

04-1058-CD
WELLS FARGO BANK MN, etal VS WALLACE C KEPHART, etal

GOLDBECK McCAFFERTY & McKEEVER

By: JOSEPH A. GOLDBECK, JR.

ATTORNEY I.D. #16132

SUITE 5000 – MELLON INDEPENDENCE CENTER.

701 MARKET STREET

PHILADELPHIA, PA 19106

(215) 627-1322

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK MN, NA AS TRUSTEE
UNDER THE POOLING & SERVICING
AGREEMENT DATED AS OF FEBRUARY 28, 2001,
SERIES 2001-A
One Old Country Road
Suite 429
Carle Place, NY 11514

Plaintiff

vs.

WALLACE C. KEPHART
CHRISTINE J. KEPHART

Mortgagor(s) and Real Owner(s)

RD 4 Box 359
Dubois, PA 15801

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF Clearfield COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No.

04-1058-02

**CIVIL ACTION: MORTGAGE
FORECLOSURE**

**THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT
A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU
WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.**

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 the 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 claim in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. 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.

PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

KEYSTONE LEGAL SERVICES
211 1/2 E. Locust Street
Clearfield, PA 16830
814-765-9646

AVISO

LE HAN DEMANDADO A USTED EN LA CORTE. SI DESEA DEFENDERSE CONTRA LAS QUEJAS PRESENTADAS, ES ABSOLUTAMENTE NECESARIO QUE USTED RESPONDA DENTRO DE 20 DIAS DESPUES DE SER SERVIDO CON ESTA DEMANDA Y AVISO. PARA DEFENDERSE ES NECESARIO QUE USTED, O SU ABOGADO, REGISTRE CON LA CORTE EN FORMA ESCRITA, EL PUNTO DE VISTA DE USTED Y CUALQUIER OBJECCION CONTRA LAS QUEJAS EN ESTA DEMANDA.

RECUERDE: SI USTED NO RESPONDE A ESTA DEMANDA, SE PUEDE PROSEGUIR CON EL PROCESO SIN SU PARTICIPACION. ENTONCES, LA CORTE PUEDE, SIN NOTIFICACION, DECIDIR A FAVOR DEL DEMANDANTE Y REQUERIR QUE USTED CUMPLA CON TODAS LAS PROVISIONES DE ESTA DEMANDA. POR RAZON DE ESA DECISION, ES POSIBLE QUE USTED PUEDA PERDER DINERO, PROPIEDAD U OTROS DERECHOS IMPORTANTES.

USTED DEBE LLEVAR ESTE PAPEL A SU ABOGADO ENSEGUIDA. SI USTED NO TIENE UN ABOGADO, VAYA O LLAME POR TELÉFONO LA OFICINA FIJADA AQUÍ ABAJO. ESTA OFICINA PUEDE PROVEER CON INFORMACIÓN DE CÓMO CONSEGUIR UN ABOGADO.

SI USTED NO PUEDE PAGARLE A UN ABOGADO, ESTA OFICINA PUEDE PROVEER INFORMACION ACERCA AGENCIAS QUE PUEDAN OFRECER SERVICIOS LEGAL A PERSONAS ELIGIBLE A UN HONORARIO REDUCIDO O GRATIS.

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FILED

JUL 13 2004

William A. Shaw
Prothonotary/Clerk of Courts


COMPLAINT IN MORTGAGE FORECLOSURE

1. Plaintiff is WELLS FARGO BANK MN, NA AS TRUSTEE UNDER THE POOLING & SERVICING AGREEMENT DATED AS OF FEBRUARY 28, 2001, SERIES 2001-A, One Old Country Road, Suite 429 Carle Place, NY 11514.
2. The name(s) and address(es) of the Defendant(s) is/are WALLACE C. KEPHART, 493 Station Road, Luthersburg, PA 15848 and CHRISTINE J. KEPHART, 493 Station Road, Luthersburg, PA 15848, who is/are the mortgagor(s) and real owner(s) of the mortgaged premises hereinafter described.
3. On July 11, 2000 TMS MORTGAGE INC D/B/A THE MONEY STORE, which mortgage is recorded in the Office of the Recorder of Deeds of Clearfield County as Instrument #: 200009965. The mortgage has not been assigned unless said assignment to the Plaintiff is hereafter mentioned. The aforementioned mortgage was assigned to: WELLS FARGO BANK MN, NA AS TRUSTEE UNDER THE POOLING & SERVICING AGREEMENT DATED AS OF FEBRUARY 28, 2001, SERIES 2001-A by Assignment of Mortgage, which is being lodged for recording. These documents are matters of public record and are incorporated herein by reference in accordance with Pennsylvania Rule of Civil Procedure 1019(g).
4. The premises subject to said mortgage is described as attached.
5. The mortgage is in default because monthly payment of principal and interest upon said mortgage due February 01, 2004, and each month thereafter are due and unpaid, and by the terms of said mortgage, upon default in such payments for a period of one month, the entire principal balance and all interest due thereon are collectible forthwith.
6. The following amounts are due on the mortgage:

Principal Balance	\$26,461.47
Interest from 01/01/2004	\$1,627.31
through 07/31/2004 at 10.5500%	
Per Diem interest rate at \$7.64	
Attorney's Fee at 5.0% of Principal Balance	\$1,323.07
Late Charges from 02/01/2004 to 07/31/2004	\$111.60
Monthly late charge amount at \$12.40	
Costs of suit and Title Search	\$900.00
	<hr/>
	\$30,423.45
Corporate Advance	+\$351.51
Suspense	-\$203.63
	<hr/> <hr/>
	\$30,571.33

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 based on work actually performed.
8. Notice of Intention to Foreclose and a Notice of Homeowners' Emergency Mortgage Assistance has been sent to Defendant(s) by Certified and regular mail, as required by Act 160 of 1998 of the Commonwealth of Pennsylvania, on the date(s) set forth in the true and correct copy of such notice(s) attached hereto as Exhibit "A". The Defendant(s) has/have not had the required face-to-face meeting within the required time and Plaintiff has no knowledge of any such meeting being requested by the

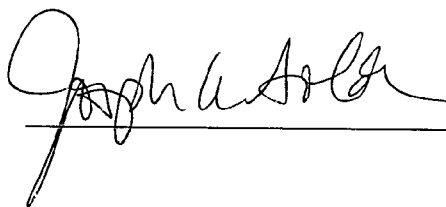
WHEREFORE, Plaintiff demands an in rem judgment in mortgage foreclosure in the sum of \$30,571.33, together with interest at the rate of \$7.64, per day and other expenses incurred by the Plaintiff which are properly chargeable in accordance with the terms of the mortgage, and for the foreclosure and sale of the mortgaged premises.

By: 
GOLDBECK McCAFFERTY & McKEEVER
BY: JOSEPH A. GOLDBECK, JR., ESQUIRE
ATTORNEY FOR PLAINTIFF

VERIFICATION

I, Joseph A. Goldbeck Jr., as the representative of the Plaintiff corporation within named do hereby verify that I am authorized to and do make this verification on behalf of the Plaintiff corporation and the facts set forth in the foregoing Complaint are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to the penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

Date: 7-9-04



TA Commitment

COMMITMENT FOR TITLE INSURANCE**SCHEDULE A CONTINUED**

Commitment No. T00000031891

Legal Description

ALL that certain piece, parcel, or tract of land lying and being situate in Brady Township, Clearfield County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, said point being in the centerline for S.R. 4009, and being the southeast corner of lands now or formerly of Abel E. and Helen D. Jenney and the eastern most corner of the herein described parcel:

THENCE S 26 degrees 05 W. minutes along the centerline for S.R. 4009 and along lands now or formerly of Harry W. and Joy P. Whaling a distance of 75.00 feet to a point:

THENCE, S 21 degrees 58 minutes W. along the centerline for S.R. 4009 and along lands now or formerly of Harry W. and Joy P. Whaling a distance of 55.00 feet to a point, said point begin the southeast corner of the herein described parcel:

THENCE, N 74 degrees 37 minutes W. through the western right-of-way for S.R. 4009 and through the lands Robert L. and Joyce M. Whaling (of which this is a part) a distance of 253.00 feet to an existing one inch iron pipe;

THENCE, N 59 degrees 20 minutes W. along lands now or formerly of Harry W. and Joy P. Whaling a distance of 333.64 feet to an existing one inch iron pipe, said iron pipe being; the northeast corner of the herein described parcel:

THENCE, S 86 degrees 30 minutes E along lands now or formerly of John and Francis Michael, et. al. a distance of 353.52 feet to an existing one inch iron pipe;

THENCE, S 03 degrees 28 minutes W. along lands now or formerly of Abel E. and Helen D. Jenney a distance of 83.06 feet to an existing one inch iron pipe, said iron pipe being the southwest corner of the lands of Abel E. and Helen D. Jenney;

THENCE, S 86 degrees 31 minutes E along lands now or formerly of Abel E. and Helen D. Jenney and through the western right-of-way for S.R. 4009 a distance of 237.07 feet to a point in the centerline for S.E. 4009, the point of beginning.

Parcel 107-B05-61

Deed Book 1403 Page 511

This commitment is invalid unless the insuring provisions and Schedules A and B are attached

Chicago Title Insurance Company

HOMEQ SERVICING

DF785

EXHIBIT A

WALLACE C KEPHART

RD 4 BOX 359
DU BOIS, PA 15801

April 20, 2004
0080890957

NBRC

ACT 91 NOTICE TAKE ACTION TO SAVE YOUR HOME FROM FORECLOSURE

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 EMERGENCY 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, 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 717-780-1869).

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.

HomEq Servicing Corporation is a debt collector. HomEq is attempting to collect a debt and any information obtained will be used for that purpose.

SEE LAST PAGE FOR ADDITIONAL IMPORTANT DISCLOSURES

THIS NOTICE CONTINUES ON THE NEXT PAGE



WACHOVIA

HOMEQ SERVICING

DF785

WALLACE C KEPHART

493 STATION RD
LUTHERSBURG, PA 15848

April 20, 2004
0080890957

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DU BOIS, PA 15801

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WACHOVIA

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 PROVISION OF THE HOMEOWNER'S EMERGENCY MORTGAGE ASSISTANCE ACT OF 1983 (THE "ACT") YOU MAY BE ELIGIBLE FOR EMERGENCY MORTGAGE ASSISTANCE:

- YOUR DEFAULT HAS BEEN CAUSED BY CIRCUMSTANCES BEYOND YOUR CONTROL,
- YOU HAVE A REASONABLE PROSPECT OF BEING ABLE TO PAY YOUR MORTGAGE PAYMENTS, AND
- 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 the foreclosure on your mortgage for thirty (30) days from the date of this notice. During that time you must arrange for and attend a "face-to-face" meeting with one of the consumer counseling agencies listed at the end of this notice. **THIS MEETING MUST OCCUR WITHIN THE NEXT THIRTY (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 attend a face-to-face meeting with one of the consumer credit counseling agencies listed at the end of this notice, the lender may NOT take further action against you for thirty (30) days after the date of this meeting. The names, addresses and telephone numbers of designated consumer counseling agencies for the county in which your property is located are set forth at the end of this notice. It is necessary to schedule only one face-to-face meeting. You should advise this lender/servicer immediately of your intentions.

APPLICATION FOR MORTGAGE ASSISTANCE

Your mortgage is in default for the reasons set forth later in this notice (see the 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/servicer, you have the right to apply for financial assistance from the Homeowner's Emergency Mortgage Assistance Fund. 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 completed application to the Pennsylvania Housing Finance Agency. Your application MUST be filed or postmarked within thirty (30) days of your face-to-face meeting.

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. Funds 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 Agency of its decision on your application.

THIS NOTICE CONTINUES ON THE NEXT PAGE

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

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

NATURE OF THE DEFAULT

The MORTGAGE debt secured by your property located at:

RD 4 BOX 359 DU BOIS, PA 15801

IS SERIOUSLY IN DEFAULT because:

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

a) Number of Payments Delinquent:	3
b) Delinquent Amount Due:	\$767.97
c) Late Charges:	\$86.80
d) Recoverable Corporate Advances:	\$338.63
e) Other Charges and Advances:	\$0.00
f) Less funds in Suspense:	\$203.63
g) Total amount required as of (due date):	\$989.77

2. YOU HAVE FAILED TO TAKE THE FOLLOWING ACTION: (Do not use if not applicable)

HOW TO CURE THE DEFAULT – You may cure this default within THIRTY (30) days from the date of this letter **BY PAYING THE TOTAL AMOUNT PAST DUE TO THE LENDER/SERVICER, WHICH IS \$767.97 PLUS ANY MORTGAGE PAYMENTS AND LATE CHARGES (and other charges) WHICH BECOME DUE DURING THE THIRTY (30) DAY PERIOD. Payments must be made either by cashier's check, certified check, or money order made payable to:**

Regular Mail
HomEq Servicing Corporation
P.O. Box 96012 Charlotte, NC 28296-0012

Overnight
Attn: Cash Central NC 4726
1100 Corporate Center Drive
Raleigh, NC 27607-5066

You can cure any other default by taking the following action within THIRTY (30) DAYS of the date of this notice: (Do not use if not applicable)

THIS NOTICE CONTINUES ON THE NEXT PAGE

IF YOU DO NOT CURE THE DEFAULT

If you do not cure the default within THIRTY (30) days of this notice, the lender/servicer intends to exercise its rights 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 opportunity to pay the mortgage in monthly installments. If full payment of the total amount past due is not made within THIRTY (30) DAYS OF THE DATE OF THIS LETTER, HomEq Servicing Corporation also intends to instruct its attorneys to start a 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/servicer refers your case to its attorneys, but you cure the delinquency before the attorney begins legal proceedings against you, you will still be required to pay the reasonable attorneys' fees actually incurred up to \$50.00. However, if legal proceedings are started against you, you will have to pay all reasonable attorneys' fees actually incurred even if they are over \$50.00. Any attorneys' fees will be added to the amount you owe the lender/servicer, 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 attorneys' fees.

OTHER LENDER/SERVICER REMEDIES

The lender/servicer 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 charges, other charges then due, reasonable attorneys' 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/servicer 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 Sheriff's sale could be held would be **approximately five (5) 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. 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/servicer.

HOW TO CONTACT THE LENDER/SERVICER BY TELEPHONE OR MAIL:

Name of Lender/Servicer	HomEq Servicing Corporation
Address	Attn: Account Research, Mail Code CA3345 P.O. Box 13716 Sacramento, CA 95853
Telephone Number:	1-800-795-5125

EFFECT OF 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/servicer at any time.

ASSUMPTION OF MORTGAGE

You may not sell or transfer your home to a buyer or transferee who will assume the mortgage debt.

THIS NOTICE CONTINUES ON THE NEXT PAGE

YOU MAY ALSO HAVE THE RIGHT

- TO SELL THE PROPERTY TO OBTAIN MONEY TO PAY OFF THE MORTGAGE DEBT, OR 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 THE RIGHT TO CURE YOUR DEFAULTS ANY MORE THAN THREE TIMES IN A CALENDAR YEAR;
- TO ASSERT THE NON-EXISTENCE 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/SERVICER; OR
- TO SEEK PROTECTION UNDER THE FEDERAL BANKRUPTCY LAW.

THE CONSUMER CREDIT COUNSELING AGENCIES SERVING YOUR COUNTY ARE
ATTACHED TO THIS LETTER

If you received a discharge of the account through the Bankruptcy Court and if your account has not been reaffirmed, the acceleration and sale will not result in your being held personally liable for the debt and this letter is not an attempt to collect a personal debt. However, failure to pay the delinquent balance is necessary to avoid foreclosure.

You are notified that this default, and any other legal action that may occur as a result thereof, may be reported by HomEq to one or more credit reporting agencies.

Please take appropriate action with respect to the important matters discussed herein.

Sincerely,

HomEq Servicing Corporation

THIS NOTICE CONTINUES ON THE NEXT PAGE

IMPORTANT DISCLOSURES

Colorado

Collection agencies are licensed by the Colorado Collection Agency Board, 1525 Sherman Street, 5th Floor, Denver, Colorado 80203. Please do not send payments to the collection agency board.

Minnesota

This collection agency is licensed by the Minnesota Department of Commerce.

Nebraska

Any credit insurance issued in connection with the loan contract may be canceled unless the borrower cures the default.

New York City

Collection Agency License: #1099500 – North Highlands, CA (Main office)
#1099501 – Raleigh, NC (Branch)
#1099512 – Boone, NC (Branch)

North Carolina

North Carolina Department of Insurance Permit: #3677 – North Highlands, CA (Main office)
#3676 – Raleigh, NC (Branch)
#3675 – Boone, NC (Branch)

Tennessee

This collection agency is licensed by the Collection Service Board, State Department of Commerce and Industry, 500 James Robertson Parkway, Nashville, Tennessee 37243

FILED

4cc Sheriff

JUL 13 2004



William A. Shaw

Prothonotary/Clerk of Courts

Att'y pd 85.00

In The Court of Common Pleas of Clearfield County, Pennsylvania

WELLS FARGO BANK

VS.

KEPHART, WALLACE C. & CHRISTINE J.

COMPLAINT IN MORTGAGE FORECLOSURE

Sheriff Docket #

15953

04-1058-CD

SHERIFF RETURNS

NOW AUGUST 3, 2004 AT 10:10 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON CHRISTINE J. KEPHART, DEFENDANT AT RESIDENCE, 493 STATION ROAD, LUTHERSBURG, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO CHRISTINE KEPHART TWO TRUE AND ATTESTED COPIES OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN TO HER THE CONTENTS THEREOF. THE ADDRESS OF RD#4 BOX 359, DUBOIS IS THE SAME RESIDENCE.
SERVED BY: McCLEARY/COUDRIET

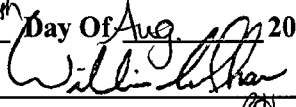
NOW AUGUST 3, 2004 AT 10:10 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON WALLACE C. KEPHART, DEFENDANT AT RESIDENCE, 493 STATION ROAD, LUTHERSBURG, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO CHRISTINE KEPHART, WIFE, TWO TRUE AND ATTESTED COPIES OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN TO HER THE CONTENTS THEREOF. THE ADDRESS OF RD#4 BOX 359, DUBOIS, PA. IS THE SAME RESIDENCE.
SERVED BY: McCLEARY/COUDRIET

Return Costs

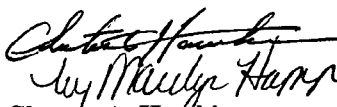
Cost	Description
49.12	SHERIFF HAWKINS PAID BY: ATTY CK# 204127
40.00	SURCHARGE PAID BY: ATTY CK# 204128

Sworn to Before Me This

17th Day Of Aug, 2004


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

So Answers,


Chester A. Hawkins
Sheriff

FILED

012:50pm PS

AUG 17 2004

ELB

William A. Shaw
Prothonotary

In the Court of Common Pleas of Clearfield County

WELLS FARGO BANK MN, NA AS TRUSTEE UNDER THE
POOLING & SERVICING AGREEMENT DATED AS OF
FEBRUARY 28, 2001, SERIES 2001-A
One Old Country Road
Suite 429
Carle Place, NY 11514

Plaintiff

vs.

WALLACE C. KEPHART
CHRISTINE J. KEPHART
(Mortgagor(s) and Record Owner(s))
RD 4 Box 359
Dubois, PA 15801

Defendant(s)

No. 04-1058-CD

FILED No CC
m/12:49:02 20.00
OCT 26 2004
Notice &
Ords to
Def.
Statement
to Atty

William A. ...
Prothonotary, Clerk of Courts

PRAECIPE FOR JUDGMENT

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT
OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE
OF COLLECTING THE DEBT.

Enter the Judgment in favor of Plaintiff and against WALLACE C. KEPHART and CHRISTINE J. KEPHART by
default for want of an Answer.

Assess damages as follows:

Debt

\$31,242.65

Interest - 01/01/2004 to 10/22/2004

Total

(Assessment of Damages attached)

I CERTIFY THAT FOREGOING ASSESSMENT OF DAMAGES IS FOR SPECIFIED AMOUNTS ALLEGED TO
BE DUE IN THE COMPLAINT AND IS CALCULABLE AS A SUM CERTAIN FROM THE COMPLAINT.

I certify that written notice of the intention to file this praecipe was mailed or delivered to the party against whom judgment
is to be entered and to his attorney of record, if any, after the default occurred and at least ten days prior to the date of the
filing of this praecipe. A copy of the notice is attached. R.C.P. 237.1

Joseph A. Golebiewski, Jr.
Attorney for Plaintiff
I.D. #16132

AND NOW October 26, 2004, Judgment is entered in favor of
WELLS FARGO BANK MN, NA AS TRUSTEE UNDER THE POOLING & SERVICING AGREEMENT DATED AS OF
FEBRUARY 28, 2001, SERIES 2001-A and against WALLACE C. KEPHART and CHRISTINE J. KEPHART by default
for want of an Answer and damages assessed in the sum of \$31,242.65 as per the above certification.

Prothonotary

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

DATE OF THIS NOTICE: **August 24, 2004**

TO:

WALLACE C. KEPHART
493 Station Road
Luthersburg, PA 15848

WELLS FARGO BANK MN, NA AS TRUSTEE UNDER THE
POOLING & SERVICING AGREEMENT DATED AS OF
FEBRUARY 28, 2001, SERIES 2001-A
One Old Country Road
Suite 429
Carle Place, NY 11514

Plaintiff

vs.

WALLACE C. KEPHART
CHRISTINE J. KEPHART
(Mortgagor(s) and Record Owner(s))
RD 4 Box 359
Dubois, PA 15801

Defendant(s)

In the Court of
Common Pleas
of Clearfield County

CIVIL ACTION - LAW

Action of
Mortgage Foreclosure

Term
No. 04-1058-CD

TO: **WALLACE C. KEPHART**
493 Station Road
Luthersburg, PA 15848

IMPORTANT NOTICE

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

PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

KEYSTONE LEGAL SERVICES
211 1/2 E. Locust Street
Clearfield, PA 16830
814-765-9646

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff
Suite 5000 - Mellon Independence Center.
701 Market Street
Philadelphia, PA 19106 215-627-1322

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

DATE OF THIS NOTICE: **August 24, 2004**

TO:

CHRISTINE J. KEPHART
493 Station Road
Luthersburg, PA 15848

WELLS FARGO BANK MN, NA AS TRUSTEE UNDER THE
POOLING & SERVICING AGREEMENT DATED AS OF
FEBRUARY 28, 2001, SERIES 2001-A
One Old Country Road
Suite 429
Carle Place, NY 11514

Plaintiff

vs.

WALLACE C. KEPHART
CHRISTINE J. KEPHART
(Mortgagor(s) and Record Owner(s))
RD 4 Box 359
Dubois, PA 15801

Defendant(s)

In the Court of
Common Pleas
of Clearfield County

CIVIL ACTION - LAW

Action of
Mortgage Foreclosure

Term
No. 04-1058-CD

TO:

CHRISTINE J. KEPHART
493 Station Road
Luthersburg, PA 15848

IMPORTANT NOTICE

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GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff
Suite 5000 - Mellon Independence Center.
701 Market Street
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DATE OF THIS NOTICE: **August 24, 2004**

TO:

WALLACE C. KEPHART
RD 4 Box 359
Dubois, PA 15801

WELLS FARGO BANK MN, NA AS TRUSTEE UNDER THE
POOLING & SERVICING AGREEMENT DATED AS OF
FEBRUARY 28, 2001, SERIES 2001-A
One Old Country Road
Suite 429
Carle Place, NY 11514

Plaintiff

vs.

WALLACE C. KEPHART
CHRISTINE J. KEPHART
(Mortgagor(s) and Record Owner(s))
RD 4 Box 359
Dubois, PA 15801

Defendant(s)

In the Court of
Common Pleas
of Clearfield County

CIVIL ACTION - LAW

Action of
Mortgage Foreclosure

Term
No. 04-1058-CD

TO: **WALLACE C. KEPHART**
RD 4 Box 359
Dubois, PA 15801

IMPORTANT NOTICE

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

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P.O. Box 186
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800-692-7375

KEYSTONE LEGAL SERVICES
211 1/2 E. Locust Street
Clearfield, PA 16830
814-765-9646

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff
Suite 5000 - Mellon Independence Center.
701 Market Street
Philadelphia, PA 19106 215-627-1322

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DATE OF THIS NOTICE: **August 24, 2004**

TO:

CHRISTINE J. KEPHART
RD 4 Box 359
Dubois, PA 15801

WELLS FARGO BANK MN, NA AS TRUSTEE UNDER THE
POOLING & SERVICING AGREEMENT DATED AS OF
FEBRUARY 28, 2001, SERIES 2001-A
One Old Country Road
Suite 429
Carle Place, NY 11514

Plaintiff

vs.

WALLACE C. KEPHART
CHRISTINE J. KEPHART
(Mortgagor(s) and Record Owner(s))
RD 4 Box 359
Dubois, PA 15801

Defendant(s)

In the Court of
Common Pleas
of Clearfield County

CIVIL ACTION - LAW

Action of
Mortgage Foreclosure

Term
No. 04-1058-CD

TO: **CHRISTINE J. KEPHART**
RD 4 Box 359
Dubois, PA 15801

IMPORTANT NOTICE

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KEYSTONE LEGAL SERVICES
211 1/2 E. Locust Street
Clearfield, PA 16830
814-765-9646

GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff
Suite 5000 - Mellon Independence Center.
701 Market Street
Philadelphia, PA 19106 215-627-1322

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.

Attorney I.D. #16132

Suite 500 – The Bourse Bldg.

111 S. Independence Mall East

Philadelphia, PA 19106

215-627-1322

Attorney for Plaintiff

WELLS FARGO BANK MN, NA AS TRUSTEE
UNDER THE POOLING & SERVICING AGREEMENT
DATED AS OF FEBRUARY 28, 2001, SERIES 2001-A
One Old Country Road
Suite 429
Carle Place, NY 11514

Plaintiff

vs.

WALLACE C. KEPHART
CHRISTINE J. KEPHART
(Mortgagor(s) and Record owner(s))
RD 4 Box 359
Dubois, PA 15801

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

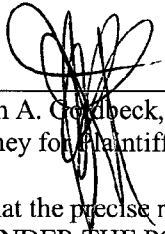
CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 04-1058-CD

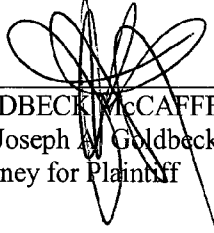
ORDER FOR JUDGMENT

Please enter Judgment in favor of WELLS FARGO BANK MN, NA AS TRUSTEE UNDER THE POOLING & SERVICING AGREEMENT DATED AS OF FEBRUARY 28, 2001, SERIES 2001-A, and against WALLACE C. KEPHART and CHRISTINE J. KEPHART for failure to file an Answer in the above action within (20) days (or sixty (60) days if defendant is the United States of America) from the date of service of the Complaint, in the sum of \$31,242.65.



Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

I hereby certify that the above names are correct and that the precise residence address of the judgment creditor is WELLS FARGO BANK MN, NA AS TRUSTEE UNDER THE POOLING & SERVICING AGREEMENT DATED AS OF FEBRUARY 28, 2001, SERIES 2001-A One Old Country Road Suite 429 Carle Place, NY 11514 and that the name(s) and last known address(es) of the Defendant(s) is/are WALLACE C. KEPHART, 493 Station Road Luthersburg, PA 15848 and CHRISTINE J. KEPHART, 493 Station Road Luthersburg, PA 15848;



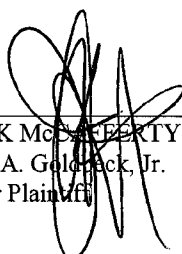
GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

ASSESSMENT OF DAMAGES

TO THE PROTHONOTARY:

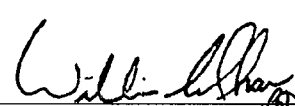
Kindly assess the damages in this case to be as follows:

Principal Balance	\$26,461.47
Interest from 01/01/2004 through 10/22/2004	\$2,261.43
Attorney's Fee at 5.0000% of principal balance	\$1,323.07
Late Charges	\$148.80
Costs of Suit and Title Search	\$900.00
Corporate Advance	\$351.51
Suspense	\$-203.63
	<hr/>
	\$31,242.65



GOLDBECK McSAFETY & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

AND NOW, this 26th day of October, 2004 damages are assessed as above.



Pro Prothy

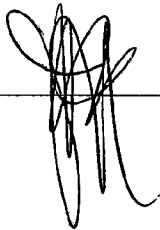
VERIFICATION OF NON-MILITARY SERVICE

The undersigned, as the representative for the Plaintiff corporation within named do hereby verify that I am authorized to make this verification on behalf of the Plaintiff corporation and that the facts set forth in the foregoing verification of Non-Military Service are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

1. That the above named Defendant, WALLACE C. KEPHART, is about unknown years of age, that Defendant's last known residence is 493 Station Road, Luthersburg, PA 15848, and is engaged in the unknown business located at unknown address.

2. That Defendant is 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 Action of Congress of 1940 and its Amendments.

Date:

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned over a horizontal line.

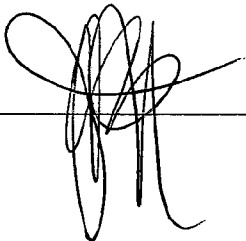
VERIFICATION OF NON-MILITARY SERVICE

The undersigned, as the representative for the Plaintiff corporation within named do hereby verify that I am authorized to make this verification on behalf of the Plaintiff corporation and that the facts set forth in the foregoing verification of Non-Military Service are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

1. That the above named Defendant, CHRISTINE J. KEPHART, is about unknown years of age, that Defendant's last known residence is 493 Station Road, Luthersburg, PA 15848, and is engaged in the unknown business located at unknown address.

2. That Defendant is 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 Action of Congress of 1940 and its Amendments.

Date:



COPY

IN THE COURT OF COMMON PLEAS
OF Clearfield COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

WELLS FARGO BANK MN, NA AS TRUSTEE UNDER THE POOLING & SERVICING AGREEMENT DATED AS OF
FEBRUARY 28, 2001, SERIES 2001-A
One Old Country Road
Suite 429
Carle Place, NY 11514

Plaintiff

No. 04-1058-CD

vs.

WALLACE C. KEPHART
CHRISTINE J. KEPHART
(Mortgagors and Record Owner(s))
RD 4 Box 359
Dubois, PA 15801

Defendant(s)

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT
OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE
PURPOSE OF COLLECTING THE DEBT.**

NOTICE

Notice is given that a judgment in the above-captioned matter has been entered against you.

William Shaw
Prothonotary

By: Will Shaw 10/26/04

Deputy

If you have any questions concerning the above, please contact:

Joseph A. Goldbeck, Jr.
Goldbeck McCafferty & McKeever
Suite 500 – The Bourse Bldg.
111 S. Independence Mall East
Philadelphia, PA 19106
215-627-1322

COPY

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

Wells Fargo Bank MN, NA
Plaintiff(s)

No.: 2004-01058-CD

Real Debt: \$31,242.65

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Wallace C. Kephart
Christine J. Kephart
Defendant(s)

Entry: \$20.00

Instrument: Default Judgment

Date of Entry: October 26, 2004

Expires: October 26, 2009

Certified from the record this 26th day of October, 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

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

Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 500 - The Bourse Bldg.
111 S. Independence Mall East
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

WELLS FARGO BANK MN, NA AS TRUSTEE
UNDER THE POOLING & SERVICING AGREEMENT
DATED AS OF FEBRUARY 28, 2001, SERIES 2001-A
One Old Country Road
Suite 429
Carle Place, NY 11514

Plaintiff

vs.

WALLACE C. KEPHART
CHRISTINE J. KEPHART
Mortgagor(s) and Record Owner(s)
RD 4 Box 359
Dubois, PA 15801

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 04-1058-CD

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$31,242.65

Interest from
01/01/2004 to
10/22/2004 at
10.5500%

(Costs to be added)

125.00 Prothonotary costs

GOLDBECK McKEEVER & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

FILED
OCT 26 2004
EWK

William A. Shaw
Prothonotary, Clerk of Courts
Att'y pd. 20.00
ICC & Lewin's w/
prop descr. to Shaw

Term

No. 04-1058-CD

IN THE COURT OF COMMON PLEAS

WELLS FARGO BANK MN, NA AS TRUSTEE UNDER
THE POOLING & SERVICING AGREEMENT DATED AS
OF FEBRUARY 28, 2001, SERIES 2001-A

vs.

WALLACE C. KEPHART and
CHRISTINE J. KEPHART
(Mortgagor(s) and Record Owner(s))
RD 4 Box 359
Dubois, PA 15801

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

Prothonotary Clerk of Courts

William A. Stein,

OCT 26 2004

FILED

Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
Suite 500 – The Bourse Bldg.
111 S. Independence Mall East
Philadelphia, PA 19106
215-627-1322

Goldbeck McCafferty & McKeever
BY: Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 500 – The Bourse Bldg.
111 S. Independence Mall East
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

WELLS FARGO BANK MN, NA AS TRUSTEE
UNDER THE POOLING & SERVICING
AGREEMENT DATED AS OF FEBRUARY 28,
2001, SERIES 2001-A
One Old Country Road
Suite 429
Carle Place, NY 11514

Plaintiff

vs.

WALLACE C. KEPHART
CHRISTINE J. KEPHART
(Mortgagor(s) and Record Owner(s))
RD 4 Box 359
Dubois, PA 15801

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 04-1058-CD

AFFIDAVIT PURSUANT TO RULE 3129

WELLS FARGO BANK MN, NA AS TRUSTEE UNDER THE POOLING & SERVICING AGREEMENT
DATED AS OF FEBRUARY 28, 2001, SERIES 2001-A, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck,
Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the
real property located at:

RD 4 Box 359
Dubois, PA 15801

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

WALLACE C. KEPHART
493 Station Road
Luthersburg, PA 15848

CHRISTINE J. KEPHART
493 Station Road
Luthersburg, PA 15848

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

WALLACE C. KEPHART
493 Station Road
Luthersburg, PA 15848

CHRISTINE J. KEPHART
493 Station Road
Luthersburg, PA 15848

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF CLEARFIELD COUNTY
230 E. Market Street
Clearfield, PA 16830

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

BENEFICIAL CONSUMER DISCOUNT CO. D/B/A BENEFICIAL MORTGAG CO OF PA
90 BEAVER DRIVE
SUITE 114C
DUBOIS, PA 15801

BENEFICIAL CONSUMER DISCOUNT CO.
961 Weigel Drive
Elmhurst, IL 60126

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

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

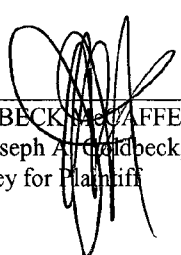
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
RD 4 Box 359
Dubois, PA 15801

(attach separate sheet if more space is needed)

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

DATED: October 22, 2004



GOLDBECK, McAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff

Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 500 – The Bourse Bldg.
111 S. Independence Mall East
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

WELLS FARGO BANK MN, NA AS TRUSTEE UNDER
THE POOLING & SERVICING AGREEMENT DATED
AS OF FEBRUARY 28, 2001, SERIES 2001-A
One Old Country Road
Suite 429
Carle Place, NY 11514

Plaintiff

vs.

WALLACE C. KEPHART
CHRISTINE J. KEPHART
Mortgagor(s) and Record Owner(s)
RD 4 Box 359
Dubois, PA 15801

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Clearfield County

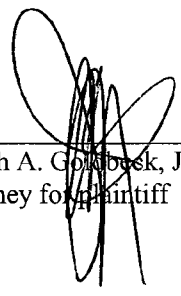
CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 04-1058-CD

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I, Joseph A. Goldbeck, Jr., Esquire hereby certify that I am the attorney of record for the Plaintiff in this action, and I further certify that this property is subject to Act 91 of 1983 and the Plaintiff has complied with all the provisions of the Act.



Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

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

COPY

WELLS FARGO BANK MN, NA AS TRUSTEE
UNDER THE POOLING & SERVICING
AGREEMENT DATED AS OF FEBRUARY 28,
2001, SERIES 2001-A
One Old Country Road
Suite 429
Carle Place, NY 11514

vs.

WALLACE C. KEPHART
CHRISTINE J. KEPHART
RD 4 Box 359
Dubois, PA 15801

In the Court of Common Pleas of
Clearfield County

No. 04-1058-CD

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:

PREMISES: RD 4 Box 359 Dubois, PA 15801

See Exhibit "A" attached

AMOUNT DUE \$31,242.65

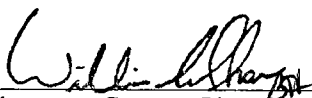
Interest From 01/01/2004
Through 10/22/2004

(Costs to be added)

Prothonotary costs

125.00

Dated: 10/26/04


Prothonotary, Common Pleas Court
of Clearfield County, Pennsylvania

~~Deputy~~ _____

Term
No. 04-1058-CD

IN THE COURT OF COMMON PLEAS

WELLS FARGO BANK MN, NA AS TRUSTEE UNDER THE
POOLING & SERVICING AGREEMENT DATED AS OF
FEBRUARY 28, 2001, SERIES 2001-A

vs.

WALLACE C. KEPHART and
CHRISTINE J. KEPHART
Mortgagor(s)
RD 4 Box 359 Dubois, PA 15801

WRIT OF EXECUTION	
(Mortgage Foreclosure)	
REAL DEBT	\$31,242.65
INTEREST from	\$
COSTS PAID:	
PROTHY	\$ 125.00
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
Suite 500 – The Bourse Bldg.
111 S. Independence Mall East
Philadelphia, PA 19106
(215) 627-1322

Legal Description

ALL that certain piece, parcel, or tract of land lying and being situate in Brady Township, Clearfield County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, said point being in the centerline for S.R. 4009, and being the southeast corner of lands now or formerly of Abel E. and Helen D. Jenney and the eastern most corner of the herein described parcel:

THENCE S 26 degrees 05 W. minutes along the centerline for S.R. 4009 and along lands now or formerly of Harry W. and Joy P. Whaling a distance of 75.00 feet to a point:

THENCE, S 21 degrees 58 minutes W. along the centerline for S.R. 4009 and along lands now or formerly of Harry W. and Joy P. Whaling a distance of 55.00 feet to a point, said point begin the southeast corner of the herein described parcel:

THENCE, N 74 degrees 37 minutes W. through the western right-of-way for S.R. 4009 and through the lands Robert L. and Joyce M. Whaling (of which this is a part) a distance of 253.00 feet to an existing one inch iron pipe;

THENCE, N 59 degrees 20 minutes W. along lands now or formerly of Harry W. and Joy P. Whaling a distance of 333.64 feet to an existing one inch iron pipe, said iron pipe being; the northeast corner of the herein described parcel:

THENCE, S 86 degrees 30 minutes E along lands now or formerly of John and Francis Michael, et. al. a distance of 353.52 feet to an existing one inch iron pipe;

THENCE, S 03 degrees 28 minutes W. along lands now or formerly of Abel E. and Helen D. Jenney a distance of 83.06 feet to an existing one inch iron pipe, said iron pipe being the southwest corner of the lands of Abel E. and Helen D. Jenney;

THENCE, S 86 degrees 31 minutes E along lands now or formerly of Abel E. and Helen D. Jenney and through the western right-of-way for S.R. 4009 a distance of 237.07 feet to a point in the centerline for S.E. 4009, the point of beginning.

Parcel 107-B05-61

Deed Book 1403 Page 511

GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

MS-1427
04/01/2005
\$31,242.65

Attorney for Plaintiff

WELLS FARGO BANK MN, NA AS TRUSTEE
UNDER THE POOLING & SERVICING AGREEMENT
DATED AS OF FEBRUARY 28, 2001, SERIES 2001-A
One Old Country Road
Suite 429
Carle Place, NY 11514

Plaintiff

vs.

WALLACE C. KEPHART
CHRISTINE J. KEPHART
**Mortgagor(s) and
Record Owner(s)**

RD 4 Box 359
Dubois, PA 15801

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 04-1058-CD

FILED *NO cc*
bad *m/12:30/05*
FEB 07 2005

William A. Shaw
Prothonotary/Clerk of Courts

CERTIFICATE OF SERVICE
PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

Joseph A. Goldbeck, Jr., Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ Personal Service by the Sheriff's Office/competent adult (copy of return attached).
 - ☐ Certified mail by Joseph A. Goldbeck, Jr. (original green Postal return receipt attached).
 - ☐ Certified mail by Sheriff's Office.
 - ☐ Ordinary mail by Joseph A. Goldbeck, Jr., Esquire to Attorney for Defendant(s) of record (proof of mailing attached).
 - ☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
 - ☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.
- IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**
- ☐ Premises was posted by Sheriff's Office/competent adult (copy of return attached).
 - ☐ Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
 - ☐ Certified Mail & ordinary mail by Joseph A. Goldbeck, Jr. (original receipt(s) for Certified Mail attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Joseph A. Goldbeck, Jr., Esquire (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,

Joseph A. Goldbeck, Jr.
BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

7160 3901 9848 3827 7487

TO: KEPHART, WALLACE C.
WALLACE C. KEPHART
493 Station Road
Luthersburg, PA 15848

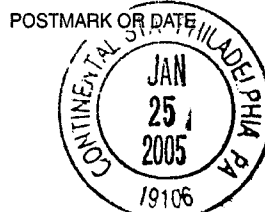
SENDER: GOLDBECK MCCAFFERTY & MCKEEVER
October 22, 2004

REFERENCE: KEPHART, WALLACE C. / MS-1427
4/1/05 - Clearfield

PS Form 3800, June 2000

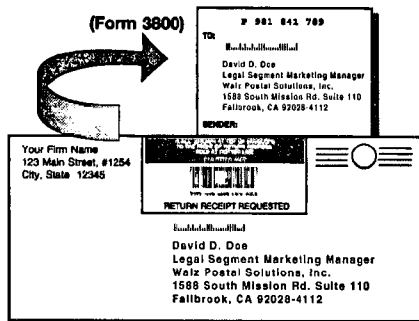
RETURN RECEIPT SERVICE	Postage	
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

US Postal Service
**Receipt for
Certified Mail**
No Insurance Coverage Provided
Do Not Use for International Mail



AFFIX POSTAGE TO MAIL PIECE TO COVER FIRST CLASS POSTAGE, CERTIFIED FEE, RETURN RECEIPT FEE AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES.

1. Detach the form 3811, Domestic return receipt by tearing left to right across perf. Attach to mailpiece by peeling back the adhesive strips and affixing to front of mailpiece if space permits. Otherwise affix to back of mailpiece.
2. If you do not want the receipt postmarked, stick the article # label to the right of the return address, date receipt and retain the receipt.
3. If you want this receipt postmarked, slip the 3800 receipt between the return receipt, and the mailpiece, and slide the edge of the receipt to the gummed edge of adhesive. This will hold the receipt in place to present to your mailcenter, or post office service window. (SEE ILLUSTRATION)



4. Enter fees for the services requested in the appropriate spaces on the front of this receipt.
5. Save this receipt and present it if you make an inquiry.

7160 3901 9848 3827 7494

TO: KEPHART, CHRISTINE J.
CHRISTINE J. KEPHART
493 Station Road
Luthersburg, PA 15848

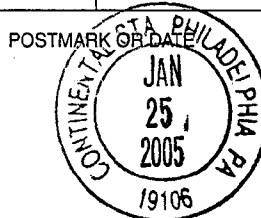
SENDER: GOLDBECK MCCAFFERTY & MCKEEVER
October 22, 2004

REFERENCE: KEPHART, WALLACE C. / MS-1427
4/1/05 - Clearfield

PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

US Postal Service
**Receipt for
Certified Mail**
No Insurance Coverage Provided
Do Not Use for International Mail



AFFIX POSTAGE TO MAIL PIECE TO COVER FIRST CLASS POSTAGE, CERTIFIED FEE, RETURN RECEIPT FEE AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES.

1. Detach the form 3811, Domestic return receipt by tearing left to right across perf. Attach to mailpiece by peeling back the adhesive strips and affixing to front of mailpiece if space permits. Otherwise affix to back of mailpiece.
2. If you do not want the receipt postmarked, stick the article # label to the right of the return address, date receipt and retain the receipt.
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(Form 3800)

TO: P 981 841 789

David D. Doe
Legal Segment Marketing Manager
Walz Postal Solutions, Inc.
1588 South Mission Rd. Suite 110
Fallbrook, CA 92028-4112

SENDER:

Your Firm Name
123 Main Street, #1254
City, State 12345

RETURN RECEIPT REQUESTED

David D. Doe
Legal Segment Marketing Manager
Walz Postal Solutions, Inc.
1588 South Mission Rd. Suite 110
Fallbrook, CA 92028-4112

4. Enter fees for the services requested in the appropriate spaces on the front of this receipt.
5. Save this receipt and present it if you make an inquiry.

2. Article Number



7160 3901 9848 3827 7494

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

KEPHART, CHRISTINE J.

CHRISTINE J. KEPHART

493 Station Road

Luthersburg, PA 15848

GOLDBECK MCCAFFERTY & MCKEEVER
KEPHART, WALLACE C. / MS-1427 - Clearfield

PS Form 3811, July 2001

Domestic Return Receipt

4/1/05

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) **Christine Kephart**

B. Date of Delivery **1-27-05**

C. Signature **x Christine Kephart**

☒ Agent Addressee

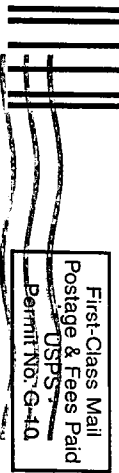
D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below.

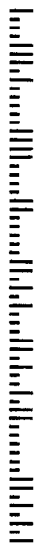
UNITED STATES POSTAL SERVICE



● PRINT YOUR NAME, ADDRESS AND ZIP CODE BELOW ●



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10



GOLDBECK MCCAFFERTY & MCKEEVER
STE 5000 - MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA PA 19106-1538

2. Article Number



7160 3901 9846 3827 7487

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

KEPHART, WALLACE C.

WALLACE C. KEPHART

493 Station Road

Luthersburg, PA 15848

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) **WALLACE C. KEPHART**

B. Date of Delivery **1-27-05**

C. Signature

X *Wallace C. Kephart*

☐ Agent

☒ Addressee

D. Is delivery address different from item 1?

☐ Yes

☐ No

If YES, enter delivery address below:

GOLDBECK MCCAFFERTY & MCKEEVER
KEPHART, WALLACE C. / MS-1427 - Clearfield

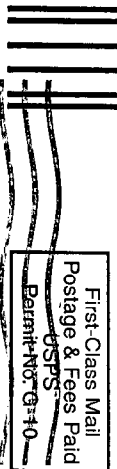
4/1/05

PS Form 3811, July 2001

Domestic Return Receipt

UNITED STATES POSTAL SERVICE

● PRINT YOUR NAME, ADDRESS AND ZIP CODE BELOW ●



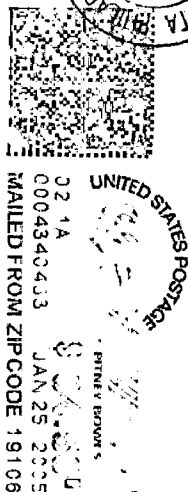
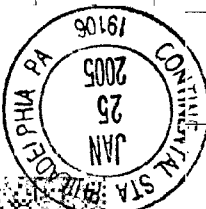
|||||
GOLDBECK MCCAFFERTY & MCKEEVER
STE 5000 - MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA PA 19106-1538

Name and Address of Sender
GOLDBECK
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19106-1532

Check type of mail or service:
☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Affix Stamp Here
 (If issued as a
 certificate of mailing,
 or for additional copies
 of this bill)
 Postmark and
 Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	R/R Fee
1.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	BENEFICIAL CONSUMER DISCOUNT CO. D/B/A BENEFICIAL MORTGAG CO OF PA 90 BEAVER DRIVE SUITE 114C DUBOIS, PA 15801										
2.	DOMESTIC RELATIONS OF CLEARFIELD COUNTY 230 E. Market Street Clearfield, PA 16830	BENEFICIAL CONSUMER DISCOUNT CO. 961 Weigel Drive Elimhurst, IL 60126										
3.		TENANTS/OCCUPANTS RD 4 Box 359 Dubois, PA 15801										
4.												
5.												
6.												
7.												
8.												
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)		See Privacy Act Statement on Reverse						



PS Form 3877, February 2002 (Page 1 of 2)

MS-1427

Complete by Typewriter, Ink, or Ball Point Pen

WALLACE C. KEPHART & CHRISTINE J. KEPHART

Clearfield

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

WELLS FARGO BANK MN, NA AS TRUSTEE
UNDER THE POOLING & SERVICING
AGREEMENT DATED AS OF FEBRUARY 28,
2001, SERIES 2001-A
One Old Country Road
Suite 429
Carle Place, NY 11514

Plaintiff

vs.

WALLACE C. KEPHART
CHRISTINE J. KEPHART
Mortgagor(s) and Record Owner(s)

RD 4 Box 359
Dubois, PA 15801

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 04-1058-CD

AFFIDAVIT PURSUANT TO RULE 3129

WELLS FARGO BANK MN, NA AS TRUSTEE UNDER THE POOLING & SERVICING AGREEMENT
DATED AS OF FEBRUARY 28, 2001, SERIES 2001-A, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck,
Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the
real property located at:

RD 4 Box 359
Dubois, PA 15801

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

WALLACE C. KEPHART
493 Station Road
Luthersburg, PA 15848

CHRISTINE J. KEPHART
493 Station Road
Luthersburg, PA 15848

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

WALLACE C. KEPHART
493 Station Road
Luthersburg, PA 15848

CHRISTINE J. KEPHART
493 Station Road
Luthersburg, PA 15848

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF CLEARFIELD COUNTY
230 E. Market Street
Clearfield, PA 16830

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

BENEFICIAL CONSUMER DISCOUNT CO. D/B/A BENEFICIAL MORTGAG CO OF PA
90 BEAVER DRIVE
SUITE 114C
DUBOIS, PA 15801

BENEFICIAL CONSUMER DISCOUNT CO.
961 Weigel Drive
Elmhurst, IL 60126

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

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

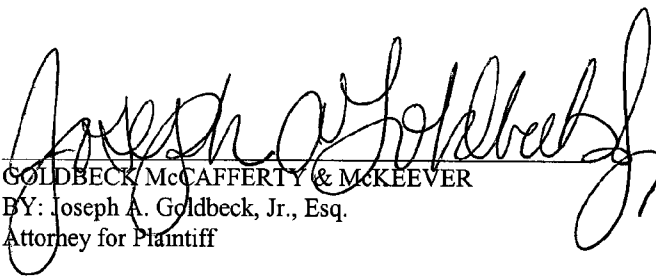
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
RD 4 Box 359
Dubois, PA 15801

(attach separate sheet if more space is needed)

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

DATED: February 3, 2005


GOLDBECK/McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff

FILED

FEB 07 2005

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20039

NO: 04-1058-CD

PLAINTIFF: WELLS FARGO BANK MN, NA AS TRUSTEE UNDER THE POOLING & SERVICING AGREEMENT
DATED AS OF FEBRUARY 28, 2001 SERIES 2001-A

vs.

DEFENDANT: WALLACE C. KEPHART AND CHRISTINE J. KEPHART

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 10/26/2004

LEVY TAKEN 01/20/2005 @ 11:40 AM

POSTED 01/20/2005 @ 11:40 AM

SALE HELD 04/01/2005

SOLD TO WELLS FARGO BANK MN, NA AS TRUSTEE UNDER THE POOLING & SERVICING
AGREEMENT DATED AS OF FEBRUARY 28, 2001 SERIES 2001-A

SOLD FOR AMOUNT \$1.00 PLUS COSTS

WRIT RETURNED 05/18/2005

DATE DEED FILED 05/18/2005

PROPERTY ADDRESS RD #4, BOX 359 A/K/A 1270 HIGHLAND STREET EXTENSION DUBOIS , PA 15801

SERVICES

01/21/2005 @ 1:32 PM SERVED WALLACE C. KEPHART

SERVED WALLACE C. KEPHART AT HIS RESIDENCE 493 STATION ROAD, LUTHERSBURG, CLEARFIELD COUNTY, PENNSYLVANIA BY
HANDING TO WALLACE C. KEPHART

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE, AND COPY OF THE LEVY AND BY MAKING
KNOW TO HIM / HER THE CONTENTS THEREOF.

01/21/2005 @ 1:32 PM SERVED CHRISTINE J. KEPHART

SERVED CHRISTINE J. KEPHART AT HER RESIDENCE 493 STATION ROAD, LUTHERSBURG, CLEARFIELD COUNTY, PENNSYLVANIA BY
HANDING TO CHRISTINE J. KEPHART

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE, AND COPY OF THE LEVY AND BY MAKING
KNOW TO HIM / HER THE CONTENTS THEREOF.

FILED

MAY 18 2005

William A. Shaw

Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20039

NO: 04-1058-CD

PLAINTIFF: WELLS FARGO BANK MN, NA AS TRUSTEE UNDER THE POOLING & SERVICING AGREEMENT
DATED AS OF FEBRUARY 28, 2001 SERIES 2001-A

vs.

DEFENDANT: WALLACE C. KEPHART AND CHRISTINE J. KEPHART

Execution REAL ESTATE

SHERIFF RETURN


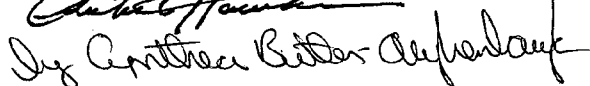
SHERIFF HAWKINS \$289.60

SURCHARGE \$40.00 PAID BY ATTORNEY

Sworn to Before Me This

_____ Day of _____ 2005

So Answers,



Chester A. Hawkins
Sheriff

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

WELLS FARGO BANK MN, NA AS TRUSTEE
UNDER THE POOLING & SERVICING
AGREEMENT DATED AS OF FEBRUARY 28,
2001, SERIES 2001-A
One Old Country Road
Suite 429
Carle Place, NY 11514

vs.

WALLACE C. KEPHART
CHRISTINE J. KEPHART
RD 4 Box 359
Dubois, PA 15801

In the Court of Common Pleas of
Clearfield County

No. 04-1058-CD

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:

PREMISES: RD 4 Box 359 Dubois, PA 15801

See Exhibit "A" attached

AMOUNT DUE

\$31,242.65

Interest From 01/01/2004
Through 10/22/2004

(Costs to be added)

Prothonotary costs

125.00

Dated: 10/26/04

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

Deputy _____

Received October 26, 2004 @ 3:30 P.M.
Chester A. Hawkins
by Cynthia Butler-Aughenbaugh

Term
No. 04-1058-CD

IN THE COURT OF COMMON PLEAS

WELLS FARGO BANK MN, NA AS TRUSTEE UNDER THE
POOLING & SERVICING AGREEMENT DATED AS OF
FEBRUARY 28, 2001, SERIES 2001-A

vs.

WALLACE C. KEPHART and
CHRISTINE J. KEPHART
Mortgagor(s)
RD 4 Box 359 Dubois, PA 15801

WRIT OF EXECUTION
(Mortgage Foreclosure)

REAL DEBT	\$	31,242.65
INTEREST from		
COSTS PAID:		
PROTHY	\$	125.00
SHERIFF	\$	
STATUTORY	\$	
COSTS DUE PROTHY	\$	
Office of Judicial Support		
Judg. Fee		
Ct.		
Sat.		

Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
Suite 500 - The Bourse Bldg.
111 S. Independence Mall East
Philadelphia, PA 19106
(215) 627-1322

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 AND Rule 3257

WELLS FARGO BANK MN, NA AS TRUSTEE
UNDER THE POOLING & SERVICING
AGREEMENT DATED AS OF FEBRUARY 28,
2001, SERIES 2001-A
One Old Country Road
Suite 429
Carle Place, NY 11514

vs.

WALLACE C. KEPHART
CHRISTINE J. KEPHART
RD 4 Box 359
Dubois, PA 15801

In the Court of Common Pleas of
Clearfield County

No. 04-1058-CD

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:

PREMISES: RD 4 Box 359 Dubois, PA 15801

See Exhibit "A" attached

AMOUNT DUE \$31,242.65

Interest From 01/01/2004
Through 10/22/2004

(Costs to be added) **Prothonotary costs** 12500

Dated: 10/26/04

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

Deputy _____

Received October 26, 2004 @ 3:30 P.M.
Chester A. Hawkins
by Cynthia Butler-Aughenbaugh

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME WALLACE C. KEPHART

NO. 04-1058-CD

NOW, May 17, 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 April 01, 2005, I exposed the within described real estate of Wallace C. Kephart And Christine J. Kephart to public venue or outcry at which time and place I sold the same to WELLS FARGO BANK MN, NA AS TRUSTEE UNDER THE POOLING & SERVICING AGREEMENT DATED AS OF FEB 28, 2001 SERIES 2001-A he/she being the highest bidder, for the sum of \$1.00 plus costs and made the following appropriations, viz:

SHERIFF COSTS:

RDR	15.00
SERVICE	15.00
MILEAGE	13.77
LEVY	15.00
MILEAGE	15.39
POSTING	15.00
CSDS	10.00
COMMISSION	0.00
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	
ADD'L LEVY	
BID AMOUNT	1.00
RETURNS/DEPUTIZE	
COPIES	15.00
	5.00
BILLING/PHONE/FAX	5.00
CONTINUED SALES	
MISCELLANEOUS	60.00
TOTAL SHERIFF COSTS	\$289.60

DEED COSTS:

ACKNOWLEDGEMENT	5.00
REGISTER & RECORDER	28.50
TRANSFER TAX 2%	0.00
TOTAL DEED COSTS	\$28.50

PLAINTIFF COSTS, DEBT AND INTEREST:

DEBT-AMOUNT DUE	31,242.65
INTEREST @ %	0.00
FROM 01/01/2004 TO 04/01/2005	
PROTH SATISFACTION	
LATE CHARGES AND FEES	
COST OF SUIT-TO BE ADDED	
FORECLOSURE FEES	
ATTORNEY COMMISSION	
REFUND OF ADVANCE	
REFUND OF SURCHARGE	40.00
SATISFACTION FEE	
ESCROW DEFICIENCY	
PROPERTY INSPECTIONS	
INTEREST	
MISCELLANEOUS	

TOTAL DEBT AND INTEREST	\$31,282.65
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COSTS:

ADVERTISING	474.22
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
DUE	
LIEN SEARCH	100.00
ACKNOWLEDGEMENT	5.00
DEED COSTS	28.50
SHERIFF COSTS	289.60
LEGAL JOURNAL COSTS	223.00
PROTHONOTARY	125.00
MORTGAGE SEARCH	40.00
MUNICIPAL LIEN	
TOTAL COSTS	\$1,285.32

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
MAY 18 2005
William R. Shaw
Prothonotary/Clerk of Courts