

05-271-CD

Wells Fargo Bank vs. Sonya Rea

Wells Fargo et al v. Sonya Rea

2005-271-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

WELLS FARGO BANK, N.A.,
S/B/M TO WELLS FARGO HOME MORTGAGE, INC.
3476 STATEVIEW BOULEVARD
FORT MILL, SC 29715

Plaintiff
v.

SONYA L. REA
A/K/A SONYA L WALLACE
A/K/A SONYA L BALLUTE
63 ALLEGHENY STREET
CURWENSVILLE, PA 16833

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

NO. 05-271-CD

CLEARFIELD COUNTY

FILED
M 1:26 PM PAB/PC-00

MAR 01 2005

Defendant
CIVIL ACTION - LAW
COMPLAINT IN MORTGAGE FORECLOSURE

William A. Shaw
Prothonotary

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
2nd 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

WELLS FARGO BANK, N.A.,
S/B/M TO WELLS FARGO HOME MORTGAGE, INC.
3476 STATEVIEW BOULEVARD
FORT MILL, SC 29715

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

SONYA L. REA
A/K/A SONYA L WALLACE
A/K/A SONYA L BALLUTE
63 ALLEGHENY STREET
CURWENSVILLE, PA 16833

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

3. On 03/08/2004 mortgagor(s) made, executed and delivered a mortgage upon the premises hereinafter described to PLAINTIFF which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Mortgage Instrument No: 200403509.
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 11/01/2004 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	\$53,853.60
Interest	2,417.51
10/01/2004 through 02/28/2005	
(Per Diem \$16.01)	
Attorney's Fees	1,250.00
Cumulative Late Charges	50.90
03/08/2004 to 02/28/2005	
Cost of Suit and Title Search	<u>\$ 550.00</u>
Subtotal	\$ 58,122.01
Escrow	
Credit	0.00
Deficit	188.39
Subtotal	<u>\$ 188.39</u>
TOTAL	\$ 58,310.40

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.

9. This action does not come under Act 6 of 1974 because the original mortgage amount exceeds \$50,000.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$ 58,310.40, together with interest from 02/28/2005 at the rate of \$16.01 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 those two (2) certain pieces, parcels or tracts of land situate in the First Ward of the Borough of Curwensville, County of Clearfield and Commonwealth of Pennsylvania, being bounded and described as follows:

THE FIRST THEREOF:

BEGINNING at a post on line of Lot No. 49 on Allegheny Street;

THENCE West along said lot one hundred eighty (180) feet to an alley;

THENCE South along said alley fifty (50) feet to Lot No. 51, now or formerly owned by Pearl Wilson;

THENCE along said lot one hundred eighty (180) feet to line of Allegheny Street;

THENCE along said Allegheny Street fifty (50) feet to place of beginning, and being known as Lot No. 50 in the Patton Addition to the Borough of Curwensville.

THE SECOND THEREOF:

BEGINNING at a post on line of lot now or formerly of Calvin Troy and said Allegheny Street;

THENCE by said lot westward one hundred eighty (180) feet to an alley;

THENCE by said alley fifty (50) feet to line of lot now or formerly of Alice T. Shaffer;

THENCE by said lot eastward one hundred eighty (180) feet to line of Allegheny Street;

THENCE by said Allegheny Street southward fifty (50) feet to post and place of beginning, and being known in the plan of lots of Patton Addition to the Borough of Curwensville as Lot No. 51.

Being further identified as Clearfield County Tax Map No. 6-1-109-281-20 as shown on the assessment map in the Records of Clearfield County, Pennsylvania.

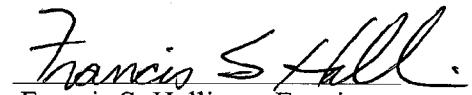
BEING the same premises which were conveyed to Raymond W. Alker and Jennifer D. Alker, husband and wife, by deed of David L. Clark and Michele L. Clark, husband and wife, dated March 22, 2002, and recorded in the Office of the Recorder of Deeds in and for Clearfield County as Instrument No. 2002-05095.

PREMISES BEING: 63 ALLEGHENY STREET.

VERIFICATION

FRANCIS S. HALLINAN, ESQUIRE hereby states that he is attorney for Plaintiff in this matter, that Plaintiff is outside the jurisdiction of the court and or the verification could not be obtained within the time allowed for the filing of the pleading, that he is authorized to make this verification pursuant to Pa. R. C. P. 1024 (c), and that the statements made in the foregoing Civil Action in Mortgage Foreclosure are based upon information supplied by Plaintiff and are true and correct to the best of its knowledge, information and belief. Furthermore, it is counsel's intention to substitute a verification from Plaintiff as soon as it is received by counsel.

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


Francis S. Hallinan, Esquire
Attorney for Plaintiff

DATE: 228-05

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A., S/B/M TO
WELLS FARGO HOME MORTGAGE, INC.
3476 STATEVIEW BOULEVARD
FORT MILL, SC 29715

No.: 05-271-CD

vs.

SONYA L. REA A/K/A
SONYA L. WALLACE A/K/A
SONYA L. BALLUTE
63 ALLEGHENY STREET
CURWENSVILLE, PA 16833

**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 SONYA L. REA A/K/A SONYA L. WALLACE A/K/A SONYA L. BALLUTE, 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	\$58,310.40
Interest (3/1/05 to 4/12/05)	<u>688.43</u>
TOTAL	\$58,998.83

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
DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Damages are hereby assessed as indicated.

DATE: April 15, 2005

W. Shaw
PRO PROTHY

PMB

FILED ICC & Notice
to Def.
11:00 AM
APR 15 2005 Statement to
Atty
William A. Shaw
Prothonotary/Clerk of Court Atty pd.
20.00

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

WELLS FARGO BANK, N.A., S/B/M TO WELLS : COURT OF COMMON PLEAS
FARGO HOME MORTGAGE, INC.

Plaintiff : CIVIL DIVISION

Vs. : CLEARFIELD COUNTY

SONA L. REA A/K/A SONYA L. WALLACE A/K/A
SONYA L. BALLUTE : NO. 05-271-CD

Defendants

**TO: SONA L. REA A/K/A SONYA L. WALLACE A/K/A SONYA L. BALLUTE
623 STATE STREET
CURWENSVILLE, PA 16833**

DATE OF NOTICE: MARCH 30, 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
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

WELLS FARGO BANK, N.A., S/B/M TO
WELLS FARGO HOME MORTGAGE, INC.

CLEARFIELD COUNTY

No.: 05-271-CD

vs.

SONYA L. REA A/K/A
SONYA L. WALLACE A/K/A
SONYA L. BALLUTE

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, SONYA L. REA A/K/A SONYA L. WALLACE A/K/A SONYA L. BALLUTE, is over 18 years of age, and resides at 623 STATE STREET, CURWENSVILLE, PA 16833 .

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

Daniel G. Schmieg
DANIEL G. SCHMIEG, ESQUIRE

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

WELLS FARGO BANK, N.A., S/B/M TO
WELLS FARGO HOME MORTGAGE, INC.

COPY

Plaintiff No.: 05-271-CD

VS.

SONYA L. REA A/K/A
SONYA L. WALLACE A/K/A
SONYA L. BALLUTE

Defendant(s)

Notice is given that a Judgment in the above captioned matter has been entered
against you on April 15, 2005.

By: _____ **DEPUTY** _____

If you have any questions concerning this matter please contact:

Daniel G. Schmeid

DANIEL G. SCHMIEG, ESQUIRE
Attorney or Party Filing
One Penn Center at Suburban Station
1617 John F. Kennedy Blvd., Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

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

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

Wells Fargo Bank N.A.
Wells Fargo Home Mortgage, Inc.
Plaintiff(s)

No.: 2005-00271-CD

Real Debt: \$58,998.83

Atty's Comm: \$

Vs. Costs: \$

Int. From: \$

Sonya L. Rea
Defendant(s)

Entry: \$20.00

Instrument: In Rem Judgment

Date of Entry: April 15, 2005

Expires: April 15, 2010

Certified from the record this 15th 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)
Pa.R.C.P. 3180-3183

**WELLS FARGO BANK, N.A., S/B/M TO WELLS
FARGO HOME MORTGAGE, INC.**

vs.

**SONYA L. REA A/K/A
SONYA L. WALLACE A/K/A
SONYA L. BALLUTE**

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

No. 05-271-CD

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

To the Director of the Office of the Prothonotary:

Issue writ of execution in the above matter:

Amount Due

\$58,998.83

Interest from 4/12/05 to
Date of Sale (\$9.70 per diem)

125.00 and Costs.
Prothonotary costs

Daniel G. Schmieg

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

Note: Please attach description of Property.

PMB

FILED *Att'y pd. 20.00*
M/11/7/05 *1cc & 6 wnts*
APR 15 2005 *w/prop. desc.*
W.A. Shaw *to Sheriff*
Prothonotary/Clerk of Courts

No. 05-271-CD

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A., S/B/M TO WELLS
FARGO HOME MORTGAGE, INC.

vs.

SONYA L. REA A/K/A
SONYA L. WALLACE A/K/A
SONYA L. BALLUTE

Prothonotary/Clerk of Courts
William A. Shantz
Law

APR 15 2005

FILED

PRAECEIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Daniel G. Scheney

Attorney for Plaintiff(s)

Address: 623 STATE STREET, CURWENSVILLE, PA 16833
Where papers may be served.

CLEARFIELD COUNTY

WELLS FARGO BANK, N.A., S/B/M TO
WELLS FARGO HOME MORTGAGE, INC. No.: 05-271-CD

vs.

SONYA L. REA A/K/A
SONYA L. WALLACE A/K/A
SONYA L. BALLUTE

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praeclipe for the Writ of Execution was filed the following information concerning the real property located at 63 ALLEGHENY STREET, CURWENSVILLE, PA 16833:

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

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

SONYA L. REA A/K/A	623 STATE STREET
SONYA L. WALLACE A/K/A	CURWENSVILLE, PA 16833
SONYA L. BALLUTE	

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

SAME AS ABOVE

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

Daniel G. Schmieg
DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

April 12, 2005

CLEARFIELD COUNTY

WELLS FARGO BANK, N.A., S/B/M TO
WELLS FARGO HOME MORTGAGE, INC. No.: 05-271-CD

vs.

SONYA L. REA A/K/A
SONYA L. WALLACE A/K/A
SONYA L. BALLUTE

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 2)

WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praeclipe for the Writ of Execution was filed the following information concerning the real property located at 63 ALLEGHENY STREET, CURWENSVILLE, PA 16833:

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

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

None.

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

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

None.

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

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

None.

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

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

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

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

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

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

Tenant/Occupant	63 ALLEGHENY STREET CURWENSVILLE, PA 16833
-----------------	---

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
DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

April 12, 2005

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

ATTORNEY FOR PLAINTIFF
COURT OF COMMON PLEAS
CIVIL DIVISION

WELLS FARGO BANK, N.A., S/B/M TO
WELLS FARGO HOME MORTGAGE,
INC.

No.: 05-271-CD

vs.

CLEARFIELD COUNTY

SONYA L. REA A/K/A
SONYA L. WALLACE A/K/A
SONYA L. BALLUTE

CERTIFICATION

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

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

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

Daniel G. Schmieg
DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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

COPY

**WELLS FARGO BANK, N.A., S/B/M TO WELLS
FARGO HOME MORTGAGE, INC.**

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY,
PENNSYLVANIA

vs.

NO.: 05-271-CD

**SONYA L. REA A/K/A
SONYA L. WALLACE A/K/A
SONYA L. BALLUTE**

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Clearfield:

TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA:

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

Premises: **63 ALLEGHENY STREET, CURWENSVILLE, PA 16833**

(See legal description attached.)

Amount Due	<u>\$58,998.83</u>
Interest from 4/12/05 to Date of Sale (\$9.70 per diem)	<u>\$ _____</u>
Total	<u>\$ _____</u> Plus costs as endorsed. 125.00 Prothonotary costs

Dated 4/15/05
(SEAL)

Prothonotary, Common Pleas Court of
Clearfield County, Pennsylvania

By: **Deputy**

PMB

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. 05-271-CD

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

WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC.

VS.

SONYA L. REA A/K/A SONYA L. WALLACE A/K/A SONYA L. BALLUTE

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Real Debt	<u>\$58,998.83</u>
Int. from 4/12/05 to Date of Sale (\$9.70 per diem)	
Costs	
Prothy. Pd.	<u>125.00</u>
Sheriff	

एका विज्ञानीपाल

Daniel G. Schmeier
Attorney for Plaintiff

Attorney for Plaintiff

Address: 623 STATE STREET, CURWENSVILLE, PA 16833
Where papers may be served.

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

DESCRIPTION

ALL THOSE two (2) certain pieces, parcels or tracts of land situate in the First Ward of the Borough of Curwensville, County of Clearfield and Commonwealth of Pennsylvania, being bounded and described as follows:

THE FIRST THEREOF:

BEGINNING at a post on line of Lot No. 49 on Allegheny Street;

THENCE West along said lot one hundred eighty (180) feet to an alley;

THENCE South along said alley fifty (50) feet to Lot No. 51, now or formerly owned by Pearl Wilson;

THENCE along said lot one hundred eighty (180) feet to line of Allegheny Street;

THENCE along said Allegheny Street fifty (50) feet to place of beginning, and being known as Lot No. 50 in the Patton Addition to the Borough of Curwensville.

THE SECOND THEREOF:

BEGINNING at a post on line of lot now or formerly of Calvin Troy and said Allegheny Street;

THENCE by said lot westward one hundred eighty (180) feet to an alley;

THENCE by said alley fifty (50) feet to line of lot now or formerly of Alice T. Shaffer;

THENCE by said lot eastward one hundred eighty (180) feet to line of Allegheny Street;

THENCE by said Allegheny Street southward fifty (50) feet to post and place of beginning, and being known in the plan of lots of Patton Addition to the Borough of Curwensville as Lot No. 51.

BEING Further identified as Clearfield County Tax Map No. 6-1-109-281-20 as shown on the assessment map in the Records of Clearfield County, Pennsylvania.

Tax Parcel # 6-1-I9-281-20

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Sonya L. Rea, a single individual By Deed from Raymond W. Alker and Jennifer D. Alker, husband and wife, dated 1/21/2004 and recorded 3/9/2004 in Instrument #200403508.

PREMISES BEING: 63 ALLEGHENY STREET, CURWENSVILLE, PA 16833

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 100263
NO: 05-271-CD
SERVICE # 1 OF 1
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: WELLS FARGO BANK

vs.

DEFENDANT: SONYA L. REA aka SONYA L WALLACE aka SONYA L. BALLUTE

SHERIFF RETURN

NOW, March 03, 2005 AT 9:22 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON SONYA L. REA aka SONYA L. WALLACE aka SONYA L. BALLUTE DEFENDANT AT 623 STATE ST., CURWENSVILLE, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO SONYA L. REA BALLUTE, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: DAVIS / MORGILLO

ESW
FILED
01251304
APR 07 2005

William A. Shaw
Prothonotary/Clerk of Courts

PURPOSE	VENDOR	CHECK #	AMOUNT
SURCHARGE	PHELAN	409984	10.00
SHERIFF HAWKINS	PHELAN	410037	22.86

Sworn to Before Me This

So Answers,

____ Day of _____ 2005

Chester A. Hawkins
Dee Marlyn Harris
Chester A. Hawkins
Sheriff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20142
NO: 05-271-CD

PLAINTIFF: WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOME MORTGAGE, INC.

vs.

DEFENDANT: SONYA L. REA A/K/A SONYA L. WALLACE A/K/A SONYA L. BALLUTE

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 04/15/2005

LEVY TAKEN 06/09/2005 @ 9:50 AM

POSTED 06/09/2005 @ 9:50 AM

SALE HELD 10/07/2005

SOLD TO WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOME MORTGAGE, INC.

SOLD FOR AMOUNT \$1.00 PLUS COSTS

WRIT RETURNED 10/21/2005

DATE DEED FILED 10/21/2005

PROPERTY ADDRESS 63 ALLEGHENY STREET CURWENSVILLE , PA 16833

SERVICES

06/09/2005 @ 10:00 AM SERVED SONYA L. REA A/K/A SONYA L. WALLACE A/K/A SONYA L.
SERVED SONYA L. REA A/K/A SONYA L. WALLACE A/K/A SONYA L. BALLUTE, DEFENDANT, AT HER PLACE OF RESIDENCE 623 STATE
STREET, CURWENSVILLE, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO SONYA L. REA A/K/A WALLACE A/K/A BALLUTE

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 1, 2005 RECEIVED A FAX LETTER TO CONTINUE THE AUGUST 5, 2005 SHERIFF SALE TO SEPTEMBER 2, 2005.

@ SERVED

NOW, SEPTEMBER 1, 2005 RECEIVED A FAX LETTER TO CONTINUE THE SEPTEMBER 2, 2005 SHERIFF SALE TO OCTOBER 7, 2005.

FILED

01/10/2006
OCT 21 2005

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20142
NO: 05-271-CD

PLAINTIFF: WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOME MORTGAGE, INC.

vs.

DEFENDANT: SONYA L. REA A/K/A SONYA L. WALLACE A/K/A SONYA L. BALLUTE

Execution REAL ESTATE

SHERIFF RETURN

SHERIFF HAWKINS \$237.01

SURCHARGE \$20.00 PAID BY ATTORNEY

Sworn to Before Me This

____ Day of _____ 2005

So Answers,

Chester A. Hawkins
In: Cynthia Bitter-Dephenreef
Chester A. Hawkins
Sheriff

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

WELLS FARGO BANK, N.A., S/B/M TO WELLS
FARGO HOME MORTGAGE, INC.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY,
PENNSYLVANIA

vs.

NO.: 05-271-CD

SONYA L. REA A/K/A
SONYA L. WALLACE A/K/A
SONYA L. BALLUTE

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Clearfield:

TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA:

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

Premises: **63 ALLEGHENY STREET, CURWENSVILLE, PA 16833**

(See legal description attached.)

Amount Due	<u>\$58,998.83</u>
Interest from 4/12/05 to Date of Sale (\$9.70 per diem)	\$ _____
Total	\$ _____ Plus costs as endorsed. <i>125.00</i> Prothonotary costs

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

Dated 4/15/05
(SEAL)

By:

Deputy

Received April 15, 2005 @ 3:30 P.M.
Cheston A. Hawkins
by Cynthia Butler - Deputy

PMB

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. 05-271-CD

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

WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME
MORTGAGE, INC.

vs.

SONYA L. REA A/K/A SONYA L. WALLACE A/K/A SONYA L. BALLUTE

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Real Debt \$58,998.83

Int. from 4/12/05 _____
to Date of Sale (\$9.70 per diem)

Costs _____

Prothy. Pd. 125.00

Sheriff _____

Daniel G. Schmieg
Attorney for Plaintiff

Address: 623 STATE STREET, CURWENSVILLE, PA 16833
Where papers may be served.

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

DESCRIPTION

ALL THOSE two (2) certain pieces, parcels or tracts of land situate in the First Ward of the Borough of Curwensville, County of Clearfield and Commonwealth of Pennsylvania, being bounded and described as follows:

THE FIRST THEREOF:

BEGINNING at a post on line of Lot No. 49 on Allegheny Street;

THENCE West along said lot one hundred eighty (180) feet to an alley;

THENCE South along said alley fifty (50) feet to Lot No. 51, now or formerly owned by Pearl Wilson;

THENCE along said lot one hundred eighty (180) feet to line of Allegheny Street;

THENCE along said Allegheny Street fifty (50) feet to place of beginning, and being known as Lot No. 50 in the Patton Addition to the Borough of Curwensville.

THE SECOND THEREOF:

BEGINNING at a post on line of lot now or formerly of Calvin Troy and said Allegheny Street;

THENCE by said lot westward one hundred eighty (180) feet to an alley;

THENCE by said alley fifty (50) feet to line of lot now or formerly of Alice T. Shaffer;

THENCE by said lot eastward one hundred eighty (180) feet to line of Allegheny Street;

THENCE by said Allegheny Street southward fifty (50) feet to post and place of beginning, and being known in the plan of lots of Patton Addition to the Borough of Curwensville as Lot No. 51.

BEING Further identified as Clearfield County Tax Map No. 6-1-109-281-20 as shown on the assessment map in the Records of Clearfield County, Pennsylvania.

Tax Parcel # 6-1-19-281-20

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Sonya L. Rea, a single individual By Deed from Raymond W. Alker and Jennifer D. Alker, husband and wife, dated 1/21/2004 and recorded 3/9/2004 in Instrument #200403508.

PREMISES BEING: 63 ALLEGHENY STREET, CURWENSVILLE, PA 16833

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME SONYA L. REA A/K/A SONYA L. WALLACE A/K/A SONYA L.

NO. 05-271-CD

NOW, October 21, 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 October 07, 2005, I exposed the within described real estate of Sonya L. Rea A/K/A Sonya L. Wallace A/K/A Sonya L. Ballute to public venue or outcry at which time and place I sold the same to WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOME MORTGAGE, INC. he/she being the highest bidder, for the sum of \$1.00 plus costs and made the following appropriations, viz:

SHERIFF COSTS:

RDR SERVICE	15.00
MILEAGE	15.00
LEVY	4.86
MILEAGE	15.00
POSTING	4.86
CSDS	15.00
COMMISSION	10.00
POSTAGE	0.00
HANDBILLS	6.29
DISTRIBUTION	15.00
ADVERTISING	25.00
ADD'L SERVICE	15.00
DEED	30.00
ADD'L POSTING	
ADD'L MILEAGE	
ADD'L LEVY	
BID AMOUNT	1.00
RETURNS/DEPUTIZE	
COPIES	15.00
BILLING/PHONE/FAX	5.00
CONTINUED SALES	5.00
MISCELLANEOUS	40.00
TOTAL SHERIFF COSTS	\$237.01

DEED COSTS:

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

PLAINTIFF COSTS, DEBT AND INTEREST:

DEBT-AMOUNT DUE	58,998.83
INTEREST @ 9.7000 %	1,726.60
FROM 04/12/2005 TO 10/07/2005	
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	\$60,745.43
COSTS:	
ADVERTISING	769.76
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
DUE	
LIEN SEARCH	300.00
ACKNOWLEDGEMENT	5.00
DEED COSTS	29.50
SHERIFF COSTS	237.01
LEGAL JOURNAL COSTS	378.00
PROTHONOTARY	125.00
MORTGAGE SEARCH	120.00
MUNICIPAL LIEN	105.00
TOTAL COSTS	\$2,069.27

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

Federman and Phelan is now
Law Offices

PHELAN HALLINAN & SCHMIEG, LLP

One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Sandra.Cooper@fedphe.com

Sandra Cooper
Judgment Department, Ext. 1258

Representing Lenders in
Pennsylvania and New Jersey

September 1, 2005

Office of the Sheriff
Clearfield County Courthouse
230 East Market Street
Clearfield, PA 16830

ATTENTION: CINDY (814) 765-5915

Re: **WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME
MORTGAGE, INC. v. SONYA L. REA A/K/A SONYS L. WALLACE A/K/A
SONYS L. BALLUTE**
No. 05-271-CD
63 ALLEGHENY STREET, CURWENSVILLE, PA 16833

Dear Cindy:

Please postpone the Sheriff's Sale of the above referenced property which
is scheduled for September 2, 2005.

The property is to be relisted for the 10/07/05 Sheriff's Sale.

Very truly yours,
SMC

Sandra Cooer

VIA TELECOPY (814) 765-5915

Law Offices

PHELAN HALLINAN & SCHMIEG, LLP

One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814

Sandra Cooper
Judgment Department, Ext 1258

Representing Lenders in
Pennsylvania and New Jersey

August 1, 2005

Office of the Sheriff
Clearfield County Courthouse
230 East Market Street
Clearfield, PA 16830

ATTENTION: CINDY (814) 765-5915

Re: **WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME
MORTGAGE, INC. v. SONYA L. REA A/K/A SONYS L. WALLACE A/K/A
SONYS L. BALLUTE**
No. 05-271-CD
63 ALLEGHENY STREET, CURWENSVILLE, PA 16833

Dear Cindy:

Please postpone the Sheriff's Sale of the above referenced property which
is scheduled for 8/5/05.

The property is to be relisted for the 9/2/05 Sheriff's Sale.

Very truly yours,

SMC

Sandra Cooper

VIA TELECOPY (814) 765-5915

CC: SONYA L. REA A/K/A SONYS L. WALLACE A/K/A
SONYS L. BALLUTE
623 STATE STREET