

05-218-CD  
Lasalle Bank National et al vs. R. Daniell

etal. vs. RANDALL C. DANIELL

Lasalle Bank et al v. Randall Daniell  
2005-218-CD

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

ATTORNEY FOR PLAINTIFF

LASALLE BANK NATIONAL ASSOCIATION, AS  
TRUSTEE UNDER THE POOLING AND SERVICING  
AGREEMENT, DATED AS OF APRIL 1, 2002, AMONG  
ASSET BACKED FUNDING CORPORATION, LITTON  
LOAN SERVICING LP AND LASALLE BANK  
NATIONAL ASSOCIATION, ABFC ASSET-BACKED  
CERTIFICATES, SERIES 2002-SB1  
4828 LOOP CENTRAL DRIVE  
HOUSTON, TX 77081-2226

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

NO. 05-218-CD

CLEARFIELD COUNTY

Plaintiff

v.

RANDALL C. DANIELL  
A/K/A RANDY C DANIELL  
2 POWELL STREET  
HAWK RUN, PA 16840

Defendant

FILED  
M 11:15 AM FEB 16 2005  
1000 SHF

William A. Shaw  
Prothonotary

**CIVIL ACTION - LAW**  
**COMPLAINT IN MORTGAGE FORECLOSURE**

**NOTICE**

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

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

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

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

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

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

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

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

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

1. Plaintiff is

LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE  
UNDER THE POOLING AND SERVICING AGREEMENT, DATED  
AS OF APRIL 1, 2002, AMONG ASSET BACKED FUNDING  
CORPORATION, LITTON LOAN SERVICING LP AND LASALLE  
BANK NATIONAL ASSOCIATION, ABFC ASSET-BACKED  
CERTIFICATES, SERIES 2002-SB1  
4828 LOOP CENTRAL DRIVE  
HOUSTON, TX 77081-2226

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

RANDALL C. DANIELL  
A/K/A RANDY C DANIELL  
2 POWELL STREET  
HAWK RUN, PA 16840

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

3. On 11/30/2001 mortgagor(s) made, executed and delivered a mortgage upon the premises hereinafter described to ALLIANCE FUNDING, A DIVISION OF SUPERIOR FEDERAL BANK, FSB which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Mortgage Instrument No: 200120837. PLAINTIFF is now the legal owner of the mortgage and is in the process of formalizing an assignment of same.
4. The premises subject to said mortgage is described as attached.
5. The mortgage is in default because monthly payments of principal and interest upon said mortgage due 09/01/2004 and each month thereafter are due and unpaid, and by the terms of said mortgage, upon failure of mortgagor to make such payments after a date specified by written notice sent to Mortgagor, the entire principal balance and all interest due thereon are collectible forthwith.

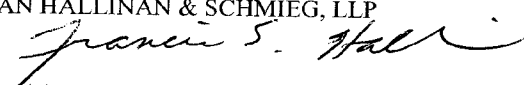
6. The following amounts are due on the mortgage:

Principal Balance	\$31,816.03
Interest	1,593.15
08/01/2004 through 02/11/2005 (Per Diem \$8.17)	
Attorney's Fees	1,250.00
Cumulative Late Charges	66.65
11/30/2001 to 02/11/2005	
Cost of Suit and Title Search	<u>\$ 550.00</u>
Subtotal	\$ 35,275.83
Escrow	
Credit	0.00
Deficit	419.23
Subtotal	<u>\$ 419.23</u>
<b>TOTAL</b>	<b>\$ 35,695.06</b>

7. The attorney's fees set forth above are in conformity with the mortgage documents and Pennsylvania law, and will be collected in the event of a third party purchaser at Sheriff's Sale. If the Mortgage is reinstated prior to the Sale, reasonable attorney's fees will be charged.
8. Notice of Intention to Foreclose as set forth in Act 6 of 1974, Notice of Homeowner's Emergency Assistance Program pursuant to Act 91 of 1983, as amended in 1998, and/or Notice of Default as required by the mortgage document, as applicable, have been sent to the Defendant(s) on the date(s) set forth thereon, and the temporary stay as provided by said notice has terminated because Defendant(s) has/have failed to meet with the Plaintiff or an authorized consumer credit counseling agency, or has/have been denied assistance by the Pennsylvania Housing Finance Agency.

WHEREFORE, PLAINTIFF demands an *in rem* Judgment against the Defendant(s) in the sum of \$ 35,695.06, together with interest from 02/11/2005 at the rate of \$8.17 per diem to the date of Judgment, and other costs and charges collectible under the mortgage and for the foreclosure and sale of the mortgaged property.

PHELAN HALLINAN & SCHMIEG, LLP

By:   
/s/Francis S. Hallinan  
LAWRENCE T. PHELAN, ESQUIRE  
FRANCIS S. HALLINAN, ESQUIRE  
Attorneys for Plaintiff

ALL that certain tract of land located in Hawk Run a/k/a the Village of Ashcroft, Morris Township, ~~Centre~~ Clearfield County, Pennsylvania, bounded and described as follows, to-wit:

BEG INNING at a pin set along the right of way of Powell Street; thence along said Powell Street North 65 degrees 48 minutes 03 seconds East a distance of 73.59 feet to a pin set at the corner of Powell Street and Lot No. 2; thence along Lot No. 2, South 24 degrees 25 feet 00 minutes East a distance of 91.26 feet to a pin set in line of Lot No. 2; thence continuing along Lot No. 2, South 20 degrees 48 feet 06 minutes West a distance of 72.82 feet to a pin set at the corner of the Lot Addition to Lot No. 2 and Tax Parcel No. 124 Q-11 565 2; thence along Tax Parcel No. 124 Q-11 565 2, South 23 degrees 15 feet 00 minutes West a distance of 23 feet to a pin set at the corner of Tax Parcel No. 124 Q-11 565 2 and Tax Parcel No. 124 Q-11 565 19; thence along Tax Parcel No. 124 Q-11 565 19, North 66 degrees 40 feet 00 minutes West a distance of 11.50 feet to a pin set at the corner of Tax Parcel No. 124 Q-11 565 19; thence along Tax Parcel No. 124 Q-11 565 19, North 23 degrees 20 feet 00 minutes West a distance of 149.84 feet to the place of beginning, and containing 0.220 acres or 9586 square feet.

PROPERTY BEING: 2 POWELL STREET

BEING "THE FIRST THEREOF" in a deed from Edward Conklin a/k/a Edward R. Conklin and Ruth Conklin dated August 3, 1994 and recorded in the office of the Recorder of Deeds in and for Clearfield County in Deed Book Volume 1623 at Page 410.

FURTHER BEING Lot No. 1 in a subdivision by GeoTech Engineering, Inc. known as the subdivision of "Wendell N. Weatherholtz and Nancy J. Weatherholtz" dated November 1, 2001 and recorded in the office of the Recorder of Deeds in and for Clearfield County as Map No. 2440 and Instrument No. 200117670.

**VERIFICATION**

Lanetta King hereby states that she is Foreclosure Specialist of Litton Loan Servicing


LP mortgage servicing agent for Plaintiff in this matter, that she is authorized to take this

Verification, and that the statements made in the foregoing Civil Action in Mortgage Foreclosure

are true and correct to the best of his/her knowledge, information and belief. The undersigned

understands that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to

unsworn falsification to authorities.



\_\_\_\_\_

DATE: \_\_\_\_\_

2/9/15

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 100238  
NO: 05-218-CD  
SERVICE # 1 OF 1  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: LASALLE BANK NATIONAL ASSOCIATION  
vs.  
DEFENDANT: RANDALL C. DANIEL a/k/a RANDY C. DANIELL

SHERIFF RETURN

NOW, March 04, 2005 AT 10:21 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON RANDALL C. DANIELL a/k/a RANDY C. DANIELL DEFENDANT AT 2 POWELL ST., HAWK RUN, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO RANDALL C DANIEL A/K/A, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: NEVLING / HUNTER

FILED

MAR 28 2005 <sup>62</sup>

William A. Shaw  
Prothonotary/Clerk of Courts

PURPOSE	VENDOR	CHECK #	AMOUNT
SURCHARGE	PHELAN	406588	10.00
SHERIFF HAWKINS	PHELAN	406588	32.58

Sworn to Before Me This

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

So Answers,

  
Chester A. Hawkins  
Sheriff



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

LASALLE BANK NATIONAL  
ASSOCIATION, AS TRUSTEE UNDER THE  
POOLING AND SERVICING  
AGREEMENT, DATED AS OF APRIL 1,  
2002, AMONG ASSET BACKED FUNDING  
CORPORATION, LITTON LOAN  
SERVICING LP AND LASALLE BANK  
NATIONAL ASSOCIATION, ABFC ASSET-  
BACKED CERTIFICATES, SERIES 2002-  
SB1  
4828 LOOP CENTRAL DRIVE  
HOUSTON, TX 77081-2226

No.: 05-218-CD

vs.

RANDALL C. DANIELL A/K/A RANDY C.  
DANIELL  
2 POWELL STREET  
HAWK RUN, PA 16840

FILED

APR 11 2005

m/3:20/wr  
William A. Shaw  
Prothonotary

1 CENT w/NOTICE TO

DEPT.

STATEMENT TO ATT

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

TO THE PROTHONOTARY:

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

As set forth in Complaint	\$35,695.06
Interest (2/12/05 to 4/5/05)	<u>433.01</u>
<b>TOTAL</b>	<b>\$36,128.07</b>

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

  
DANIEL G. SCHMIEG, ESQUIRE

Attorney for Plaintiff

Damages are hereby assessed as indicated.

DATE: April 11, 2005

  
PRO PROTHY

KIO

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

LASALLE BANK NATIONAL ASSOCIATION, AS  
TRUSTEE UNDER THE POOLING AND  
SERVICING AGREEMENT, DATED AS OF APRIL 1,  
2002, AMONG ASSET BACKED FUNDING  
CORPORATION, LITTON LOAN SERVICING LP  
AND LASALLE BANK NATIONAL ASSOCIATION,  
ABFC ASSET-BACKED CERTIFICATES, SERIES  
2002-SB1

No.: 05-218-CD

Plaintiff

vs.

RANDALL C. DANIELL A/K/A  
RANDY C. DANIELL

Defendant(s)

Notice is given that a Judgment in the above captioned matter has been entered  
against you on April 11, 2005.

By: [Signature] DEPUTY

If you have any questions concerning this matter please contact:

[Signature]  
DANIEL G. SCHMIEG, ESQUIRE

Attorney or Party Filing

One Penn Center at Suburban Station

1617 John F. Kennedy Blvd., Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

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

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

ATTORNEY FOR PLAINTIFF

LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE : COURT OF COMMON  
POOLING AND SERVICING AGREEMENT, DATED AS OF APRIL 1, 2002, PLEAS  
AMONG ASSET BACKED FUNDING CORPORATION, LITTON LOAN  
SERVICING LP AND LASALLE BANK NATIONAL ASSOCIATION, ABFC : CIVIL DIVISION  
ASSET-BACKED CERTIFICATES, SERIES 2002-SB1  
Plaintiff

Vs.

: CLEARFIELD COUNTY

: NO. 05-218-CD

RANDALL C. DANIELL A/K/A RANDY C. DANIELL  
Defendants

TO: RANDALL C. DANIELL A/K/A RANDY C. DANIELL  
2 POWELL STREET  
HAWK RUN, PA 16840

**FILE COPY**

DATE OF NOTICE: MARCH 25, 2005

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

#### IMPORTANT NOTICE

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

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

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

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

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

FRANCIS S. HALLINAN, ESQUIRE  
Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG  
By: DANIEL G. SCHMIEG, ESQUIRE

IDENTIFICATION NO. 62205  
ONE PENN CENTER AT SUBURBAN STATION  
1617 JOHN F. KENNEDY BLVD., SUITE 1400  
PHILADELPHIA, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION

LASALLE BANK NATIONAL  
ASSOCIATION, AS TRUSTEE UNDER THE  
POOLING AND SERVICING  
AGREEMENT, DATED AS OF APRIL 1,  
2002, AMONG ASSET BACKED FUNDING  
CORPORATION, LITTON LOAN  
SERVICING LP AND LASALLE BANK  
NATIONAL ASSOCIATION, ABFC ASSET-  
BACKED CERTIFICATES, SERIES 2002-  
SB1

CLEARFIELD COUNTY

No.: 05-218-CD

vs.

RANDALL C. DANIELL A/K/A RANDY C.  
DANIELL

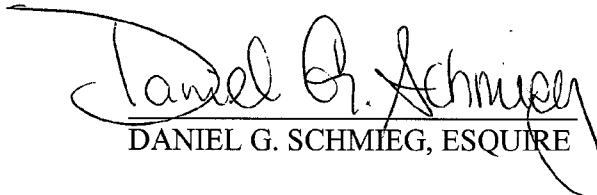
**VERIFICATION OF NON-MILITARY SERVICE**

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

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

(b) that defendant, RANDALL C. DANIELL A/K/A RANDY C. DANIELL, is over 18 years of age, and resides at 2 POWELL STREET, HAWK RUN, PA 16840 .

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

  
DANIEL G. SCHMIEG, ESQUIRE

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

LaSalle Bank National Association  
Asset Backed Funding Corporation  
Litton Loan Servicing LP  
Lasalle Bank National Association, Abfc  
Asset-back  
Plaintiff(s)

Vs.

Randall C. Daniell, a/k/a Randy C.  
Daniell  
Defendant(s)

No.: 2005-00218-CD

Real Debt: \$36,128.07

Atty's Comm: \$

Costs: \$

Int. From: \$

Entry: \$20.00

Instrument: Default-In Rem

Date of Entry: April 11, 2005

Expires: April 11, 2010

Certified from the record this April 11, 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)**  
**Pa.R.C.P. 3180-3183**

LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE  
UNDER THE POOLING AND SERVICING AGREEMENT,  
DATED AS OF APRIL 1, 2002, AMONG ASSET BACKED  
FUNDING CORPORATION, LITTON LOAN SERVICING LP  
AND LASALLE BANK NATIONAL ASSOCIATION, ABFC  
ASSET-BACKED CERTIFICATES, SERIES 2002-SB1

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY,  
PENNSYLVANIA

No. 05-218-CD

vs.

RANDALL C. DANIELL A/K/A RANDY C. DANIELL

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

To the Director of the Office of the Prothonotary:

Issue writ of execution in the above matter:

Amount Due


\$36,128.07

Interest from 4/5/05 to  
Date of Sale (\$5.94 per diem)

\_\_\_\_\_ and Costs.

**Prothonotary costs**

125.-

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

Note: Please attach description of Property.

KIO  
**FILED**

APR 11 2005

4/3/05  
William A. Shaw  
Prothonotary

1 cert w/6 writs to  
SHR

**No. 05-218-CD**

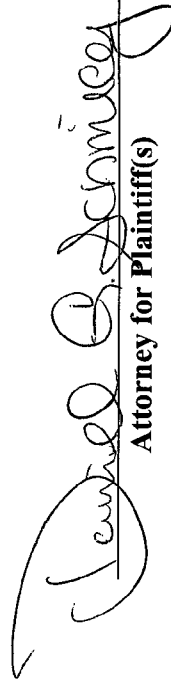
**IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA**

LASALLE BANK NATIONAL ASSOCIATION, AS  
TRUSTEE UNDER THE POOLING AND SERVICING  
AGREEMENT, DATED AS OF APRIL 1, 2002, AMONG  
ASSET BACKED FUNDING CORPORATION, LITTON  
LOAN SERVICING LP AND LASALLE BANK  
NATIONAL ASSOCIATION, ABFC ASSET-BACKED  
CERTIFICATES, SERIES 2002-SB1

vs.

RANDALL C. DANIELL A/K/A RANDY C. DANIELL

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

  
**Attorney for Plaintiff(s)**

Address: 2 POWELL STREET, HAWK RUN, PA 16840  
Where papers may be served.

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

LASALLE BANK NATIONAL ASSOCIATION, AS  
TRUSTEE UNDER THE POOLING AND SERVICING  
AGREEMENT, DATED AS OF APRIL 1, 2002, AMONG  
ASSET BACKED FUNDING CORPORATION, LITTON  
LOAN SERVICING LP AND LASALLE BANK NATIONAL  
ASSOCIATION, ABFC ASSET-BACKED CERTIFICATES,  
SERIES 2002-SB1

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

NO.: 05-218-CD

vs.

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

RANDALL C. DANIELL A/K/A RANDY C. DANIELL

**Commonwealth of Pennsylvania:**

**County of Clearfield:**

**TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA:**

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

Premises: **2 POWELL STREET, HAWK RUN, PA 16840**

(See legal description attached.)

Amount Due

\$36,128.07

Interest from 4/5/05 to

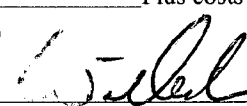
\$ \_\_\_\_\_

Date of Sale (\$5.94 per diem)

Total

\$ \_\_\_\_\_ Plus costs as endorsed.

**Prothonotary costs** 125.00

  
Prothonotary, Common Pleas Court of  
Clearfield County, Pennsylvania

Dated April 11, 2005  
(SEAL)

By:

Deputy

KIO

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



No. 05-218-CD

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

LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER  
THE POOLING AND SERVICING AGREEMENT, DATED AS OF APRIL  
1, 2002, AMONG ASSET BACKED FUNDING CORPORATION, LITTON  
LOAN SERVICING LP AND LASALLE BANK NATIONAL  
ASSOCIATION, ABFC ASSET-BACKED CERTIFICATES, SERIES  
2002-SB1

VS.

RANDALL C. DANIELL A/K/A RANDY C. DANIELL

---

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

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Real Debt \$36,128.07

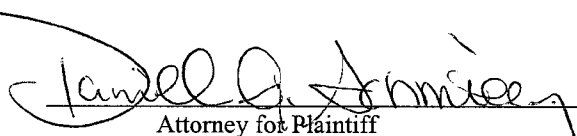
Int. from 4/5/05 \_\_\_\_\_  
to Date of Sale (\$5.94 per diem)

Costs \_\_\_\_\_

Prothy. Pd. \_\_\_\_\_

Sheriff \_\_\_\_\_

Return to Court "5/11

  
Attorney for Plaintiff

Address: 2 POWELL STREET, HAWK RUN, PA 16840  
Where papers may be served.

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

ALL THAT CERTAIN tract of land located in Hawk Run a/k/a the Village of Ashcroft, Morris Township, Clearfield County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a pin set along the right of way of Powell Street; thence along said Powell Street North 65 degrees 48 minutes 03 seconds East a distance of 73.59 feet to a pin set at the corner of Powell Street and Lot No. 2; thence along Lot No. 2, South 24 degrees 25 minutes 00 seconds East a distance of 91.26 feet to a pin set in line of Lot No. 2; thence continuing along Lot No. 2, South 20 degrees 48 minutes 06 seconds West a distance of 72.82 feet to a pin set at the corner of the Lot Addition to Lot No. 2 and Tax Parcel No. 124 Q-11 565 2; thence along Tax Parcel No. 124 Q-11 565 2 South 23 degrees 15 minutes 00 seconds West a distance of 23 feet to a pin set at the corner of Tax Parcel No. 124 Q-11 565 2 and Tax Parcel No. 124 Q-11 565 19; thence along Tax Parcel No. 124 Q-11 565 19, North 66 degrees 40 minutes 00 seconds West a distance of 11.50 feet to a pin set at the corner of Tax Parcel No. 124 Q-11 565 19; thence along Tax Parcel No. 124 Q-11 565 19, North 23 degrees 20 minutes 00 seconds West a distance of 149.84 feet to the place of beginning and containing 0.220 acres or 9586 square feet.

FURTHER BEING Lot No. 1 in a subdivision by Geo Tech Engineering, Inc., known as the subdivision of "Wendell N. Weatherholtz and Nancy J. Weatherholtz" dated November 1, 2001 and recorded in the Office of the Recorder of Deeds in and for Clearfield County Map No. 2440 and Instrument No. 200117670.

BEING THE SAME premises which Wendell N. Weatherholtz and Nancy J. Weatherholtz by Deed dated 11/30/2001 and recorded 12/28/2001 in the County of Clearfield in Instrument #200120836 conveyed unto Randall C. Daniell, individually, in fee.

Tax Parcel #124-Q11-565-17

Premises : 2 Powell Street, Hawk Run, PA 16840

SALE DATE: 8/5/05

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

LASALLE BANK NATIONAL ASSOCIATION, AS  
TRUSTEE UNDER THE POOLING AND  
SERVICING AGREEMENT, DATED AS OF APRIL 1,  
2002, AMONG ASSET BACKED FUNDING  
CORPORATION, LITTON LOAN SERVICING LP  
AND LASALLE BANK NATIONAL ASSOCIATION,  
ABFC ASSET-BACKED CERTIFICATES, SERIES  
2002-SB1

No.: 05-218-CD

**FILED** *WEC*  
*m/11:50*  
JUL 27 2005 *CR*

William A. Shaw  
Prothonotary/Clerk of Courts

vs.

RANDALL C. DANIELL A/K/A RANDY C.  
DANIELL


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

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

2 POWELL STREET, HAWK RUN, PA 16840.

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

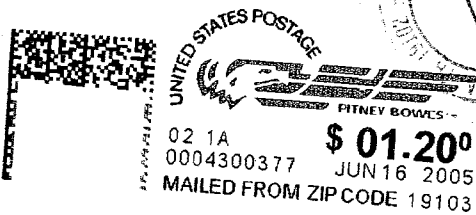
I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

Name and Address

PHILAN HALLINAN & SCHMIEG  
One Penn Center at Suburban Station Suite 1400  
Philadelphia, PA 19103-1814 SANDRA COOPER/KIO

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	RANDALL C. DANIELL A/K/A RANDY C. DANIELL	Tenant/Occupant, 2 POWELL STREET, HAWK RUN, PA 16840		
2	10450420	Clearfield County Domestic Relations Clearfield County Courthouse 230 East Market Street Clearfield, PA 16830		
3		Commonwealth of Pennsylvania Department of Welfare PO Box 2675 Harrisburg, PA 17105		
4		GENERAL MOTORS ACCEPTANCE CORPORATION C/O CT CORPORATION SYSTEM 1635 MARKET STREET PHILADELPHIA, PA 19103		
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
Total Number of Pieces Listed By Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name Of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of negotiable documents under Express Mail document reconstruction insurance is \$50,000.00 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20139  
NO: 05-218-CD

PLAINTIFF: LASALLE BANK NATIONAL ASSOC., AS TRUSTEE UNDER THE POOLING AND SERVICING  
AGREEMENT, DATED AS OF APRIL 1, 2002, AMONG ASSET BACKED FUNDING CORP., LITTON LOAN ET AL  
vs.  
DEFENDANT: RANDALL C. DANIELL A/K/A RANDY C. DANIELL

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 04/12/2005

LEVY TAKEN 06/07/2005 @ 9:26 AM

POSTED 06/07/2005 @ 9:26 AM

SALE HELD 08/05/2005

SOLD TO LASALLE BANK NATIONAL ASSOC., AS TRUSTEE UNDER THE POOLING AND SERVICING  
AGREEMENT, DATED AS OF APRIL 1, 2002, AMONG ASSET BACKED FUNDING CORP., LITTON LOAN SERVICING LP  
ET AL

SOLD FOR AMOUNT \$1.00 PLUS COSTS

WRIT RETURNED 08/23/2005

DATE DEED FILED 08/23/2005

PROPERTY ADDRESS 234 POWELL STREET HAWK RUN , PA 16840  
SERVICES

06/07/2005 @ 9:26 AM SERVED RANDALL C, DANIELL A/K/A RANDY C. DANIELL

SERVED RANDALL C. DANIELL A/K/A RANDY C. DANIELL, DEFENDANT, AT HIS RESIDENCE 234 POWELL STREET, HAWK RUN,  
CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO RANDALL C. DANIELL

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

FILED

02:32 PM  
AUG 23 2005

William A. Shaw  
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20139

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Execution REAL ESTATE

SHERIFF RETURN


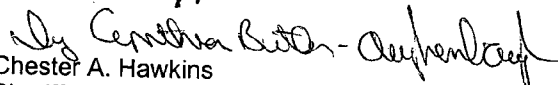
SHERIFF HAWKINS \$214.60

SURCHARGE \$20.00 PAID BY ATTORNEY

Sworn to Before Me This

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

So Answers,

  
  
Chester A. Hawkins  
Sheriff

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

LASALLE BANK NATIONAL ASSOCIATION, AS  
TRUSTEE UNDER THE POOLING AND SERVICING  
AGREEMENT, DATED AS OF APRIL 1, 2002, AMONG  
ASSET BACKED FUNDING CORPORATION, LITTON  
LOAN SERVICING LP AND LASALLE BANK NATIONAL  
ASSOCIATION, ABFC ASSET-BACKED CERTIFICATES,  
SERIES 2002-SB1

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

NO.: 05-218-CD

vs.

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

RANDALL C. DANIELL A/K/A RANDY C. DANIELL

Commonwealth of Pennsylvania:

County of Clearfield:

TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA:

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

Premises: 2 POWELL STREET, HAWK RUN, PA 16840

(See legal description attached.)

Amount Due

\$36,128.07

Interest from 4/5/05 to  
Date of Sale (\$5.94 per diem)

\$ \_\_\_\_\_

Total

\$ \_\_\_\_\_ Plus costs as endorsed.

Prothonotary costs \$125.00

Dated April 11, 2005  
(SEAL)

William  
Prothonotary, Common Pleas Court of  
Clearfield County, Pennsylvania

By:

Deputy

KIO

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

Received April 11, 2005 @ 3:30 P.M.  
Chester A. Hawkeris

Sgt. Cynthia Butler-Aegherday

No. 05-218-CD

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

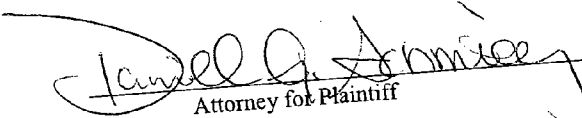
LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER  
THE POOLING AND SERVICING AGREEMENT, DATED AS OF APRIL  
1, 2002, AMONG ASSET BACKED FUNDING CORPORATION, LITTON  
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ASSOCIATION, ABFC ASSET-BACKED CERTIFICATES, SERIES  
2002-SB1

vs.

RANDALL C. DANIELL A/K/A RANDY C. DANIELL

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

Real Debt	<u>\$36,128.07</u>
Int. from 4/5/05 to Date of Sale (\$5.94 per diem)	_____
Costs	_____
Prothy. Pd.	_____
Sheriff	_____

  
Attorney for Plaintiff

Address: 2 POWELL STREET, HAWK RUN, PA 16840  
Where papers may be served.

Daniel G. Schmieg, Esquire  
One Penn Center at Suburban Station  
1617 John F. Kennedy Blvd., Suite 1400  
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Tax Parcel #124-Q11-565-17

Premises : 2 Powell Street, Hawk Run, PA 16840

**REAL ESTATE SALE  
SCHEDULE OF DISTRIBUTION**

NAME RANDALL C, DANIELL A/K/A RANDY C. DANIELL

NO. 05-218-CD

NOW, August 23, 2005, by virtue of the Writ of Execution hereunto attached, after having given due and legal notice of time and place of sale by publication in a newspaper published in this County and by handbills posted on the premises setting for the date, time and place of sale at the Court House in Clearfield on August 05, 2005, I exposed the within described real estate of Randall C. Daniell A/K/A Randy C. Daniell to public venue or outcry at which time and place I sold the same to LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT, DATED AS OF APRIL 1, 2002, AMONG ASSET BACKED FUNDING CORPOARTION, LITTON LOAN SERVICING LP AND LASALLE BANK NATIONAL ASSOICATION, ABFC ASSET-BACKED CERTIFICATES 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	14.58
LEVY	15.00
MILEAGE	14.58
POSTING	15.00
CSDS	10.00
COMMISSION	0.00
POSTAGE	4.44
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	

**TOTAL SHERIFF COSTS \$214.60**

**DEED COSTS:**

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

**PLAINTIFF COSTS, DEBT AND INTEREST:**

DEBT-AMOUNT DUE	36,128.07
INTEREST @ 5.9400 %	724.68
FROM 04/05/2005 TO 08/05/2005	

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	

**TOTAL DEBT AND INTEREST \$36,872.75**

**COSTS:**

ADVERTISING	443.86
TAXES - COLLECTOR	332.92
TAXES - TAX CLAIM	
DUE	
LIEN SEARCH	100.00
ACKNOWLEDGEMENT	5.00
DEED COSTS	29.50
SHERIFF COSTS	214.60
LEGAL JOURNAL COSTS	234.00
PROTHONOTARY	125.00
MORTGAGE SEARCH	40.00
MUNICIPAL LIEN	

**TOTAL COSTS \$1,524.88**

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