

05-174-CD

Mortgage Elec. vs Jason Sattler

MS, TNC, vs. JASON A. SATTLER

2005-174-CD

Chavez, Drew et al.

**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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  
INC.  
PO Box 840  
Buffalo, NY 14240-0840

*Plaintiff*

vs.

JASON A. SATTLER  
**Mortgagor and Real Owner**  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

*Defendant*

IN THE COURT OF COMMON PLEAS

OF Clearfield COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2005-174-CO

NOTICE      **CIVIL ACTION: MORTGAGE  
FORECLOSURE**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after 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.

KEYSTONE LEGAL SERVICES

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

PENNSYLVANIA BAR ASSOCIATION

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

**FILED** 

FEB 07 2005

11:55 AM

William A. Shaw

Prothonotary/Clerk of Courts

1 copy to SHFF & MTL

A V I S O

LE HAN DEMANDADO A USTED EN LA CORTE. SI DESEA DEFENDERSE CONTRA LAS QUEJAS PERESENTADAS, ES ABSOLUTAMENTE NECESSARIO QUE USTED RESPONDA DENTRO DE 20 DIAS DESPUES DE SER SERVIDO CON ESTA DEMANDA Y AVISO. PARA DEFENDERSE ES NECESSARIO 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 REQUERIRA QUE USTED CUMPLA CON TODAS LAS PROVISIONES DE ESTA DEMANDA. POR RAZON DE ESA DECISION, ES POSSIBLE QUE USTED PUEDA PERDER DINERO, PROPIEDAD U OTROS DERECHOS IMPORTANTES.

USTED DEBE LLEVAR ÉSTE PAPEL A SU ABOGADO ENSEGUIDA. SI USTED NO TIENE UN ABOGADO, VAYA O LLAME POR TELEFONO LA OFICINA FIJADA AQUI ABAJO. ESTA OFICINA PUEDE PROVEER CON INFORMACION DE COMO CONSEGUIR UN ABOGADO.

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

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

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

**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.**

Resources available for Homeowners in Foreclosure

**ACT NOW!**

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to **SAVE YOUR HOME FROM FORECLOSURE**.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 814-765-9646 or 800-692-7375.
- 2). Call Pennsylvania Housing Finance Agency at 800-342-2397 for a counseling agency in your neighborhood.
- 3). Visit HUD'S website [www.hud.gov/offices/hsg/sfh/econ/econ.cfm](http://www.hud.gov/offices/hsg/sfh/econ/econ.cfm) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Call your lender and ask to speak to someone about Loss Mitigation or Home Retention options.
- 5). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call Carol at 215-825-6329 or Nancy at 215-825-6358 or fax 215-825-6429 or 215-825-6458. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Edward Sparkman who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of MT-0650.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

**This Action of Mortgage Foreclosure will continue unless you take action to stop it.**

## **COMPLAINT IN MORTGAGE FORECLOSURE**

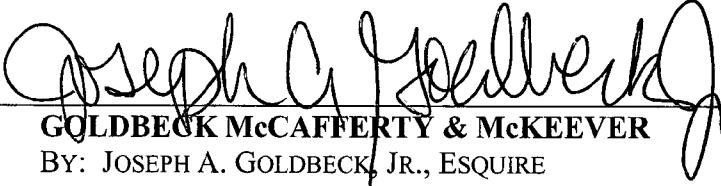
1. Plaintiff is MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., PO Box 840, Buffalo, NY 14240-0840.
2. The name and address of the Defendant is JASON A. SATTLER, 6239 Cross Roads Blvd, Smoke Run, PA 16681, who is the mortgagor and real owner of the mortgaged premises hereinafter described.
3. On October 01, 2003 mortgagor made, executed and delivered a mortgage upon the premises hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., which mortgage is recorded in the Office of the Recorder of Deeds of Clearfield County as Instrument #: 200317919.. The Mortgage and Assignment(s) are matters of public record and are incorporated by this reference in accordance with Pennsylvania Rule of Civil Procedure 1019(g) which Rule relieves the Plaintiff from its obligation to attach documents to pleadings if those documents are matters of public record.
4. Mortgage Electronic Registration Systems Inc. is or will be, the owner of legal title to the mortgage that is the subject of this action, and nominee for M&T SUB-FIXED BIW, which is the owner of the entire beneficial interest in the mortgage.
5. The Property subject to the Mortgage is more fully described in the legal description set forth as Exhibit "A".
6. The mortgage is in default because monthly payment of principal and interest upon said mortgage due August 05, 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.
7. The following amounts are due on the mortgage:

Principal Balance	\$57,309.85
Interest from 07/05/2004	\$2,155.77
through 02/28/2005 at 5.7500%	
Per Diem interest rate at \$9.03	
Reasonable Attorney's Fee	\$1,250.00
If the Mortgage is reinstated prior to a Sheriff's Sale the Attorney's Fees may be less than this amount based on work actually performed. The Attorney's Fees requested are in conformity with the Mortgage and Pennsylvania law. Plaintiff reserves its right to collect Attorney's fees of up to 5% of the remaining principal balance (\$2,865.49) in the event the Property is sold to a third party purchaser at Sheriff's Sale or if the complexity of the action requires additional fees in excess of the amount demanded in the Action.	
Late Charges from 08/05/2004 to 02/28/2005	\$81.89
Monthly late charge amount at \$11.70	
Costs of suit and Title Search	\$900.00
Escrow	<hr/> \$61,697.51
	+ \$559.54
	<hr/> \$62,257.05

8. Plaintiff is not seeking a judgment of personal liability (or in personam judgment) against the Defendant in this Action but reserves it's right to bring a separate Action to establish that right, if such right exists. If Defendant has received a discharge of their personal liability in a Bankruptcy proceeding, this Action of Mortgage Foreclosure is, in no way, an attempt to re-establish the personal liability that was discharged in Bankruptcy, but only to foreclose the Mortgage and sell the Property pursuant to Pennsylvania law.

9. Notice of Intention to Foreclose and a Notice of Homeowners' Emergency Mortgage Assistance has been sent to Defendant 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 "B". The Defendant has 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 Defendant through the Plaintiff, the Pennsylvania Housing Finance Agency, or any appropriate Consumer Credit Counseling Agency.

WHEREFORE, Plaintiff demands a de terris judgment in mortgage foreclosure in the sum of \$62,257.05, together with interest at the rate of \$9.03, per day and other expenses incurred by the Plaintiff which are properly chargeable in accordance with the terms of the Mortgage and Pennsylvania law, and for the foreclosure of the Mortgage and Sheriff's Sale of the Property.

By: 

**GOLDBECK McCAFFERTY & MCKEEVER**

BY: JOSEPH A. GOLDBECK, JR., ESQUIRE

ATTORNEY FOR PLAINTIFF

**VERIFICATION**

I, Diana M. Robinson, 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: 2-3-05

  
\_\_\_\_\_  
Diana M. Robinson  
M&T MORTGAGE COMPANY

# *Exhibit A*

Exhibit "A"

ALL that certain piece, parcel or lot of land situate in the Township of Bigler, County of Clearfield and State of Pennsylvania, and being Lot Numbered 8 in the unrecorded General Plan of Beyer in said Township, and bounded and described as follows:

**BOUNDED** on the North by an unnamed alley; on the East by lands of now or formerly Timothy Hertlein (previously referred to as Lot Numbered 9 in same plan in prior deed in the chain of title); on the South by a public road (now known as Cross Roads Boulevard); and on the West by lands of now or formerly Raymond Lukens (previously referred to as Lot Numbered 7 in said plan in prior deeds in chain of title). Said lot having a front of 50 feet on said public road; and extending back therefrom of even width between Lots Numbered 7 and 9 for a distance of 150 feet to said unnamed alley.

**BEING** further identified as Clearfield County Tax Map No. 103-K15-496-27 as shown on the assessment map in the Records of Clearfield County, PA.

**BEING** the same premises as vested unto the Borrower herein by deed being recorded contemporaneously herewith.

# *Exhibit B*

M&T Mortgage Corp.  
P.O. Box 1288  
Buffalo, NY 14240-1288

 **M&T Mortgage Corporation**  
A Division of Chemical Bank

10/12/2004

Certified No. 71826389306004797341

Jason A. Settler  
6238 Cross Roads Blvd.  
Steeler Run, PA 16681

HOMEOWNER'S NAME(S): Jason A. Settler

PROPERTY ADDRESS: 6238 CROSS ROADS BLVD  
STEELER RUN, PA 16681

LOAN ACCT. NO.: 10100000005  
CURRENT LENDER/SERVICER: M&T Mortgage Corporation

**HOMEOWNER'S EMERGENCY MORTGAGE ASSISTANCE PROGRAM**

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

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

**IF YOUR DEFAULT HAS BEEN CAUSED BY CIRCUMSTANCES BEYOND YOUR CONTROL.**

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

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

**TEMPORARY STAY OF FORECLOSURE** — Under the Act, you are entitled to a temporary stay of foreclosure on your mortgage for forty (40) days from the date of this Notice. During that time you must arrange and attend a "face-to-face" meeting with one of the consumer credit counseling agencies listed at the end of this Notice. **THIS MEETING MUST OCCUR WITHIN THE NEXT 60 DAYS. IF YOU DO NOT APPLY FOR EMERGENCY MORTGAGE ASSISTANCE, YOU MUST BRING YOUR MORTGAGE UP TO DATE. THE FACE OF THIS NOTICE EXPLAINS HOW TO CURE YOUR MORTGAGE DEFICIENCY. IT ALSO EXPLAINS HOW TO BRING YOUR MORTGAGE UP TO DATE.**

**CONSUMER CREDIT COUNSELING AGENCIES** — If you meet with one of the consumer credit counseling agency listed at the end of this notice, the lender may NOT take action against you for forty (40) days after the date of this meeting. The names, addresses and telephone numbers of designated consumer credit counseling agencies for the county in which the property is located are set forth at the end of this Notice. It is only necessary to schedule one face-to-face meeting. Advise your lender immediately of your intentions.

1-800-724-1633 Correspondence - P.O. Box 501, Buffalo, NY 14241-0501 Payments - P.O. Box 1364, Buffalo, NY 14240-1364  
Mortgage account information, just a click away, [www.mondihomegage.com](http://www.mondihomegage.com)

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

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

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

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

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

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

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

9235 Cross Roads Blvd  
Soroco Run, PA 16681

IS SERIOUSLY IN DEFAULT because:

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

Regular Payments of \$224.06 for the months of 08/09/2004 through today's date:	\$ 176.30
Other charges:	\$ 33.58
Accrued Late Charges:	\$ 20.00
<b>TOTAL AMOUNT PAST DUE:</b>	<b>\$ 1224.26</b>

**HOW TO CURE THE DEFAULT** - You may cure the default within **THIRTY (30) DAYS** of the date of this notice **BY PAYING THE TOTAL AMOUNT PAST DUE TO THE LENDER, WHICH IS \$1224.26, PLUS ANY MORTGAGE PAYMENTS AND LATE CHARGES WHICH BECOME DUE DURING THE THIRTY (30) DAY PERIOD.** Payment must be made either by cash, cashier's check, certified check or money order made payable and sent to:

M&T Mortgage Corporation  
One Fountain Plaza / 7th Floor  
Attn: Payment Processing  
Buffalo, NY 14203

You can cure any other default by taking the following action within **THIRTY (30) DAYS** of the date of this letter:

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

1-800-734-1833 Correspondence - P.O. Box 840, Buffalo, NY 14260-0840 Payments - P.O. Box 1984, Buffalo, NY 14243-1984  
Mortgage account information, just a click away. [www.mthomepage.com](http://www.mthomepage.com)

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

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

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

**EARLIEST POSSIBLE SHERIFF'S SALE DATE** - It is estimated that the earliest date that such a Sheriff's Sale of the mortgaged property could be held would be approximately 16 months from the date of this Notice. A notice of the actual date of the Sheriff's Sale will be sent to you before the sale. Of course, the amount needed to cure the default will increase the longer you wait. You may find out at any time exactly what the required payment or action will be by contacting the lender.

**HOW TO CONTACT THE LENDER:**

**Name of Lender:** M&T Mortgage Corporation

**Address:** P.O. Box 649

Buffalo, NY 14240

**Phone Number:** (800) 724-1633

**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 at any time.

**ASSUMPTION OF MORTGAGE** - You        may or        may not sell or transfer your home in a buyer or transferee who will assume the mortgage debt, provided that all the outstanding payments, charges and attorney's fees and costs are paid prior to or at the sale and that the other requirements of the mortgage are satisfied.

**YOU MAY ALSO HAVE THE RIGHT:**

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

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

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

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

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

TO SEEK PROTECTION UNDER THE FEDERAL BANKRUPTCY LAW.

Sincerely,

*Russell M. Alessi Jr.*

Russell M. Alessi Jr.

Collections Manager

Enc: Act 91 Notice

Coordinator Credit Counseling Agencies Serving Your County

1-800-724-1633 (Correspondence - P.O. Box P40, Buffalo, NY 14240-0840; Payments - P.O. Box 1264, Buffalo, NY 14240-1264)  
Mortgage assistance information, just a click away: [www.mtcudmortgage.com](http://www.mtcudmortgage.com)

# ACT 91 NOTICE TAKE ACTION TO SAVE YOUR HOME FROM FORECLOSURE

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

The HOMEOWNER'S MORTGAGE ASSISTANCE PROGRAM (HMAP) may be able to help to save your home. This Notice contains key information about the Program.

If you need HMAP to help, you must MEET WITH A CONSUMER CREDIT COUNSELING AGENCY WITHIN 30 DAYS OF THE DATE OF THIS NOTICE. Take this Notice with you when you meet with the Counseling Agency.

The name, address and phone number of Consumer Credit Counseling Agencies serving your County are listed at the end of this Notice. If you have any questions, contact the Pennsylvania Housing Finance Agency toll free at 1-800-322-3397. Pennsylvania Housing Finance Agency, 1717 3rd Street, Harrisburg, PA 17103-1499.

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 PÉRDIDA DEL DERECHO A REIMBOSAR SU HIPOTECA.**

**Homeowners' Emergency Assistance Program  
CLEARFIELD COUNTY**

Keystone Economic Development Corporation 1954 Mary Grace Lane Johnstown, PA 15901 (814) 535-6556 FAX (814) 539-1688	Indiana Co Community Action Program 827 Water Street, Box 387 Indiana, PA 15701 (724) 463-2637 FAX (412) 465-5118
CCCS of Western Pennsylvania, Inc. 217 East Plaza Road Altoona, PA 16602 (814) 944-8100 FAX (814) 944-5747	CCCS of Northeastern PA 1631 South Atherton Street Suite 106 State College, PA 16801 (814) 238-3668 FAX (814) 238-3669
CCCS of Western PA 219-A College Park Plaza Johnstown, PA 15904 (814) 539-6325	

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 100207  
NO: 05-174-CD  
SERVICE # 1 OF 1  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.

vs.

DEFENDANT: JASON A. SATTLER

**SHERIFF RETURN**

NOW, February 11, 2005 AT 10:57 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON JASON A. SATTLER DEFENDANT AT 6239 CROSS ROADS BLVD., SMOKE RUN, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO DEBRA HARNISH, ADULT AT RESIDENCE/GIRLFRIEND A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: DAVIS / MORGILLO

**FILED**  
02/13/05  
MAR 14 2005

William A. Shaw  
Prothonotary/Clerk of Courts

PURPOSE	VENDOR	CHECK #	AMOUNT
SURCHARGE	GOLDBECK	218861	10.00
SHERIFF HAWKINS	GOLDBECK	218861	36.63

Sworn to Before Me This

So Answers,

\_\_\_\_ Day of \_\_\_\_\_ 2005

*Chester A. Hawkins*  
*by Marilyn Harris*  
Chester A. Hawkins  
Sheriff

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

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC.  
PO Box 840  
Buffalo, NY 14240-0840

Plaintiff  
vs.

JASON A. SATTLER  
(Mortgagor(s) and Record owner(s))  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

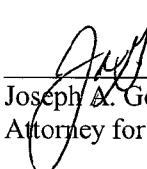
CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

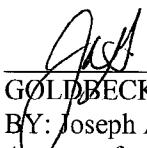
No. 2005-174-CD

**ORDER FOR JUDGMENT**

Please enter Judgment in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., and against JASON A. SATTLER 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 \$62,605.53.

  
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 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. PO Box 840 Buffalo, NY 14240-0840 and that the name(s) and last known address(es) of the Defendant(s) is/are JASON A. SATTLER, 6239 Cross Roads Blvd Smoke Run, PA 16681;

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

**FILED** No CC  
m/4/2005 Notice to  
APR 07 2005 Def.  
Statement to  
William A. Shaw  
Prothonotary/Clerk of Courts  
Atty pd. \$0.00  
Atty  
LW

**ASSESSMENT OF DAMAGES**

TO THE PROTHONOTARY:

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

Principal Balance	\$57,309.85
Interest from 07/05/2004 through 04/05/2005	\$2,480.85
Attorney's Fee at 0.0100% of principal balance	\$1,250.00
Late Charges	\$105.29
Costs of Suit and Title Search	\$900.00
Escrow Balance Deficit	\$559.54 (\$0.00)
	<hr/> \$62,605.53

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

AND NOW, this 7<sup>th</sup> day of April, 2005 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, JASON A. SATTLER, is about unknown years of age, that Defendant's last known residence is 6239 Cross Roads Blvd, Smoke Run, PA 16681, 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:

4/5/05

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

In the Court of Common Pleas of Clearfield County

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.  
PO Box 840  
Buffalo, NY 14240-0840

Plaintiff

vs.

JASON A. SATTLER  
(Mortgagor(s) and Record Owner(s))  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

No. 2005-174-CD

Defendant(s)

**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 JASON A. SATTLER by default for want of an Answer.

Assess damages as follows:

\$62,605.53

Debt

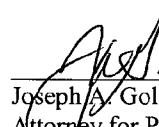
Interest - 07/05/2004 to 04/05/2005

Total

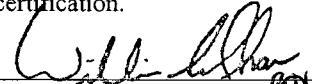
(Assessment of Damages attached)

**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 April 7, 2005, Judgment is entered in favor of  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. and against JASON A. SATTLER by default for want of  
an Answer and damages assessed in the sum of \$62,605.53 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: March 18, 2005**

TO:

**JASON A. SATTLER**  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.  
PO Box 840  
Buffalo, NY 14240-0840

*Plaintiff*

vs.  
**JASON A. SATTLER**  
(Mortgagor(s) and Record Owner(s))  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

In the Court of  
Common Pleas  
of Clearfield County

**CIVIL ACTION - LAW**

Action of  
Mortgage Foreclosure

Term  
No. 2005-174-CD

*Defendant(s)*

TO: **JASON A. SATTLER**  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

**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.

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

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

**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: March 18, 2005**

TO:

**JASON A. SATTLER**  
PO Box 24  
Smokerun, PA 16681

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.**  
PO Box 840  
Buffalo, NY 14240-0840

*Plaintiff*

vs.  
**JASON A. SATTLER**  
(Mortgagor(s) and Record Owner(s))  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

In the Court of  
Common Pleas  
of Clearfield County

**CIVIL ACTION - LAW**

Action of  
Mortgage Foreclosure

Term  
No. 2005-174-CD

*Defendant(s)*

TO: **JASON A. SATTLER**  
PO Box 24  
Smokerun, PA 16681

**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.

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

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

**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

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

COPY

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.  
PO Box 840  
Buffalo, NY 14240-0840

Plaintiff

No. 2005-174-CD

vs.

JASON A. SATTLER  
(**Mortgagors and Record Owner(s)**)  
6239 Cross Roads Blvd.  
Smoke Run, PA 16681

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

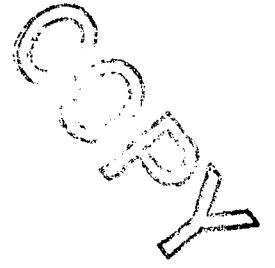
By: 4/7/05

Deputy

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

Joseph A. Goldbeck, Jr.  
**Goldbeck McCafferty & McKeever**  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322

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



Mortgage Electronic Registration Systems, Inc.  
Plaintiff(s)

No.: 2005-00174-CD

Real Debt: \$62,605.53

Atty's Comm: \$

Vs.

Costs: \$

Jason A. Sattler  
Defendant(s)

Int. From: \$

Entry: \$20.00

Instrument: Default Judgment

Date of Entry: April 7, 2005

Expires: April 7, 2010

Certified from the record this 7th day of April, 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

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

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

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC.

PO Box 840  
Buffalo, NY 14240-0840

Plaintiff

vs.

JASON A. SATTLER  
**Mortgagor(s) and Record Owner(s)**  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2005-174-CD

**PRAECIPE FOR WRIT OF EXECUTION**

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

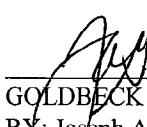
Amount Due

\$62,605.53

Interest from  
07/05/2004 to  
04/05/2005 at  
5.7500%

(Costs to be added)

125.00 **Prothonotary costs**

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

**FILED** *ice & 6 wnts*  
*m/4.00.051 w/ prop. descr.*  
**APR 07 2005** *to Shff*

William A. Shaw *Atty pd. 20.00*  
Prothonotary/Clerk of Courts  
*(W)*

Term  
No. 2005-174-CD  
**IN THE COURT OF COMMON PLEAS**  
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  
INC.**

vs.

JASON A. SATTLER  
(Mortgagor(s) and Record Owner(s))  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

---

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

---

Prothonotary/Clerk of Courts  
William A. Shaw

APR 07 2005

**FILED**

Joseph A. Goldbeck, Jr.

Attorney for Plaintiff

**Goldbeck McCafferty & McKeever**  
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 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC.  
PO Box 840  
Buffalo, NY 14240-0840

Plaintiff  
vs.

JASON A. SATTLER  
(**Mortgagor(s) and Record Owner(s)**)  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Clearfield County

CIVIL ACTION - LAW  
ACTION OF MORTGAGE FORECLOSURE

No. 2005-174-CD

**AFFIDAVIT PURSUANT TO RULE 3129**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., 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:

6239 Cross Roads Blvd  
Smoke Run, PA 16681

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

JASON A. SATTLER  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

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

JASON A. SATTLER  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

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:

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  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

(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: April 5, 2005

  
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

**COPY**

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC.  
PO Box 840  
Buffalo, NY 14240-0840

In the Court of Common Pleas of  
Clearfield County

vs.

JASON A. SATTLER  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

No. 2005-174-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: 6239 Cross Roads Blvd Smoke Run, PA 16681

See Exhibit "A" attached

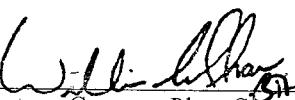
AMOUNT DUE	\$62,605.53
------------	-------------

Interest From 07/05/2004  
Through 04/05/2005

(Costs to be added)

Prothonotary costs	125.00
--------------------	--------

Dated: 4/17/05

  
Prothonotary, Common Pleas Court  
of Clearfield County, Pennsylvania

Deputy: \_\_\_\_\_

Term  
No. 2005-174-CD

IN THE COURT OF COMMON PLEAS

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.

vs.

JASON A. SATTLER

6239 Cross Roads Blvd Smoke Run, PA 16681

W<sup>1</sup> WRIT OF EXECUTION  
(Mortgage Foreclosure)

REAL DEBT	\$62,605.53
INTEREST from	\$_____
COSTS PAID:	\$_____
PROTHY	\$ <u>125.00</u>
SHERIFF	\$_____
STATUTORY	\$_____
COSTS DUE PROTHY	\$_____
Office of Judicial Support	\$_____
Judg. Fee	\$_____
Cr.	\$_____
Sat.	\$_____

Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

Goldbeck McCafferty & McKeever  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

ALL that certain piece, parcel or lot of land situate in the Township of Bigler, County of Clearfield and State of Pennsylvania, and being Lot Numbered 8 in the unrecorded General Plan of Beyer in said Township, and bounded and described as follows:

BOUNDED on the North by an unnamed alley; on the East by lands of now or formerly Timothy Hertein (previously referred to as Lot Numbered 9 in same plan in prior deed in the chain of title); on the South by a public road (now known as Cross Roads Boulevard), and on the West by lands of now or formerly Raymond Lukens (previously referred to as Lot Numbered 7 in said plan in prior deeds in chain of title). Said lot having a front of 50 feet on said public road and extending back therefrom of even width between Lots Numbered 7 and 9 for a distance of 150 feet to said unnamed alley.

BEING further identified as Clearfield County Tax Map No. 103-K15-496-27 as shown on the assessment map in the Records of Clearfield County, PA.

BEING THE SAME PREMISES which Mark W. Hallman and Lisa J. Hallman, husband and wife, by deed dated 9/29/03 and recorded 10/2/03 in the Office of the Recorder of Deeds in and for Clearfield County at Instrument #200317918, granted and conveyed unto Jason A. Sattler.

TAX PARCEL #: 103-K15-496-00027

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

MT-0650  
CF: 02/07/2005  
SD: 08/05/2005  
\$62,605.53

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC.  
PO Box 840  
Buffalo, NY 14240-0840

Plaintiff  
vs.

JASON A. SATTLER  
Mortgagor(s) and  
Record Owner(s)

6239 Cross Roads Blvd  
Smoke Run, PA 16681

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2005-174-CD

FILED NO  
M 11.18 2005  
JUL 05 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).

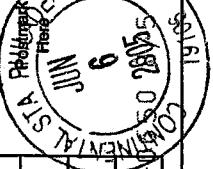
The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,

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

CERTIFIED MAIL REQUEST	
(Domestic Mail Only. No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Postage	\$ YES
Certified Fee	Yes
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	4 • 42
Total Postage & Fees	\$ 4.42
<b>Sent To:</b> JASON SATTLER <b>PO Box 24</b> <b>Smokerun, PA 16681</b> <b>City, State, ZIP+4</b>	
See Reverse for Instructions	

5122 E99E E000 0152 4002


  
 PHILADELPHIA PA  
 JUN 6 2005  
 LIBERTY BELL

FCC Form 3500, June 2002

**Certified Mail Provides:**

A mailing receipt

- A unique identifier for your mailpiece
- A record or delivery kept by the Postal Service for two years

**Important Reminders:**

- Certified Mail may ONLY be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is not available for any class of International mail.
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "Restricted Delivery".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, dotach and affix label with postage and mail.

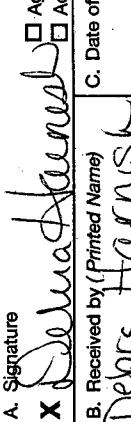
**IMPORTANT: Save this receipt and present it when making an inquiry. Internet access to delivery information is not available on mail addressed to APOs and FPOs.**

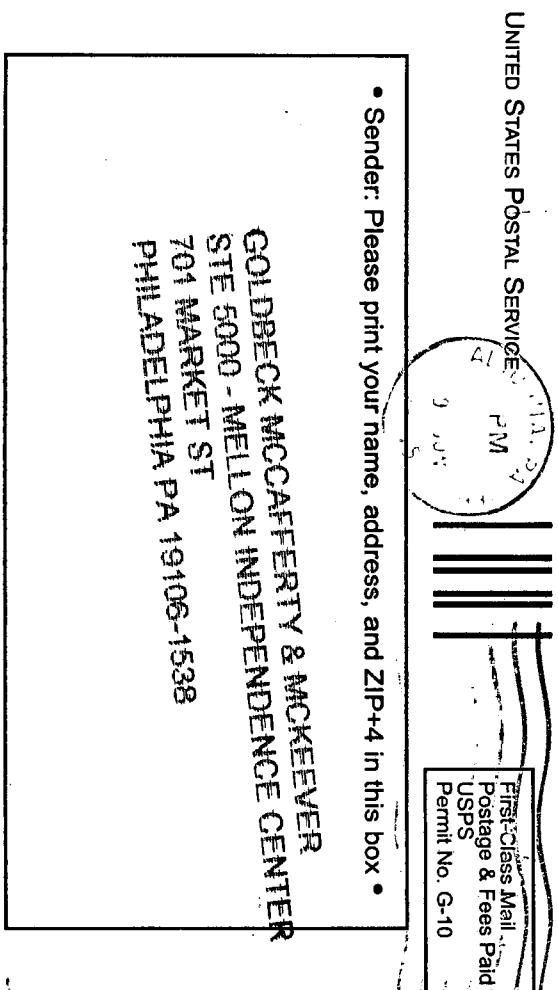
<b>CERTIFIED MAIL™ - RECIPIENT</b>	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a> ®	
<b>OFFICIAL USE</b>	
Postage	\$ 0.37
Certified Fee	Yes
Return Receipt Fee (Endorsement Required)	Yes
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42
	
<b>Sent To</b>	STATTER, JASON A Street, Apt No. 6239 Cross Roads Blvd or PO Box No. 16681 City, State, Zip 17681
PS Form 3801, June 2002	
See Reverse for Instructions	

**Certified Mail Provides:**

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years
- **Important Reminders:**
- Certified Mail may ONLY be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is not available for any class of International mail.
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuable items, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain *Return Receipt* service, please complete and attach a *Return Receipt* (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested." To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "Restricted Delivery."
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

**IMPORTANT: Save this receipt and present it when making an inquiry. Internet access to delivery information is not available on mail addressed to APOs and FPOs.**

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature  <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)  <input type="checkbox"/> C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p> <p><b>PO Box 24</b></p>	<p>1. Article Addressed to:</p> <p><b>MT-0650 8/5</b></p> <p>2. Article Number (Transfer from service label)</p> <p><b>6239 Cross Roads Blvd Smoke Run, PA 16681</b></p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input checked="" type="checkbox"/> Registered <input type="checkbox"/> Insured Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p> <p>5. Article Number <b>*-7-0-0-5-1-1-6-0-0-0-1-2-7-5-9-7-8-2-9-*</b></p> <p>6. Barcode</p> <p>7. Domestic Return Receipt 102595-02-M-1540</p>



- **Sender:** Please print your name, address, and ZIP+4 in this box •

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

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**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:**

MT-0650 8/5

JASON SATTLER  
PO Box 24  
Smokerun, PA 16681

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature 	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name) 	<input type="checkbox"/> C. Date of Delivery  D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below:  _____
3. Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

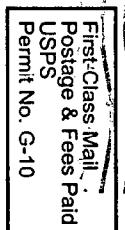
2. Article Number  
(Transfer from service label)

  
\* 70042510000336832245 \*

Domestic Return Receipt

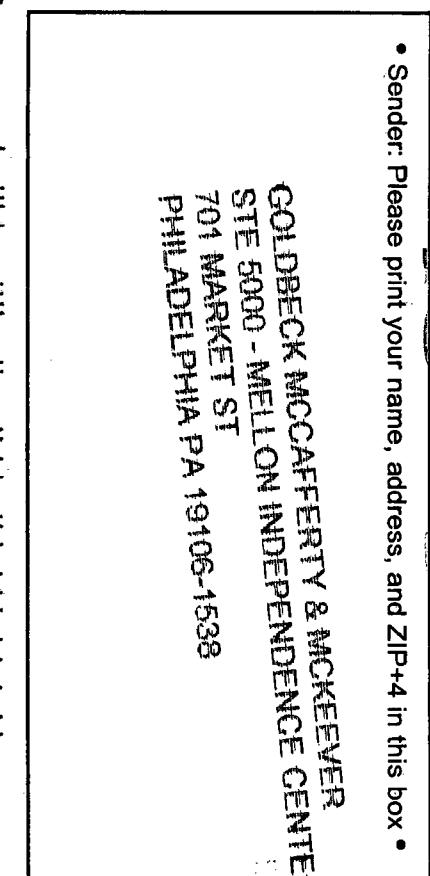
102595-02-N-1540

UNITED STATES POSTAL SERVICE



- Sender: Please print your name, address, and ZIP+4 in this box •

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



12



**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

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC.  
PO Box 840  
Buffalo, NY 14240-0840

Plaintiff

vs.

JASON A. SATTLER  
**Mortgagor(s) and Record Owner(s)**

6239 Cross Roads Blvd  
Smoke Run, PA 16681

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2005-174-CD

**AFFIDAVIT PURSUANT TO RULE 3129**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., 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:

6239 Cross Roads Blvd  
Smoke Run, PA 16681

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

JASON A. SATTLER  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

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

JASON A. SATTLER  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

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:

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.

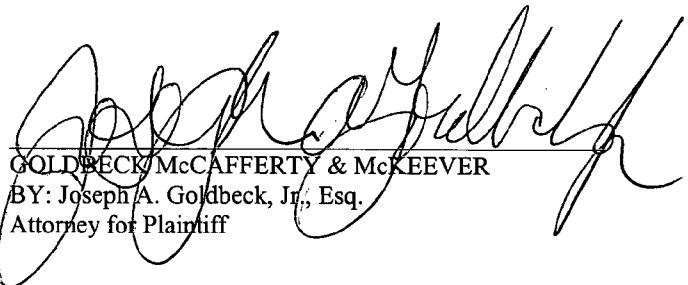
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

(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: June 28, 2005

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

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20137  
NO: 05-174-CD

PLAINTIFF: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
vs.  
DEFENDANT: JASON A. SATTLER

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 04/08/2005

LEVY TAKEN 06/07/2005 @ 10:13 AM

POSTED 06/07/2005 @ 10:13 AM

SALE HELD

SOLD TO

SOLD FOR AMOUNT PLUS COSTS

WRIT RETURNED 01/14/2006

DATE DEED FILED **NOT SOLD**

FILED  
01/03/2006  
JAN 16 2006  
WAM  
William A. Shaw  
Prothonotary/Clerk of Courts

DETAILS

06/07/2005 @ 10:13 AM SERVED JASON A. SATTLER

SERVED JASON A. SATTLER, DEFENDANT, AT HIS RESIDENCE 6239 CROSS ROADS BLVD., SMOKE RUN, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO DEBBIE HARNISH, GIRLFRIEND OF DEFENDANT AND AAR

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.

@ SERVED

NOW, AUGUST 4, 2005 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF SALE SCHEDULED FOR AUGUST 5, 2005 DUE TO A BANKRUPTCY FILING.

@ SERVED

NOW, JANUARY 14, 2006 RETURN WRIT AS NO SALE HELD THE SHERIFF SALE WAS STAYED BY THE PLAINTIFF'S ATTORNEY DUE TO BANKRUPTCY FILING. TIME EXPIRED.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20137  
NO. 05-174-CD

PLAINTIFF: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

vs.

DEFENDANT: JASON A. SATTLER

Execution REAL ESTATE

**SHERIFF RETURN**

---

SHERIFF HAWKINS \$191.70

SURCHARGE \$20.00 PAID BY ATTORNEY

So Answers,

*Chester Hawkins*  
By: Cynthia Butler - Delegated  
Chester A. Hawkins  
Sheriff

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

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC.  
PO Box 840  
Buffalo, NY 14240-0840

In the Court of Common Pleas of  
Clearfield County

vs.

JASON A. SATTLER  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

No. 2005-174-CD

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: 6239 Cross Roads Blvd Smoke Run, PA 16681

See Exhibit "A" attached.

AMOUNT DUE \$62,605.53

Interest From 07/05/2004  
Through 04/05/2005

(Costs to be added)

## Prothonotary costs

125.00

Dated: 4/11/05

Prothonotary, Common Pleas Court  
of Clearfield County, Pennsylvania

Deputy

Received April 8, 2005 @ 12:30 P.M.  
Chester A. Hawken  
by Andrea Butter-Ayphorbaugh

Term  
No. 2005-174-CD

IN THE COURT OF COMMON PLEAS

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.

vs.

JASON A. SATTLER

Mortagor(s)

6239 Cross Roads Blvd Smoke Run, PA 16681

WRIT OF EXECUTION  
(Mortgage Foreclosure)

REAL DEBT	\$ 62,605.53
INTEREST from	\$ _____
COSTS PAID:	\$ 135.00
PROTHY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
COSTS DUE PROTHY	\$ _____
Office of Judicial Support	\$ _____
Judg. Fee	\$ _____
Cr.	\$ _____
Sat.	\$ _____

Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

Goldbeck McCafferty & McKeever  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

ALL that certain piece, parcel or lot of land situate in the Township of Bigler, County of Clearfield and State of Pennsylvania, and being Lot Numbered 8 in the unrecorded General Plan of Beyer in said Township, and bounded and described as follows:

BOUNDED on the North by an unnamed alley; on the East by lands of now or formerly Timothy Hertein (previously referred to as Lot Numbered 9 in same plan in prior deed in the chain of title); on the South by a public road (now known as Cross Roads Boulevard), and on the West by lands of now or formerly Raymond Lukens (previously referred to as Lot Numbered 7 in said plan in prior deeds in chain of title). Said lot having a front of 50 feet on said public road and extending back therefrom of even width between Lots Numbered 7 and 9 for a distance of 150 feet to said unnamed alley.

BEING further identified as Clearfield County Tax Map No. 103-K15-496-27 as shown on the assessment map in the Records of Clearfield County, PA.

BEING THE SAME PREMISES which Mark W. Hallman and Lisa J. Hallman, husband and wife, by deed dated 9/29/03 and recorded 10/2/03 in the Office of the Recorder of Deeds in and for Clearfield County at Instrument #200317918, granted and conveyed unto Jason A. Sattler.

TAX PARCEL #: 103-K15-496-00027

**REAL ESTATE SALE  
SCHEDULE OF DISTRIBUTION**

NAME JASON A. SATTLER

NO. 05-174-CD

NOW, January 14, 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 , I exposed the within described real estate of Jason A. Sattler to public venue or outcry at which time and place I sold the same to he/she being the highest bidder, for the sum of and made the following appropriations, viz:

**SHERIFF COSTS:**

**PLAINTIFF COSTS, DEBT AND INTEREST:**

RDR SERVICE	15.00	DEBT-AMOUNT DUE	62,605.53
MILEAGE	15.00	INTEREST @ 29.8300	0.00
LEVY	18.63	FROM TO	
MILEAGE	15.00	PROTH SATISFACTION	
POSTING	18.63	LATE CHARGES AND FEES	
CSDS	15.00	COST OF SUIT-TO BE ADDED	
COMMISSION	10.00	FORECLOSURE FEES	
POSTAGE	0.00	ATTORNEY COMMISSION	
HANDBILLS	4.44	REFUND OF ADVANCE	
DISTRIBUTION	15.00	REFUND OF SURCHARGE	20.00
ADVERTISING	25.00	SATISFACTION FEE	
ADD'L SERVICE	15.00	ESCROW DEFICIENCY	
DEED		PROPERTY INSPECTIONS	
ADD'L POSTING		INTEREST	
ADD'L MILEAGE		MISCELLANEOUS	
ADD'L LEVY			
BID AMOUNT		TOTAL DEBT AND INTEREST	\$62,625.53
RETURNS/DEPUTIZE			
COPIES	15.00	<b>COSTS:</b>	
	5.00	ADVERTISING	358.06
BILLING/PHONE/FAX	5.00	TAXES - COLLECTOR	
CONTINUED SALES		TAXES - TAX CLAIM	
MISCELLANEOUS		DUE	
<b>TOTAL SHERIFF COSTS</b>	<b>\$191.70</b>	LIEN SEARCH	100.00
		ACKNOWLEDGEMENT	
ACKNOWLEDGEMENT		DEED COSTS	0.00
REGISTER & RECORDER		SHERIFF COSTS	191.70
TRANSFER TAX 2%	0.00	LEGAL JOURNAL COSTS	180.00
<b>TOTAL DEED COSTS</b>	<b>\$0.00</b>	PROTHONOTARY	125.00
		MORTGAGE SEARCH	40.00
		MUNICIPAL LIEN	
		<b>TOTAL COSTS</b>	<b>\$994.76</b>

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

**GOLDBECK McCAFFERTY & MCKEEVER**  
A Professional Corporation  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322  
(215) 627-7734 (Fax)

August 4, 2005

Clearfield

Chester A. Hawkins  
SHERIFF OF CLEARFIELD COUNTY  
Sheriff's Office  
230 E. Market Street  
Clearfield, PA 16830  
FAX 814-765-5915

*Urgent, 2hr.*

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.  
vs.  
JASON A. SATTLER  
Term No. 2005-174-CD

Property address:

6239 Cross Roads Blvd  
Smoke Run, PA 16681

Sheriff's Sale Date: August 05, 2005

Dear Sir/Madam:

As a result of the filing of a Petition in Bankruptcy, kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. The bankruptcy filing information is as follows:

Date filed: July 13, 2005  
Case number: 05-71542  
Chapter: 13  
Judge:

Thank you for your cooperation.

Very truly yours,

  
JOSEPH A. GOLDBECK, JR.

JAG/amyg

cc: Barbara Carr  
M&T MORTGAGE COMPANY  
Acct. #0010009405

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

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

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC.  
PO Box 840  
Buffalo, NY 14240-0840

Plaintiff  
vs.

JASON A. SATTNER  
Mortgagor(s) and Record Owner(s)  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Clearfield County  
CIVIL ACTION - LAW  
ACTION OF MORTGAGE FORECLOSURE  
No. 2005-174-CD

PRAECLPPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$62,605.53

Interest from  
04/06/2005 to Date of  
Sale at 5.7500%

(Costs to be added)

145.00

Prothonotary costs

FILED 11/5/2007 Atty pd.  
OCT 11 2007 20.00  
1 CC & 6 wnts  
w/ prop. dese  
to Sheriff  
William A. Shaw  
Prothonotary/Clerk of Courts

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

(60)

Term  
No. 2005-174-CD  
**IN THE COURT OF COMMON PLEAS**  
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS**  
**INC.**

vs.

JASON A. SATTLER  
(Mortgagor(s) and Record Owner(s))  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

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

Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

**Goldbeck McCafferty & McKeever**  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

ALL that certain piece, parcel or lot of land situate in the Township of Bigler, County of Clearfield and State of Pennsylvania, and being Lot Numbered 8 in the unrecorded General Plan of Beyer in said Township, and bounded and described as follows:

BOUNDED on the North by an unnamed alley; on the East by lands of now or formerly Timothy Hertein (previously referred to as Lot Numbered 9 in same plan in prior deed in the chain of title); on the South by a public road (now known as Cross Roads Boulevard), and on the West by lands of now or formerly Raymond Lukens (previously referred to as Lot Numbered 7 in said plan in prior deeds in chain of title). Said lot having a front of 50 feet on said public road and extending back therefrom of even width between Lots Numbered 7 and 9 for a distance of 150 feet to said unnamed alley.

BEING further identified as Clearfield County Tax Map No. 103-K15-496-27 as shown on the assessment map in the Records of Clearfield County, PA.

BEING THE SAME PREMISES which Mark W. Hallman and Lisa J. Hallman, husband and wife, by deed dated 9/29/03 and recorded 10/2/03 in the Office of the Recorder of Deeds in and for Clearfield County at Instrument #200317918, granted and conveyed unto Jason A. Sattler.

TAX PARCEL #: 103-K15-496-00027

PROPERTY ADDRESS: 6239 CROSS ROADS BLVD., SMOKERUN, PA 16681

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

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC.

PO Box 840  
Buffalo, NY 14240-0840

Plaintiff

vs.

JASON A. SATTLER  
(**Mortgagor(s) and Record Owner(s)**)  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2005-174-CD

**AFFIDAVIT PURSUANT TO RULE 3129**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., 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:

6239 Cross Roads Blvd  
Smoke Run, PA 16681

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

JASON A. SATTLER  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

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

JASON A. SATTLER  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

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:

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  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

(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 10, 2007

  
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

**COPY**

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC.  
PO Box 840  
Buffalo, NY 14240-0840

vs.

JASON A. SATTLER  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

In the Court of Common Pleas of  
Clearfield County

No. 2005-174-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: 6239 Cross Roads Blvd Smoke Run, PA 16681

See Exhibit "A" attached

AMOUNT DUE	\$62,605.53
------------	-------------

Interest From 04/06/2005  
Through Date of Sale

(Costs to be added)

Prothonotary costs 145.00

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

*Deputy* \_\_\_\_\_

Dated: 10/11/07

Term  
No. 2005-174-CD

IN THE COURT OF COMMON PLEAS

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.

vs.

JASON A. SATTERLAR  
Mortagon(s)

6239 Cross Roads Blvd Smoke Run, PA 16681

WRIT OF EXECUTION  
(Mortgage Foreclosure)

REAL DEBT	\$62,605.53
INTEREST from	\$ _____
COSTS PAID:	\$ 145.00
PROTHY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
COSTS DUE PROTHY	\$ _____
Office of Judicial Support	\$ _____
Judg. Fee	\$ _____
Cr.	\$ _____
Sat.	\$ _____

Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

Goldbeck McCafferty & McKeever  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322

ALL that certain piece, parcel or lot of land situate in the Township of Bigler, County of Clearfield and State of Pennsylvania, and being Lot Numbered 8 in the unrecorded General Plan of Beyer in said Township, and bounded and described as follows:

BOUNDED on the North by an unnamed alley; on the East by lands of now or formerly Timothy Hertein (previously referred to as Lot Numbered 9 in same plan in prior deed in the chain of title); on the South by a public road (now known as Cross Roads Boulevard), and on the West by lands of now or formerly Raymond Lukens (previously referred to as Lot Numbered 7 in said plan in prior deeds in chain of title). Said lot having a front of 50 feet on said public road and extending back therefrom of even width between Lots Numbered 7 and 9 for a distance of 150 feet to said unnamed alley.

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BEING THE SAME PREMISES which Mark W. Hallman and Lisa J. Hallman, husband and wife, by deed dated 9/29/03 and recorded 10/2/03 in the Office of the Recorder of Deeds in and for Clearfield County at Instrument #200317918, granted and conveyed unto Jason A. Sattler.

TAX PARCEL #: 103-K15-496-00027

PROPERTY ADDRESS: 6239 CROSS ROADS BLVD., SMOKERUN, PA 16681

**GOLDBECK McCAFFERTY & McKEEVER**  
**BY: Gary E. McCafferty**  
**Attorney I.D.#42386**  
**Suite 5000 - Mellon Independence Center**  
**701 Market Street**  
**Philadelphia, PA 19106-1532**  
**215-825-6342**  
**Attorney for Plaintiff**

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC.  
PO Box 840  
Buffalo, NY 14240-0840

Plaintiff

vs.

JASON A. SATTLER  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE  
FORECLOSURE

No. 2005-174-CD

**RULE**

AND NOW, a rule is entered upon Defendant(s) to show cause why the relief requested in Plaintiff's Motion to Reassess Damages should not be granted.

Rule returnable the 5<sup>th</sup> day of December, 2007 at 2:00 p.m. in  
Courtroom # 1  
Date: 11-14-07

*Judie J. Cummelman*  
J.

**FILED**  
07/35/2007 Atty  
NOV 15 2007 McCafferty  
William A. Shaw  
Prothonotary/Clerk of Courts  
OK

IN THE COURT OF COMMON PLEAS OF Clearfield COUNTY

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC.  
PO Box 840  
Buffalo, NY 14240-0840

vs.

JASON A. SATTLER  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

Plaintiff

Defendant(s)

CIVIL ACTION - LAW

ACTION OF MORTGAGE  
FORECLOSURE

No. 2005-174-CD

**ORDER**

AND NOW, this      day of      , 2007, upon consideration of the Petition  
of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. to Amend its Judgment, it  
is,

ORDERED:

That the motion is granted and Plaintiff's judgment is hereby amended to  
\$77,986.29, plus interest at the rate set forth in the note and mortgage, and costs of this action  
through and including the Sheriff's Sale of the Property or payment of the mortgage loan in full.

BY THE COURT:

---

J.

Distribution list:

Gary E. McCafferty, Esquire, Suite 5000 – Mellon Independence Center, 701 Market Street,  
Philadelphia, PA 19106-1532  
JASON A. SATTLER, 6239 Cross Roads Blvd Smoke Run, PA 16681

**GOLDBECK McCAFFERTY & McKEEVER**  
**BY: Gary E. McCafferty**  
**Attorney I.D.#42386**  
**Suite 5000 - Mellon Independence Center**  
**701 Market Street**  
**Philadelphia, PA 19106-1532**  
**215-825-6342**  
**Attorney for Plaintiff**

**FILED** *1cc  
7/11/2007 Atty*  
**NOV 05 2007**

*6K*  
William A. Shaw  
Prothonotary/Clerk of Courts

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC.  
PO Box 840  
Buffalo, NY 14240-0840

Plaintiff

vs.

JASON A. SATTLER  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

Defendant(s)

IN THE COURT OF COMMON  
PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE  
FORECLOSURE

No. 2005-174-CD

**PLAINTIFF'S**  
**PETITION TO AMEND JUDGMENT**

Plaintiff, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., petitions  
the Court to Amend its Judgment in mortgage foreclosure for the following reasons:

1. Plaintiff's Complaint in Mortgage Foreclosure was filed on February 03, 2005  
as to the property located at 6239 Cross Roads Blvd Smoke Run, PA 16681 ("Property").
2. On April 07, 2005, judgment in mortgage foreclosure was entered in favor of  
Plaintiff and against Defendants in the amount of \$62,605.53, based upon the demand in  
Plaintiff's Complaint.
3. Additional sums have been incurred or expended on Defendant's behalf since  
the complaint was filed.

4. On July 13, 2005 Defendants filed a petition in bankruptcy in the United States Bankruptcy Court for the Western District of Pennsylvania (No. 05-71542) which stayed further prosecution of Plaintiff's action in mortgage foreclosure.

5. By order of United States Bankruptcy Court dated September 18, 2007 Plaintiff was granted relief from the automatic stay imposed by the Bankruptcy Code.

6. Since the filing of the Complaint, interest and late charges continue to accrue based on the rate set forth in the mortgage; and plaintiff has continued to pay taxes and hazard insurance premiums as required under the terms of the note and mortgage or under the terms of the mortgage contract in order to protect the interest of Defendants and Plaintiff.

7. Due to the increase in the amounts due and owing to Plaintiff, Plaintiff's judgment amount is not sufficient to satisfy the amounts due and owing on the mortgage and the mortgage lien on the Property.

8. A sheriff's sale is scheduled for **January 04, 2008**, and the amounts due and owing on the mortgage as of the sheriff's sale will be as follows:

Principal Balance	\$57,222.91
Interest from 09/02/2004 thru 01/04/2008 at 5.7500% Per diem interest rate at \$9.03	\$10,721.67
Late Charges	\$25.47
Escrow	\$5,757.72
<hr/> Sub-Total	\$73,727.77
Pro Rata PMI:	\$271.28
Appraisal Fees	\$110.59
Recording Fees	\$28.50
Inspection	\$87.00

Sub-Total	\$74,225.14
Attorney's Fee at 0.5000% of principal balance	\$2,861.15
Costs of Suit and Title Search	\$900.00
<b>TOTAL</b>	<b><u>\$77,986.29</u></b>

WHEREFORE, Plaintiff prays that the Petition be granted and Plaintiff's Judgment be amended to \$77,986.29, plus interest and costs of the action.

Respectfully submitted,

GOLDBECK McCAFFERTY & MCKEEVER

By:

Gary E. McCafferty, Esq.  
Phone: (215) 825-6302  
Fax: (215) 825-6402  
Email: gmccafferty@goldbecklaw.com

**GOLDBECK McCAFFERTY & McKEEVER**  
**BY: Gary E. McCafferty**  
**Attorney I.D.#42386**  
**Suite 5000 - Mellon Independence Center**  
**701 Market Street**  
**Philadelphia, PA 19106-1532**  
**215-825-6302**  
**Attorney for Plaintiff**

---

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC.  
PO Box 840  
Buffalo, NY 14240-0840

Plaintiff  
vs.

JASON A. SATTLER  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

Defendant(s)

IN THE COURT OF COMMON  
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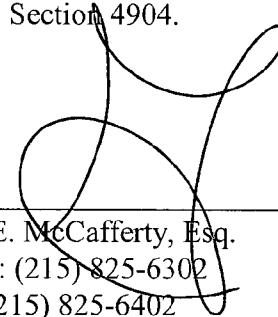
CIVIL ACTION - LAW

ACTION OF MORTGAGE  
FORECLOSURE

No. 2005-174-CD

**VERIFICATION**

Gary E. McCafferty, Esq., hereby states that he is the attorney for plaintiff and that all of the facts set forth within the attached Petition to Amend its Judgment are true and correct to the best of his knowledge, information and belief. The undersigned understands that the foregoing statements are made subject to the penalties 18 P.S. Section 4904.



Gary E. McCafferty, Esq.  
Phone: (215) 825-6302  
Fax: (215) 825-6402  
Email: gmccafferty@goldbecklaw.com

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**BY: Gary E. McCafferty**  
**Attorney I.D.#42386**  
**Suite 5000 - Mellon Independence Center**  
**701 Market Street**  
**Philadelphia, PA 19106-1532**  
**215-825-6302**  
**Attorney for Plaintiff**

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC.  
PO Box 840  
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Plaintiff  
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IN THE COURT OF COMMON  
PLEAS

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CIVIL ACTION - LAW

ACTION OF MORTGAGE  
FORECLOSURE

No. 2005-174-CD

**MEMORANDUM OF LAW IN SUPPORT OF PLAINTIFF'S  
PETITION TO AMEND JUDGMENT**

Plaintiff is entitled to the amounts due and owing pursuant to the terms of the mortgage and note at the time of the Sheriff's Sale of property involved. For reasons stated in the within motion, Plaintiff's judgment in mortgage foreclosure is insufficient to compensate Plaintiff for the amount due and owing under the mortgage. Specifically, interest charges, late charges and advances made by plaintiff to pay taxes, insurance, or to otherwise protect its mortgage lien and the interests of the Defendant, have all been accruing while Plaintiff's action in mortgage foreclosure was delayed.

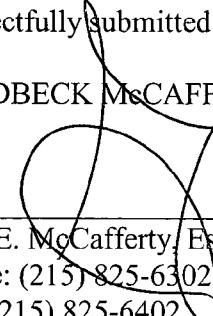
### CONCLUSION

For the reasons stated above and in the within petition, Plaintiff respectfully requests that the petition be granted and Plaintiff's judgment be amended to \$77,986.29, plus interest and costs.

Respectfully submitted,

GOLDBECK McCAFFERTY & McKEEVER

By:

  
Gary E. McCafferty, Esq.  
Phone: (215) 825-6302  
Fax: (215) 825-6402  
Email: gmccafferty@goldbecklaw.com

**GOLDBECK McCAFFERTY & McKEEVER**  
**BY: Gary E. McCafferty**  
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**701 Market Street**  
**Philadelphia, PA 19106-1532**  
**215-825-6342**  
**Attorney for Plaintiff**

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC.  
PO Box 840  
Buffalo, NY 14240-0840

Plaintiff

vs.

JASON A. SATTLER  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

Defendant(s)

IN THE COURT OF COMMON  
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CIVIL ACTION - LAW

ACTION OF MORTGAGE  
FORECLOSURE

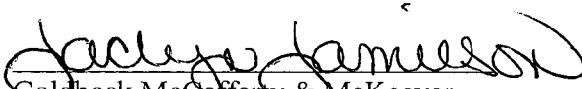
No. 2005-174-CD

**CERTIFICATION OF SERVICE**

Jaclyn Jamieson is a legal assistant with the firm of GOLDBECK McCAFFERTY & McKEEVER and hereby certifies that a true and correct copy of Plaintiff's Petition to Amend Judgment was mailed by first class mail, postage prepaid to Defendant(s) **JASON A. SATTLER** **@ 6239 Cross Roads Blvd Smoke Run, PA 16681 on November 1, 2007.**

GOLDBECK McCAFFERTY & McKEEVER

By:

  
Goldbeck McCafferty & McKeever  
Jaclyn Jamieson  
Judgment Department  
Phone: (215) 825-6369  
Fax: (215) 825-6378  
Email: jjamieson@goldbecklaw.com

UNITED STATES BANKRUPTCY COURT  
Western District of Pennsylvania64  
ctak

In re:

Bankruptcy Case No.: 05-71542-JKF  
Issued Per Doc. No. 47 and 63  
Chapter: 13**Jason A. Sattler**  
Debtor(s)

Debra L. Harnish

**Order Dismissing Case Without Prejudice, And Order Terminating Income Attachment**

AND NOW, this 18th day of September, 2007, **It Is Hereby Ordered** that the above-captioned case is **dismissed without prejudice, terminated and closed** and that the Debtor(s) remain legally liable for all of his/her debts as if the bankruptcy petition had not been filed. Creditor collection remedies are reinstated pursuant to 11 U.S.C. §349, and creditors are directed to title 11 U.S.C. §108(c) for time limits on filing a lawsuit to collect; generally, a creditor's lawsuit must be filed by the later of (1) the time deadline prescribed by state law, or (2) thirty days after date of this notice.

**It Is Further Ordered** that if this case is dismissed, with prejudice, pursuant to 11 U.S.C. §109(g), the Debtor is ineligible to file bankruptcy under any chapter for one-hundred eighty (180) days.

**It Is Further Ordered** that each income attachment issued in this case is now terminated. So that each employer and entity subject to an attachment order knows to stop the attachment, the Debtor shall serve a copy of this order on each such employer and entity immediately.

**It Is Further Ordered** that this case is administratively closed; however, the court retains jurisdiction over the Trustee's final report and account and the Trustee's certification of distributed funds. Following submission of a final accounting and certification of distributed funds, the Trustee shall be deemed discharged from her duties in this case and this case shall be deemed closed without further order of court.

**It Is Further Ordered** that the Clerk shall give notice to all creditors of this dismissal.

Judith K. Fitzgerald  
Judge

cm: All Creditors and All Parties In Interest

**DISMISS, CLOSED**

**U.S. Bankruptcy Court**  
**Western District of Pennsylvania (Johnstown)**  
**Bankruptcy Petition #: 05-71542-JKF**

*Assigned to:* Judge Judith K. Fitzgerald  
 Chapter 13  
 Voluntary  
 Asset

*Date Filed:* 07/13/2005  
*Date Terminated:* 09/25/2007  
*Date Dismissed:* 09/18/2007

***Debtor***

**Jason A. Sattler**  
 6239 Crossroads Blvd.  
 P.O. Box 24  
 Smokerun, PA 16681  
 SSN: xxx-xx-0501

represented by **Jason J. Mazzei**  
 Mazzei & Associates  
 432 Boulevard of the Allies  
 Professional Office Building  
 Pittsburgh, PA 15219  
 412-765-3606  
 Fax : 412-765-1917  
 Email: jasonm@debt-be-  
 gone.com

***Joint Debtor***

**Debra L. Harnish**  
 6239 Crossroads Blvd.  
 P.O. Box 24  
 Smokerun, PA 16681  
 SSN: xxx-xx-8187

represented by **Jason J. Mazzei**  
 (See above for address)

***Trustee***

**Ronda J. Winnecour**  
 Suite 3250, USX Tower  
 600 Grant Street  
 Pittsburgh, PA 15219  
 412-471-5566

**U.S. Trustee**  
**Office of the United States Trustee**  
 Liberty Center.  
 1001 Liberty Avenue, Suite 970  
 Pittsburgh, PA 15222  
 412-644-4756

Filing Date	#	Docket Text
07/13/2005	1	Chapter 13 Voluntary Petition. Receipt Number CC, Fee Amount \$ 194 Filed by Jason A. Sattler, Debra L. Harnish Government Proof of Claim due by 1/9/2006. Chapter 13 Plan due 7/28/2005. Declaration

		Re: Electronic Filing due 7/28/2005. Atty Disclosure Statement due 7/28/2005. Mailing Matrix due 7/28/2005. Schedules A-J due 7/28/2005. Statement of Financial Affairs due 7/28/2005. Summary of schedules due 7/28/2005. Incomplete Filings due by 7/28/2005. (Mazzei, Jason) (Entered: 07/13/2005)
07/14/2005	2	Receipt Number 54607, Fee Amount \$ 194 (RE: related document(s): <u>1</u> Voluntary Petition Chapter 13, filed by Debtor Jason A. Sattler, Joint Debtor Debra L. Harnish). (mmck, ) (Entered: 07/14/2005)
07/14/2005	3	Notice of Filing Deficiencies. Assigned Judge: Fitzgerald. Appointed Trustee: Winnecour. In accordance with Local Rule 1017-2, the United States Trustee is deemed to have filed a motion to dismiss the bankruptcy case pursuant to the appropriate provision of the Bankruptcy Code. The bankruptcy case will be dismissed without further notice and hearing if the deficiencies specified in the first entry of the bankruptcy docket are not corrected within the time period set forth in the entry. At any time before the date set for entry of an order of dismissal, the debtor (1) may file a motion requesting a hearing at which time debtor shall show cause why the case should not be dismissed for deficiencies or (2) may file a motion and proposed order seeking an extension of time. Individual debtors attending approved Consumer Credit Counseling classes prior to their discharge will receive a discharge order that notes they have attended Consumer Credit Counseling. See the Court's Website for session dates and a registration form. (RE: related document(s): <u>1</u> Voluntary Petition Chapter 13, filed by Debtor Jason A. Sattler, Joint Debtor Debra L. Harnish). (mmck, ) (Entered: 07/14/2005)
07/15/2005	4	Declaration Re: Electronic Filing (RE: related document(s): <u>1</u> Voluntary Petition Chapter 13, filed by Debtor Jason A. Sattler, Joint Debtor Debra L. Harnish). Declaration of Attorney.(mmck, ) (Entered: 07/15/2005)
07/26/2005	5	Petition Completed Filed by Joint Debtor Debra L. Harnish, Debtor Jason A. Sattler (Mazzei, Jason) (Entered: 07/26/2005)
07/26/2005	6	Chapter 13 Plan. Plan Dated 7/26/05. Filed by Debra L. Harnish, Jason A. Sattler (RE: related document(s): <u>1</u> Voluntary Petition Chapter 13, ). (Mazzei, Jason) (Entered: 07/26/2005)
07/26/2005	7	Motion to Attach Wages. Employer: <i>PPG Industries, Inc.</i> Filed by Joint Debtor Debra L. Harnish, Debtor Jason A. Sattler. (Attachments: # <u>1</u> Proposed Order) (Mazzei, Jason) (Entered: 07/26/2005)
07/27/2005	8	Meeting of Creditors 341(a) meeting to be held on 10/5/2005 at 01:00 PM p53 Holiday Inn Express, Johnstown. Proofs of Claims due by

		1/3/2006. Confirmation hearing to be held on 10/5/2005 at 01:00 PM p53 Holiday Inn Express, Johnstown. (jmic, ) (Entered: 07/27/2005)
07/27/2005	<u>9</u>	Order Granting Motion to Attach Wages (Related Doc # <u>7</u> ) Signed on 7/27/2005. cm:Parties in Interest(cyou, ) (Entered: 07/27/2005)
07/29/2005	<u>10</u>	BNC Certificate of Mailing - Meeting of Creditors. (RE: related document(s): <u>8</u> Meeting of Creditors Chapter 13 & 12 (all)). Service Date 07/29/2005. (Admin.) (Entered: 07/30/2005)
07/29/2005	<u>11</u>	BNC Certificate of Mailing - PDF Document. (RE: related document(s): <u>6</u> Chapter 13 Plan filed by Debtor Jason A. Sattler, Joint Debtor Debra L. Harnish). Service Date 07/29/2005. (Admin.) (Entered: 07/30/2005)
07/29/2005	<u>12</u>	BNC Certificate of Mailing - PDF Document. (RE: related document(s): <u>9</u> Order on Motion to Attach Wages). Service Date 07/29/2005. (Admin.) (Entered: 07/30/2005)
10/03/2005	<u>13</u>	Objection to Confirmation of Plan Plan Dated 7/26/05. Hearing Set For 10/05/05. Filed by Mortgage Electronic Registration Systems, Inc. (RE: related document(s): <u>6</u> Chapter 13 Plan). (Attachments: # <u>1</u> Exhibit A: Ch.13 Plan# <u>2</u> Exhibit B: POC# <u>3</u> Certificate of Service) (Puida, Leslie) (Entered: 10/03/2005)
10/11/2005	<u>14</u>	Meeting of Creditors Chapter 13 Held and Concluded on 10/5/2005. Filed by Ronda J. Winnecour (RE: related document(s): <u>8</u> Meeting of Creditors Chapter 13 & 12 (all)). (vde13, ) (Entered: 10/11/2005)
10/24/2005	<u>15</u>	Interim Order Confirming Plan As Modified and Setting Deadlines for Certain Actions pursuant to a hearing held on 10/5/2005. cm:All Parties Signed on 10/24/2005 (RE: related document(s): <u>6</u> Chapter 13 Plan filed by Debtor Jason A. Sattler, Joint Debtor Debra L. Harnish). Final Confirmation hearing to be held on 1/26/2006 at 09:00 AM at p60 3251 US Steel Tower, Pittsburgh. Last day to Object to Confirmation 12/27/2005. (jhel) (Entered: 10/24/2005)
10/26/2005	<u>16</u>	BNC Certificate of Mailing. (RE: related document(s): <u>15</u> Order Confirming Chapter 13 Plan and Setting Deadlines, ). Service Date 10/26/2005. (Admin.) (Entered: 10/27/2005)
10/30/2005	<u>17</u>	435 (Validity/Priority/Extent Lien): Complaint Pursuant to 11 U.S.C. Section 506 (a) and Bankruptcy Rule 3012 to Determine the Value of Creditor's Allowed SECured Claim by Jason A. Sattler, Debra L. Harnish against Clearfield Bank and Trust Company. Receipt Number NFR, (Attachments: # <u>1</u> Proposed Order # <u>2</u> Proposed Default Order # <u>3</u> Exhibit A# <u>4</u> Certificate of Service) (Mazzei,

		Jason) (Entered: 10/30/2005)
10/30/2005	<u>18</u>	435 (Validity/Priority/Extent Lien): Complaint <i>Pursuant to 11 U.S.C. Section 506 (a) and Bankruptcy Rule 3012 to Determine the Value of Creditor's Allowed Secured Claim</i> by Jason A. Sattler, Debra L. Harnish against Clearfield Bank & Trust. Receipt Number NFR,. (Attachments: # <u>1</u> Proposed Order # <u>2</u> Proposed Default Order # <u>3</u> Exhibit A# <u>4</u> Certificate of Service) (Seitz, Kenneth) (Entered: 10/30/2005)
12/13/2005	<u>19</u>	Adversary Case Closed. 20 year disposition (lwal, ) (Entered: 12/13/2005)
12/19/2005	<u>20</u>	Adversary Case Closed. 20 year disposition, Disposition of Adversary (jmic, ) (Entered: 12/19/2005)
01/16/2006	<u>21</u>	435 (Validity/Priority/Extent Lien): Complaint <i>Pursuant to 11 U.S.C. Section 506(a) and Bankruptcy Rule 3012 to Determine the Value of Creditor's Allowed Secured Claim</i> by Jason A. Sattler, Debra L. Harnish against Clearfield Bank & Trust. Receipt Number nfr, Fee Paid \$ 250. (Attachments: # <u>1</u> Exhibit A# <u>2</u> Proposed Order # <u>3</u> Proposed Default Order) (Mazzei, Jason) (Entered: 01/16/2006)
01/26/2006	<u>22</u>	Hearing held 1/26/06. Proceeding Memo Continuing Hearing. (RE: related document(s): <u>6</u> Chapter 13 Plan filed by Debtor Jason A. Sattler, Joint Debtor Debra L. Harnish). Confirmation hearing to be held on 4/13/2006 at 11:30 AM at p60 3251 US Steel Tower, Pittsburgh. (jmic, ) (Entered: 01/26/2006)
04/12/2006	<u>23</u>	Adversary Case Closed. 20 year disposition (lwal, ) (Entered: 04/12/2006)
04/13/2006	<u>24</u>	Order Confirming Plan As Modified and Setting Deadlines for Certain Actions pursuant to the proceeding held on 4/13/2006. Signed on 4/13/2006 (RE: related document(s): <u>6</u> Chapter 13 Plan filed by Debtor Jason A. Sattler, Joint Debtor Debra L. Harnish). (jhel) (Entered: 04/13/2006)
04/15/2006	<u>25</u>	BNC Certificate of Mailing. (RE: related document(s): <u>24</u> Order Confirming Chapter 13 Plan and Setting Deadlines, ). Service Date 04/15/2006. (Admin.) (Entered: 04/16/2006)
05/06/2006	<u>26</u>	Amended Motion to Attach Wages. Employer: <i>PPG Industries, Inc.?</i> Filed by Debtor Jason A. Sattler. (Attachments: # <u>1</u> Proposed Order) (Golembiewski, Jeffrey) Modified on 5/8/2006 (jmic, ). CORRECTIVE ENTRY: WRONG PDF ATTACHED. TO BE REDOCKETED AT 04-34508. (Entered: 05/06/2006)

05/08/2006	<u>27</u>	Corrective Entry: WRONG PDF ATTACHED. TO BE REDOCKETED AT 04-34508. (RE: related document(s): <u>26</u> Motion to Attach Wages, filed by Debtor Jason A. Sattler). (jmic, ) (Entered: 05/08/2006)
05/23/2006	<u>28</u>	Amended Motion to Attach Wages. Employer: <i>PPG Industries, Inc.</i> Filed by Debtor Jason A. Sattler. (Attachments: # <u>1</u> Proposed Order) (Foster, Daniel) (Entered: 05/23/2006)
05/24/2006	<u>29</u>	Modify Order Granting Motion to Attach Wages (Related Doc # <u>28</u> ) Signed on 5/24/2006. (cyou, )cm:Parties in Interest (Entered: 05/24/2006)
05/26/2006	<u>30</u>	BNC Certificate of Mailing - PDF Document. (RE: related document(s): <u>29</u> Order on Motion to Attach Wages). Service Date 05/26/2006. (Admin.) (Entered: 05/27/2006)
07/11/2006	<u>31</u>	Motion to Terminate Wage Attachment. Employer: <i>PPG Industries, Inc.</i> Filed by Debtor Jason A. Sattler. (Attachments: # <u>1</u> Proposed Order) (Golembiewski, Jeffrey) (Entered: 07/11/2006)
07/11/2006	<u>32</u>	Motion to Attach Wages. Employer: <i>Eclipse Staffing Services</i> Filed by Debtor Jason A. Sattler. (Attachments: # <u>1</u> Proposed Order) (Golembiewski, Jeffrey) (Entered: 07/11/2006)
07/12/2006	<u>33</u>	Order Granting Motion to Attach Wages (Related Doc # <u>32</u> ) Signed on 7/12/2006. (cyou, )cm:Parties in Interest (Entered: 07/12/2006)
07/12/2006	<u>34</u>	Order Granting Motion to Terminate Wage Attachment (Related Doc # <u>31</u> ) Signed on 7/12/2006. (cyou, )cm:Parties in Interest (Entered: 07/12/2006)
07/14/2006	<u>35</u>	BNC Certificate of Mailing - PDF Document. (RE: related document(s): <u>33</u> Order on Motion to Attach Wages). Service Date 07/14/2006. (Admin.) (Entered: 07/15/2006)
07/14/2006	<u>36</u>	BNC Certificate of Mailing - PDF Document. (RE: related document(s): <u>34</u> Order on Motion to Terminate Wage Attachment). Service Date 07/14/2006. (Admin.) (Entered: 07/15/2006)
12/01/2006	<u>37</u>	Trustee's Certificate of Default Requesting Dismissal of Case. (Winnecur, Ronda) (Entered: 12/01/2006)
12/01/2006	<u>38</u>	Trustee's Proposed Order (Winnecur, Ronda) (Entered: 12/01/2006)
12/05/2006	<u>39</u>	Directing Debtor(s) To File a Notarized Affidavit Signed on 12/5/2006 (RE: related document(s): <u>37</u> Trustee's Certificate of

		Default -batch-). Conciliation conference to be held on 1/18/2007 at 03:00 PM at p60 3251 US Steel Tower, Pittsburgh. Amended Plan due 1/8/2007 or Affidavit due by 1/8/2007. (jfur, ) (Entered: 12/05/2006)
12/07/2006	<u>40</u>	BNC Certificate of Mailing. (RE: related document(s): <u>39</u> Directing Debtors To File a Notarized Affidavit, ). Service Date 12/07/2006. (Admin.) (Entered: 12/08/2006)
01/08/2007	<u>41</u>	Amended Chapter 13 Plan . Plan Dated 1/5/2007. Hearing Set For 1/18/2007. Filed by Debra L. Harnish, Jason A. Sattler (RE: related document(s): <u>6</u> Chapter 13 Plan, <u>39</u> Directing Debtors To File a Notarized Affidavit,, <u>37</u> Trustee's Certificate of Default -batch-). (Attachments: # <u>1</u> Exhibit Proof of Payment# <u>2</u> Certificate of Service) (Seitz, Kenneth) (Entered: 01/08/2007)
01/08/2007	<u>42</u>	Amended Motion to Attach Wages. Employer: <i>Eclipse Staffing Services</i> Filed by Debtor Jason A. Sattler. (Attachments: # <u>1</u> Proposed Order) (Seitz, Kenneth) (Entered: 01/08/2007)
01/08/2007	<u>43</u>	<i>Certificate of Service of the Amended Chapter 13 Plan Dated January 5, 2007 along with the Proof of Payment to the Trustee</i> Regarding the Hearing on 1/18/2007. Filed by Joint Debtor Debra L. Harnish, Debtor Jason A. Sattler (RE: related document(s): <u>41</u> Amended Chapter 13 Plan, filed by Debtor Jason A. Sattler, Joint Debtor Debra L. Harnish). (Seitz, Kenneth) (Entered: 01/08/2007)
01/08/2007	<u>44</u>	Order Granting Motion to Attach Wages (Related Doc # <u>42</u> ) Signed on 1/8/2007. (cyou, )cm:Parties in Interest (Entered: 01/08/2007)
01/10/2007	<u>45</u>	BNC Certificate of Mailing - PDF Document. (RE: related document(s): <u>44</u> Order on Motion to Attach Wages). Service Date 01/10/2007. (Admin.) (Entered: 01/11/2007)
01/19/2007	<u>46</u>	Withdrawal of Claim: <u>8</u> ; <i>CAPITAL ONE BANK</i> ; <u>\$586.41</u> Filed by TSYS DEBT MANAGEMENT (Salazar, Yasmin) (Entered: 01/19/2007)
01/19/2007	<u>47</u>	Order Confirming Plan As Modified and Setting Deadlines for Certain Actions pursuant to the proceeding held on 1/18/2007. Signed on 1/19/2007 (RE: related document(s): <u>41</u> Amended Chapter 13 Plan, filed by Debtor Jason A. Sattler, Joint Debtor Debra L. Harnish). (jhel) (Entered: 01/19/2007)
01/19/2007	<u>48</u>	Modified Order Signed on 1/18/2007 Withdrawing (RE: related document(s): <u>37</u> Trustee's Certificate of Default -batch-). (jmjc, ) (Entered: 01/19/2007)

01/21/2007	<u>49</u>	BNC Certificate of Mailing. (RE: related document(s): <u>47</u> Order Confirming Chapter 13 Plan and Setting Deadlines, ). Service Date 01/21/2007. (Admin.) (Entered: 01/22/2007)
01/21/2007	<u>50</u>	BNC Certificate of Mailing - PDF Document. (RE: related document(s): <u>48</u> Order -Non-motion related-). Service Date 01/21/2007. (Admin.) (Entered: 01/22/2007)
02/20/2007	<u>51</u>	Certificate of Service of the <i>Order dated February 8, 2007 together with the Local Form No. 12 (with the complete social security number)</i> Filed by Debtor Jason A. Sattler (RE: related document(s): <u>44</u> Order on Motion to Attach Wages). (Foster, Daniel) (Entered: 02/20/2007)
04/24/2007	<u>52</u>	Motion to Terminate Wage Attachment. Employer: <i>Eclipse Staffing Services</i> Filed by Debtor Jason A. Sattler. (Attachments: # <u>1</u> Proposed Order) (Seitz, Kenneth) (Entered: 04/24/2007)
04/24/2007	<u>53</u>	Motion to Attach Wages. Employer: <i>Horizon Staffing Services</i> Filed by Debtor Jason A. Sattler. (Attachments: # <u>1</u> Proposed Order) (Seitz, Kenneth) (Entered: 04/24/2007)
04/24/2007	<u>54</u>	Order Granting Motion to Terminate Wage Attachment (Related Doc # <u>52</u> ) Signed on 4/24/2007. (jmic, ) (Entered: 04/24/2007)
04/26/2007	<u>55</u>	Certificate of Service of the <i>Order dated April 24, 2007 together with the Local Form No. 12 (with the complete social security number)</i> Filed by Debtor Jason A. Sattler (RE: related document(s): <u>54</u> Order on Motion to Terminate Wage Attachment). (Foster, Daniel) (Entered: 04/26/2007)
04/26/2007	<u>56</u>	BNC Certificate of Mailing - PDF Document. (RE: related document(s): <u>54</u> Order on Motion to Terminate Wage Attachment). Service Date 04/26/2007. (Admin.) (Entered: 04/27/2007)
07/31/2007	<u>57</u>	Transfer of Claim:4 Transfer Agreement 3001 (e) 2 Transferor: B-Line, LLC/Sherman Acquisition, LLC (Claim No. 4) To ROUNDUP FUNDING, L.L.C. Filed by Roundup Funding, LLC (Tran, Linh) (Entered: 07/31/2007)
08/03/2007	<u>58</u>	BNC Certificate of Mailing. (RE: related document(s): <u>57</u> Transfer of Claim filed by Creditor Roundup Funding, LLC). Service Date 08/03/2007. (Admin.) (Entered: 08/04/2007)
08/15/2007	<u>59</u>	Motion to Attach Wages. Employer: <i>Horizon Staffing Services</i> Filed by Debtor Jason A. Sattler. (Attachments: # <u>1</u> Proposed Order) (Foster, Daniel) (Entered: 08/15/2007)

08/15/2007	<u>60</u>	Order Granting Motion to Attach Wages (Related Doc # <u>59</u> ) Signed on 8/15/2007. (cyou, )cm:Parties in Interest (Entered: 08/15/2007)
08/16/2007	<u>61</u>	Certificate of Service of the Order dated August 15, 2007 together with the above client's Local Form No. 12 (with the complete social security number) Filed by Debtor Jason A. Sattler (RE: related document(s): <u>60</u> Order on Motion to Attach Wages). (Mazzei, Jason) (Entered: 08/16/2007)
08/17/2007	<u>62</u>	BNC Certificate of Mailing - PDF Document. (RE: related document(s): <u>60</u> Order on Motion to Attach Wages). Service Date 08/17/2007. (Admin.) (Entered: 08/18/2007)
09/10/2007	<u>63</u>	Declaration re: Default (related to Doc.#47) Filed by Trustee Ronda J. Winnecour (Winnecour, Ronda). (Entered: 09/10/2007)
09/18/2007	<u>64</u>	Order Dismissing Case Without Prejudice Signed on 9/18/2007. (ctak, ) (Entered: 09/18/2007)
09/20/2007	<u>65</u>	BNC Certificate of Mailing. (RE: related document(s): <u>64</u> Order Dismissing Case). Service Date 09/20/2007. (Admin.) (Entered: 09/21/2007)
09/25/2007	<u>66</u>	Bankruptcy Case Closed. 20 year disposition (cric, ) (Entered: 09/25/2007)
09/28/2007	<u>67</u>	Certificate of Service of the Order Dismissing Case Without Prejudice, And Order Terminating Income Attachment dated September 18, 2007 together with the above client's Local Form No. 12 (with the complete social security number) Filed by Joint Debtor Debra L. Harnish, Debtor Jason A. Sattler (RE: related document(s): <u>64</u> Order Dismissing Case). (Seitz, Kenneth) (Entered: 09/28/2007)
10/22/2007	<u>68</u>	Chapter 13 Trustee Final Report and Account (Winnecour, Ronda) (Entered: 10/22/2007)

PACER Service Center		
Transaction Receipt		
11/01/2007 16:24:16		
PACER Login:	ja0060	Client Code:
	Docket	Search
		05-71542-JKF Fil or Ent: filed

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL DIVISION

MORTGAGE ELECTRONIC REGISTRATON SYSTEMS, INC.,

Plaintiff

vs.

JASON A. SATTLER,

Defendant

\*

\*

\* NO. 05-174-CD

\*

\*

O R D E R

NOW, this 19<sup>th</sup> day of November, 2007, it is the ORDER of this Court that argument on the Plaintiff's Petition for Reassessment of Damages, which **was scheduled for December 5, 2007, has been re-scheduled to the 19<sup>th</sup> day of December, 2007 at 2:30 p.m.** in Courtroom No. 1 of the Clearfield County Courthouse, Clearfield, Pennsylvania. Thirty minutes has been reserved for this hearing.

BY THE COURT

  
FREDRIC J. AMMERMAN  
President Judge

FILED

03:19 PM  
NOV 19 2007

1CC Atty Goldbeck  
1CC Def-

6239 Cross Roads Blvd.

Smoke Run, PA

16081

William A. Shaw  
Prothonotary/Clerk of Courts

(GR)

**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

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC.

PO Box 840

Buffalo, NY 14240-0840

vs.

JASON A. SATTLER

(Mortgagor(s) and Record Owner(s))

6239 Cross Roads Blvd  
Smoke Run, PA 16681

*Defendant(s)*

IN THE COURT OF COMMON PLEAS  
OF Clearfield COUNTY

CIVIL ACTION - LAW

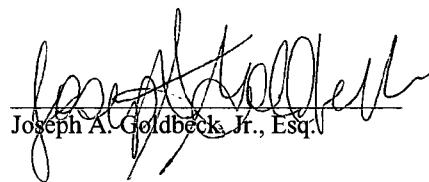
ACTION OF MORTGAGE  
FORECLOSURE

Term  
No. 2005-174-CD

**ENTRY OF APPEARANCE**

**TO THE PROTHONOTARY:**

Kindly enter my appearance on behalf of M&T BANK, Plaintiff by voluntary substitution.



Joseph A. Goldbeck, Jr., Esq.

FILED NOV 20 2007  
M 11:14 AM  
NOV 20 2007 Copy to CIA  
GK

William A. Shaw  
Prothonotary/Clerk of Courts

**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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  
INC.  
PO Box 840  
Buffalo, NY 14240-0840

Plaintiff  
vs.

JASON A. SATTLER  
(Mortgagor(s) and Record Owner(s))  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

Defendant(s)

IN THE COURT OF COMMON PLEAS

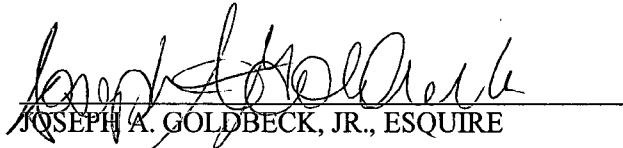
OF Clearfield COUNTY  
CIVIL ACTION – LAW  
ACTION OF MORTGAGE FORECLOSURE

No. 2005-174-CD

**PRAECIPE**  
**FOR VOLUNTARY SUBSTITUTION OF PLAINTIFF**  
**UNDER Pa.R.C.P. 2352**

TO THE PROTHONOTARY:

Kindly file of record the Praecipe of M&T BANK for Voluntary Substitution under Pa.R.C.P. 2352 and attached Statement of Material Facts in Support of Voluntary Substitution, Verification, Certification of Service and Entry of Appearance. The address for the Plaintiff is PO Box 840, Buffalo, NY 14240-0840.

  
JOSEPH A. GOLDBECK, JR., ESQUIRE

**FILED** NO  
NOV 11 14 2007  
NOV 20 2007  
(6K)

William A. Shaw  
Prothonotary/Clerk of Courts

**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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  
INC.  
PO Box 840  
Buffalo, NY 14240-0840

Plaintiff

vs.

JASON A. SATTLER  
(Mortgagor(s) and Record Owner(s))  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF Clearfield COUNTY

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

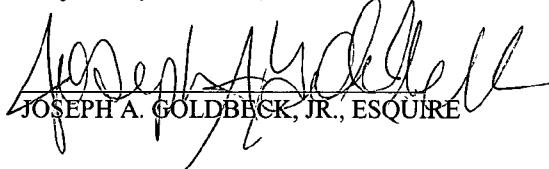
No. 2005-174-CD

**STATEMENT OF MATERIAL FACTS IN  
SUPPORT OF VOLUNTARY SUBSTITUTION UNDER  
Pa.R.C.P. 2352**

M&T BANK, by counsel, hereby voluntarily substitutes itself as Plaintiff in the above-captioned matter and in support thereof represents as follows:

1. The above-captioned action is one in mortgage foreclosure regarding the premises as noted in the caption.
2. The subject of the above-captioned action is a first mortgage on said premises recorded at Mortgage Instrument #: 200317919 in the Office of the Recorder of Deeds for this County.
3. The original Plaintiff is MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC..
4. M&T BANK is the successor in interest to the Plaintiff by Assignment lodged for recording in the Office of the Department of Records and is hereby voluntarily substituted as Plaintiff in the above-captioned matter.

Respectfully submitted,

  
JOSEPH A. GOLDBECK, JR., ESQUIRE

**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

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC.

PO Box 840

Buffalo, NY 14240-0840

Plaintiff

vs.

JASON A. SATTLER

**(Mortgagor(s) and Record Owner(s))**

6239 Cross Roads Blvd  
Smoke Run, PA 16681

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF Clearfield COUNTY

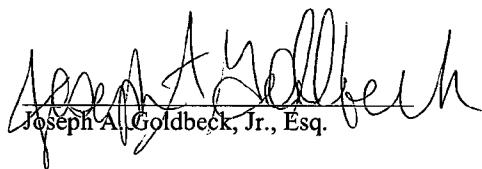
CIVIL ACTION - LAW

ACTION OF MORTGAGE  
FORECLOSURE

Term  
No. 2005-174-CD

**CERTIFICATE OF SERVICE**

Joseph A. Goldbeck, Jr., Esquire, hereby certifies that he did serve true and correct copies of Praeclipe for Voluntary Substitution and all supporting papers attached hereto upon Defendant, by first class mail, postage pre-paid, on November 19, 2007.



Joseph A. Goldbeck, Jr., Esq.

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

M&T BANK  
PO Box 840  
Buffalo, NY 14240-0840

Plaintiff  
vs.

JASON A. SATTLER  
Mortgagor(s) and  
Record Owner(s)

6239 Cross Roads Blvd  
Smoke Run, PA 16681

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2005-174-CD

FILED  
11/04/07  
DEC 11 2007  
W.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:

*Per Cindy @ S.O. 10/30/07.*

- 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*  
BY Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

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

MT-0650 Clearfield County

JASON A. SATTLER

See Privacy Act Statement on Reverse

Complete by Typewriter, Ink, or Ball Point Pen

**GOLDBECK McCAFFERTY & MCKEEVER**

BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-825-6320  
Attorney for Plaintiff

M&T BANK  
PO Box 840  
Buffalo, NY 14240-0840

Plaintiff

vs.

**JASON A. SATTLER**  
**Mortgagor(s) and Record Owner(s)**

6239 Cross Roads Blvd  
Smoke Run, PA 16681

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2005-174-CD

**AFFIDAVIT PURSUANT TO RULE 3129**

M&T BANK, 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:

6239 Cross Roads Blvd  
Smoke Run, PA 16681

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

JASON A. SATTLER  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

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

JASON A. SATTLER  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

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

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

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

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

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  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

(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: December 7, 2007

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

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL DIVISION

M & T BANK,  
Plaintiff,

vs.

JASON A. SATTLER,  
6239 Cross Roads Blvd.  
Smoke Run, PA 16681  
Defendant.

\*  
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\* No. 2005 - 174 - CD  
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\*  
\*  
\*  
\* Type of Pleading:  
\*  
\* ORDER  
\* Filed on behalf of:  
\* Plaintiff  
\*  
\* Counsel of Record for  
\* this party:  
\*  
\*  
\* Gary E. McCafferty, Esq.  
\* Pa I.D. 42386  
\*  
\* Goldbeck, McCafferty &  
\* McKeever  
\* Suite 500  
\* Mellon Independence Center  
\* 701 Market Street  
\* Philadelphia, PA 19106  
\* (215) 825-6302

FILED 2CC  
02:44 PM Atty McCafferty  
DEC 19 2007  
6K

William A. Shaw  
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF Clearfield COUNTY

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC.  
PO Box 840  
Buffalo, NY 14240-0840

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CIVIL ACTION - LAW

Plaintiff

ACTION OF MORTGAGE  
FORECLOSURE

vs.

JASON A. SATTLER  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

\*

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\*

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\*

No. 2005 - 174 - CD

Defendant(s)

ORDER

AND NOW, this 19<sup>th</sup> day of Dec , 2007, upon consideration of the Petition of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. to Amend its Judgment, it is,

ORDERED:

That the motion is granted and Plaintiff's judgment is hereby amended to \$77,986.29, plus interest at the rate set forth in the note and mortgage, and costs of this action through and including the Sheriff's Sale of the Property or payment of the mortgage loan in full.

BY THE COURT:

  
J.

Distribution list:

Gary E. McCafferty, Esquire, Suite 5000 – Mellon Independence Center, 701 Market Street, Philadelphia, PA 19106-1532

JASON A. SATTLER, 6239 Cross Roads Blvd Smoke Run, PA 16681

**GOLDBECK McCAFFERTY & McKEEVER**  
**BY: Gary E. McCafferty**  
**Attorney I.D.#42386**  
**Suite 500 - Mellon Independence Center**  
**701 Market Street**  
**Philadelphia, PA 19106-1532**  
**215-825-6302**  
**Attorney for Plaintiff**

M&T BANK

Plaintiff

vs.

JASON A. SATTLER  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE  
FORECLOSURE

No. 2005-174-CD

**CERTIFICATION OF SERVICE OF RULE RETURNABLE**

Gary E. McCafferty, Esquire, attorney for Plaintiff hereby certifies that a copy of Plaintiff's Petition for Reassessment of Damages and **Rule Returnable Date of Wednesday, December 5, 2007 @ 2:00 p.m. has been re-scheduled to December 19, 2007 @ 2:30 p.m.** was mailed by first class mail, postage prepaid to Defendant(s) JASON A. SATTLER @ 6239 Cross Roads Blvd., Smoke Run, PA 16681 on November 26, 2007.

GOLDBECK McCAFFERTY & McKEEVER

By:

Gary E. McCafferty, Esq.  
215-825-6342  
215-825-6442 (fax)  
Email: gmccafferty@golbecklaw.com

Sworn and subscribed to  
me this 26 day of November, 2007

Notary Public

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
BARBARA L. HAND, Notary Public  
City of Philadelphia, Phila. County  
My Commission Expires June 19, 2010

FILED NO  
03-3861  
DEC 19 2007  
(OK)

William A. Shaw  
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20674  
NO: 05-174-CD

PLAINTIFF: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

vs.

DEFENDANT: JASON A. SATTLER

Execution REAL ESTATE

**SHERIFF RETURN**

DATE RECEIVED WRIT: 10/11/2007

LEVY TAKEN 10/30/2007 @ 10:30 AM

POSTED 10/30/2007 @ 10:30 AM

SALE HELD

SOLD TO

SOLD FOR AMOUNT PLUS COSTS

WRIT RETURNED 4/21/2008

DATE DEED FILED **NOT SOLD**

**FILED**

01/11/08 BY  
APR 21 2008

William A. Shaw  
Prothonotary/Clerk of Courts

**DETAILS**

10/30/2007 @ 10:30 AM SERVED JASON A. SATTLER

SERVED JASON A. SATLER, DEFENDANT AT HIS RESIDENCE 6239 CROSS ROAD BLVD., SMOKE RUN, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO DEBRA HARNISH, ADULT AT RESIDENCE

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.

@ SERVED

NOW, JANUARY 4, 2008 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO POSTPONE THE SHERIFF SALE SCHEDULED FOR JANUARY 4, 2008 TO MARCH 7, 2008, DUE TO A BANKRUPTCY FILING.

@ SERVED

NOW, FEBRUARY 26, 2008 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF SALE SCHEDULED FOR MARCH 7, 2008, DUE TO BANKRUPTCY FILING.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20674  
NO: 05-174-CD

PLAINTIFF: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

vs.

DEFENDANT: JASON A. SATTLER

Execution REAL ESTATE

**SHERIFF RETURN**

---

SHERIFF HAWKINS \$214.95

SURCHARGE \$20.00 PAID BY ATTORNEY

So Answers,

*Chester Hawkins*  
by Cynthia Bitter-Auerhaw  
Chester A. Hawkins  
Sheriff

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

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC.  
PO Box 840  
Buffalo, NY 14240-0840

In the Court of Common Pleas of  
Clearfield County

vs.

JASON A. SATTLER  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

No. 2005-174-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: 6239 Cross Roads Blvd Smoke Run, PA 16681

See Exhibit "A" attached

AMOUNT DUE	\$62,605.53
------------	-------------

Interest From 04/06/2005  
Through Date of Sale

(Costs to be added)

Prothonotary costs 145.00

*Willie A. Thompson*

Prothonotary, Common Pleas Court  
of Clearfield County, Pennsylvania

Deputy \_\_\_\_\_

Received this writ this 11<sup>th</sup> day  
of October A.D. 2007  
At 2:00 A.M./P.M.

Chester A. Hawkins  
Sheriff by Cynthia Better-Aughey

Term  
No. 2005-174-CD

IN THE COURT OF COMMON PLEAS  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.

vs.

JASON A. SATTLER

Mortagor(s)

6239 Cross Roads Blvd Smoke Run, PA 16681

WRIT OF EXECUTION  
(Mortgage Foreclosure)

REAL DEBT	<u>\$62,605.53</u>
INTEREST from	<u>\$</u>
COSTS PAID:	<u>\$</u>
PROTHY	<u>\$ 145.00</u>
SHERIFF	<u>\$</u>
STATUTORY	<u>\$</u>
COSTS DUE PROTHY	<u>\$</u>
Office of Judicial Support	<u>\$</u>
Judg. Fee	<u>\$</u>
Cr.	<u>\$</u>
Sat.	<u>\$</u>

Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

Goldbeck McCafferty & McKeever  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322

Received this 15th day of May, 2005  
A.D.  
A.M.P.M.

ALL that certain piece, parcel or lot of land situate in the Township of Bigler, County of Clearfield and State of Pennsylvania, and being Lot Numbered 8 in the unrecorded General Plan of Beyer in said Township, and bounded and described as follows:

BOUNDED on the North by an unnamed alley; on the East by lands of now or formerly Timothy Hertein (previously referred to as Lot Numbered 9 in same plan in prior deed in the chain of title); on the South by a public road (now known as Cross Roads Boulevard), and on the West by lands of now or formerly Raymond Lukens (previously referred to as Lot Numbered 7 in said plan in prior deeds in chain of title). Said lot having a front of 50 feet on said public road and extending back therefrom of even width between Lots Numbered 7 and 9 for a distance of 150 feet to said unnamed alley.

BEING further identified as Clearfield County Tax Map No. 103-K15-496-27 as shown on the assessment map in the Records of Clearfield County, PA.

BEING THE SAME PREMISES which Mark W. Hallman and Lisa J. Hallman, husband and wife, by deed dated 9/29/03 and recorded 10/2/03 in the Office of the Recorder of Deeds in and for Clearfield County at Instrument #200317918, granted and conveyed unto Jason A. Sattler.

TAX PARCEL #: 103-K15-496-00027

PROPERTY ADDRESS: 6239 CROSS ROADS BLVD., SMOKERUN, PA 16681

**REAL ESTATE SALE  
SCHEDULE OF DISTRIBUTION**

NAME JASON A. SATTLER

NO. 05-174-CD

NOW, April 21, 2008, 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 March 07, 2008, I exposed the within described real estate of Jason A. Sattler to public venue or outcry at which time and place I sold the same to he/she being the highest bidder, for the sum of and made the following appropriations, viz:

**SHERIFF COSTS:**

**PLAINTIFF COSTS, DEBT AND INTEREST:**

RDR SERVICE	15.00	DEBT-AMOUNT DUE	62,605.53
MILEAGE	15.00	INTEREST @ 9.8600	10,510.76
LEVY	22.31	FROM 04/06/2005 TO 03/07/2008	
MILEAGE POSTING	15.00	ATTORNEY FEES	
CSDS	10.00	PROTH SATISFACTION	
COMMISSION	0.00	LATE CHARGES AND FEES	
POSTAGE	5.33	COST OF SUIT-TO BE ADDED	
HANDBILLS	15.00	FORECLOSURE FEES	
DISTRIBUTION	25.00	ATTORNEY COMMISSION	
ADVERTISING	15.00	REFUND OF ADVANCE	
ADD'L SERVICE		REFUND OF SURCHARGE	20.00
DEED		SATISFACTION FEE	
ADD'L POSTING		ESCROW DEFICIENCY	
ADD'L MILEAGE		PROPERTY INSPECTIONS	
ADD'L LEVY		INTEREST	
BID/SETTLEMENT AMOUNT		MISCELLANEOUS	
RETURNS/DEPUTIZE		<b>TOTAL DEBT AND INTEREST</b>	<b>\$73,136.29</b>
COPIES	15.00		
	5.00	<b>COSTS:</b>	
BILLING/PHONE/FAX		ADVERTISING	399.22
CONTINUED SALES	20.00	TAXES - COLLECTOR	
MISCELLANEOUS		TAXES - TAX CLAIM	
<b>TOTAL SHERIFF COSTS</b>	<b>\$214.95</b>	DUE	
		LIEN SEARCH	100.00
		ACKNOWLEDGEMENT	
ACKNOWLEDGEMENT		DEED COSTS	0.00
REGISTER & RECORDER		SHERIFF COSTS	214.95
TRANSFER TAX 2%	0.00	LEGAL JOURNAL COSTS	162.00
<b>TOTAL DEED COSTS</b>	<b>\$0.00</b>	PROTHONOTARY	145.00
		MORTGAGE SEARCH	40.00
		MUNICIPAL LIEN	
		<b>TOTAL COSTS</b>	<b>\$1,061.17</b>

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

**GOLDBECK McCAFFERTY & MCKEEVER**  
**A PROFESSIONAL CORPORATION**  
**SUITE 5000 - MELLON INDEPENDENCE CENTER**  
**701 MARKET STREET**  
**PHILADELPHIA, PA 19106-1532**  
**(215) 627-1322**  
**FAX (215) 627-7734**

January 4, 2008

Clearfield

Chester A. Hawkins  
SHERIFF OF CLEARFIELD COUNTY  
Sheriff's Office  
230 E. Market Street  
Clearfield, PA 16830  
FAX 814-765-5915

RE: M&T BANK  
vs.  
JASON A. SATTLER  
Term No. 2005-174-CD

Property address:

*6239 Cross Roads Blvd  
Smoke Run, PA 16681*

**Sheriff's Sale Postpone Date: March 07, 2008**

Dear Sir/Madam:

Kindly POSTPONE, due to a bankruptcy filing, the above-captioned Sheriff's Sale scheduled for January 04, 2008 to March 07, 2008.

Thank you for your cooperation.

Very truly yours,  
Goldbeck McCafferty & McKeever

BY: Joseph A. Goldbeck, Jr.  
JOSEPH A. GOLDBECK, JR.

JAG/bethm

cc:

JASON A. SATTLER  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

John R. Lhota, Esq.  
lrl@atlanticbbn.net

Bankruptcy Information: Chapter 13, Case Number #08-70007 – Western District, Filing Date: 01/03/2008

**GOLDBECK McCAFFERTY & MCKEEVER**  
A Professional Corporation  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322  
(215) 627-7734 (Fax)

February 26, 2008

Clearfield

Chester A. Hawkins  
SHERIFF OF CLEARFIELD COUNTY  
Sheriff's Office  
230 E. Market Street  
Clearfield, PA 16830  
FAX 814-765-5915

**BOOK WRIT**

RE: M&T BANK  
vs.  
JASON A. SATTLER  
Term No. 2005-174-CD

**Property address:**

6239 Cross Roads Blvd  
Smoke Run, PA 16681

**Sheriff's Sale Date: March 07, 2008**

Dear Sir/Madam:

As a result of the filing of a Petition in Bankruptcy, kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. I have collected \$0.00 towards my client's debt. The bankruptcy filing information is as follows:

Date filed: January 03, 2008  
Case number: 08-70007  
Chapter: 13  
Judge:

Thank you for your cooperation.

Very truly yours,

  
MICHAEL T. MCKEEVER

MTM/Nicole e

cc: MaryAnn Grabowski  
M&T BANK  
Acct. #0010009405

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

Michael T. McKeever  
Attorney I.D.#56129  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

FILED

FEB 01 2010  
2/1 1:30 PM  
William A. Shaw  
Prothonotary/Clerk of Courts

I Went to Atte

M&T BANK  
PO Box 840  
Buffalo, NY 14240-0840

Plaintiff  
vs.

JASON A. SATTLER  
**Mortgagor(s) and Record Owner(s)**  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2005-174-CD

6 Writs to Shl

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$77,986.29

Interest from  
04/06/2005 to Date of  
Sale at 5.7500%

(Costs to be added)

PROTHONOTARY COST - 165--

By:

GOLDBECK McCAFFERTY & MCKEEVER  
Michael McKeever Pa. ID 56129  
Gary McCafferty Pa. ID 42386  
Lisa Lee Pa. ID 78020  
Kristina Murtha Pa. ID 61858  
David Fein Pa. ID 82628  
Thomas Puleo Pa. ID 27615  
Attorneys for Plaintiff

Term  
No. 2005-174-CD  
**IN THE COURT OF COMMON PLEAS**

M&T BANK

vs.

JASON A. SATTLER  
(Mortgagor(s) and Record Owner(s))  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

---

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

---

Michael T. McKeever  
Attorney for Plaintiff

**Goldbeck McCafferty & McKeever**  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

ALL that certain piece, parcel or lot of land situate in the Township of Bigler, County of Clearfield and State of Pennsylvania, and being Lot Numbered 8 in the unrecorded General Plan of Beyer in said Township, and bounded and described as follows:

BOUNDED on the North by an unnamed alley; on the East by lands of now or formerly Timothy Hertlein (previously referred to as Lot Numbered 9 in same plan in prior deed in the chain of title); on the South by a public road (now known as Cross Roads Boulevard), and on the West by lands of now or formerly Raymond Lukens (previously referred to as Lot Numbered 7 in said plan in prior deeds in chain of title). Said lot having a front of 50 feet on said public road and extending back therefrom of even width between Lots Numbered 7 and 9 for a distance of 150 feet to said unnamed alley.

BEING THE SAME PREMISES BY DEED FROM MARK W. HALMAN AND LISA J. HALLMAN, HUSBAND AND WIFE DATED 09/29/2003 AND RECORDED 10/23/2003 IN INSTRUMENT # 200317918 GRANTED AND CONVEYED UNTO JASON A. SATTLER, INDIVIDUAL.

TAX PARCEL NO: 103-K15-496-00027

BEING KNOWN AS 6239 CROSS ROADS BLVD, SMOKE RUN PA 16681

Goldbeck McCafferty & McKeever  
BY: Michael T. McKeever  
Attorney I.D. #56129  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

M&T BANK  
PO Box 840  
Buffalo, NY 14240-0840

Plaintiff  
vs.  
JASON A. SATTLER  
(**Mortgagor(s) and Record Owner(s)**)  
6239 Cross Roads Blvd  
Smoke Run, PA 16681  
Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW  
ACTION OF MORTGAGE FORECLOSURE

No. 2005-174-CD

**AFFIDAVIT PURSUANT TO RULE 3129**

M&T BANK, Plaintiff in the above action, by its attorney, Michael T. McKeever, 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:

6239 Cross Roads Blvd  
Smoke Run, PA 16681

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

JASON A. SATTLER  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

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

JASON A. SATTLER  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

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:

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  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

(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: January 21, 2010

Tina Marie Boschetto  
TINA MARIE BOSCHETTO

Michael T. McKeever  
Attorney I.D. #56129  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

M&T BANK  
PO Box 840  
Buffalo, NY 14240-0840

Plaintiff  
vs.

JASON A. SATTLER  
**Mortgagor(s) and Record Owner(s)**  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Clearfield County  
CIVIL ACTION - LAW  
ACTION OF  
MORTGAGE FORECLOSURE

NO. 2005-174-CD

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

I, Michael T. McKeever, 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.

By: \_\_\_\_\_

  
GOLDBECK MCCAFFERTY & MCKEEVER  
Michael McKeever Pa. ID 56129  
Gary McCafferty Pa. ID 42386  
Lisa Lee Pa. ID 78020  
Kristina Murtha Pa. ID 61858  
David Fein Pa. ID 82628  
Thomas Puleo Pa. ID 27615  
Attorneys for Plaintiff

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

M&T BANK  
PO Box 840  
Buffalo, NY 14240-0840

vs.

JASON A. SATTLER  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

In the Court of Common Pleas of  
Clearfield County

No. 2005-174-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: 6239 Cross Roads Blvd Smoke Run, PA 16681

See Exhibit "A" attached

AMOUNT DUE	\$77,986.29
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Interest From **04/06/2005**  
Through Date of Sale

(Costs to be added)

**PROTHONOTARY COSTS \$165,-**

Dated: Feb. 1, 2010

Prothonotary, Common Pleas Court  
of Clearfield County, Pennsylvania

Deputy Willie

Term  
No. 2005-174-CD

IN THE COURT OF COMMON PLEAS

M&T BANK

vs.

JASON A. SATTLER

Mortagor(s)

6239 Cross Roads Blvd Smoke Run, PA 16681

WRIT OF EXECUTION  
(Mortgage Foreclosure)

REAL DEBT	\$77,986.29
INTEREST from	\$ _____
COSTS PAID:	\$ _____
PROTHY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
COSTS DUE PROTHY	\$ _____
Office of Judicial Support	\$ _____
Judg. Fee	\$ _____
Cr.	\$ _____
Sat.	\$ _____

Michael T. McKeever  
Attorney for Plaintiff

Goldbeck McCafferty & McKeever  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322

ALL that certain piece, parcel or lot of land situate in the Township of Bigler, County of Clearfield and State of Pennsylvania, and being Lot Numbered 8 in the unrecorded General Plan of Beyer in said Township, and bounded and described as follows:

BOUNDED on the North by an unnamed alley; on the East by lands of now or formerly Timothy Hertlein (previously referred to as Lot Numbered 9 in same plan in prior deed in the chain of title); on the South by a public road (now known as Cross Roads Boulevard), and on the West by lands of now or formerly Raymond Lukens (previously referred to as Lot Numbered 7 in said plan in prior deeds in chain of title). Said lot having a front of 50 feet on said public road and extending back therefrom of even width between Lots Numbered 7 and 9 for a distance of 150 feet to said unnamed alley.

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TAX PARCEL NO: 103-K15-496-00027

BEING KNOWN AS 6239 CROSS ROADS BLVD, SMOKE RUN PA 16681

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

Michael T. McKeever  
Attorney I.D.#56129  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

FILED *10*

Oct 07 2010

1:45 PM

William A. Shaw  
Prothonotary/Clerk of Courts

*Issued 6 units to*

*Shaw*

M&T BANK  
PO Box 840  
Buffalo, NY 14240-0840

Plaintiff

vs.

JASON A. SATTLER  
Mortgagor(s) and Record Owner(s)  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2005-174-CD

**PRAECIPE FOR WRIT OF EXECUTION**

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due	
Interest from 04/06/05 to Date of Sale at 5.7500%	\$77,986.29

(Costs to be added)

*PROTHONOTARY COSTS  
\$185.00*

By:

*GOLDBECK McCAFFERTY & MCKEEVER*  
Michael McKeever Pa. ID 56129  
Gary McCafferty Pa. ID 42386  
Lisa Lee Pa. ID 78020  
Kristina Murtha Pa. ID 61858  
David Fein Pa. ID 82628  
Thomas Puleo Pa. ID 27615  
Attorneys for Plaintiff

No. 2005-174-CD  
IN THE COURT OF COMMON PLEAS

M&T BANK

vs.

JASON A. SATTERL  
(Mortagor(s) and Record Owner(s))  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

---

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

---

---

Michael T. McKeever  
Attorney for Plaintiff

---

**Goldbeck McCafferty & McKeever**  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

ALL that certain piece, parcel or lot of land situate in the Township of Bigler, County of Clearfield and State of Pennsylvania, and being Lot Numbered 8 in the unrecorded General Plan of Beyer in said Township, and bounded and described as follows:

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BEING THE SAME PREMISES BY DEED FROM MARK W. HALMAN AND LISA J. HALLMAN, HUSBAND AND WIFE DATED 09/29/2003 AND RECORDED 10/23/2003 IN INSTRUMENT # 200317918 GRANTED AND CONVEYED UNTO JASON A. SATTLER, INDIVIDUAL.

TAX PARCEL NO: 103-K15-496-00027

BEING KNOWN AS 6239 CROSS ROADS BLVD, SMOKE RUN PA 16681

UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE: Jason A. Sattler  
Debra L. Sattler

Debtors

M&T BANK, its successors and/or assigns

Movant

v.

Jason A. Sattler  
Debra L. Sattler

Respondent

and

Lisa M. Swope

Trustee

BK. NO. 10-70141 JAD

CHAPTER 7

Related to Docket # 54

*Default*

ORDER MODIFYING SECTION 362 AUTOMATIC STAY

AND NOW, this 9<sup>th</sup> day of September, 2010, upon Motion of M&T BANK, its successors and/or assigns, it is

**ORDERED THAT:** The Automatic Stay of all proceedings, as provided under Section 362 of the Bankruptcy Reform Act of 1979 (The Code), 11 U.S.C. Sections 362 and 1301 (if applicable) is modified with respect to premises 6239 Cross Roads Blvd, Smoke Run, PA 16681, as to allow the Petitioner to foreclose on its mortgage and allow the purchaser of said premises at Sheriff's Sale (or purchaser's assignee) to take any legal action for enforcement of its right to possession of said premises.



United States Bankruptcy Judge  
**Jeffery A. Deller**

cc: See attached service list:

FILED

SEP 9 2010

CLERK, U.S. BANKRUPTCY COURT  
WEST. DIST. OF PENNSYLVANIA

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

M&T BANK  
PO Box 840  
Buffalo, NY 14240-0840

vs.

JASON A. SATTLER  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

In the Court of Common Pleas of  
Clearfield County

No. 2005-174-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: 6239 Cross Roads Blvd Smoke Run, PA 16681

See Exhibit "A" attached

AMOUNT DUE	\$77,986.29
Interest From <b>04/06/05</b> Through Date of Sale	

(Costs to be added)

*Prothonotary Costs*

*\$185.00*

*W. H. H.*  
Prothonotary, Common Pleas Court  
of Clearfield County, Pennsylvania

Dated: Oct. 27, 2010

Deputy \_\_\_\_\_

No. 2005-174-CD

IN THE COURT OF COMMON PLEAS

M&T BANK

vs.

JASON A. SATTLER

Mortagor(s)

6239 Cross Roads Blvd Smoke Run, PA 16681

WRIT OF EXECUTION

(Mortgage Foreclosure)

REAL DEBT	\$77,986.29
INTEREST from	\$_____
COSTS PAID:	\$_____
PROTHY	\$_____
SHERIFF	\$_____
STATUTORY	\$_____
COSTS DUE PROTHY	\$_____
Office of Judicial Support	\$_____
Judg. Fee	\$_____
Cr.	\$_____
Sat.	\$_____

Michael T. McKeever  
Attorney for Plaintiff

**Goldbeck McCafferty & McKeever**  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322

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TAX PARCEL NO: 103-K15-496-00027

BEING KNOWN AS 6239 CROSS ROADS BLVD, SMOKE RUN PA 16681

Goldbeck McCafferty & McKeever  
BY: Michael T. McKeever  
Attorney I.D. #56129  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

M&T BANK  
PO Box 840  
Buffalo, NY 14240-0840

Plaintiff  
vs.

JASON A. SATTLER  
(**Mortgagor(s) and Record Owner(s)**)  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Clearfield County

CIVIL ACTION - LAW  
ACTION OF MORTGAGE FORECLOSURE

No. 2005-174-CD

**AFFIDAVIT PURSUANT TO RULE 3129**

M&T BANK, Plaintiff in the above action, by its attorney, Michael T. McKeever, 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:

6239 Cross Roads Blvd  
Smoke Run, PA 16681

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

JASON A. SATTLER  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

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

JASON A. SATTLER  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

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:

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  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

(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 5, 2010

  
Michelle Clarkson

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 21112  
NO: 05-174-CD

PLAINTIFF: M&T BANK

VS.

DEFENDANT: JASON A. SATTLER

Execution REAL ESTATE

**SHERIFF RETURN**

DATE RECEIVED WRIT: 2/1/2010

LEVY TAKEN 2/16/2010 @ 11:00 AM

POSTED 2/16/2010 @ 11:00 AM

SALE HELD

SOLD TO

SOLD FOR AMOUNT PLUS COSTS

WRIT RETURNED 10/26/2010

DATE DEED FILED NOT SOLD

FILED  
02/19/2011  
OCT 26 2010  
William A. Shaw  
Prothonotary/Clerk of Courts

**DETAILS**

2/16/2010 @ 11:00 AM SERVED JASON A. SATTLER

SERVED JASON A. SATTLER, DEFENDANT, AT HIS RESIDENCE 6239 CROSS ROADS BLVD, P. O. BOX 24, SMOKE RUN, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO DEBRA SATTLER, WIFE OF THE DEFENDANT

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.

@ SERVED

NOW, FEBRUARY 22, 2010 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF SALE SCHEDULED FOR MAY 7, 2010 DUE TO BANKRUPTCY FILING.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 21112  
NO: 05-174-CD

PLAINTIFF: M&T BANK

vs.

DEFENDANT: JASON A. SATTLER

Execution REAL ESTATE

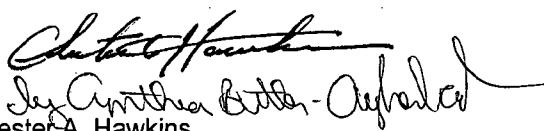
**SHERIFF RETURN**

---

SHERIFF HAWKINS \$201.28

SURCHARGE \$20.00 PAID BY ATTORNEY

So Answers,

  
In Authority of  
Chester A. Hawkins  
Sheriff

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

M&T BANK  
PO Box 840  
Buffalo, NY 14240-0840

vs.

JASON A. SATTLER  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

In the Court of Common Pleas of  
Clearfield County

No. 2005-174-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: 6239 Cross Roads Blvd Smoke Run, PA 16681

See Exhibit "A" attached

AMOUNT DUE	\$77,986.29
------------	-------------

Interest From 04/06/2005  
Through Date of Sale

(Costs to be added)

PROTHONOTARY COSTS \$165.-

Dated: Febr. 1, 2010

Prothonotary, Common Pleas Court  
of Clearfield County, Pennsylvania

Wille  
Deputy

Received this writ this 1st day  
of February A.D. 2010  
At 3:00 A.M./P.M.

Christopher A. Hawkins  
I am by Christopher Bittner - Deputy Clerk

Term  
No. 2005-174-CD

IN THE COURT OF COMMON PLEAS

M&T BANK

vs.

JASON A. SATTLER

Mortagor(s)

6239 Cross Roads Blvd Smoke Run, PA 16668

WRIT OF EXECUTION

(Mortgage Foreclosure)

REAL DEBT	\$77,986.29
INTEREST from	\$_____
COSTS PAID:	\$_____
PROTHY	\$_____
SHERIFF	\$_____
STATUTORY	\$_____
COSTS DUE PROTHY	\$_____
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

Michael T. McKeever  
Attorney for Plaintiff

Goldbeck McCafferty & McKeever  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322

ALL that certain piece, parcel or lot of land situate in the Township of Bigler, County of Clearfield and State of Pennsylvania, and being Lot Numbered 8 in the unrecorded General Plan of Beyer in said Township, and bounded and described as follows:

BOUNDED on the North by an unnamed alley; on the East by lands of now or formerly Timothy Hertlein (previously referred to as Lot Numbered 9 in same plan in prior deed in the chain of title); on the South by a public road (now known as Cross Roads Boulevard), and on the West by lands of now or formerly Raymond Lukens (previously referred to as Lot Numbered 7 in said plan in prior deeds in chain of title). Said lot having a front of 50 feet on said public road and extending back therefrom of even width between Lots Numbered 7 and 9 for a distance of 150 feet to said unnamed alley.

BEING THE SAME PREMISES BY DEED FROM MARK W. HALMAN AND LISA J. HALLMAN, HUSBAND AND WIFE DATED 09/29/2003 AND RECORDED 10/23/2003 IN INSTRUMENT # 200317918 GRANTED AND CONVEYED UNTO JASON A. SATTLER, INDIVIDUAL.

TAX PARCEL NO: 103-K15-496-00027

BEING KNOWN AS 6239 CROSS ROADS BLVD, SMOKE RUN PA 16681

**REAL ESTATE SALE  
SCHEDULE OF DISTRIBUTION**

NAME JASON A. SATTLER NO. 05-174-CD

NOW, October 26, 2010, 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 May 07, 2010, I exposed the within described real estate of Jason A. Sattler to public venue or outcry at which time and place I sold the same to he/she being the highest bidder, for the sum of and made the following appropriations, viz:

## **SHERIFF COSTS:**

## **PLAINTIFF COSTS, DEBT AND INTEREST:**

RDR SERVICE	15.00	DEBT-AMOUNT DUE	77,986.29
MILEAGE	15.00	INTEREST @	0.00
LEVY	23.00	FROM TO 05/07/2010	
MILEAGE POSTING	23.00	ATTORNEY FEES	
CSDS	15.00	PROTH SATISFACTION	
COMMISSION	10.00	LATE CHARGES AND FEES	
POSTAGE	0.00	COST OF SUIT-TO BE ADDED	
HANDBILLS	5.28	FORECLOSURE FEES	
DISTRIBUTION	15.00	ATTORNEY COMMISSION	
ADVERTISING	25.00	REFUND OF ADVANCE	20.00
ADD'L SERVICE	15.00	REFUND OF SURCHARGE	
DEED		SATISFACTION FEE	
ADD'L POSTING		ESCROW DEFICIENCY	
ADD'L MILEAGE		PROPERTY INSPECTIONS	
ADD'L LEVY		INTEREST	
BID/SETTLEMENT AMOUNT		MISCELLANEOUS	
RETURNS/DEPUTIZE			
COPIES	15.00	<b>TOTAL DEBT AND INTEREST</b>	<b>\$78,006.29</b>
	5.00		
BILLING/PHONE/FAX	5.00		
CONTINUED SALES		<b>COSTS:</b>	
MISCELLANEOUS			
<b>TOTAL SHERIFF COSTS</b>	<b>\$201.28</b>	ADVERTISING	0.00
		TAXES - COLLECTOR	
		TAXES - TAX CLAIM	
		ASSESSMENT FEE	
		LIEN SEARCH	
		ACKNOWLEDGEMENT	
		DEED COSTS	0.00
		SHERIFF COSTS	201.28
		LEGAL JOURNAL COSTS	0.00
		PROTHONOTARY	165.00
		MORTGAGE SEARCH	
		MUNICIPAL LIEN	
<b>DEED COSTS:</b>			
ACKNOWLEDGEMENT		<b>TOTAL COSTS</b>	<b>\$366.28</b>
REGISTER & RECORDER			
TRANSFER TAX 2%	0.00		
<b>TOTAL DEED COSTS</b>	<b>\$0.00</b>		

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

**GOLDBECK McCAFFERTY & McKEEVER**  
A Professional Corporation  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322  
(215) 627-7734 (Fax)

February 23, 2010

Clearfield

Chester A. Hawkins  
SHERIFF OF CLEARFIELD COUNTY  
Sheriff's Office  
230 E. Market Street  
Clearfield, PA 16830  
FAX : 814-765-5915

RE: M&T BANK  
vs.  
JASON A. SATTLER  
Term No. 2005-174-CD

Property address:

*6239 Cross Roads Blvd  
Smoke Run, PA 16681*

**Sheriff's Sale Date: May 07, 2010**

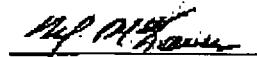
Dear Sir/Madam:

As a result of the filing of a Petition in Bankruptcy, kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. The bankruptcy filing information is as follows:

Date filed: February 17, 2010  
Case number: 10-70141 -Western  
Chapter: 13  
Judge: Jeffery A. Deller

Thank you for your cooperation.

Very truly yours,

  
MICHAEL T. MCKEEVER

MTM/EK

GOLDBECK McCAFFERTY & McKEEVER  
Suite 5000  
Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

MT-0650  
CF: 02/07/2005  
SD: 01/07/2011  
\$77,986.29

Attorney for Plaintiff

M&T BANK  
PO Box 840  
Buffalo, NY 14240-0840

Plaintiff

vs.

JASON A. SATTLER  
**Mortgagor(s) and  
Record Owner(s)**

6239 Cross Roads Blvd  
Smoke Run, PA 16681

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2005-174-CD

**FILED**

DEC 13 2010  
12:15 PM  
William A. Shaw  
Prothonotary/Clerk of Courts  
No. 9/

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

Keith C. Halili, an employee of Goldbeck McCafferty & McKeever, counsel of 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 Michael T. McKeever (original green Postal return receipt attached).  
( ) Certified mail by Sheriff's Office.  
( ) Ordinary mail by Michael T. McKeever, 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.

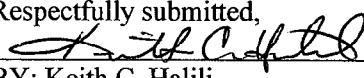
**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

( ) 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 Michael T. McKeever (original receipt(s) for Certified Mail attached).  
( ) Published in accordance with court order (copy of publication attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Michael T. McKeever, 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,



BY: Keith C. Halili

Legal Secretary

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

02/14/2010  
 0001285957  
 CCT 20 2010  
 MAILED FROM ZIP CODE 19106

**\$ 01.26**

Postage

Fee

Handling Charge

Action if Rec'd

RECEIVED

CONTINENTAL

POST OFFICE

PA 19106

POSTAGE

PA 19106

*Jason Sattler*[Home](#) | [Help](#)[Track & Confirm](#)

## Track & Confirm

### Search Results

Label/Receipt Number: 9171 0821 3339 3829 2497 09

Class: First-Class Mail®

Service(s): Return Receipt Electronic

Status: Delivered

[Track & Confirm](#)

Your item was delivered at 11:52 am on October 26, 2010 in MADERA, PA 16661.

Enter Label/Receipt Number.

#### Detailed Results:

- Delivered, October 26, 2010, 11:52 am, MADERA, PA 16661
- Notice Left, October 26, 2010, 9:24 am, MADERA, PA 16661
- Electronic Shipping Info Received, October 20, 2010

### Notification Options

#### Track & Confirm by email

Get current event information or updates for your item sent to you or others by email. [Go >](#)

#### Return Receipt (Electronic)

Verify who signed for your item by email. [Go >](#)

[Site Map](#)[Customer Service](#)[Forms](#)[Gov't Services](#)[Careers](#)[Privacy Policy](#)[Terms of Use](#)[Business Customer Gateway](#)

Copyright© 2010 USPS. All Rights Reserved.

No FEAR Act EEO Data

FOIA



Equal Employment Opportunity Data



Freedom of Information Act



Date: 11/09/2010

Loretta Crespo:

The following is in response to your 11/09/2010 request for delivery information on your Certified Mail(TM) item number 7108 2133 3938 2924 9709. The delivery record shows that this item was delivered on 10/26/2010 at 11:52 AM in MADERA, PA 16661. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section  
Name: Debra Sattler  
Name: Debra Sattler

Address of Recipient:

Box 473

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,

United States Postal Service

**GOLDBECK McCAFFERTY & McKEEVER**

Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-825-6320  
Attorney for Plaintiff

M&T BANK  
PO Box 840  
Buffalo, NY 14240-0840

Plaintiff

vs.

JASON A. SATTLER  
**Mortgagor(s) and Record Owner(s)**

6239 Cross Roads Blvd  
Smoke Run, PA 16681

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2005-174-CD

**AFFIDAVIT PURSUANT TO RULE 3129**

M&T BANK, Plaintiff in the above action, by and through an authorized employee of its attorneys, Goldbeck McCafferty & McKeever, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

6239 Cross Roads Blvd  
Smoke Run, PA 16681

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

JASON A. SATTLER  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

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

JASON A. SATTLER  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

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:

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  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

(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: December 9, 2010

  
GOLDBECK McCAFFERTY & MCKEEVER  
BY: Keith C. Halili  
Legal Secretary

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 21250  
NO: 05-174-CD

PLAINTIFF: M&T BANK  
vs.  
DEFENDANT: JASON A. SATTLER  
  
Execution REAL ESTATE

**SHERIFF RETURN**

DATE RECEIVED WRIT: 10/7/2010

LEVY TAKEN 11/1/2010 @ 10:00 AM

POSTED 11/1/2010 @ 10:00 AM

SALE HELD 1/7/2011

SOLD TO M&T BANK

SOLD FOR AMOUNT \$1.00 PLUS COSTS

WRIT RETURNED 1/27/2011

DATE DEED FILED 1/27/2011

PROPERTY ADDRESS 6239 CROSS ROADS BLVD SMOKE RUN , PA 16681

**FILED**  
019-41804  
JAN 27 2011  
William A. Shaw  
Prothonotary/Clerk of Courts

**SERVICES**

11/12/2010 @ SERVED JASON A. SATTLER

SERVED JASON A. SATTLER, DEFENDANT, BY REG & CERT MAIL TO P. O. BOX 24, SMOKE RUN, CLEARFIELD COUNTY, PENNSYLVANIA CERT #70083230000335909284. SIGNED FOR BY DEBRA SATTLER/AGENT

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

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

DOCKET # 21250  
NO: 05-174-CD

PLAINTIFF: M&T BANK

vs.

DEFENDANT: JASON A. SATTLER

Execution REAL ESTATE

## **SHERIFF RETURN**

SHERIFF HAWKINS \$238.60

**SURCHARGE** \$20.00 **PAID BY** **ATTORNEY**

Sworn to Before Me This

## So Answers,

\_\_\_\_ Day of \_\_\_\_\_ 2011

✓ Chester A. Hawkins  
Sheriff

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

M&T BANK  
PO Box 840  
Buffalo, NY 14240-0840

vs.

JASON A. SATTLER  
6239 Cross Roads Blvd  
Smoke Run, PA 16681

In the Court of Common Pleas of  
Clearfield County

No. 2005-174-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: 6239 Cross Roads Blvd Smoke Run, PA 16681

See Exhibit "A" attached

AMOUNT DUE \$77,986.29

Interest From 04/06/05  
Through Date of Sale

(Costs to be added)

Prothonotary Costs

\$185.00

Will

Prothonotary, Common Pleas Court  
of Clearfield County, Pennsylvania

Deputy \_\_\_\_\_

Dated: Oct. 27, 2010

Received this writ this 7<sup>th</sup> day  
of October A.D. 2010  
At 3:00 A.M./P.M.

Charles A. Hawley  
Sheriff by Courtney Butler - Deputy Sheriff

No. 2005-174-CD

IN THE COURT OF COMMON PLEAS

M&T BANK

vs.

JASON A. SATTLER

Mortagor(s)

6239 Cross Roads Blvd Smoke Run, PA 16681

WRIT OF EXECUTION  
(Mortgage Foreclosure)

REAL DEBT	\$77,986.29
INTEREST from	\$ _____
COSTS PAID:	\$ _____
PROTHY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
COSTS DUE PROTHY	\$ _____
Office of Judicial Support	\$ _____
Judge, Fee	\$ _____
Cr.	\$ _____
Sat.	\$ _____

Michael T. McKeever  
Attorney for Plaintiff

Goldbeck McCafferty & McKeever  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322

ALL that certain piece, parcel or lot of land situate in the Township of Bigler, County of Clearfield and State of Pennsylvania, and being Lot Numbered 8 in the unrecorded General Plan of Beyer in said Township, and bounded and described as follows:

BOUNDED on the North by an unnamed alley; on the East by lands of now or formerly Timothy Hertlein (previously referred to as Lot Numbered 9 in same plan in prior deed in the chain of title); on the South by a public road (now known as Cross Roads Boulevard), and on the West by lands of now or formerly Raymond Lukens (previously referred to as Lot Numbered 7 in said plan in prior deeds in chain of title). Said lot having a front of 50 feet on said public road and extending back therefrom of even width between Lots Numbered 7 and 9 for a distance of 150 feet to said unnamed alley.

BEING THE SAME PREMISES BY DEED FROM MARK W. HALMAN AND LISA J. HALLMAN, HUSBAND AND WIFE DATED 09/29/2003 AND RECORDED 10/23/2003 IN INSTRUMENT # 200317918 GRANTED AND CONVEYED UNTO JASON A. SATTLER, INDIVIDUAL.

TAX PARCEL NO: 103-K15-496-00027

BEING KNOWN AS 6239 CROSS ROADS BLVD, SMOKE RUN PA 16681

**REAL ESTATE SALE  
SCHEDULE OF DISTRIBUTION**

NAME JASON A. SATTLER

NO. 05-174-CD

NOW, January 26, 2011, 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 January 07, 2011, I exposed the within described real estate of Jason A. Sattler to public venue or outcry at which time and place I sold the same to M&T BANK 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	23.00
LEVY	15.00
MILEAGE	23.00
POSTING	15.00
CSDS	10.00
COMMISSION	0.00
POSTAGE	11.60
HANDBILLS	15.00
DISTRIBUTION	25.00
ADVERTISING	15.00
ADD'L SERVICE	
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	
<b>TOTAL SHERIFF COSTS</b>	<b>\$238.60</b>

**DEED COSTS:**

ACKNOWLEDGEMENT	5.00
REGISTER & RECORDER	52.00
TRANSFER TAX 2%	0.00
<b>TOTAL DEED COSTS</b>	<b>\$52.00</b>

**PLAINTIFF COSTS, DEBT AND INTEREST:**

DEBT-AMOUNT DUE	77,986.29
INTEREST @ %	0.00
FROM TO 01/07/2011	
PROTH SATISFACTION	
LATE CHARGES AND FEES	
COST OF SUIT-TO BE ADDED	
FORECLOSURE FEES	
ATTORNEY COMMISSION	
REFUND OF ADVANCE	
REFUND OF SURCHARGE	20.00
SATISFACTION FEE	
ESCROW DEFICIENCY	
PROPERTY INSPECTIONS	
INTEREST	
MISCELLANEOUS	
<b>TOTAL DEBT AND INTEREST</b>	<b>\$78,006.29</b>

**COSTS:**

ADVERTISING	386.50
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
ASSESSMENT FEE	10.00
LIEN SEARCH	100.00
ACKNOWLEDGEMENT	5.00
DEED COSTS	52.00
SHERIFF COSTS	238.60
LEGAL JOURNAL COSTS	216.00
PROTHONOTARY	185.00
MORTGAGE SEARCH	40.00
MUNICIPAL LIEN	
<b>TOTAL COSTS</b>	<b>\$1,233.10</b>

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

**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:**

JASON A. SATTLER  
P. O. BOX 24  
SMOKE RUN, PA 16681

**COMPLETE THIS SECTION ON DELIVERY****A. Signature**

X Debra Sattler

Agent  
 Addressee

**B. Received by (Printed Name)**

Debra Sattler

**C. Date of Delivery**  
11/12/10

**D. Is delivery address different from item 1?  Yes**

If YES, enter delivery address below:  No

PO Box 473  
Madera, PA 16661

**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** 7008 3230 0003 3590 9284  
(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

U.S. Postal Service CERTIFIED MAIL RECEIPT (Domestic Mail Only, No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
SMOKERUN, PA 16681	
OFFICIAL USE	
7008 3230 0003 3590 9284	0830
Postage	\$ 0.61
Certified Fee	\$ 2.80
Return Receipt Fee (Endorsement Required)	\$ 2.30
Restricted Delivery Fee (Endorsement Required)	\$ 0.00
Total Postage & Fees	\$ 5.71
Sent To	
JASON A. SATTLER P. O. BOX 24 SMOKE RUN, PA 16681	
PS Form 3800 - August 2006	
See Reverse for Instructions	

07 FIELD PA  
Postmark  
Here  
NOV - 9 2010  
11X09/2010  
USPS