

2005-30-CD
No Filing To This Number

Case Created In Error
2005-030-CD

PHELAN HALLINAN & SCHMIEG, LLP
LAWRENCE T. PHELAN, ESQ., ID. NO. 32227
FRANCIS S. HALLINAN, ESQ., ID. NO. 62695
DANIEL G. SCHMIEG, ESQ., ID. NO. 62205
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WASHINGTON MUTUAL HOME LOANS,
INC., F/K/A PNC MORTGAGE CORP. OF
AMERICA

Plaintiff

vs.

SCOTT A. MOWREY
NANCY A. MOWREY

Defendants

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: CLEARFIELD County

: No. 2005-29-CD

:

:

:

PRAECIPE TO REINSTATE CIVIL ACTION/MORTGAGE FORECLOSURE

TO THE PROTHONOTARY:

Kindly reinstate the Civil Action in Mortgage Foreclosure with reference to the above captioned matter.

PHELAN HALLINAN & SCHMIEG, LLP

By: Francis S. Hallin

FRANCIS S. HALLINAN, ESQUIRE
LAWRENCE T. PHELAN, ESQUIRE
DANIEL G. SCHMIEG, ESQUIRE

Attorneys for Plaintiff

Date: March 30, 2005

/mmt, Svc Dept.
File# 100254

FILED ^{No cc}
m/3/3/05 Atty pd 7-00
APR 01 2005
1 Compl.
William A. Shaw
Prothonotary/Clerk of Courts
Reinstated to
Atty (6W)

IN THE COURT OF COMMON PLEAS
Clearfield COUNTY, PENNSYLVANIA

Washington Mutual Home Loans,
Inc., f/k/a PNC Mortgage Corp.
Of America

vs.

CIVIL DIVISION
NO. 2005-29-CD

Scott A. Mowrey
Nancy A. Mowrey

ORDER

AND NOW, this 9th day of March, 2005, upon

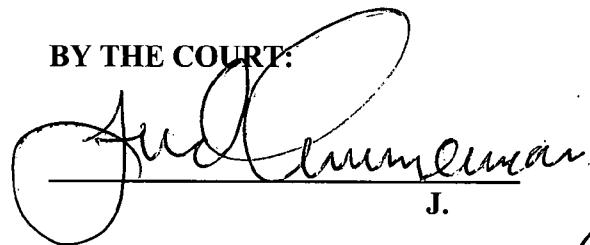
consideration of Plaintiff's Motion for Service Pursuant to Special Order of Court, it is hereby

ORDERED and **DECREED** that said Motion is **GRANTED**.

It is further **ORDERED** and **DECREED** that Plaintiff may obtain service of the
Complaint and all future pleadings on the above captioned Defendants, Scott A. Mowrey and Nancy
A. Mowrey, by:

1. First class mail to Scott A. Mowrey and Nancy A. Mowrey at the mortgaged premises located at Section 14B Lot 447 a/k/a 1340 Treasure Lake, Dubois, PA 15801; and
2. Certified mail to Scott A. Mowrey and Nancy A. Mowrey at the mortgaged premises located at Section 14B Lot 447 a/k/a 1340 Treasure Lake, Dubois, PA 15801.

BY THE COURT:



J.

RE
FILED 1cc
03/17/05 AMY
MAR 09 2005 Schmieg
William A. Shaw
Prothonotary/Clerk of Courts

Phelan Hallinan & Schmieg, L.L.P.
By: Daniel G. Schmieg, Esquire No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Attorney for Plaintiff

Washington Mutual Home Loans, :
Inc., f/k/a PNC Mortgage Corp.
Of America

COURT OF COMMON PLEAS

vs.

Scott A. Mowrey
Nancy A. Mowrey

: CIVIL DIVISION

: Clearfield COUNTY

: NO. 2005-29-CD

MOTION FOR SERVICE PURSUANT TO
SPECIAL ORDER OF COURT

FILED
m/12/2005
MAR 07 2005
William A. Shaw
Prothonotary/Clerk of Courts

Plaintiff, by its counsel, Phelan Hallinan & Schmieg, L.L.P., moves this Honorable Court for an Order directing service of the Complaint upon the above-captioned Defendants, Scott A. Mowrey and Nancy A. Mowrey, by first class mail and certified mail to the last known address and mortgaged premises, located at Section 14B Lot 447 a/k/a 1340 Treasure Lake, Dubois, PA 15801, and in support thereof avers the following:

1. Attempts to serve Defendants, Scott A. Mowrey and Nancy A. Mowrey, with the Complaint have been unsuccessful. The Sheriff of Clearfield County attempted to serve the Defendants at the mortgaged premises, Section 14B Lot 447 a/k/a 1340 Treasure Lake, Dubois, PA 15801. As indicated by the Sheriff's Return of Service attached hereto as Exhibit "A", the Defendants moved and left no forwarding address.

2. Pursuant to Pa.R.C.P. 430, Plaintiff has made a good faith effort to locate the Defendants. An Affidavit of Reasonable Investigation setting forth the specific inquiries made and the results is attached hereto as Exhibit "B".

3. Plaintiff has reviewed its internal records and has not been contacted by the Defendants as of February 23, 2005 to bring loan current.

4. Plaintiff submits that it has made a good faith effort to locate the Defendants, but has been unable to do so.

WHEREFORE, Plaintiff respectfully requests this Honorable Court enter an Order pursuant to Pa.R.C.P. 430 directing service of the Complaint by first class mail and certified mail.

Respectfully submitted,
Phelan Hallinan & Schmieg, L.L.P.

By: 
Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Date: February 23, 2005

Phelan Hallinan & Schmieg, L.L.P.
By: Daniel G. Schmieg, Esquire No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Attorney for Plaintiff

Washington Mutual Home Loans, Inc.,
f/k/a PNC Mortgage Corp. Of America

vs.

Scott A. Mowrey
Nancy A. Mowrey

COURT OF COMMON PLEAS
CIVIL DIVISION
Clearfield COUNTY
NO. 2005-29-CD

MEMORANDUM OF LAW

Pa. R.C.P. 430(a) specifically provides:

(a) If service cannot be made under the applicable rule, the plaintiff may move the Court for a special order directing the method of service. The motion shall be accompanied by an affidavit stating the nature and extent of the investigation, which has been made to determine the whereabouts of the defendant and the reasons why service cannot be made.

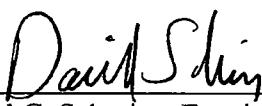
Note: A Sheriff's return of "Not Found" or the fact that a Defendant has moved without leaving a new forwarding address is insufficient evidence of concealment. Gonzales vs. Polis, 238 Pa. Super. 362, 357 A.2d 580 (1976). "Notice of intended adoption mailed to last known address requires a good faith effort to discover the correct address." Adoption of Walker, 468 Pa. 165, 360 A.2d 603 (1976).

An illustration of good faith effort to locate the defendant includes (1) inquiries of postal authorities including inquiries pursuant to the Freedom of Information Act, 39 C.F.R. Part 265, (2) inquiries of relatives neighbors, friends and employers of the Defendant and (3) examinations of local telephone directories, voter registration records, local tax records, and motor vehicle records.

As indicated by the attached Sheriff's Return of Service, attached hereto and marked as Exhibit "A", the Sheriff has been unable to serve the Complaint. A good faith effort to discover the whereabouts of the Defendants has been made as evidenced by the attached Affidavit of Reasonable Investigation, marked Exhibit "B".

WHEREFORE, Plaintiff respectfully requests this Honorable Court enter an Order pursuant to Pa.R.C.P. 430 directing service of the Complaint by first class mail and certified mail.

Respectfully submitted,
Phelan Hallinan & Schmieg, L.L.P.

By: 
Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Date: February 23, 2005

In The Court of Common Pleas of Clearfield County, Pennsylvania

Service # 1 of 4 Services

Sheriff Docket # **100116**

WASHINGTON MUTUAL HOME LOANS, INC.

Case # 05-29-CD

vs.

SCOTT A. MOWREY & NANCY A. MOWREY

COPY

SHERIFF RETURNS

NOW February 09, 2005 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURNED THE WITHIN COMPLAINT
"NOT FOUND" AS TO SCOTT A. MOWREY, DEFENDANT. "MOVED".

SERVED BY: /

In The Court of Common Pleas of Clearfield County, Pennsylvania

Service # 2 of 4 Services

Sheriff Docket #

100116

WASHINGTON MUTUAL HOME LOANS,INC.

Case # 05-29-CD

vs.

SCOTT A. MOWREY & NANCY A. MOWREY

SHERIFF RETURNS

NOW February 09, 2005 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURNED THE WITHIN COMPLAINT
"NOT FOUND" AS TO NANCY A. MOWREY, DEFENDANT. "MOVED".

SERVED BY: /

EKL DATA, INC
AFFIDAVIT OF GOOD FAITH INVESTIGATION

Loan Number: **5242173416**

File Number:

Attorney Firm: **Federman & Phelan**

Subject: **Scott A. Mowrey**
Nancy A. Mowrey

Property Address **Section 14B Lot 447**
Dubois, PA 15801

Last Known Address: **Section 14B Lot 447**
Dubois, PA 15801

Current Address:
As of December 22, 2004 **1340 Treasure Lake**
Dubois, PA 15801

Last Known Number: **non-published**

Anne M. Cook, being duly sworn according to law, deposes and says:

1. I am employed in the capacity of researcher for EKL DATA, INC.
2. On December 22, 2004, I conducted an investigation into the whereabouts of the above named defendant(s). The results of my investigation are as follows:

I. Credit Information

A. Social Security Number

Our search verified the following to be true and correct:

1. **Scott A. Mowrey: 198-66-0972**
2. **Nancy A. Mowrey: 169-66-9426**

B. Employment Search:

Scott A. Mowrey and Nancy A. Mowrey - A review of the credit report provided no employment information.

C. Inquiry of Creditors:

The creditors indicated that Scott A. Mowrey and Nancy A. Mowrey reside at: 1340 Treasure Lake, Dubois, PA 15801.

II. Inquiry of Telephone Company

A. Directory Assistance Search:

On December 22, 2004 our office contacted directory assistance, which indicated that the mortgagors' telephone number is non-published at 1340 Treasure Lake, Dubois, PA 15801. The Telephone Company indicated that the telephone number is registered to Scott Mowrey.

On December 22, 2004, our office made a telephone call to the mortgagors' phone number and we spoke to a woman who verified that the above-mentioned mortgagors do reside at the residence.

III. Inquiry of Neighbors

Our office, using an Internet database that supplies neighboring telephone numbers, contacted the mortgagors' neighbor, W. Sperling, M. Kosko and T. Coder at 1342, 1344 and 1338 Treasure Lake, Dubois, PA 15801 with the phone number of 814-375-5685, 814-371-6907 and 814-371-9410 on December 22, 2004 and attempted to verify with them that the above-mentioned mortgagors do reside at 1340 Treasure Lake. We received an answering machine at the first number, found the second number to be equipped with call intercept and

EKL DATA, INC
AFFIDAVIT OF GOOD FAITH INVESTIGATION

**spoke to a child at the third number who could not verify that the above-mentioned
mortgagors reside at 1340 Treasure Lake.**

IV. Address Inquiry

A. National Address Update:

**Our inquiry with the National Address database on December 22, 2004 indicates that the
following is correct: Scott A. Mowrey and Nancy A. Mowrey- 1340 Treasure Lake,
Dubois, PA 15801.**

B. Additional Active Mailing Addresses

**Our research has not located any other additional mailing addresses for the above-
mentioned mortgager.**

V. Drivers License Information

**Per the Pennsylvania Department of Motor Vehicles Scott A. Mowrey and Nancy A. Mowrey
have identification registrations with the state.**

VI. Other Inquiries

A. Death Records:

**As of October 2004, there is no record for the above-mentioned mortgagor or
mortgagor's social security number on file with the Social Security Death Index.**

B. Public Licenses

None Found

C. County Voter Registration:

**On December 22, 2004, our office, using a database of all registered voters in the state of
Pennsylvania, confirmed that the county does have Scott A. Mowrey and does have
Nancy A. Mowrey listed as a registered voter with an address of 1340 Treasure Lake,
Dubois, PA 15801.**

D. D.O.B.:

Scott A. Mowrey: 8/3/1973

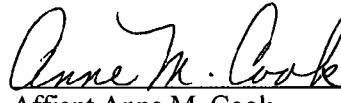
Nancy A. Mowrey: 8/16/1972

E. Miscellaneous Information

None

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

I hereby verify that the statements made herein are true and correct to the best of my
knowledge, information and belief and that this affidavit of investigation is made subject to the
penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

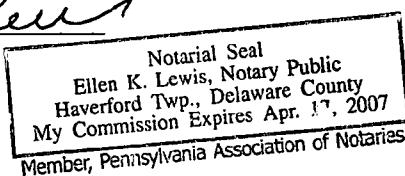


Affiant Anne M. Cook

Subscribed and sworn before me on December 23, 2004.



Notary Public



VERIFICATION

Daniel G. Schmieg, Esquire, hereby states that he is the Attorney for the Plaintiff in this action, that he is authorized to make this Affidavit, and that the statements made in the foregoing MOTION FOR SERVICE PURSUANT TO SPECIAL ORDER OF COURT are true and correct to the best of his knowledge, information and belief.

The undersigned understands that the statements made are subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

Respectfully submitted,
Phelan Hallinan & Schmieg, L.L.P.

By: Daniel Schmieg
Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Date: February 23, 2005

FILED

MAR 07 2005

William A. Shaw
Prothonotary/Clerk of Courts

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

WASHINGTON MUTUAL HOME LOANS, INC.,
F/K/A PNC MORTGAGE CORP. OF AMERICA

vs.

SCOTT A. MOWREY
NANCY A. MOWREY

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY,
PENNSYLVANIA

No. 2005-29-CD

PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

To the Director of the Office of the Prothonotary:

Issue writ of execution in the above matter:

Amount Due

\$69,449.23

Interest from 6/2/05 to

Date of Sale (\$11.42 per diem)

and Costs.

139.00 **Prothonotary costs**

Daniel G. Schmieg
Daniel G. Schmieg, Esquire

Attorney for Plaintiff

One Penn Center at Suburban Station

1617 John F. Kennedy Blvd., Suite 1400

Philadelphia, PA 19103-1814

Note: Please attach description of Property.

KIO

FILED *Att'y pd. 20.00*
m/10/5384
JUN 06 2005 *CC&6writs*
William A. Shaw *w/ descr. to*
Prothonotary/Clerk of Courts *Shff*

at 903

No. 2005-29-CD

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

Prothonotary Clerk of Courts
William A. Shaw
1340 Treasure Lake, Dubois, PA 15801

WASHINGTON MUTUAL HOME LOANS, INC.,
F/K/A PNC MORTGAGE CORP. OF AMERICA

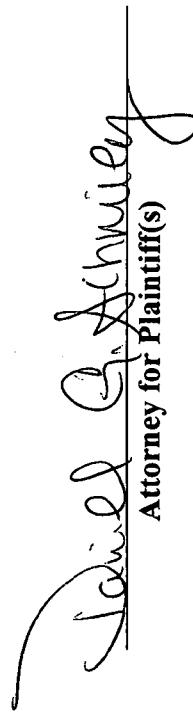
June 9 0 2005

FILED

vs.

SCOTT A. MOWREY
NANCY A. MOWREY

PRAECLPPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)


Daniel C. Schlueter
Attorney for Plaintiff(s)

Address: SECTION 14B LOT 447 A/K/A 1340 TREASURE LAKE, DUBOIS, PA 15801
SECTION 14B LOT 447 A/K/A 1340 TREASURE LAKE, DUBOIS, PA 15801
Where papers may be served.

WASHINGTON MUTUAL HOME LOANS,
INC., F/K/A PNC MORTGAGE CORP. OF
AMERICA

CLEARFIELD COUNTY

No.: 2005-29-CD

vs.

SCOTT A. MOWREY
NANCY A. MOWREY

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC MORTGAGE CORP. OF AMERICA, Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praeclipe for the Writ of Execution was filed the following information concerning the real property located at SECTION 14B LOT 447 A/K/A 1340 TREASURE LAKE, DUBOIS, PA 15801:

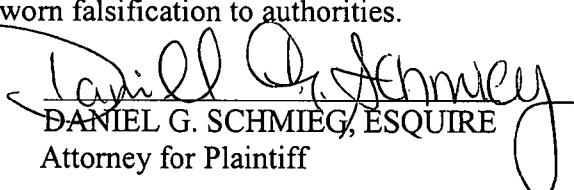
1. Name and address of Owner(s) or reputed Owner(s):

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
SCOTT A. MOWREY	SECTION 14B LOT 447 A/K/A 1340 TREASURE LAKE DUBOIS, PA 15801
NANCY A. MOWREY	SECTION 14B LOT 447 A/K/A 1340 TREASURE LAKE DUBOIS, PA 15801

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

SAME AS ABOVE

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

June 2, 2005

WASHINGTON MUTUAL HOME LOANS,
INC., F/K/A PNC MORTGAGE CORP. OF
AMERICA

CLEARFIELD COUNTY

No.: 2005-29-CD

VS.

SCOTT A. MOWREY
NANCY A. MOWREY

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 2)

WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC MORTGAGE CORP. OF AMERICA,
Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praeclipe
for the Writ of Execution was filed the following information concerning the real property located at SECTION
14B LOT 447 A/K/A 1340 TREASURE LAKE, DUBOIS, PA 15801:

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

Name _____ Last Known Address (if address cannot be reasonably ascertained, please indicate) _____

None.

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

J.P. MORGAN CHASE BANK AS TRUSTEE 2255 NORTH ONTARIO, #400
BURBANK, CA 91504

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

Name

None.

Last Known Address (if address cannot be reasonable ascertained, please indicate)

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

Name

Clearfield County Domestic Relations

Last Known Address (if address cannot be reasonably ascertained, please indicate)

Clearfield County Courthouse
230 East Market Street
Clearfield, PA 16830

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

Name

Commonwealth of Pennsylvania
Department of Welfare

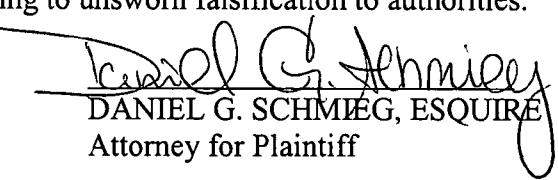
Last Known Address (if address cannot be reasonably ascertained, please indicate)

PO Box 2675
Harrisburg, PA 17105

Tenant/Occupant

SECTION 14B LOT 447 A/K/A
1340 TREASURE LAKE
DUBOIS, PA 15801

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


DANIEL G. SCHMIEG, ESQUIRE

Attorney for Plaintiff

June 2, 2005

PHELAN HALLINAN & SCHMIEG
By: DANIEL G. SCHMIEG, ESQUIRE
ONE PENN CENTER AT
SUBURBAN STATION
1617 JOHN F. KENNEDY BOULEVARD
SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF
COURT OF COMMON PLEAS
CIVIL DIVISION

WASHINGTON MUTUAL HOME
LOANS, INC., F/K/A PNC MORTGAGE No.: 2005-29-CD
CORP. OF AMERICA

vs.

CLEARFIELD COUNTY

SCOTT A. MOWREY
NANCY A. MOWREY

CERTIFICATION

DANIEL G. SCHMIEG, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

an FHA Mortgage
 non-owner occupied
 vacant
 Act 91 procedures have been fulfilled

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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

WASHINGTON MUTUAL HOME LOANS, INC.,
F/K/A PNC MORTGAGE CORP. OF AMERICA

vs.

SCOTT A. MOWREY
NANCY A. MOWREY

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY,
PENNSYLVANIA

NO.: 2005-29-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 (specifically described property below):

Premises: **SECTION 14B LOT 447 A/K/A 1340 TREASURE LAKE, DUBOIS, PA 15801**

(See legal description attached.)

Amount Due	<u>\$69,449.23</u>
Interest from 6/2/05 to Date of Sale (\$11.42 per diem)	\$ _____
Total	\$ <u>139.00</u> Plus costs as endorsed. Prothonotary costs

6/16/05
Prothonotary, Common Pleas Court of
Clearfield County, Pennsylvania

Dated 6/16/05
(SEAL)

By:

Deputy

KIO

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

No. 2005-29-CD

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

WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC MORTGAGE
CORP. OF AMERICA

vs.

SCOTT A. MOWREY
NANCY A. MOWREY

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Real Debt	<u>\$69,449.23</u>
Int. from 6/2/05 to Date of Sale (\$11.42 per diem)	
Costs	
Prothy. Pd.	<u>139.00</u>
Sheriff	

2020 visitor@aff

Attorney for Plaintiff

15801 Address: SECTION 14B LOT 447 A/K/A 1340 TREASURE LAKE, DUBOIS, PA
15801 SECTION 14B LOT 447 A/K/A 1340 TREASURE LAKE, DUBOIS, PA

Where papers may be served.

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

DESCRIPTION

ALL THAT CERTAIN tract of land designated as Lot No. 447, Section 14B, in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in Miscellaneous Docket Map File No. 25.

Tax Parcel #128-C2-14B-447-21

TITLE TO SAID PREMISES IS VESTED IN Scott A. Mowrey and Nancy A. Mowrey, husband and wife by Deed from John Leemhuis and Kimberly Leemhuis, husband and wife, dated 7/20/1999 and recorded 8/11/1999 in Instrument #199913237.

Premises: Section 14B Lot 447 A/K/A 1340 Treasure Lake , Du Bois , PA 15801

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

WASHINGTON MUTUAL HOME LOANS,
INC., F/K/A PNC MORTGAGE CORP. OF
AMERICA
8120 NATIONS WAY, BUILDING 100
JACKSONVILLE, FL 32256

No.: 2005-29-CD

vs.

SCOTT A. MOWREY
NANCY A. MOWREY
SECTION 14B LOT 447 A/K/A 1340
TREASURE LAKE
DUBOIS, PA 15801

FILED Atty pd. 20.00
M 110:53 AM JUN 06 2005
Notice to Def.
William A. Shaw Statement to
Prothonotary/Clerk of Courts Atty

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

TO THE PROTHONOTARY:

Kindly enter an in rem judgment in favor of the Plaintiff and against SCOTT A. MOWREY and NANCY A. MOWREY, Defendant(s) for failure to file an Answer to Plaintiff's Complaint within 20 days from service thereof and for foreclosure and sale of the mortgaged premises, and assess Plaintiff's damages as follows:

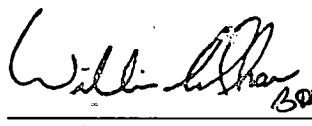
As set forth in Complaint	\$67,454.19
Interest (1/6/05 to 6/2/05)	<u>1,995.04</u>
TOTAL	\$69,449.23

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Damages are hereby assessed as indicated.

DATE: June 6, 2005


PRO PROTHY

KIO

PHELAN, HALLINAN AND SCHMIEG
By: Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schmieg, Esq., Id. No. 62205
One Penn Center Plaza, Suite 1400
Philadelphia, PA 19103
(215) 563-7000

WASHINGTON MUTUAL HOME LOANS, INC.,
F/K/A PNC MORTGAGE CORP. OF AMERICA

ATTORNEY FOR PLAINTIFF

Plaintiff

: COURT OF COMMON PLEAS

Vs.

: CIVIL DIVISION

SCOTT A. MOWREY
NANCY A. MOWREY
Defendants

: CLEARFIELD COUNTY

: NO. 2005-29-CD

TO: SCOTT A. MOWREY
SECTION 14B LOT 447 A/K/A 1340 TREASURE LAKE
DUBOIS, PA 15801

DATE OF NOTICE: APRIL 26, 2005

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

IMPORTANT NOTICE

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

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

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

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

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

FILE COPY

FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

PHELAN, HALLINAN AND SCHMIEG
By: Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schmieg, Esq., Id. No. 62205
One Penn Center Plaza, Suite 1400
Philadelphia, PA 19103
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WASHINGTON MUTUAL HOME LOANS, INC.,
F/K/A PNC MORTGAGE CORP. OF AMERICA

: COURT OF COMMON PLEAS

Plaintiff

: CIVIL DIVISION

Vs.

: CLEARFIELD COUNTY

SCOTT A. MOWREY
NANCY A. MOWREY
Defendants

: NO. 2005-29-CD

TO: NANCY A. MOWREY
SECTION 14B LOT 447 A/K/A 1340 TREASURE LAKE
DUBOIS, PA 15801

DATE OF NOTICE: APRIL 26, 2005

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

IMPORTANT NOTICE

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

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

FILE COPY

FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG
By: DANIEL G. SCHMIEG, ESQUIRE
IDENTIFICATION NO. 62205
ONE PENN CENTER AT SUBURBAN STATION
1617 JOHN F. KENNEDY BLVD., SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION

WASHINGTON MUTUAL HOME LOANS,
INC., F/K/A PNC MORTGAGE CORP. OF
AMERICA

CLEARFIELD COUNTY

No.: 2005-29-CD

vs.

SCOTT A. MOWREY
NANCY A. MOWREY

VERIFICATION OF NON-MILITARY SERVICE

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

- (a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.
- (b) that defendant, SCOTT A. MOWREY, is over 18 years of age, and resides at SECTION 14B LOT 447 A/K/A 1340 TREASURE LAKE, DUBOIS, PA 15801 .
- (c) that defendant, NANCY A. MOWREY, is over 18 years of age, and resides at SECTION 14B LOT 447 A/K/A 1340 TREASURE LAKE, DUBOIS, PA 15801.

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


DANIEL G. SCHMIEG, ESQUIRE

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

WASHINGTON MUTUAL HOME LOANS,
INC., F/K/A PNC MORTGAGE CORP. OF
AMERICA

No.: 2005-29-CD

COPY

Plaintiff

vs.

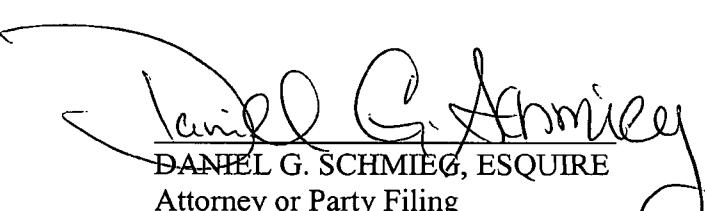
SCOTT A. MOWREY
NANCY A. MOWREY

Defendant(s)

Notice is given that a Judgment in the above captioned matter has been entered
against you on June 6, 2005.

By: _____ DEPUTY

If you have any questions concerning this matter please contact:


DANIEL G. SCHMIEG, ESQUIRE

Attorney or Party Filing

One Penn Center at Suburban Station

1617 John F. Kennedy Blvd., Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

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

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

Washington Mutual Bank, FA
Washington Mutual Home Loans, Inc.
Plaintiff(s)

No.: 2005-00029-CD

Real Debt: \$69,449.23

Atty's Comm: \$

Vs. Costs: \$

Int. From: \$

Scott A. Mowrey Entry: \$20.00
Nancy A. Mowrey
Defendant(s)

Instrument: In Rem Judgment

Date of Entry: June 6, 2005

Expires: June 6, 2010

Certified from the record this 6th day of June, 2005.

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

PHELAN HALLINAN & SCHMIEG LLP
By: Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schmieg, Esq., Id. No. 62205
One Penn Center Plaza, Suite 1400
Philadelphia, PA 19103
(215) 563-7000

WASHINGTON MUTUAL HOME LOANS,
INC., F/K/A PNC
Plaintiff

vs.

SCOTT A MOWREY
NANCY A MOWREY

Defendant(s)

ATTORNEY FOR PLAINTIFF

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: CLEARFIELD COUNTY

: NO. 2005-29-CD

**AFFIDAVIT OF SERVICE OF COMPLAINT
BY MAIL PURSUANT TO COURT ORDER**

I hereby certify that a true and correct copy of the Civil Action Complaint in Mortgage
Foreclosure in the above captioned matter was sent by regular and certified mail, return receipt
requested, to the following persons **SCOTT A MOWREY** and **NANCY A MOWREY** at
SECTION 14B LOT 447 A/K/A 1340 TREASURE LAKE, DUBOIS, PA 15801, on **4/5/05**, in
accordance with the Order of Court dated **3/9/05**. The undersigned understands that this statement
is made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

Date: June 1, 2005

Francis S. Hallin
FRANCIS S. HALLINAN, ESQUIRE
Attorney for Plaintiff

FILED ^{NO cc}
M 10:50 AM 6/6/2005
JUN 06 2005

William A. Shaw
Prothonotary/Clerk of Courts

PHELAN HALLINAN & SCHMIEG, LLP
By: DANIEL SCHMIEG, ESQUIRE
IDENTIFICATION NO. 12248
ONE PENN CENTER AT SUBURBAN STATION,
SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION

WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC MORTGAGE CORP. OF AMERICA

CLEARFIELD COUNTY
No.: 2005-29-CD

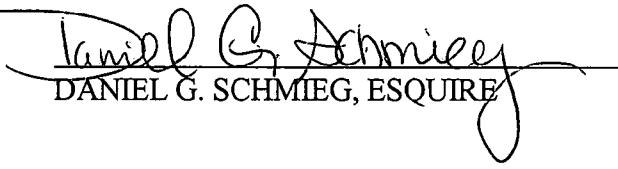
vs.

SCOTT A. MOWREY
NANCY A. MOWREY

AFFIDAVIT

I hereby certify that a true and correct copy of the Notice of Sheriff Sale in the above captioned matter was sent by regular mail and certified mail, return receipt requested, to SCOTT A. MOWREY and NANCY A. MOWREY on 9/6/05 at SECTION 14B LOT 447 A/K/A 1340 TREASURE LAKE, DUBOIS, PA 15801, in accordance with the Order of Court dated 3/9/05 in accordance with the Court's Order.

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


DANIEL G. SCHMIEG, ESQUIRE

Date: September 9, 2005

FILED ^{No} cc
m/20/05
SEP 12 2005
l.m.

William A. Shaw
Prothonotary/Clerk of Courts

~~FILED~~
m/20/05
SEP 12 2005
William A. Shaw
Prothonotary/Clerk of Courts

SALE DATE: 11/4/05

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

WASHINGTON MUTUAL HOME LOANS,
INC., F/K/A PNC MORTGAGE CORP. OF No.: 2005-29-CD
AMERICA

vs.

SCOTT A. MOWREY
NANCY A. MOWREY

**AFFIDAVIT PURSUANT TO RULE 3129.1
AND RETURN OF SERVICE PURSUANT TO
Pa. R.C.P. 405 OF NOTICE OF SALE**

Plaintiff in the above action sets forth as of the date the Praeclipe for the Writ of Execution was filed the following information concerning the real property located at:

SECTION 14B LOT 447 A/K/A 1340 TREASURE LAKE, DUBOIS, PA 15801.

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address set forth on the attached Affidavit No. 2 (previously filed) and Supplemental Affidavit No. 2 on the date indicated, and a copy of the notice is attached as an Exhibit. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached for each notice.

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

FILED ^{NO} _{cc}
311:23/61
SEP 16 2005
(R)

William A. Shaw
Prothonotary/Clerk of Courts


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

CLEARFIELD COUNTY

WASHINGTON MUTUAL HOME LOANS,
INC., F/K/A PNC MORTGAGE CORP. OF
AMERICA

No.: 2005-29-CD

vs.

SCOTT A. MOWREY
NANCY A. MOWREY

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC MORTGAGE CORP. OF AMERICA, Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praecept for the Writ of Execution was filed the following information concerning the real property located at SECTION 14B LOT 447 A/K/A 1340 TREASURE LAKE, DUBOIS, PA 15801:

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

Name

Last Known Address (if address cannot be
reasonably ascertained, please indicate)

SCOTT A. MOWREY

SECTION 14B LOT 447 A/K/A 1340 TREASURE LAKE
DUBOIS, PA 15801

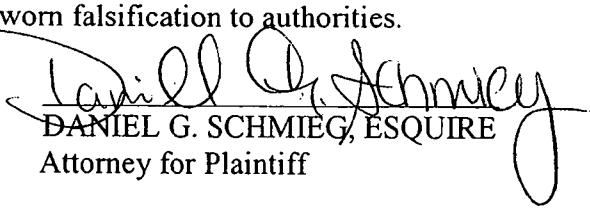
NANCY A. MOWREY

SECTION 14B LOT 447 A/K/A 1340 TREASURE LAKE
DUBOIS, PA 15801

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

SAME AS ABOVE

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


DANIEL G. SCHMIEG, ESQUIRE

Attorney for Plaintiff

June 2, 2005

CLEARFIELD COUNTY

WASHINGTON MUTUAL HOME LOANS,
INC., F/K/A PNC MORTGAGE CORP. OF
AMERICA

No.: 2005-29-CD

VS.

SCOTT A. MOWREY
NANCY A. MOWREY

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 2)

WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC MORTGAGE CORP. OF AMERICA,
Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praeclipe
for the Writ of Execution was filed the following information concerning the real property located at SECTION
14B LOT 447 A/K/A 1340 TREASURE LAKE, DUBOIS, PA 15801:

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

Name _____ Last Known Address (if address cannot be reasonably ascertained, please indicate) _____

None.

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

Name _____ Last Known Address (if address cannot be reasonably ascertained, please indicate) _____

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

Name	Last Known Address (if address cannot be reasonable ascertained, please indicate)
------	---

None.

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Clearfield County Domestic Relations	Clearfield County Courthouse 230 East Market Street Clearfield, PA 16830
--------------------------------------	--

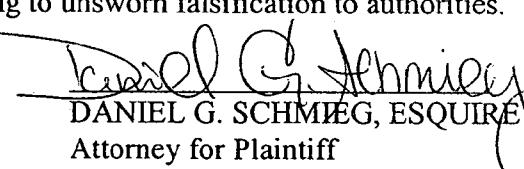
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Commonwealth of Pennsylvania Department of Welfare	PO Box 2675 Harrisburg, PA 17105
---	-------------------------------------

Tenant/Occupant	SECTION 14B LOT 447 A/K/A 1340 TREASURE LAKE DUBOIS, PA 15801
-----------------	---

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

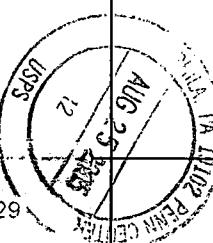

DANIEL G. SCHMIEG, ESQUIRE

Attorney for Plaintiff

June 2, 2005

Name and Address Of Sender	Name of Addressee, Street, and Post Office Address			Postage	Fee
Line	Article Number	Postmaster, Per Name Of Receiving Employee	Total Number of Pieces Received at Post Office	Total Number of Pieces	Pieces Listed By Sender
1	SCOTT A. MOWREY	Tenant/Occupant, SECTION 14B LOT 447 A/K/A 1340 TREASURE LAKE, DUBOIS, PA 15801			
2	5242173416	Clearfield County Domestic Relations Clearfield County Courthouse 230 East Market Street Clearfield, PA 16830			
3		Commonwealth of Pennsylvania Department of Welfare PO Box 2675 Harrisburg, PA 17105			
4		J.P. MORGAN CHASE BANK AS TRUSTEE 2255 NORTH ONTARIO, #400 BURBANK, CA 91504			
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					


\$01.200
 08/25/2005
 Mailed From 19103
US POSTAGE



016H16502229

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000.00 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$25,000. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20186
NO: 05-29-CD

PLAINTIFF: WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC MORTGAGE CORP. OF AMERICA
VS.
DEFENDANT: SCOTT A. MOWREY AND NANCY A. MOWREY

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 06/06/2005

LEVY TAKEN 08/31/2005 @ 3:18 PM

POSTED 08/31/2005 @ 3:18 PM

SALE HELD 11/04/2005

SOLD TO WASHINGTON MUTUAL BANK, F.A., F/K/A WASHINGTON MUTUAL HOME LOANS, INC. F/K/A PNC MORTGAGE CORP. OF AMERICA

SOLD FOR AMOUNT \$1.00 PLUS COSTS

WRIT RETURNED 01/13/2006

DATE DEED FILED 01/13/2006

PROPERTY ADDRESS SECT. 14B, LOT 447 A/K/A 1340 TREASURE LAKE DUBOIS , PA 15801

SERVICES

09/03/2005 @ SERVED SCOTT A. MOWREY

SERVED, SCOTT A. MOWERY, DEFENDANT, BY CERT. & REG. MAIL PER COURT ORDER AT SECT 14B LOT 447 A/K/A 1340 TREASURE LAKE, DUBOIS, PA 15801 SIGNED FOR BY NANCY MOWERY WIFE/DEFENDANT WITH

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE AND COPY OF THE LEVY.

09/03/2005 @ SERVED NANCY A. MOWREY

SERVED NANCY A. MOWREY, DEFENDANT, BY CERT. & REG. MAIL PER COURT ORDER AT SECT. 14B, LOT 447 A/K/A 1340 TREASURE LAKE, DUBOIS, PA 15801 SIGNED FOR BY NANCY MOWERY WITH

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE AND COPY OF THE LEVY.

FILED
02-46-04
JAN 13 2006
W.A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20186
NO: 05-29-CD

PLAINTIFF: WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC MORTGAGE CORP. OF AMERICA

vs.

DEFENDANT: SCOTT A. MOWREY AND NANCY A. MOWREY

Execution REAL ESTATE

SHERIFF RETURN

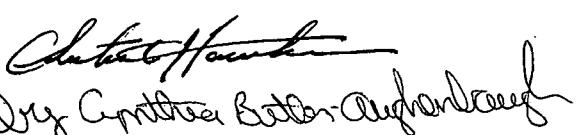
SHERIFF HAWKINS \$221.89

SURCHARGE \$40.00 PAID BY ATTORNEY

Sworn to Before Me This

So Answers,

____ Day of _____ 2006


Joy Cynthia Boller-Aughmire
Chester A. Hawkins
Sheriff



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

WASHINGTON MUTUAL HOME LOANS, INC.,
F/K/A PNC MORTGAGE CORP. OF AMERICA

vs.

SCOTT A. MOWREY
NANCY A. MOWREY

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY,
PENNSYLVANIA

NO.: 2005-29-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 (specifically described property below):

Premises: SECTION 14B LOT 447 A/K/A 1340 TREASURE LAKE, DUBOIS, PA 15801

(See legal description attached.)

Amount Due

\$69,449.23

Interest from 6/2/05 to

\$ _____

Date of Sale (\$11.42 per diem)

Total

\$ _____ Plus costs as endorsed.

139.00

Prothonotary costs

Willie Shaver
Prothonotary, Common Pleas Court of
Clearfield County, Pennsylvania

By:

Deputy

KIO

Received June 6, 2005 at 11:55 A.M.
Cheston A. Shaver
by Cynthia Butcher-Clyburnay

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

No. 2005-29-CD

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

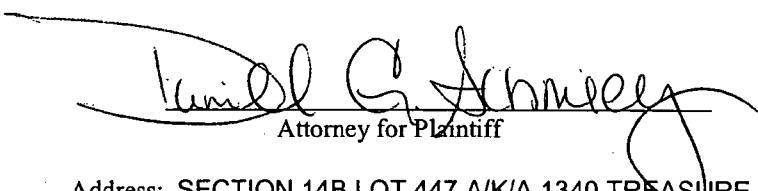
WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC MORTGAGE
CORP. OF AMERICA

VS.

SCOTT A. MOWREY
NANCY A. MOWREY

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Real Debt	<u>\$69,449.23</u>
Int. from 6/2/05 to Date of Sale (\$11.42 per diem)	_____
Costs	_____
Prothy. Pd.	<u>139.00</u>
Sheriff	_____


Attorney for Plaintiff

15801

Address: SECTION 14B LOT 447 A/K/A 1340 TREASURE LAKE, DUBOIS, PA

15801

SECTION 14B LOT 447 A/K/A 1340 TREASURE LAKE, DUBOIS, PA

Where papers may be served.

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

DESCRIPTION

ALL THAT CERTAIN tract of land designated as Lot No. 447, Section 14B, in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in Miscellaneous Docket Map File No. 25.

Tax Parcel #128-C2-14B-447-21

TITLE TO SAID PREMISES IS VESTED IN Scott A. Mowrey and Nancy A. Mowrey, husband and wife by Deed from John Leemhuis and Kimberly Leemhuis, husband and wife, dated 7/20/1999 and recorded 8/11/1999 in Instrument #199913237.

Premises: Section 14B Lot 447 A/K/A 1340 Treasure Lake , Du Bois , PA 15801

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME SCOTT A. MOWREY

NO. 05-29-CD

NOW, January 13, 2006, by virtue of the Writ of Execution hereunto attached, after having given due and legal notice of time and place of sale by publication in a newspaper published in this County and by handbills posted on the premises setting for the date, time and place of sale at the Court House in Clearfield on November 04, 2005, I exposed the within described real estate of Scott A. Mowrey And Nancy A. Mowrey to public venue or outcry at which time and place I sold the same to WASHINGTON MUTUAL BANK, F.A., F/K/A WASHINGTON MUTUAL HOME LOANS, INC. F/K/A PNC MORTGAGE CORP. OF AMERICA 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	
LEVY	15.00
MILEAGE	15.39
POSTING	15.00
CSDS	10.00
COMMISSION	0.00
POSTAGE	10.50
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	
TOTAL SHERIFF COSTS	\$221.89

DEED COSTS:

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

PLAINTIFF COSTS, DEBT AND INTEREST:

DEBT-AMOUNT DUE	69,449.23
INTEREST @ 11.4200 %	1,770.10
FROM 06/02/2005 TO 11/04/2005	
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	\$71,259.33
COSTS:	
ADVERTISING	238.12
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
DUE	
LIEN SEARCH	100.00
ACKNOWLEDGEMENT	5.00
DEED COSTS	29.50
SHERIFF COSTS	221.89
LEGAL JOURNAL COSTS	126.00
PROTHONOTARY	139.00
MORTGAGE SEARCH	40.00
MUNICIPAL LIEN	
TOTAL COSTS	\$899.51

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

IN THE COURT OF COMMON PLEAS
Clearfield COUNTY, PENNSYLVANIA

Washington Mutual Home Loans,
Inc., f/k/a PNC Mortgage Corp.
Of America

vs.

CIVIL DIVISION
NO. 2005-29-CD

Scott A. Mowrey
Nancy A. Mowrey

ORDER

AND NOW, this 9th day of March, 2005, upon

consideration of Plaintiff's Motion for Service Pursuant to Special Order of Court, it is hereby

ORDERED and DECREED that said Motion is **GRANTED**.

It is further **ORDERED and DECREED** that Plaintiff may obtain service of the
Complaint and all future pleadings on the above captioned Defendants, Scott A. Mowrey and Nancy
A. Mowrey, by:

1. First class mail to Scott A. Mowrey and Nancy A. Mowrey at the mortgaged
premises located at Section 14B Lot 447 a/k/a 1340 Treasure Lake, Dubois, PA
15801; and
2. Certified mail to Scott A. Mowrey and Nancy A. Mowrey at the mortgaged
premises located at Section 14B Lot 447 a/k/a 1340 Treasure Lake, Dubois, PA
15801.

BY THE COURT:

/s/ Fredric J. Ammerman

J.

I hereby certify this to be a true
and attested copy of the original
statement filed in this case.

MAR 09 2005

Attest.

W. L. Ammerman
Prothonotary/
Clerk of Courts

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature 	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name) Nancy Monroe	Date of Delivery 9/3/05
C. Is delivery address different from Item 1? If YES, enter delivery address below:	

NANCY A. MOWREY
SECT/ 14B, LOT 447
A/K/A 1340 TREASURE LAKE
DUBOIS, PA 15801

**2. Article Number
(Transfer from service label)**

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

CERTIFIED MAIL™ RECEIPT Domestic Mail Only: No Insurance Coverage Provided

For more information visit our website at www.usc.com

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Postage	\$ 10.40
Certified Fee	\$ 2.30
Return Receipt Fee	\$ 1.75
Postage & Handling Fee	\$ 0.00
Total Postage & Fees	\$ 14.65

Street, Apt. No., or PO Box No.	NANCY A. MONREY SECT 14B, LOT 447 A/K/A 1340 TREASURE LAKE DUBOIS, PA 15801
City, State, Zip/4

See Reverse for Instructions

PS Form 3800, June 2002

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4, if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SCOTT A. MOWREY
SECT. 14B, LOT 447
A/K/A 1340 TREASURE LAKE
DUBOIS, PA 15801

COMPLETE THIS SECTION ON DELIVERY

A. Signature Scott A. Mowrey Agent
 Addressee

B. Received by (Printed Name) Barney Mowrey Date of Delivery
9/2/05

D. Is delivery address different from Item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label) 7003 3110 0001 9380 1098

PS Form 3811, February 2004

Domestic Return Receipt 102555-02-M-1540

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
DUBOIS PA 15801	SCOTT A. MOWREY
Postage	\$ 01.60
Certified Fee	\$ 2.30
Return Receipt Fee (Endorsement Required)	\$ 1.75
Restricted Delivery Fee (Endorsement Required)	\$ 0.00
Total Postage & Fees	\$ 4.65
09/01/2005	
Sent To	
SCOTT A. MOWREY	
SECT. 14B, LOT 447	
A/K/A 1340 TREASURE LAKE	
DUBOIS, PA 15801	

Street, Apt. No., or PO Box No.	SECT. 14B, LOT 447
City, State, ZIP+4	A/K/A 1340 TREASURE LAKE DUBOIS, PA 15801
See Reverse for Instructions	

PS Form 3800, June 2002