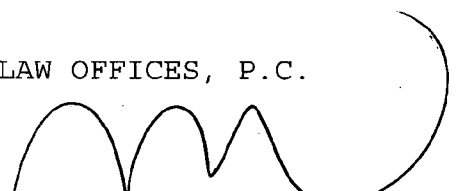
to Date of Sale _____
Per diem @\$12.96

(Costs to be added)

\$ _____

125.00 Prothonotary
costs

UDREN LAW OFFICES, P.C.


Mark J. Udren, ESQUIRE
ATTORNEY FOR PLAINTIFF

FILED

APR 26 2004

William A. Shaw
Prothonotary/Clerk of Courts

FILED
M/2:14
APR 26 2004
William A. Shaw
Prothonotary/Clerk of Court
Att'y pd. 20.00
1 cc 26 contents
w/ prop desc. to Shiff
\$141

09/02/14
APR 26 2004

William A. Shaw
Prothonotary/Clerk of Court

Att'y pd. 20.00
1 cc 26 cents
w/ prop. desc. to Shff
US/Att

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO.04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-482-6900

ATTORNEY FOR PLAINTIFF

JP Morgan Chase Bank, as
Trustee
1270 Northland Drive
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Mendota Heights, MN 55120
Plaintiff

v.

Walter L. Hubler, Jr.
220 Muller Street
Curwensville, PA 16833

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Clearfield County

MORTGAGE FORECLOSURE

NO. 04-96-CD

CERTIFICATE TO THE SHERIFF

I HEREBY CERTIFY THAT:

I. The judgment entered in the above matter is based on an Action:

- ☐ A. In Assumpsit (Contract)
- ☐ B. In Trespass (Accident)
- ☒ C. In Mortgage Foreclosure
- ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.

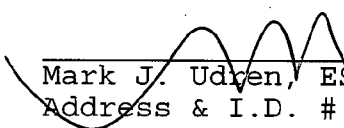
II. The Defendant(s) own the property being exposed to sale as:

- ☒ A. An individual
- ☐ B. Tenants by Entireties
- ☐ C. Joint Tenants with right of survivorship
- ☐ D. A partnership
- ☐ E. Tenants in Common
- ☐ F. A corporation

III. The Defendant(s) is (are):

- ☒ A. Resident in the Commonwealth of Pennsylvania
- ☐ B. Not resident in the Commonwealth of Pennsylvania
- ☐ C. If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the Commonwealth of Pennsylvania.

Resident:


Mark J. Udren, ESQUIRE
Address & I.D. # as above

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
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220 Muller Street
Curwensville, PA 16833

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Clearfield County

MORTGAGE FORECLOSURE

NO. 04-96-CD

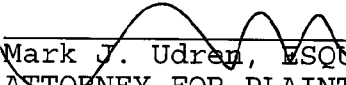
C E R T I F I C A T E

Mark J. Udren, 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 insured mortgage
- () Non-owner occupied
- () Vacant
- (X) Act 91 procedures have been fulfilled.
- () Over 24 months delinquent.

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

UDREN LAW OFFICES, P.C.


Mark J. Udren, ESQUIRE
ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-482-6900

ATTORNEY FOR PLAINTIFF

JP Morgan Chase Bank, as
Trustee
1270 Northland Drive
Suite 200
Mendota Heights, MN 55120

Plaintiff

v.

Walter L. Hubler, Jr.
220 Muller Street
Curwensville, PA 16833

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Clearfield County

MORTGAGE FORECLOSURE

NO. 04-96-CD

AFFIDAVIT PURSUANT TO RULE 3129.1

JP Morgan Chase Bank, as Trustee, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 220 Muller Street, Curwensville, PA 16833

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

Walter L. Hubler, Jr. 220 Muller Street
Curwensville, PA 16833

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

SAME AS #1 ABOVE

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

None

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

Plaintiff herein. See Caption above.

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

Name	Address
------	---------

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	Address
------	---------

Real Estate Tax Department	1 North Second Street, Suite 116, Clearfield, PA 16830
----------------------------	---

Domestic Relations Section	1 North Second Street, Suite 116, Clearfield, PA 16830
----------------------------	---

Commonwealth of PA, Department of Revenue	Bureau of Compliance, Dept. 280946 Harrisburg, PA 17128-0946
--	---

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:

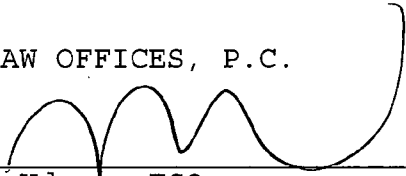
Name	Address
------	---------

Tenants/Occupants	220 Muller Street Curwensville, PA 16833
-------------------	---

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.

UDREN LAW OFFICES, P.C.

DATED: April 20, 2004



Mark J. Udren, ESQ.
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
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856-482-6900

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Plaintiff

v.

Walter L. Hubler, Jr.
220 Muller Street
Curwensville, PA 16833

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Clearfield County

MORTGAGE FORECLOSURE

NO. 04-96-CD

COPY

WRIT OF EXECUTION

TO THE SHERIFF OF Clearfield COUNTY:

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

220 Muller Street
Curwensville, PA 16833
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$60,648.26

Interest From 4/21/04

to Date of Sale _____
Per diem @\$12.96

(Costs to be added)

\$ _____
Prothonotary *125.00 Prothonotary Costs*

By _____
Clerk

Date 4/26/04

COURT OF COMMON PLEAS
NO. 04-96-CD

JP Morgan Chase Bank, as Trustee
vs.
Walter L. Hubler, Jr.

WRIT OF EXECUTION

REAL DEBT \$ 60,648.26

INTEREST \$
from 4/21/04 to
Date of Sale
Per diem @\$12.96

COSTS PAID:
PROTHY \$ 125.00

SHERIFF \$

STATUTORY \$

COSTS DUE PROTHY. \$

PREMISES TO BE SOLD:
220 Muller Street
Curwensville, PA 16833

Mark J. Udren, ESQUIRE
UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
(856) 482-6900

ALL that certain lot or piece of ground situate in the Borough of Curwensville, County of Clearfield, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stake in the east line of Muller Street, said stake being the northwest corner of other land now or formerly of Charles Raymond Smith and Phoebe Jane Smith and being also the southwest corner of the lot herein conveyed; thence along the east line of Muller Street North twenty-five (25°) degrees twenty-three (23') minutes West sixty-four (64) feet to a stake; thence along the line of land now or formerly of John J. Bartell North sixty-four (64°) degrees thirty-seven (37') minutes East one hundred twenty-seven and two tenths (127.2) feet to a stake; thence still by the same South twenty-five (25°) degrees twenty-three (23') minutes East sixty-four (64) feet to a stake; thence along the line of other land now or formerly of Charles Raymond Smith and Phoebe Jane Smith South sixty-four (64°) degrees thirty-seven (37') minutes West one hundred twenty-seven and two-tenths (127.2) feet to a stake and place of beginning.

BEING KNOWN AS: 220 MULLER STREET, CURWENSVILLE, PA 16833

PROPERTY ID NO. 6.2-H10-284-00008

TITLE TO SAID PREMISES IS VESTED IN WALTER L. HUBLER, JR., AN ADULT INDIVIDUAL BY DEED FROM RAYMOND G. SMITH AND DONNA J. SMITH, HUSBAND AND WIFE DATED 8/2/02 RECORDED 8/8/02 INSTRUMENT NO. 200212593

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

JP Morgan Chase Bank, as
Trustee
1270 Northland Drive
Suite 200
Mendota Heights, MN 55120
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Clearfield County
NO. 04-96-CD

v.
Walter L. Hubler, Jr.
220 Muller Street
Curwensville, PA 16833
Defendant(s)

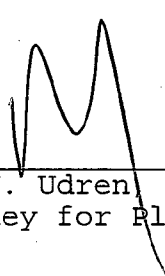
PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to
the captioned matter.

UDREN LAW OFFICES, P.C.

Date: July 14, 2004

BY: 
Mark J. Udren, ESQUIRE
Attorney for Plaintiff

FILED ^{no} _{cc}
m/j: D. Shaw
JUL 23 2004
William A. Shaw
Prothonotary/Clerk of Courts

JP Morgan Chase Bank as trustee, et. al., Plaintiff(s)
vs.
Walter L. Hubler, Jr., et. al., Defendant(s)



Service of Process by
APS International, Ltd.
1-800-328-7171
APS International Plaza
7800 Glenroy Rd.
Minneapolis, MN 55439-3122

UDREN LAW OFFICES, P.C.
Ms. Jodie L. Boos
111 Woodcrest Road
Suite 200
Cherry Hill, NJ 08003-3620

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

--Walter L. Hubler, Jr.
Court Case No. 04-96-CD

State of: PA) ss.

County of: Clearfield)

Name of Server: DAVID Johns

, undersigned, being duly sworn, deposes and says
that at the time of service, s/he was over the age of twenty-one, was not a party to this action;

Date/Time of Service: that on the 5 day of July, 2004, at 11:43 o'clock PM

Place of Service: at 220 Muller Street, in Curwensville, PA 16833

Documents Served: the undersigned served the documents described as:
Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Walter L. Hubler, Jr.

Person Served, and
Method of Service: ☒ By personally delivering them into the hands of the person to be served.
☐ By delivering them into the hands of _____, a person of
suitable age and discretion residing at the Place of Service,
whose relationship to the person to be served is _____

Description of Person
Receiving Documents: The person receiving documents is described as follows:
Sex M; Skin Color white; Hair Color Brown; Facial Hair Goat tee
Approx. Age 34; Approx. Height 6'3"; Approx. Weight 180
☒ To the best of my knowledge and belief, said person was not engaged in the US Military at
the time of service.

Signature of Server: Undersigned declares under penalty of perjury
that the foregoing is true and correct.

[Signature] 7-5-04
Signature of Server (Date)

Subscribed and sworn to before me this
9th day of July, 2004
Marilyn A. Campbell 10-28-07
Notary Public (Commission Expires)

APS International, Ltd.
APS File #: 066762-0001

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

UDREN LAW OFFICES, P.C.

BY: Mark J. Udren

ATTY I.D. NO. 04302

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

ATTORNEY FOR PLAINTIFF

JP Morgan Chase Bank, as
Trustee
1270 Northland Drive
Suite 200
Mendota Heights, MN 55120
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Clearfield County

v.

Walter L. Hubler, Jr.
220 Muller Street
Curwensville, PA 16833
Defendant(s)

NO. 04-96-CD

AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P. RULE 3129.1

Plaintiff, by its/his/her Attorney, Mark J. Udren, Esquire, hereby verifies that:

1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.

2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".

3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".

4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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

Dated: July 21, 2004

UDREN LAW OFFICES, P.C.

BY:

Mark J. Udren, Esquire
Attorney for Plaintiff

FILED

JUL 29 2004

William A. Shaw
Prothonotary/Clerk of Courts

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

JP Morgan Chase Bank, as
Trustee
1270 Northland Drive
Suite 200
Mendota Heights, MN 55120
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Clearfield County

v.

Walter L. Hubler, Jr.
220 Muller Street
Curwensville, PA 16833
Defendant(s)

NO. 04-96-CD

AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P. RULE 3129.1

Plaintiff, by its/his/her Attorney, Mark J. Udren, Esquire, hereby verifies that:

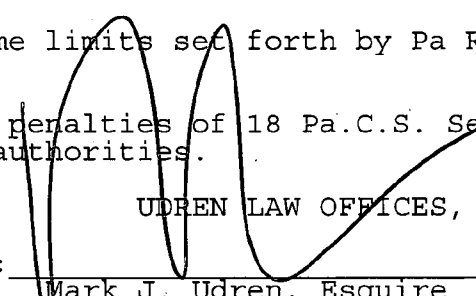
1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.
2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".
3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".
4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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

Dated: July 21, 2004

UDREN LAW OFFICES, P.C.

BY: 
Mark J. Udren, Esquire
Attorney for Plaintiff

FILED

m/2:05 PM
JUL 29 2004

William A. Shaw
Prothonotary/Clerk of Courts

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

JP Morgan Chase Bank, as
Trustee
1270 Northland Drive
Suite 200
Mendota Heights, MN 55120
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Clearfield County

NO. 04-96-CD

v.

Walter L. Hubler, Jr.
220 Muller Street
Curwensville, PA 16833
Defendant(s)

DATE: June 21, 2004

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

OWNER(S): Walter L. Hubler, Jr.

PROPERTY: 220 Muller Street
Curwensville, PA 16833

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Clearfield County Sheriff's Sale on August 6, 2004, at 10:00 am, in the Clearfield County Courthouse, 1 North Second Street, Suite 116, Clearfield, PA 16830. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

EXHIBIT A

Name and Address of Sender

Udren Law Offices, PC
Woodcrest Corporate Center
111 Woodcrest Rd.
Cherry Hill, NJ 08003

☐ Registered
☐ Insured
☐ COD
☐ Certified
☐ Return Receipt for Merchandise
☐ Int'l Recorded Del.
☐ Express Mail

Check appropriate block for Registered Mail:
☐ With Postal Insurance
☐ Without postal insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

EXHIBIT A

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regs.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks
1	Hubler	Real Estate Tax Dept., 1 N. Second St., Ste 116 Clearfield, PA 16830											
2	03120766	Domestic Relations Section, 1 N. Second St., Ste 116 Clearfield, PA 16830											
3	Clearfield	Commonwealth of PA, Dept. of Revenue, Bureau of Compliance, Dept. 280946, Harrisburg, PA 17128-0946											
4	Jodie	Tenants/Occupants, 220 Muller St., Curwensville, PA 16833											
5													
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.								

PS Form 3877, February 1994

Form Must be Completed by Typewriter, Ink or Ball Point Pen

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

JP Morgan Chase Bank, as
Trustee
1270 Northland Drive
Suite 200
Mendota Heights, MN 55120
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Clearfield County
NO. 04-96-CD

v.
Walter L. Hubler, Jr.
220 Muller Street
Curwensville, PA 16833
Defendant(s)

PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to
the captioned matter.

UDREN LAW OFFICES, P.C.

Date: July 14, 2004

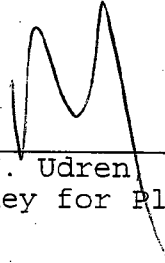
BY: 
Mark J. Udren ESQUIRE
Attorney for Plaintiff

EXHIBIT B

JP Morgan Chase Bank as trustee, et. al., Plaintiff(s)
vs.
Walter L. Hubler, Jr., et. al., Defendant(s)



Service of Process by
APS International, Ltd.
1-800-328-7171

APS International Plaza
7800 Glenroy Rd.
Minneapolis, MN 55439-3122

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

--Walter L. Hubler, Jr.
Court Case No. 04-96-CD

UDREN LAW OFFICES. P.C.
Ms. Jodie L. Boos
111 Woodcrest Road
Suite 200
Cherry Hill, NJ 08003-3620

State of: PA) ss.

County of: clearfield)

Name of Server: DAVID Johns, undersigned, being duly sworn, deposes and says that at the time of service, s/he was over the age of twenty-one, was not a party to this action;

Date/Time of Service: that on the 5 day of July, 2004, at 11:43 o'clock A M

Place of Service: at 220 Muller Street, in Curwensville, PA 16833

Documents Served: the undersigned served the documents described as:
Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Walter L. Hubler, Jr.

Person Served, and
Method of Service:

☒ By personally delivering them into the hands of the person to be served.

☐ By delivering them into the hands of _____, a person of suitable age and discretion residing at the Place of Service, whose relationship to the person to be served is _____

Description of Person Receiving Documents: The person receiving documents is described as follows:

Sex M; Skin Color white; Hair Color BROWN; Facial Hair Goat fee
Approx. Age 34; Approx. Height 6' 3"; Approx. Weight 180

☒ To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct.

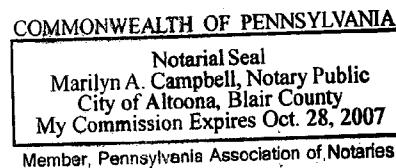
David Johns
Signature of Server (Date) 7-5-04

Subscribed and sworn to before me this

9th day of JULY, 2004
Marilyn A. Campbell
Notary Public (Commission Expires) 10-28-07

APS International, Ltd.

APS File #: 066762-0001



In The Court of Common Pleas of Clearfield County, Pennsylvania

Sheriff Docket # 15763

JP MORGAN CHASE BANK, AS TRUSTEE

04-96-CD

VS.

HUBLER, WALTER L., JR.

WRIT OF EXECUTION

REAL ESTATE

SHERIFF RETURNS

NOW, JUNE 16, 2004 @ 10:22 A.M. O'CLOCK A LEVY WAS TAKEN ON THE
PROPERTY OF THE DEFENDANTS. THE PROPERTY WAS POSTED THIS DATE @
10:25 A.M. O'CLOCK.

A SALE DATE OF AUGUST 6, 2004 WAS SET.

FILED^{EBK}
m/2/20/04
OCT 25 2004^{No cc}

William A. Shaw
Prothonotary/Clerk of Courts

THE ATTORNEY HAD DAVID JOHNS, DEFENDANT, PERSONALLY SERVED WITH
THE NOTICE OF SALE ON JULY 5, 2004 @ 11:43 A.M. O'CLOCK AT 220 MULLER
STREET, CURWENSVILLE, CLEARFIELD COUNTY, PA.

NOW, JULY 23 SERVED WALTER L. HUBLER, JR., DEFENDANT, WITH A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE AND
COPY OF THE LEVY, AT 220 MULLER STREET, CURWENSVILLE, CLEARFIELD
COUNTY, PA 16830. CERTIFIED #70033110000193809896.

NOW, AUGUST 10, 2004 RECEIVED CERTIFIED MAIL TO WALTER L. HUBLER, JR.,
AT 220 MULLER STREET, CURWENSVILLE, PA BACK WITHOUT SIGNATURE.
CERTIFIED #70033110000193809896.

NOW, AUGUST 6, 2004 A SALE WAS HELD ON THE PROPERTY OF THE DEFENDANTS.
THE PROPERTY WAS PURCHASED BY THE PLAINTIFF FOR \$1.00 + COSTS.

NOW, AUGUST 16, 2004 BILLED ATTORNEY FOR ADDITIONAL COSTS. NOW
AUGUST 20, 2004 RECEIVED CHECK FROM ATTORNEY FOR ADDITIONAL COSTS.

NOW, OCTOBER 22, 2004 PAID THE COSTS FROM THE ADVANCE AND ADDITIONAL
CHECK.

NOW, OCTOBER 25, 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 # 15763

JP MORGAN CHASE BANK, AS TRUSTEE

04-96-CD

VS.

HUBLER, WALTER L., JR.

WRIT OF EXECUTION

REAL ESTATE

SHERIFF RETURNS

\$1.00 + COSTS.

NOW, OCTOBER 25, 2004 A DEED WAS FILED.

SHERIFF HAWKINS \$213.19

SURCHARGE 420.00

PAID BY ATTORNEY

Sworn to Before Me This

25th Day Of October 2004
Walter L. Hubler, Jr.
31

So Answers,

Chester A. Hawkins
By Cynthia Butler
Chester A. Hawkins
Sheriff

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-482-6900

ATTORNEY FOR PLAINTIFF

JP Morgan Chase Bank, as
Trustee
1270 Northland Drive
Suite 200
Mendota Heights, MN 55120

Plaintiff

v.

Walter L. Hubler, Jr.
220 Muller Street
Curwensville, PA 16833

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Clearfield County

MORTGAGE FORECLOSURE

NO. 04-96-CD

WRIT OF EXECUTION

TO THE SHERIFF OF Clearfield COUNTY:

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

220 Muller Street
Curwensville, PA 16833
SEE LEGAL DESCRIPTION ATTACHED

Amount due

\$60,648.26

Interest From 4/21/04

to Date of Sale _____
Per diem @\$12.96

(Costs to be added)

\$

125.00 Prothonotary
Costs

Received April 26, 2004 @ 2:20 P.M.
Chester A. Wankers
By Cynthia Butler-Aughenbaugh

BY

William L. Hubler, Jr.
Clerk

Date

April 26, 2004

COURT OF COMMON PLEAS
NO. 04-96-CD

JP Morgan Chase Bank, as Trustee
vs.
Walter L. Hubler, Jr.

WRIT OF EXECUTION

REAL DEBT \$ 60,648.26

INTEREST \$ _____
from 4/21/04 to _____
Date of Sale _____
Per diem @\$12.96

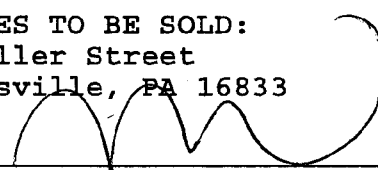
COSTS PAID:
PROTHY \$ 12500

SHERIFF \$ _____

STATUTORY \$ _____

COSTS DUE PROTHY. \$ _____

PREMISES TO BE SOLD:
220 Muller Street
Curwensville, PA 16833



Mark J. Udren, ESQUIRE
UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
(856) 482-6900

ALL that certain lot or piece of ground situate in the Borough of Curwensville, County of Clearfield, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stake in the east line of Muller Street, said stake being the northwest corner of other land now or formerly of Charles Raymond Smith and Phoebe Jane Smith and being also the southwest corner of the lot herein conveyed; thence along the east line of Muller Street North twenty-five (25°) degrees twenty-three (23') minutes West sixty-four (64) feet to a stake; thence along the line of land now or formerly of John J. Bartell North sixty-four (64°) degrees thirty-seven (37') minutes East one hundred twenty-seven and two tenths (127.2) feet to a stake; thence still by the same South twenty-five (25°) degrees twenty-three (23') minutes East sixty-four (64) feet to a stake; thence along the line of other land now or formerly of Charles Raymond Smith and Phoebe Jane Smith South sixty-four (64°) degrees thirty-seven (37') minutes West one hundred twenty-seven and two-tenths (127.2) feet to a stake and place of beginning.

BEING KNOWN AS: 220 MULLER STREET, CURWENSVILLE, PA 16833

PROPERTY ID NO. 6.2-H10-284-00008

TITLE TO SAID PREMISES IS VESTED IN WALTER L. HUBLER, JR., AN ADULT INDIVIDUAL BY DEED FROM RAYMOND G. SMITH AND DONNA J. SMITH, HUSBAND AND WIFE DATED 8/2/02 RECORDED 8/8/02 INSTRUMENT NO. 200212593

REAL ESTATE SALE

REAL ESTATE SALE SCHEDULE OF DISTRIBUTION

REAL ESTATE SALE

NAME HUBLER NO. 04-96-CD

NOW, August 6, 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 6TH day of AUGUST 2004, I exposed the within described real estate of WALTER L. HUBLER, JR. to public venue or outcry at which time and place I sold the same to JP MORGAN CHASE BANK, AS TRUSTEE 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	4.50
LEVY	15.00
MILEAGE	4.50
POSTING	15.00
CSDS	10.00
COMMISSION 2%	
POSTAGE	9.69
HANDBILLS	15.00
DISTRIBUTION	25.00
ADVERTISING	15.00
ADD'L SERVICE	
DEED	30.00
ADD'L POSTING	
ADD'L MILEAGE	13.50
ADD'L LEVY	
BID AMOUNT	1.00
RETURNS/DEPUTIZE	
COPIES/BILLING	15.00
	5.00
BILLING/PHONE/FAX	5.00

TOTAL SHERIFF COSTS 213.19

DEED COSTS:

ACKNOWLEDGEMENT	5.00
REGISTER & RECORDER	28.50
TRANSFER TAX 2%	
TOTAL DEED COSTS	28.50

PLAINTIFF COSTS, DEBT & INTEREST:

DEBT-AMOUNT DUE	60,648.26
INTEREST FROM 4/21/04	
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 60,648.26

COSTS:

ADVERTISING	372.24
TAXES - collector PD 8/31	
TAXES - tax claim PD 8/23	
DUE	
LIEN SEARCH	100.00
ACKNOWLEDGEMENT	5.00
DEED COSTS	28.50
SHERIFF COSTS	213.19
LEGAL JOURNAL AD	180.00
PROTHONOTARY	125.00
MORTGAGE SEARCH	40.00
MUNICIPAL LIEN	179.90

TOTAL COSTS 1,243.83

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

JP Morgan Chase Bank as trustee, et. al., Plaintiff(s)
vs.
Walter L. Hubler, Jr., et. al., Defendant(s)



Service of Process by
APS International, Ltd.
1-800-328-7171

APS International Plaza
7800 Glenroy Rd.
Minneapolis, MN 55439-3122

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

—Walter L. Hubler, Jr.
Court Case No. 04-96-CD

UDREN LAW OFFICES. P.C.
Ms. Jodie L. Boos
111 Woodcrest Road
Suite 200
Cherry Hill, NJ 08003-3620

State of: PA) ss.

County of: Clearfield)

Name of Server: DAVID Johns, undersigned, being duly sworn, deposes and says
that at the time of service, s/he was over the age of twenty-one, was not a party to this action;

Date/Time of Service: that on the 5 day of July, 2004, at 11:43 o'clock A M

Place of Service: at 220 Muller Street, in Curwensville, PA 16833

Documents Served: the undersigned served the documents described as:
Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Walter L. Hubler, Jr.

Person Served, and
Method of Service:

☒ By personally delivering them into the hands of the person to be served.

☐ By delivering them into the hands of _____, a person of
suitable age and discretion residing at the Place of Service,
whose relationship to the person to be served is _____

Description of Person
Receiving Documents:

The person receiving documents is described as follows:

Sex M; Skin Color white; Hair Color Brown; Facial Hair Goat tee
Approx. Age 34; Approx. Height 6' 3"; Approx. Weight 180

☒ To the best of my knowledge and belief, said person was not engaged in the US Military at
the time of service.

Signature of Server: Undersigned declares under penalty of perjury
that the foregoing is true and correct.

[Signature]
Signature of Server (Date) 7-5-04

Subscribed and sworn to before me this

9th day of July, 2004
Marilyn A. Campbell
Notary Public (Commission Expires) 10-28-07

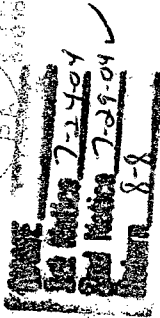
APS International, Ltd.

APS File #: 066762-0001

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

EXHIBIT B



Walter L. Hubler, Jr.
220 Muller Street
Curwensville, PA 16833

200-1-5

and Ahmed

ACSO

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

RTS
RETURN TO SENDER

15439/2434 0342/0337

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:

Walter L. Hubler, Jr.
220 Muller Street
Curwensville, PA 16833

2. Article Number

(Transfer from service label)

7003 3110 0001 9380 9896

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

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

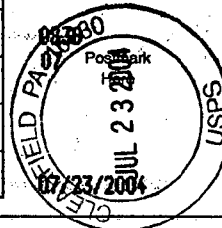
**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT**

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

CURWENSVILLE PA 16833

Postage	\$	40.60
Certified Fee		\$2.30
Return Receipt Fee (Endorsement Required)		\$1.75
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$44.65



Sent To

Walter L. Hubler, Jr.

Street, Apt. No.,
or PO Box No.

220 Muller Street

City, State, ZIP+4

Curwensville, PA 16833

PS Form 3800, June 2002

See Reverse for Instructions

7003 3110 0001 9380 9896