

2004-1293-CD  
WELLS FARGO BANK

VS.  
DEBORAH L. and DANIEL P. STRAUB

**Wells Fargo Bank vs Deborah Straub et al**  
**2004-1293-CD**

# 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

FILED *ebk*  
400 Shaff  
M/12/44871 Atty pd 85.00  
AUG 20 2004

William A. Shaw  
Prothonotary/Clerk of Courts

WELLS FARGO BANK N.A. AS TRUSTEE FOR THE  
BENEFIT OF THE CERTIFICATEHOLDERS OF  
REPERFORMING LOAN REMIC TRUST  
CERTIFICATES, SERIES 2002-1  
7105 Corporate Drive  
PTX C-35  
Plano, TX 75024-3632

*Plaintiff*

vs.

DEBORAH I. STRAUB

DANIEL P. STRAUB

**Mortgagor(s) and Real Owner(s)**

Sec 11, Lot 73, Box 797 Treasure Lake  
Dubois, PA 15801

*Defendant(s)*

IN THE COURT OF COMMON PLEAS  
OF CLEARFIELD COUNTY  
CIVIL ACTION - LAW  
ACTION OF MORTGAGE FORECLOSURE

Term

No.

*04-1293-CJ*

**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  
A.V.I.S.O

LE HAN DEMANDADO A USTED EN LA CORTE. SI DESEA DEFENDER 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 REPONDE A ESTA DEMANDA, SE PUEDE PROSEGUIR CON EL PROCESO SIN SU PARTICIPACION. ENTONCES, LA COUTE PUEDE, SIN NOTIFICARIO, 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 ENSEGUNDA. SI USTED NO TIENE UN ABOGADO, VAYA O LLAME POR TELEFONO LA OFICINA FIJADA AQUI ABAJO. ESTA OFICINA PUEDE PROVEERLE CON INFORMACION DE COMO CONSEGUIR UN ABOGADO.

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

PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108  
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KEYSTONE LEGAL SERVICES  
211 1/2 E. Locust Street  
Clearfield, PA 16830  
814-765-9646

## COMPLAINT IN MORTGAGE FORECLOSURE

1. Plaintiff is WELLS FARGO BANK N.A. AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2002-1, 7105 Corporate Drive, PTX C-35 Plano, TX 75024-3632.
2. The name(s) and address(es) of the Defendant(s) is/are DEBORAH I. STRAUB, 1212 Treasure Lake, Dubois, PA 15801-9029 and DANIEL P. STRAUB, 1212 Treasure Lake, Dubois, PA 15801-9029, who is/are the mortgagor(s) and real owner(s) of the mortgaged premises hereinafter described.
3. On March 29, 1996 mortgagor(s) made, executed and delivered a mortgage upon the premises hereinafter described to TOWNE & COUNTRY MORTGAGE CORP., which mortgage is recorded in the Office of the Recorder of Deeds of Clearfield County as Book: 1747 Page: 328. The mortgage has not been assigned unless said assignment to the Plaintiff is hereafter mentioned. The aforementioned mortgage was assigned to: WELLS FARGO BANK N.A. AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2002-1 by Assignment of Mortgage which Assignment is lodged for recording; and 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 April 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	\$53,047.25
Interest from 03/01/2004	\$2,005.60
through 08/31/2004 at 7.5000%	
Per Diem interest rate at \$10.90	
Attorney's Fee at 5.0% of Principal Balance	\$2,652.36
Late Charges from 04/01/2004 to 08/31/2004	\$118.90
Monthly late charge amount at \$23.78	
Costs of suit and Title Search	\$900.00
	<hr/>
Monthly Escrow amount \$176.30	\$58,724.11
	<hr/>
	\$58,724.11

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. The within mortgage is insured by the Federal Housing Administration under Title II of the National Housing Act and, as such, is not subject to the provisions of Pennsylvania Act No. 91 of 1983.

WHEREFORE, Plaintiff demands an in rem judgment in mortgage foreclosure in the sum of \$58,724.11, together with interest at the rate of \$10.90, 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, Michael D. Vestal, 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: 8-13-04

  
\_\_\_\_\_  
Michael D. Vestal  
COUNTRYWIDE HOME LOANS INC.

Legal Description: (As shown on Mortgage)

ALL THAT CERTAIN TRACT OF LAND DESIGNATED AS LOT NO. 73 SECTION 11, IN THE TREASURE LAKE  
SUBDIVISION IN SANDY TOWNSHIP, CLEARFIELD COUNTY, PENNSYLVANIA, RECORDED IN THE RECORDER  
OF DEEDS OFFICE IN MISC. DOCKET MAP FILE NO. 25.

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

WELLS FARGO BANK

VS.

STRAUB, DEBORAH I. & DANIEL P.

**COMPLAINT IN MORTGAGE FORECLOSURE**

Sheriff Docket #

16158

04-1293-CD

**SHERIFF RETURNS**

---

NOW AUGUST 31, 2004 AT 2:08 PM SERVED THE WITHIN COMPLAINTS IN MORTGAGE FORECLOSURE ON DANIEL P. STRAUB, DEFENDANT AT 1212 TREASURE LAKE, DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA a/k/a SEC. 11 LOT 73, BOX 797, TREASURE LAKE, DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO DANIEL P. STRAUB TWO TRUE AND ATTESTED COPIES OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN TO HIM THE CONTENTS THEREOF.

SERVED BY: NEVLING/DEHAVEN

NOW AUGUST 31, 2004 AT 2:08 PM SERVED THE WITHIN COMPLAINTS IN MORTGAGE FORECLOSURE ON DEBORAH I. STRAUB, DEFENDANT AT 1212 TREASURE LAKE, DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA a/k/a SEC. 11 LOT 73, BOX 797, TREASURE LAKE, DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO DANIEL P. STRAUB, HUSBAND TWO TRUE AND ATTESTED COPIES OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN TO HIM THE CONTENTS THEREOF.

SERVED BY: NEVLING/DEHAVEN

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**Return Costs**

Cost	Description
50.62	SHERIFF HAWKINS PAID BY: ATTY CK# 206940
40.00	SURCHARGE PAID BY:ATTY CK# 206941

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Sworn to Before Me This

31 Day of Sept 2004  
*Wm A. Shaw* (SD)

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

So Answers,

*Chester A. Hawkins*  
by *Mary H. Harry*  
Chester A. Hawkins  
Sheriff

11:11 NO  
09/03/2004 CC  
SEP 03 2004

In the Court of Common Pleas of Clearfield County

WELLS FARGO BANK N.A. AS TRUSTEE FOR THE  
BENEFIT OF THE CERTIFICATEHOLDERS OF  
REPERFORMING LOAN REMIC TRUST CERTIFICATES,  
SERIES 2002-1  
7105 Corporate Drive  
PTX C-35  
Plano, TX 75024-3632

Plaintiff  
vs.

DEBORAH I. STRAUB  
DANIEL P. STRAUB  
(Mortgagor(s) and Record Owner(s))  
Sec 11, Lot 73, Box 797 Treasure Lake  
Dubois, PA 15801

Defendant(s)

No. 04-1293-CD

NoCC  
m/1/01/04 Any pd.  
7/1/04 20.00  
Notice to  
Def's.  
Statement to  
Atty

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 DEBORAH I. STRAUB and DANIEL P. STRAUB by default  
for want of an Answer.

Assess damages as follows:

\$59,603.87

Debt

Interest - 03/01/2004 to 10/14/2004

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. Goldbeck, Jr.  
Attorney for Plaintiff  
I.D. #16132

AND NOW October 18, 2004, Judgment is entered in favor of  
WELLS FARGO BANK N.A. AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF  
REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2002-1 and against DEBORAH I. STRAUB and  
DANIEL P. STRAUB by default for want of an Answer and damages assessed in the sum of \$59,603.87 as per the above  
certification.

Prothonotary

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

NC  
CC

11-01-01  
11-01-2004

WELLS FARGO BANK N.A. AS TRUSTEE FOR THE  
BENEFIT OF THE CERTIFICATEHOLDERS OF  
REPERFORMING LOAN REMIC TRUST  
CERTIFICATES, SERIES 2002-1  
7105 Corporate Drive  
PTX C-35  
Plano, TX 75024-3632

Plaintiff

vs.

DEBORAH I. STRAUB  
DANIEL P. STRAUB  
(Mortgagor(s) and Record owner(s))  
Sec 11, Lot 73, Box 797 Treasure Lake  
Dubois, PA 15801

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

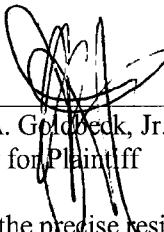
CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

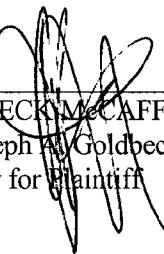
No. 04-1293-CD

### ORDER FOR JUDGMENT

Please enter Judgment in favor of WELLS FARGO BANK N.A. AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2002-1, and against DEBORAH I. STRAUB and DANIEL P. STRAUB 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 \$59,603.87.

  
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 N.A. AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2002-1 7105 Corporate Drive PTX C-35 Plano, TX 75024-3632 and that the name(s) and last known address(es) of the Defendant(s) is/are DEBORAH I. STRAUB, 1212 Treasure Lake Dubois, PA 15801-9029 and DANIEL P. STRAUB, 1212 Treasure Lake Dubois, PA 15801-9029;

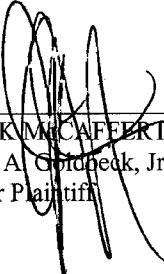
  
GOLDBECK McCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

**ASSESSMENT OF DAMAGES**

TO THE PROTHONOTARY:

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

Principal Balance	\$53,047.25
Interest from 03/01/2004 through 10/14/2004	\$2,485.20
Attorney's Fee at 5.0000% of principal balance	\$2,652.36
Late Charges	\$166.46
Costs of Suit and Title Search	\$900.00
Escrow Balance Deficit	\$352.60 (\$0.00)
	<hr/> \$59,603.87

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

AND NOW, this 18<sup>th</sup> day of October, 2004 damages are assessed as above.

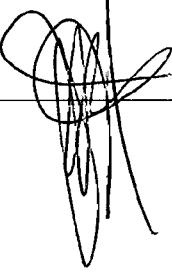
  
\_\_\_\_\_  
Pro Prothy

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, DEBORAH I. STRAUB, is about unknown years of age, that Defendant's last known residence is 1212 Treasure Lake, Dubois, PA 15801-9029, 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: 

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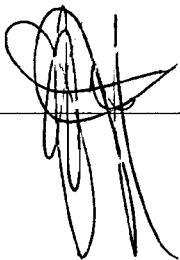
VERIFICATION OF NON-MILITARY SERVICE

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, DANIEL P. STRAUB, is about unknown years of age, that Defendant's last known residence is 1212 Treasure Lake, Dubois, PA 15801-9029, 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, appearing to read "Daniel P. Straub", is written over a horizontal line. The signature is fluid and cursive, with a large, stylized 'D' at the beginning.

Rule of Civil Procedure No. 236 – Revised

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

WELLS FARGO BANK N.A. AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF  
REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2002-1

7105 Corporate Drive  
PTX C-35  
Plano, TX 75024-3632

Plaintiff

No. 04-1293-CD

vs.

DEBORAH I. STRAUB  
DANIEL P. STRAUB  
**(Mortgagors and Record Owner(s))**  
Sec 11, Lot 73, Box 797 Treasure Lake  
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: William Shaw 10/18/04

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

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

Wells Fargo Bank N.A.  
Plaintiff(s)

No.: 2004-01293-CD

Real Debt: \$59,603.87

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Deborah I. Straub  
Daniel P. Straub  
Defendant(s)

Entry: \$20.00

Instrument: Default Judgment

Date of Entry: October 18, 2004

Expires: October 18, 2009

Certified from the record this 18th day of October, 2004.

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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 N.A. AS TRUSTEE FOR THE  
BENEFIT OF THE CERTIFICATEHOLDERS OF  
REPERFORMING LOAN REMIC TRUST  
CERTIFICATES, SERIES 2002-1  
7105 Corporate Drive  
PTX C-35  
Plano, TX 75024-3632

Plaintiff  
vs.

DEBORAH I. STRAUB  
DANIEL P. STRAUB  
**Mortgagor(s) and Record Owner(s)**  
Sec 11, Lot 73, Box 797 Treasure Lake  
Dubois, PA 15801

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Clearfield County  
CIVIL ACTION – LAW  
ACTION OF MORTGAGE FORECLOSURE

No. 04-1293-CD

**PRAECIPE FOR WRIT OF EXECUTION**

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due	
Interest from 03/01/2004 to 10/14/2004 at 7.5000%	<u>\$59,603.87</u>
(Costs to be added)	<u>125.00</u>
	<b>Prothonotary costs</b>

Atty pd. 20.00  
M/10/08 (BT) 1cc & Le w/cts  
10/14/2004 w/ des. to  
shift

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

Term  
No. 04-1293-CD  
**IN THE COURT OF COMMON PLEAS**

WELLS FARGO BANK N.A. AS TRUSTEE FOR THE  
BENEFIT OF THE CERTIFICATEHOLDERS OF  
REPERFORMING LOAN REMIC TRUST CERTIFICATES,  
SERIES 2002-1

vs.

DEBORAH I. STRAUB and  
DANIEL P. STRAUB  
(Mortgagor(s) and Record Owner(s))  
Sec 11, Lot 73, Box 797 Treasure Lake  
Dubois, PA 15801

---

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

---

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

: 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 N.A. AS TRUSTEE FOR  
THE BENEFIT OF THE CERTIFICATEHOLDERS  
OF REPERFORMING LOAN REMIC TRUST  
CERTIFICATES, SERIES 2002-1  
7105 Corporate Drive  
PTX C-35  
Plano, TX 75024-3632

Plaintiff

vs.

DEBORAH I. STRAUB  
DANIEL P. STRAUB  
**(Mortgagor(s) and Record Owner(s))**  
Sec 11, Lot 73, Box 797 Treasure Lake  
Dubois, PA 15801

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 04-1293-CD

**AFFIDAVIT PURSUANT TO RULE 3129**

WELLS FARGO BANK N.A. AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2002-1, 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:

Sec 11, Lot 73, Box 797 Treasure Lake  
Dubois, PA 15801

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

DEBORAH I. STRAUB  
1212 Treasure Lake  
Dubois, PA 15801-9029

DANIEL P. STRAUB  
1212 Treasure Lake  
Dubois, PA 15801-9029

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

DEBORAH I. STRAUB  
1212 Treasure Lake  
Dubois, PA 15801-9029

DANIEL P. STRAUB  
1212 Treasure Lake  
Dubois, PA 15801-9029

. 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.  
961 Weigel Drive  
Elmhurst, IL 60126

BENEFICIAL CONSUMER DISCOUNT CO.  
90 BEAVER DRIVE  
SUITE 114C  
DUBOIS, PA 15801

BENEFICIAL CONSUMER DISCOUNT CO.  
80 BEAVER DRIVE  
SUITE 114C  
DUBOIS, PA 15801

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.

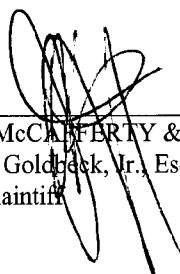
TREASURE LAKE, INC.  
SEC 11, LOT 797  
TREASURE LAKE  
DUBOIS, PA 15801

TENANTS/OCCUPANTS  
Sec 11, Lot 73, Box 797 Treasure Lake  
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 14, 2004

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

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

WELLS FARGO BANK N.A. AS TRUSTEE FOR  
THE BENEFIT OF THE  
CERTIFICATEHOLDERS OF REPERFORMING  
LOAN REMIC TRUST CERTIFICATES, SERIES  
2002-1  
7105 Corporate Drive  
PTX C-35  
Plano, TX 75024-3632

vs.

DEBORAH I. STRAUB  
DANIEL P. STRAUB  
Sec 11, Lot 73, Box 797 Treasure Lake  
Dubois, PA 15801

In the Court of Common Pleas of  
Clearfield County

No. 04-1293-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: Sec 11, Lot 73, Box 797 Treasure Lake Dubois, PA 15801

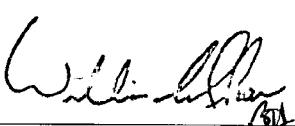
See Exhibit "A" attached

AMOUNT DUE	
	<u>\$59,603.87</u>

Interest From 03/01/2004  
Through 10/14/2004

(Costs to be added) **Prothonotary costs** 125.00

Dated: 10/18/04

  
Prothonotary, Common Pleas Court  
of Clearfield County, Pennsylvania

Deputy \_\_\_\_\_

Term  
No. 04-1293-CD

IN THE COURT OF COMMON PLEAS

WELLS FARGO BANK N.A. AS TRUSTEE FOR THE BENEFIT  
OF THE CERTIFICATEHOLDERS OF REPERFORMING LOAN  
REMIC TRUST CERTIFICATES, SERIES 2002-1

vs.

DEBORAH I. STRAUB and  
DANIEL P. STRAUB

Mortagor(s)

Sec 11, Lot 73, Box 797 Treasure Lake Dubois, PA 15801

WRIT OF EXECUTION  
(Mortgage Foreclosure)

REAL DEBT	\$59,603.87
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

ALL THAT CERTAIN TRACT OF LANE DESIGNATED AS LOT NO. 73 SECTION 11, IN THE TREASURE LAKE SUBDIVISION IN SANDY TOWNSHIP, CLEARFIELD COUNTY, PENNSYLVANIA, RECORDED IN THE RECORDED OR DEEDS OFFICE IN MISC. DOCKET MAP FILE NO. 25.

**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  
Attorney for Plaintiff

WELLS FARGO BANK N.A. AS TRUSTEE FOR THE  
BENEFIT OF THE CERTIFICATEHOLDERS OF  
REPERFORMING LOAN REMIC TRUST  
CERTIFICATES, SERIES 2002-1  
7105 Corporate Drive  
PTX C-35  
Plano, TX 75024-3632

Plaintiff

vs.

DEBORAH I. STRAUB  
DANIEL P. STRAUB  
(Mortgagor(s) and Record owner(s))  
Sec 11, Lot 73, Box 797 Treasure Lake  
Dubois, PA 15801

IN THE COURT OF COMMON PLEAS  
of Clearfield County

No. 04-1293-CD

**PRAECIPE TO DISCONTINUE AND END**

TO THE PROTHONOTARY:

Kindly mark the above case Discontinued and Ended upon payment of  
your costs only.



JOSEPH A. GOLDBECK, JR., ESQUIRE

864  
FILED  
m/2/4/04 No Certificate requested  
DEC 02 2004 copy to C/A & Sheriff

William A. Shaw  
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

Wells Fargo Bank N.A.

Vs.

No. 2004-01293-CD

Deborah I. Straub

Daniel P. Straub

**CERTIFICATE OF DISCONTINUATION**

Commonwealth of PA  
County of Clearfield

I, William A. Shaw, Prothonotary of the Court of Common Pleas in and for the County and Commonwealth aforesaid do hereby certify that the above case was on December 2, 2004, marked:

Discontinued and Ended

Record costs in the sum of \$125.00 have been paid in full by Joseph A. Goldbeck, Jr., Esq.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal of this Court at Clearfield, Clearfield County, Pennsylvania this 2nd day of December A.D. 2004.

---

William A. Shaw, Prothonotary

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20827

NO. 04-1293-CD

PLAINTIFF: WELLS FARGO BANK N.A., TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF  
REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2002-1

vs.

DEFENDANT: DEBORAH I. STRAUB AND DANIEL P. STRAUB

Execution REAL ESTATE

**SHERIFF RETURN**

DATE RECEIVED WRIT: 10/18/2004

LEVY TAKEN @

POSTED @

SALE HELD

SOLD TO

SOLD FOR AMOUNT PLUS COSTS

WRIT RETURNED 8/27/2008

DATE DEED FILED **NOT SOLD**

01/11/32 BX  
LM  
Clearfield County Sheriff

**DETAILS**

@ SERVED DEBORAH I. STRAUB

DOCKETED ONLY. CHECKS VOIDED AND RETURNED

@ SERVED DANIEL P. STRAUB

DOCKETED ONLY. CHECKS VOIDED AND RETRUNKED.

@ SERVED

NOW, DECEMBER 2, 2008 RECEIVED A COPY OF THE CERTIFICATE OF DISCONTINUATION. THE CASE WAS MARKED DISCONTINUED AND ENDED.

@ SERVED

NOW, AUGUST 27, 2008 RETURN WRIT AS UNEXECUTED.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20827

NO: 04-1293-CD

PLAINTIFF: WELLS FARGO BANK N.A., TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF  
REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2002-1  
vs.

DEFENDANT: DEBORAH I. STRAUB AND DANIEL P. STRAUB

Execution REAL ESTATE

**SHERIFF RETURN**

---

SHERIFF HAWKINS

SURCHARGE

PAID BY

So Answers,

*Chester Hawkins*  
Dee Cynthia Bitter-Clephantay  
Chester A. Hawkins  
Sheriff

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

WELLS FARGO BANK N.A. AS TRUSTEE FOR  
THE BENEFIT OF THE  
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DANIEL P. STRAUB  
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In the Court of Common Pleas of  
Clearfield County

No. 04-1293-CD

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Clearfield

**To the Sheriff of Clearfield County, Pennsylvania**

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PREMISES: Sec 11, Lot 73, Box 797 Treasure Lake Dubois, PA 15801

See Exhibit "A" attached

AMOUNT DUE	<u>\$59,603.87</u>
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Interest From 03/01/2004  
Through 10/14/2004

(Costs to be added) Prothonotary costs

125.00

  
\_\_\_\_\_  
Prothonotary, Common Pleas Court  
of Clearfield County, Pennsylvania

Dated: 10/18/04

Deputy \_\_\_\_\_

Received this writ this 18<sup>th</sup> day  
of October A.D. 2004  
At 3:10 A.M.P.M.

Chester A. Heuer  
Scribbled by Cynthia Butler August 2004

Term  
No. 04-1293-CD

IN THE COURT OF COMMON PLEAS

WELLS FARGO BANK N.A. AS TRUSTEE FOR THE BENEFIT  
OF THE CERTIFICATEHOLDERS OF REPERFORMING LOAN  
REMIC TRUST CERTIFICATES, SERIES 2002-1

vs.

DEBORAH L. STRAUB and  
DANIEL P. STRAUB

Mortagor(s)

Sec 11, Lot 73, Box 797 Treasure Lake Dubois, PA 15801

WRIT OF EXECUTION  
(Mortgage Foreclosure)

REAL DEBT	\$ <u>59,603.87</u>
INTEREST from	\$ <u>                  </u>
COSTS PAID:	\$ <u>125.00</u>
PROTHY	\$ <u>                  </u>
SHERIFF	\$ <u>                  </u>
STATUTORY	\$ <u>                  </u>
COSTS DUE PROTHY	\$ <u>                  </u>
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

Goldbeck McCafferty & McKeever  
Suite 500 – The Bourse Bldg.  
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IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

Wells Fargo Bank N.A.

Vs.

No. 2004-01293-CD

Deborah I. Straub

Daniel P. Straub

CERTIFICATE OF DISCONTINUATION

Commonwealth of PA  
County of Clearfield

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William A. Shaw, Prothonotary