

04-712-CD
CHASE MANHATTAN MORTGAGE CORP. vs. PARKER T. NESTLEROODE, et al.

Chase Manhattan vs Parker Nestlerode et al
2004-712-CD

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 16265

NO. 04-712-CD

PLAINTIFF: CHASE MANHATTAN MORTGAGE CORPORATION, S/B/M TO CHASE MORTAGE COMPANY
VS.
DEFENDANT: PARKER T. NESTLEROODE AND TINA M. NESTLEROODE

WRIT OF EXECUTION REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 07/09/2004

LEVY TAKEN 09/24/2004 @ 11:09 AM

POSTED 09/24/2004 @ 11:09 AM

SALE HELD 11/05/2004

SOLD TO FEDERAL NATIONAL MORTGAGE ASSOCIATION

SOLD FOR AMOUNT \$50,000.00 PLUS COSTS

WRIT RETURNED 02/11/2005

DATE DEED FILED 02/11/2005

PROPERTY ADDRESS P. O. BOX 165, STATE ROUTE 2011 MADERA, PA 16661

FILED

FEB 11 2005

0/3:30/05

William A. Shaw
Prothonotary/Clerk of Courts

SERVICES

09/27/2004 @ 10:25 AM SERVED PARKER T. NESTLEROODE

SERVED PARKER T. NESTLEROODE, DEFENDANT, AT HIS RESIDENCE 8324 JANESVILLE PIKE, JANESVILLE, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO PARKER T. NESTLEROODE

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 / HER THE CONTENTS THEREOF.

09/29/2004 @ 10:21 AM SERVED TINA M. NESTLEROODE

SERVED TINA M. NESTLEROODE, DEFENDANT, AT HER RESIDENCE 103 MERRILL STREET, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO ALYICIA NESTLEROODE, DAUGHTER,

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 / HER THE CONTENTS THEREOF.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 16265
NO: 04-712-CD

PLAINTIFF: CHASE MANHATTAN MORTGAGE CORPORATION, S/B/M TO CHASE MORTAGE COMPANY
VS.

DEFENDANT: PARKER T. NESTLERODE AND TINA M. NESTLERODE

WRIT OF EXECUTION REAL ESTATE

SHERIFF RETURN

SHERIFF HAWKINS \$1,254.61

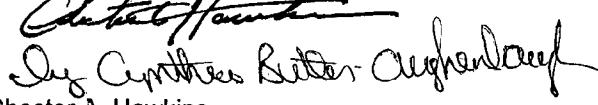
SURCHARGE \$40.00 PAID BY ATTORNEY

Sworn to Before Me This

So Answers,

____ Day of _____ 2005




Cynthia Bitter-Augendre
Chester A. Hawkins
Sheriff

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

CHASE MANHATTAN MORTGAGE
CORPORATION, S/B/M TO CHASE
MORTGAGE COMPANY

vs.

PARKER T. NESTLEROODE
TINA M. NESTLEROODE

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY,
PENNSYLVANIA

NO.: 04-712-GD

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Clearfield:

TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA:

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

Premises: **PO BOX 165, STATE ROUTE 2011, MADERA, PA 16661**

(See legal description attached.)

Amount Due	<u>\$65,476.42</u>
Interest from 7/8/04 to Date of Sale (\$10.76 per diem)	<u>\$1</u> _____
Total	<u>\$1 216.00</u> <u>PROTHONOTARY</u> Plus costs as endorsed.

Dated July 9, 2004

(SEAL)

Received July 9, 2004 @ 2:30 P.M.
Chestn A. Watkins
by Amitha Butter Aughenbaugh

William A. Shaw
Prothonotary, Common Pleas Court of
Clearfield County, Pennsylvania

By: G. C. K.

Deputy

KIO

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

No. 04-712-GD

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

CHASE MANHATTAN MORTGAGE CORPORATION, S/B/M TO
CHASE MORTGAGE COMPANY

vs.

PARKER T. NESTLERODE
TINA M. NESTLERODE

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Real Debt \$65,476.42

Int. from 7/8/04 _____
to Date of Sale (\$10.76 per diem)

Costs

Prothy Pd

Sheriff

Address: PO BOX 165, STATE ROUTE 2011, MADERA, PA 16661
PO BOX 165, STATE ROUTE 2011, MADERA, PA 16661

Where papers may be served.

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

ALL THAT CERTAIN lot, piece or parcel of ground situate, lying and being in the Township of Bigler, County of Clearfield and State of Pennsylvania, more fully bounded and described as follows:

BEGINNING at an existing iron pin at the Southwestern corner of a lot previously conveyed to Malvin W. Kerr, Jr. et. ux. by Spencer Land Company; thence South 53° 00' East 50.0 feet to an iron pin set at the Northern Right-of-Way line of Legislative Route 17047; thence by said Right-of-Way line South 38° 37' West 44.2 feet to an iron pin set; thence by residue of land of Spencer Land Company North 50° 24 1/2' West 232.6 feet to an iron pin set at line of Marvine Finney; thence by the land of Marvine Finney North 31° 30' East 80.9 feet to an existing iron pin; thence by same North 55° 19' West 188.3 feet to an existing iron pin; thence by same North 31° 26' East 68.6 feet to an existing iron pin; thence by the same North 64° 26' East 209.0 feet to an iron pin set on the line of land of Flango Brothers Coal Company; thence by said Flango Brothers property South 28° 38' East 100 feet to an existing iron pin at Northeastern corner of Malvin W. Kerr, Jr. et. ux. lot; thence by said Kerr's lot South 37° 00' West 22.6 feet to an existing iron pin; thence by the same South 28° 38' East 225.0 feet and place of beginning and containing 1.495 acres.

TITLE TO SAID PREMISES IS VESTED IN Parker T. Nestlerode and Tina M. Nestlerode by Corrective Deed from Parker T. Nestleroad a/k/a Parker T. Nestlerode and Tina M. Nestleroad a/k/a Tina M. Nestlerode, husband and wife dated 10/23/2000, recorded 11/1/2000, in Instrument #200016342.

NOTE: The above recited deed was recorded to correct the spelling of the names of the grantees from Deed Book 1376 Page 369.

TAX PARCEL # 103-L13-100

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME PARKER T. NESTLERODE

NO. 04-712-CD

NOW, February 11, 2005, by virtue of the Writ of Execution hereunto attached, after having given due and legal notice of time and place of sale by publication in a newspaper published in this County and by handbills posted on the premises setting for the date, time and place of sale at the Court House in Clearfield on November 05, 2004, I exposed the within described real estate of Parker Nestlerode And Tina M. Nestlerode to public venue or outcry at which time and place I sold the same to he/she being the highest bidder, for the sum of \$ 50,000.00 plus costs and made the following appropriations, viz:

SHERIFF COSTS:

RDR	15.00
SERVICE	15.00
MILEAGE	15.75
LEVY	15.00
MILEAGE	15.75
POSTING	15.00
CSDS	10.00
COMMISSION	1,000.00
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	23.00
ADD'L LEVY	
BID AMOUNT	50,000.00
RETURNS/DEPUTIZE	
COPIES	15.00
	5.67
BILLING/PHONE/FAX	5.00
CONTINUED SALES	
MISCELLANEOUS	
TOTAL SHERIFF COSTS	\$1,254.61

DEED COSTS:

ACKNOWLEDGEMENT	5.00
REGISTER & RECORDER	29.50
TRANSFER TAX 2%	0.00
TOTAL DEED COSTS	\$29.50

PLAINTIFF COSTS, DEBT AND INTEREST:

DEBT-AMOUNT DUE	65,476.42
INTEREST @ 10.7600 %	1,291.20
FROM 07/08/2004 TO 11/05/2004	
PROTH SATISFACTION	
LATE CHARGES AND FEES	
COST OF SUIT-TO BE ADDED	
FORECLOSURE FEES	
ATTORNEY COMMISSION	
REFUND OF ADVANCE	
REFUND OF SURCHARGE	40.00
SATISFACTION FEE	
ESCROW DEFICIENCY	
PROPERTY INSPECTIONS	
INTEREST	
MISCELLANEOUS	
TOTAL DEBT AND INTEREST	\$66,807.62

COSTS:

ADVERTISING	382.14
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
DUE	
LIEN SEARCH	100.00
ACKNOWLEDGEMENT	5.00
DEED COSTS	29.50
SHERIFF COSTS	1,254.61
LEGAL JOURNAL COSTS	207.00
PROTHONOTARY	210.00
MORTGAGE SEARCH	40.00
MUNICIPAL LIEN	
TOTAL COSTS	\$2,228.25

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

CHESTER A. HAWKINS, Sheriff

FILED
FEB 11 2005
William A. Shaw
Prothonotary/Clerk of Courts

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

**CHASE MANHATTAN MORTGAGE
CORPORATION, S/B/M TO CHASE
MORTGAGE COMPANY**

vs.

**PARKER T. NESTLEROODE
TINA M. NESTLEROODE**

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

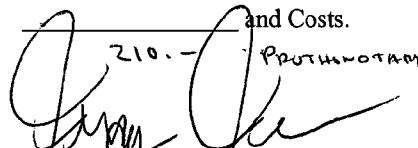
No. 04-712-GD

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

To the Director of the Office of the Prothonotary:

Issue writ of execution in the above matter:

Amount Due	<u>\$65,476.42</u>
Interest from 7/8/04 to Date of Sale (\$10.76 per diem)	


and Costs.
210.- Prothonotary

Frank Federman, Esquire
Attorney for Plaintiff
One Penn Center at Suburban Station
1617 John F. Kennedy Blvd., Suite 1400
Philadelphia, PA 19103-1814

Note: Please attach description of Property.

KIO

FILED

JUL 09 2004
112:20 AM
William A. Shaw
Prothonotary/Clerk of Courts
1 CEST 41
6 Writs issued to
SHEEN

No. 04-712-GD

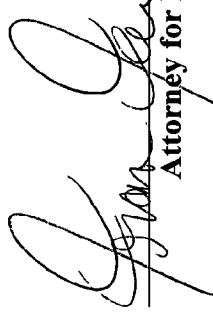
**IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA**

CHASE MANHATTAN MORTGAGE
CORPORATION, S/B/M TO CHASE
MORTGAGE COMPANY

vs.

PARKER T. NESTLEROODE
TINA M. NESTLEROODE

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



John J. Heuer

Attorney for Plaintiff(s)

Address: PO BOX 165, STATE ROUTE 2011, MADERA, PA 16661
PO BOX 165, STATE ROUTE 2011, MADERA, PA 16661
Where papers may be served.

ALL THAT CERTAIN lot, piece or parcel of ground situate, lying and being in the Township of Bigler, County of Clearfield and State of Pennsylvania, more fully bounded and described as follows:

BEGINNING at an existing iron pin at the Southwestern corner of a lot previously conveyed to Malvin W. Kerr, Jr. et. ux. by Spencer Land Company; thence South 53° 00' East 50.0 feet to an iron pin set at the Northern Right-of-Way line of Legislative Route 17047; thence by said Right-of-Way line South 38° 37' West 44.2 feet to an iron pin set; thence by residue of land of Spencer Land Company North 50° 24 1/2' West 232.6 feet to an iron pin set at line of Marvine Finney; thence by the land of Marvine Finney North 31° 30' East 80.9 feet to an existing iron pin; thence by same North 55° 19' West 188.3 feet to an existing iron pin; thence by same North 31° 26' East 68.6 feet to an existing iron pin; thence by the same North 64° 26' East 209.0 feet to an iron pin set on the line of land of Flango Brothers Coal Company; thence by said Flango Brothers property South 28° 38' East 100 feet to an existing iron pin at Northeastern corner of Malvin W. Kerr, Jr. et. ux. lot; thence by said Kerr's lot South 37° 00' West 22.6 feet to an existing iron pin; thence by the same South 28° 38' East 225.0 feet and place of beginning and containing 1.495 acres.

TITLE TO SAID PREMISES IS VESTED IN Parker T. Nestlerode and Tina M. Nestlerode by Corrective Deed from Parker T. Nestleroad a/k/a Parker T. Nestlerode and Tina M. Nestleroad a/k/a Tina M. Nestlerode, husband and wife dated 10/23/2000, recorded 11/1/2000, in Instrument #200016342.

NOTE: The above recited deed was recorded to correct the spelling of the names of the grantees from Deed Book 1376 Page 369.

TAX PARCEL # 103-L13-100

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

CHASE MANHATTAN MORTGAGE
CORPORATION, S/B/M TO CHASE
MORTGAGE COMPANY

vs.

PARKER T. NESTLEROODE
TINA M. NESTLEROODE

Commonwealth of Pennsylvania:

County of Clearfield:

TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA:

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

Premises: **PO BOX 165 , STATE ROUTE 2011, MADERA, PA 16661**

(See legal description attached.)

Amount Due	<u>\$65,476.42</u>
Interest from 7/8/04 to	\$ _____
Date of Sale (\$10.76 per diem)	_____
Total	<u>\$ 2180.00</u> Plus costs as endorsed.

Dated July 9, 2004
(SEAL)

William A. Shae
Prothonotary, Common Pleas Court of
Clearfield County, Pennsylvania

By: 
Deputy

KIO

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

No. 04-712-GD

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

CHASE MANHATTAN MORTGAGE CORPORATION, S/B/M TO
CHASE MORTGAGE COMPANY

VS.

PARKER T. NESTLERODE
TINA M. NESTLERODE

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Real Debt \$65,476.42

Int. from 7/8/04 _____
to Date of Sale (\$10.76 per diem)

Costs

Prothy. Pd.

Sheriff —


John T. Shanahan
Attorney for Plaintiff

Address: RO BOX 165, STATE ROUTE 2011, MADERA, PA 16661
PO BOX 165, STATE ROUTE 2011, MADERA, PA 16661
Where papers may be served.

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

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TAX PARCEL # 103-L13-100

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CHASE MANHATTAN MORTGAGE
CORPORATION, S/B/M TO CHASE
MORTGAGE COMPANY
3415 VISION DRIVE
COLUMBUS, OH 43219

No.: 04-712-GD

vs.

PARKER T. NESTLERODE
TINA M. NESTLERODE
PO BOX 165 , STATE ROUTE 2011
MADERA, PA 16661

FILED

JUL 09 2004

W/10.65/

William A. Shaw

Prothonotary/Clerk of Courts

NOTICE TO DEFENDANT
CONDUATE

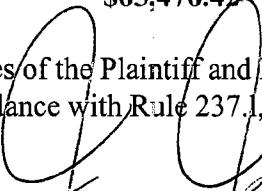
**PRAECIPE FOR IN REM JUDGMENT FOR FAILURE TO
ANSWER AND ASSESSMENT OF DAMAGES**

TO THE PROTHONOTARY:

Kindly enter an in rem judgment in favor of the Plaintiff and against PARKER T. NESTLERODE and TINA M. NESTLERODE, 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	\$64,780.42
Interest (5/20/04 to 7/8/04)	<u>696.00</u>
TOTAL	\$65,476.42

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

Damages are hereby assessed as indicated.

DATE: July 9, 2004


PRO PROTHY

KIO

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

ATTORNEY FOR PLAINTIFF

CAHSE MANHATTAN MORTGAGE
CORPORATION, S/B/M TO CHASE MORTGAGE
COMPANY

Plaintiff

Vs.

PARKER T. NESTLERODE
TINA M. NESTLERODE
Defendants

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: CLEARFILED COUNTY

: NO. 04-712-CD

TO: PARKER T. NESTLERODE
P.O. BOX 165, STATE ROUTE 2011
MADERA, PA 16661

DATE OF NOTICE: JUNE 24, 2004

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

IMPORTANT NOTICE

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

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

PENNSYLVANIA LAWYER REFERRAL
SERVICE
PENNSYLVANIA BAR ASSOCIATION
100 SOUTH STREET
P.O. BOX 186
HARRISBURG, PA 17108
800-692-7375

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

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

ATTORNEY FOR PLAINTIFF

CAHSE MANHATTAN MORTGAGE
CORPORATION, S/B/M TO CHASE MORTGAGE
COMPANY

Plaintiff

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: CLEARFIELD COUNTY

Vs.
PARKER T. NESTLERODE
TINA M. NESTLERODE

Defendants

: NO. 04-712-CD

TO: TINA M. NESTLERODE
P.O. BOX 165, STATE ROUTE 2011
MADERA, PA 16661

DATE OF NOTICE: JUNE 24, 2004

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CLEARFIELD COUNTY
DAVID S. MEHOLICK, COURT
ADMINISTRATOR
CLEARFIELD COUNTY COURTHOUSE
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PENNSYLVANIA LAWYER REFERRAL
SERVICE
PENNSYLVANIA BAR ASSOCIATION
100 SOUTH STREET
P.O. BOX 186
HARRISBURG, PA 17108
800-692-7375

Frank Federman, Lawrence T. Phelan, Francis S. Hallinan
FRANK FEDERMAN, ESQUIRE
LAWRENCE T. PHELAN, ESQUIRE
FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

FEDERMAN AND PHELAN, LLP
By: FRANK FEDERMAN, ESQUIRE
IDENTIFICATION NO. 12248
ONE PENN CENTER AT SUBURBAN STATION
1617 JOHN F. KENNEDY BLVD., SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION

CHASE MANHATTAN MORTGAGE
CORPORATION, S/B/M TO CHASE
MORTGAGE COMPANY

CLEARFIELD COUNTY

No.: 04-712-GD

vs.

PARKER T. NESTLEROODE
TINA M. NESTLEROODE

VERIFICATION OF NON-MILITARY SERVICE

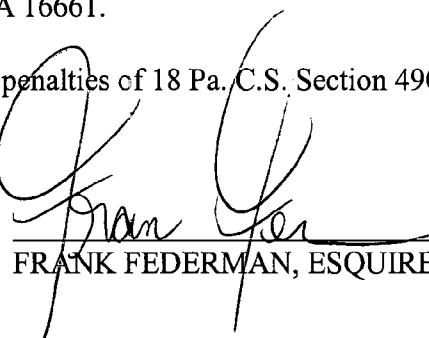
FRANK FEDERMAN, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

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

(b) that defendant, PARKER T. NESTLEROODE, is over 18 years of age, and resides at PO BOX 165, STATE ROUTE 2011, MADERA, PA 16661 .

(c) that defendant, TINA M. NESTLEROODE, is over 18 years of age, and resides at PO BOX 165, STATE ROUTE 2011, MADERA, PA 16661.

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


FRANK FEDERMAN, ESQUIRE

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

CHASE MANHATTAN MORTGAGE
CORPORATION, S/B/M TO CHASE
MORTGAGE COMPANY

No.: 04-712-GD

Plaintiff

vs.

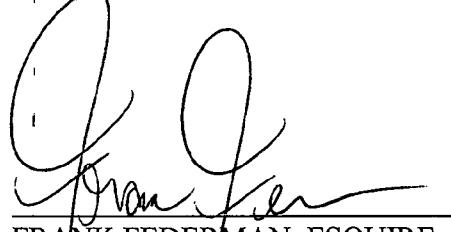
PARKER T. NESTLERODE
TINA M. NESTLERODE

Defendant(s)

Notice is given that a Judgment in the above captioned matter has been entered
against you on June 9, 2004.

By: Call DEPUTY

If you have any questions concerning this matter please contact:



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

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

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

Chase Manhattan Mortgage Corporation
Plaintiff(s)

No.: 2004-00712-CD

Real Debt: \$65,476.42

Atty's Comm: \$

Vs.

Costs: \$

Parker T. Nestlerode
Tina M. Nestlerode
Defendant(s)

Entry: \$20.00

Instrument: In Rem Judgment

Date of Entry: July 9, 2004

Expires: July 9, 2009

Certified from the record this July 9, 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

CHASE MANHATTAN MORTGAGE CORPORATION

VS.

NESTLERODE, PARKER T. & TINA M.

COMPLAINT IN MORTGAGE FORECLOSURE

Sheriff Docket # 15621

04-712-CD

SHERIFF RETURNS

NOW JUNE 3, 2004 AT 10:58 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON TINA M. NESTLERODE, DEFENDANT AT EMPLOYMENT, SUNNY SLOPE APTS., PHILIPSBURG, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO TINA M. NESTLERODE A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN TO HER THE CONTENTS THEREOF.

SERVED BY: DAVIS/MORGILLO

NOW JUNE 3, 2004 AT 11:38 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON PARKER T. NESTLERODE, DEFENDANT AT EMPLOYMENT, D.D.J. MANUFACTURING, MADERA, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO PARKER T. NESTLERODE A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN TO HIM THE CONTENTS THEREOF.

SERVED BY: DAVIS/MORGILLO

Return Costs

Cost	Description
75.00	SHERIFF HAWKINS PAID BY: ATTY CK3 354262
20.00	SURCHARGE PAID BY: ATTY CK3 354263

Sworn to Before Me This

8th Day Of July 2004

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

FILED
07/05
JUL 08 2004

William A. Shaw
Prothonotary/Clerk of Courts

So Answers,

Chester A. Hawkins
Chester A. Hawkins
Sheriff

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

ATTORNEY FOR PLAINTIFF

CHASE MANHATTAN MORTGAGE CORPORATION,
S/B/M TO CHASE MORTGAGE COMPANY
3415 VISION DRIVE
COLUMBUS, OH 43219

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

NO. 04-712-CD

CLEARFIELD COUNTY

FILED

PARKER T. NESTLERODE
PO BOX 165, STATE ROUTE 2011
MADERA, PA 16661

TINA M. NESTLERODE
PO BOX 165, STATE ROUTE 2011
MADERA, PA 16661

MAY 20 2004

William A. Shaw
Prothonotary

Defendant(s)
CIVIL ACTION - LAW
COMPLAINT IN MORTGAGE FORECLOSURE
NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Lawyer Referral Service:
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
100 South Street
PO Box 186
Harrisburg, PA 17108
800-692-7375

Notice to Defend:
David S. Meholic, Court Administrator
Clearfield County Courthouse
2nd and Market Streets
Clearfield, PA 16830
814-765-2641 x 5982

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

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

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

IF YOU HAVE FILED BANKRUPTCY AND RECEIVED A DISCHARGE, THIS IS NOT AN ATTEMPT TO COLLECT A DEBT. IT IS AN ACTION TO ENFORCE A LIEN ON REAL ESTATE.

1. Plaintiff is

CHASE MANHATTAN MORTGAGE CORPORATION,
S/B/M TO CHASE MORTGAGE COMPANY
3415 VISION DRIVE
COLUMBUS, OH 43219

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

PARKER T. NESTLEROODE
PO BOX 165, STATE ROUTE 2011
MADERA, PA 16661

TINA M. NESTLEROODE
PO BOX 165, STATE ROUTE 2011
MADERA, PA 16661

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

3. On 10/23/2000 mortgagor(s) made, executed and delivered a mortgage upon the premises hereinafter described to FLAGSTAR BANK, FSB which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Mortgage Instrument No. 200016344. By Assignment of Mortgage recorded 12/13/2001 the mortgage was assigned to PLAINTIFF which Assignment is recorded in Assignment of Mortgage Instrument No. 200120045.
4. The premises subject to said mortgage is described as attached.
5. The mortgage is in default because monthly payments of principal and interest upon said mortgage due 10/01/2003 and each month thereafter are due and unpaid, and by the terms of said mortgage, upon failure of mortgagor to make such payments after a date specified by written notice sent to Mortgagor, the entire principal balance and all interest due thereon are collectible forthwith.

6. The following amounts are due on the mortgage:

Principal Balance	\$59,063.68
Interest	3,647.04
09/01/2003 through 05/19/2004	
(Per Diem \$13.92)	
Attorney's Fees	1,250.00
Cumulative Late Charges	70.95
10/23/2000 to 05/19/2004	
Cost of Suit and Title Search	<u>\$ 550.00</u>
Subtotal	\$ 64,581.67
Escrow	
Credit	0.00
Deficit	198.75
Subtotal	<u>\$ 198.75</u>
TOTAL	\$ 64,780.42

7. The attorney's fees set forth above are in conformity with the mortgage documents and Pennsylvania law, and will be collected in the event of a third party purchaser at Sheriff's Sale. If the Mortgage is reinstated prior to the Sale, reasonable attorney's fees will be charged.

8. Notice of Intention to Foreclose as set forth in Act 6 of 1974, Notice of Homeowner's Emergency Assistance Program pursuant to Act 91 of 1983, as amended in 1998, and/or Notice of Default as required by the mortgage document, as applicable, have been sent to the Defendant(s) on the date(s) set forth thereon, and the temporary stay as provided by said notice has terminated because Defendant(s) has/have failed to meet with the Plaintiff or an authorized consumer credit counseling agency, or has/have been denied assistance by the Pennsylvania Housing Finance Agency.

9. This action does not come under Act 6 of 1974 because the original mortgage amount exceeds \$50,000.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$ 64,780.42, together with interest from 05/19/2004 at the rate of \$13.92 per diem to the date of Judgment, and other costs and charges collectible under the mortgage and for the foreclosure and sale of the mortgaged property.

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

SCHEDULE "A"

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF GROUND SITUATE, LYING AND BEING IN THE TOWNSHIP OF BIGLER, COUNTY OF CLEARFIELD AND STATE OF PENNSYLVANIA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS; BEGINNING AT AN EXISTING IRON PIN AT THE SOUTHWESTERN CORNER OF A LOT PREVIOUSLY CONVEYED TO MALVIN W. KERR, JR. ET. UX. BY SPENCER LAND COMPANY; THENCE SOUTH 53 DEGREES 00' EAST 50.0 FEET TO AN IRON PIN SET AT THE NORTHERN RIGHT-OF WAY LINE OF LEGISLATIVE ROUTE 17047; THENCE BY SAID RIGHT OF WAY LINE SOUTH 38 DEGREES 37' WEST 44.2 FEET TO AN IRON PIN SET; THENCE BY RESIDUE OF LAND OF SPENCER LAND COMPANY NORTH 50 DEGREES 24 1/2' WEST 232.6 FEET TO AN IRON PIN SET AT LINE OF MARVINE FINNEY; THENCE BY THE LAND OF MARVINE FINNEY NORTH 31 DEGREES 30' EAST 80.9 FEET TO AN EXISTING IRON PIN; THENCE BY SAME NORTH 55 DEGREES 19' WEST 186.3 FEET TO AN EXISTING IRON PIN; THENCE BY SAME NORTH 31 DEGREES 26' EAST 68.6 FEET TO AN EXISTING IRON PIN; THENCE BY THE SAME NORTH 64 DEGREES 26' EAST 209.0 FEET TO AN IRON PIN SET ON THE LINE OF LAND OF FLANGO BROTHERS COAL COMPANY; THENCE BY SAID FLANGO BROTHERS PROPERTY SOUTH 28 DEGREES 38' EAST 100 FEET TO AN EXISTING IRON PIN AT NORTHEASTERN CORNER OF MALVIN W. KERR, JR. ET. UX. LOT; THENCE BY SAID KERR'S LOT SOUTH 37 DEGREES 00' WEST 22.6 FEET TO AN EXISTING IRON PIN; THENCE BY THE SAME SOUTH 28 DEGREES 38' EAST 225.0 FEET AND PLACE OF BEGINNING AND CONTAINING 1.495 ACRES.

BEING THE SAME PROPERTY CONVEYED TO PARKER T. NESTLEROODE AND TINA M. NESTLEROODE BY DEED FROM PARKER T. NESTLEROAD AKA PARKER T. NESTLEROODE AND TINA M. NESTLEROAD AKA TINA M. NESTLEROODE, HUSBAND AND WIFE, RECORDED 11/01/2000 IN DEED BOOK PAGE 200016342

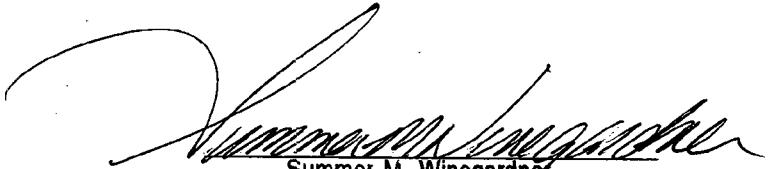
TAX ID# 103-L13-100

ORDER NO. 1529962

PREMISES BEING: PO BOX 165, STATE ROUTE 2011

VERIFICATION

Summer M. Winegardner hereby states that he/she is
Assistant Secretary of CHASE MANHATTAN MORTGAGE
CORPORATION mortgage servicing agent for Plaintiff in this matter, that she is authorized to take this
Verification, and that the statements made in the foregoing Civil Action are true and correct to the best of
her knowledge, information and belief. The undersigned understands that this statement is made subject to
the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.



Summer M. Winegardner
Assistant Secretary

DATE: 5/19/04

FILED

M 11:06 AM 2004
2004-05-02

MAY 20 2004

William A. Shaw
Prothonotary