

05-399-CD
Federal N.M.A. vs. Baughman et al

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

FEDERAL NATIONAL MORTGAGE
ASSOCIATION, Assignee of
PENNSYLVANIA HOUSING FINANCE
AGENCY, Assignee of JERSEY SHORE
STATE BANK,

Plaintiff,

vs.

WILLIAM C. BAUGHMAN and
TAMARA C. BAUGHMAN

Defendants.

CIVIL DIVISION

NO. 05-399-CD

**COMPLAINT IN MORTGAGE
FORECLOSURE**

Code - MORTGAGE FORECLOSURE

Filed on behalf of
Plaintiff

Counsel of record for this
party:

Louis P. Vitti, Esquire
Supreme Court #01072

Louis P. Vitti & Assoc., P.C.
916 Fifth Avenue
Pittsburgh, PA 15219

(412) 281-1725

(C SW)
FILED 2CCSHF
M 3:40 PM AM pd.
85.00
MAR 21 2005

William A. Shaw
Prothonotary/Clerk of Courts

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION, ET AL.

Plaintiff,

vs.

WILLIAM C. BAUGHMAN and TAMARA C. BAUGHMAN

Defendant(s).

)

) NO:

)

)

)

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 THE ATTORNEY AND FILING IN WRITING WITH THE COURT YOUR DEFENSES AND 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 SHOULD NOT HAVE A LAWYER, OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

**PROTHONOTARY
CLEARFIELD COUNTY COURTHOUSE
CLEARFIELD, PA 16830**

(814) 765-2641 - EXT. 20

COMPLAINT IN MORTGAGE FORECLOSURE

AND NOW, comes the Plaintiff by its attorneys, Louis P. Vitti and Associates, P.C. and Louis P. Vitti, Esquire, and pursuant to the Pennsylvania Rules of Civil Procedure Numbers 1141 through 1150, for its Complaint in Mortgage Foreclosure, sets forth the following:

1. The Plaintiff is a corporation duly authorized to conduct business within the laws of the Commonwealth of Pennsylvania, having a principal place of business located at 3900 Wisconsin Avenue, N.W., Washington DC 20016.
2. The Defendant(s) is/are individuals with a last known mailing address of 4847 Deer Creek Road, Morrisdale, PA 16858. The property address is **4847 Deer Creek Road, Morrisdale, PA 16858 f/k/a RR 1, Box 417, Morrisdale, PA 16858** and is the subject of this action.
3. On the 15th day of August, 2000, in consideration of a loan of Ninety Five Thousand and 00/100 (\$95,000.00) Dollars made by Jersey Shore State Bank, a PA corporation, to Defendant(s), the said Defendant(s) executed and delivered to Jersey Shore State Bank , a PA corporation, a "Note" secured by a Mortgage with the Defendant(s) as mortgagor(s) and Jersey Shore State Bank, as mortgagee, which mortgage was recorded on the 15th day of August, 2000, in the Office of the Recorder of Deeds of Clearfield County at Instrument No. 200011850. The said mortgage is incorporated herein by reference thereto as though the same were set forth fully at length.
4. The premises secured by the mortgage are:

SEE EXHIBIT "A" ATTACHED HERETO.

5. On the 5th day of December, 2000, Jersey Shore State Bank , a PA corporation, assigned to the Plaintiff, Pennsylvania Housing Finance Agency, the said mortgage, that assignment being recorded

in the Office of the Recorder of Deeds of Clearfield County on the 5th day of December, 2000 at Instrument No. 200017941. The said assignment is incorporated herein by reference.

6. Subsequent thereto, Pennsylvania Housing Finance Agency, a PA corporation, assigned to the Plaintiff, Federal National Mortgage Association, the said mortgage, that assignment being recorded in the Office of the Recorder of Deeds of Clearfield County and the said assignment is incorporated herein by reference.

7. Said mortgage provides, inter alia:

"that when as soon as the principal debt secured shall become due and payable, or in case default shall be made in the payment of any installment of principal and interest, or any monthly payment, keeping and performance by the mortgagor of any of the terms, conditions or covenants of the mortgage or note, it shall be lawful for mortgagee to bring an Action of Mortgage Foreclosure, or other proceedings upon the mortgage, of principal debt, interest and all other recoverable sums, together with attorney's fees."

8. Since March 1, 2004, the mortgage has been in default by reason, inter alia, of the failure of the mortgagor(s) to make payments provided for in the said mortgage (including principal and interest) and, under the terms of the mortgage, the entire principal sum is due and payable.

9. In accordance with the appropriate Pennsylvania Acts of Assembly and the Pennsylvania Rules of Civil Procedure, the mortgagor(s) has been advised in writing of the mortgagees intention to foreclose. The appropriate time period has elapsed since the Notice of Intention to Foreclose has been served upon the mortgagor(s).

10. The amount due on said mortgage is itemized on the attached schedule.

11. Pursuant to Pennsylvania Rule of Civil Procedure 1144, the Plaintiff releases from liability for the debt secured by the mortgage any mortgagor, personal representative, heir or devisee of the mortgagor who is not a real owner of the property as evidenced by the last recorded deed of record at the time of the filing of this Complaint.

WHEREFORE, pursuant to Pennsylvania Rule of Civil Procedure Number 1147(6), Plaintiff demands judgment for the amount due of One Hundred Thousand Five Hundred Seventy and 21/100 Dollars (\$111,570.21) with interest and costs.

Respectfully submitted,

LOUIS P. VITTI & ASSOC., P.C.

BY _____


Louis P. Vitti, Esquire
Attorney for Plaintiff

BAUGHMAN

SCHEDULE OF AMOUNTS DUE UNDER MORTGAGE

Unpaid Principal Balance	92,121.59
Interest @ 7.7500% from 02/01/04 through 3/31/2005 (Plus \$19.5601 per day after 3/31/2005)	8,293.47
Late charges through 3/18/2005 0 months @ 34.03 Accumulated beforehand (Plus \$34.03 on the 17th day of each month after 3/18/2005)	1,293.14
Attorney's fee	4,606.08
Escrow deficit	<u>5,255.93</u>

(This figure includes projected additional charges that may be incurred by the Plaintiff and transmitted to the sheriff as charges on the writ prior to the date of the sheriff's sale)

BALANCE DUE **111,570.21**

LAWYERS TITLE INSURANCE CORPORATION
NATIONAL HEADQUARTERS - RICHMOND, VIRGINIA

SCHEDULE A CONTINUED

ALL that certain piece or parcel of land situated in the Township of Graham, County of Clearfield and State of Pennsylvania, bounded and described as follows:

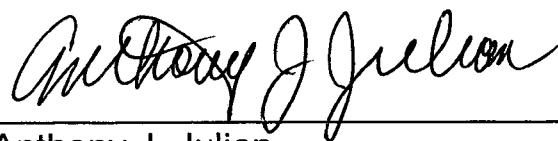
BEGINNING at a point located on the West side of State Route #1009. Said point is South no degrees, seven minutes West (S 0° 07' W), two hundred twenty feet (220.0) from the Northeast corner of the property of which this is part of; thence along said Road, South no degrees, eleven minutes, fifty seconds West (S 0° 11' 50" W), two hundred fifty feet (250.0) to a point; thence along other lands of Grantor the following courses and distances, South eighty-nine degrees, thirty-three minutes West (S 89° 33' W), two hundred fifty-four and forty-five hundredths feet (254.45) passing through an iron pin set four and forty-five hundredths feet (4.45) from the right-of-way line to an iron pin; thence North no degrees, seven minutes East (N 0° 07' E), two hundred fifty feet (250.0) to an iron pin; thence North eighty-nine degrees, thirty-three minutes East (N 89° 33' E), two hundred fifty-four and eight tenths feet (254.8) passing through an iron pin set four and eight tenths feet (4.8) from the right-of-way line to a point on the right-of-way line and place of beginning. Known as Subdivision Parcel on map prepared by P.R. Mondock for Shirokey Surveys and dated November 13, 1999.

Said property having been approved as part of a Subdivision in Graham Township, Clearfield County, Pennsylvania and recorded in Clearfield County on December 16, 1999 as Instrument Number 199920484, Map File Number 1931 and being subject to any restrictions appearing thereon.

EXHIBIT "A"

VERIFICATION

Anthony J. Julian hereby states that he is the Director of Accounting and Loan Servicing Program of the Pennsylvania Housing Finance Agency, mortgage servicing agent for Plaintiff in this matter, that he 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 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.



Anthony J. Julian
Director of Accounting & Loan Servicing

Date: 3-18-05

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 100331
NO: 05-399-CD
SERVICE # 1 OF 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: FEDERAL NATIONAL MORTGAGE ASSOCIATION
vs.
DEFENDANT: WILLIAM C. BAUGHMAN and TAMARA C. BAUGHMAN

SHERIFF RETURN

NOW, March 30, 2005 AT 9:20 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON WILLIAM C. BAUGHMAN DEFENDANT AT 4847 DEER CREEK ROAD, MORRISDALE, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO TAMARA BAUGHMAN, WIFE A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: HUNTER / NEVLING

c& FILED
04/11/2005
APR 20 2005

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 100331
NO: 05-399-CD
SERVICE # 2 OF 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: FEDERAL NATIONAL MORTGAGE ASSOCIATION
VS.
DEFENDANT: WILLIAM C. BAUGHMAN and TAMARA C. BAUGHMAN

SHERIFF RETURN

NOW, March 30, 2005 AT 9:20 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON TAMARA C. BAUGHMAN DEFENDANT AT 4847 DEER CREEK ROAD, MORRISDALE, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO TAMARA C. BAUGHMAN, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: HUNTER / NEVLING

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 100331
NO: 05-399-CD
SERVICES 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: FEDERAL NATIONAL MORTGAGE ASSOCIATION

vs.

DEFENDANT: WILLIAM C. BAUGHMAN and TAMARA C. BAUGHMAN

SHERIFF RETURN

RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	VITTI	24703	20.00
SHERIFF HAWKINS	VITTI	24702	34.53

Sworn to Before Me This

____ Day of _____ 2005

So Answers,


Chester A. Hawkins
Sheriff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

FEDERAL NATIONAL MORTGAGE
ASSOCIATION, assignee of
PENNSYLVANIA HOUSING FINANCE
AGENCY, assignee of JERSEY SHORE
STATE BANK,

Plaintiff,

vs.

WILLIAM C. BAUGHMAN and TAMARA
c. BAUGHMAN

Defendants.

CIVIL DIVISION

NO. 05-399-CD

**PRAECIPÉ FOR DEFAULT
JUDGMENT, CERTIFICATION OF
MAILING AND AFFIDAVIT OF NON-
MILITARY SERVICE**

Code MORTGAGE FORECLOSURE

Filed on behalf of
Plaintiff

Counsel of record for this
party:

Louis P. Vitti, Esquire
PA I.D. #3810
Supreme Court #01072

Louis P. Vitti & Assoc., P.C.
916 Fifth Avenue
Pittsburgh, PA 15219

(412) 281-1725

6/14/05
MAY 06 2005
FILED
Notice to
Def.
Atty pd.
20.00

William A. Shaw
Prothonotary/Clerk of Courts

Statement to
Atty

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION,) NO. 05-399-CD
assignee of PENNSYLVANIA HOUSING FINANCE AGENCY,)
assignee of JERSEY SHORE STATE BANK,)
Plaintiff,)
vs.)
WILLIAM C. BAUGHMAN and TAMARA C. BAUGHMAN,)
Defendants.)

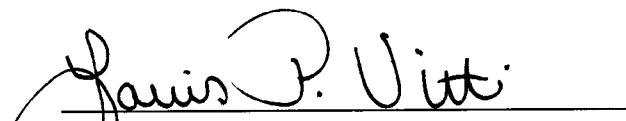
**PRAECIPE FOR DEFAULT JUDGMENT
AND ASSESSMENT OF DAMAGES**

TO: PROTHONOTARY OF CLEARFIELD

Enter judgment in Default of an Answer in the amount of **\$112,215.72**, in favor of the Federal National Mortgage Association, et al , Plaintiff in the above-captioned action, against the Defendants, **William C. Baughman and Tamara C. Baughman** and assess Plaintiff's damages as follows and/or as calculated in the Complaint:

Unpaid Principal Balance	\$92,121.59
Interest from 02/01/04-05/03/05 (Plus \$19.5601 per day after 05/03/05)	8,938.95
Late charges (Plus \$34.03 per month from 3/18/05-Sale Date)	1,293.14
Attorney's fee	4,606.08
Escrow Deficit (Plus any additional charges that may be incurred by the Plaintiff and transmitted to the sheriff as charges on the writ prior to the date of the sheriff's sale)	5,255.96
Total Amount Due	<u>\$112,215.72</u>

The real estate, which is the subject matter of the Complaint, is situate in Twp of Graham, Cty of Clearfield, Cmwlth of PA. HET a dwg k/a 4847 Deer Creek Road, Morrisdale, PA 16868. Map# 116-Q8-73.



Louis P. Vitti, Esquire
Attorney for the Plaintiff

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION,) NO. 05-399-CD
assignee of PENNSYLVANIA HOUSING FINANCE AGENCY,)
assignee of JERSEY SHORE STATE BANK,)
Plaintiff,)
vs.)
WILLIAM C. BAUGHMAN and TAMARA C. BAUGHMAN,)
Defendants.)

CERTIFICATION OF MAILING

I, Louis P. Vitti, do hereby certify that a Notice of Intention to Take Judgment was mailed to the Defendant(s), in the above-captioned case on April 21, 2005, giving ten (10) day notice that judgment would be entered should no action be taken.

LOUIS P. VITTI & ASSOCIATES, P.C.

BY:


Louis P. Vitti, Esquire
Attorney for Plaintiff

SWORN to and subscribed

before me this 3rd day

of May, 2005.


Notary Public Notarial Seal
Sherry House, Notary Public
Pleasant Hills Boro, Allegheny County
My Commission Expires January 28, 2007

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION, assignee of :
PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of :
JERSEY SHORE STATE BANK, :
Plaintiff, :
vs. :
WILLIAM C. BAUGHMAN and TAMARA C. BAUGHMAN, :
Defendants. :

NO. 05-399-CD

IMPORTANT NOTICE

TO: William C. Baughman
Tamara C. Baughman
4847 Deer Creek Road
Morrisdale, PA 16858

Date of Notice: **April 21, 2005**

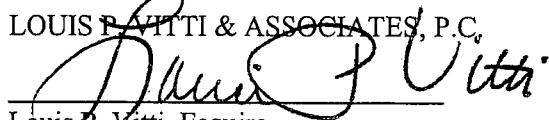
YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

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

PROTHONOTARY
CLEARFIELD COUNTY COURTHOUSE
CLEARFIELD, PA 16830
(814) 765-2641 EXT. 20

BY:

LOUIS P. VITTI & ASSOCIATES, P.C.

Louis P. Vitti, Esquire
Attorney for Plaintiff
916 Fifth Avenue
Pittsburgh, PA 15219

** THE DEBT COLLECTOR IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

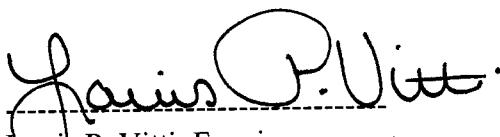
IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

COMMONWEALTH OF PENNSYLVANIA, SS:

COUNTY OF ALLEGHENY

BEFORE me, the undersigned authority, personally appeared Louis P. Vitti, Esquire, who, being duly sworn according to law, deposes and says that he is advised and believes that DEFENDANT(S) is/are not presently in the active military service of the United States of America and not members of the Army of the United States, United States Navy, the Marine Corps, or the Coast Guard, and not officers of the Public Health Service detailed by proper authority for duty with the Army or Navy; nor engaged in any active military service or duty with any military or naval units covered by the Soldiers and Sailors Civil Relief Act of 1940 and designated therein as military service, and to the best of this affiant's knowledge is/are not enlisted in military service covered by said act, and that the averments herein set forth, insofar as they are within his knowledge, are correct, and true; and insofar as they are based on information received from others, are true and correct as he verily believes.

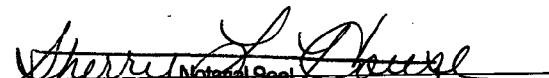
This Affidavit is made under the provisions of the Soldiers and Sailors Civil Relief Act of 1940.


Louis P. Vitti, Esquire

SWORN to and subscribed

before me this 3rd day

of May, 2005.



Notary Seal
Sherry L. Chase, Notary Public
Pleasant Hills Boro, Allegheny County
My Commission Expires January 28, 2007
Member Pennsylvania Association of Notaries

FILED

MAY 06 2005

William A. Shaw
Prothonotary/Clerk of Courts



COPY

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION,) NO. 05-399-CD
assignee of PENNSYLVANIA HOUSING FINANCE AGENCY,)
assignee of JERSEY SHORE STATE BANK,)
Plaintiff,)
vs.)
WILLIAM C. BAUGHMAN and TAMARA C. BAUGHMAN,)
Defendants.)

NOTICE OF ORDER, DECREE OR JUDGMENT

TO: DEFENDANT(S)

You are hereby notified that a judgment was entered in the above-captioned proceeding
on the 6th day of May 2005.

Judgment is as follows: **\$112,215.72.**

William C. Baughman

Deputy

**** THE DEBT COLLECTOR IS ATTEMPTING TO COLLECT A DEBT AND ANY
INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.****

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

Federal National Mortgage Association
Pennsylvania Housing Finance Agency
Jersey Shore State Bank
Plaintiff(s)

No.: 2005-00399-CD

Real Debt: \$112,215.72

Atty's Comm: \$

Vs. Costs: \$

Int. From: \$

William C. Baughman
Tamara C. Baughman
Defendant(s)

Entry: \$20.00
Instrument: Default Judgment

Date of Entry: May 6, 2005

Expires: May 6, 2010

Certified from the record this 6th day of May, 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

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

FEDERAL NATIONAL MORTGAGE
ASSOCIATION, assignee of
PENNSYLVANIA HOUSING FINANCE
AGENCY, assignee of JERSEY SHORE
STATE BANK,

CIVIL DIVISION

NO. 05-399-CD

**PRAECIPE FOR WRIT OF
EXECUTION AND AFFIDAVIT OF
LAST KNOWN ADDRESS**

Plaintiff,

Code MORTGAGE FORECLOSURE

vs.

Filed on behalf of
Plaintiff

WILLIAM C. BAUGHMAN and TAMARA
c. BAUGHMAN

Counsel of record for this
party:

Defendants.

Louis P. Vitti, Esquire
PA I.D. #3810
Supreme Court #01072

Louis P. Vitti & Assoc., P.C.
916 Fifth Avenue
Pittsburgh, PA 15219

(412) 281-1725

FILED *Atty pd. 20.00*
3/14/00 511 ICC & 6 wnts
MAY 06 2005 *w/ prop desc.*
William A. Shaw *to Shiff*
Prothonotary/Clerk of Courts

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION,) NO. 05-399-CD
assignee of PENNSYLVANIA HOUSING FINANCE AGENCY,)
assignee of JERSEY SHORE STATE BANK,)
Plaintiff,)
vs.)
WILLIAM C. BAUGHMAN and TAMARA C. BAUGHMAN,)
Defendants.)

**PRAECIPE FOR WRIT OF
EXECUTION IN MORTGAGE FORECLOSURE**

TO: PROTHONOTARY OF CLEARFIELD COUNTY

Issue a Writ of Execution in favor of the Plaintiff and against the Defendant(s) in the
above-captioned matter as follows:

Amount Due	\$112,215.72
Interest 05/04/05-Sale Date	<u>125.00</u> Prothonotary costs
Total	\$ _____

The real estate, which is the subject matter of the Praecipe for Writ of Execution is situate
in:

Twp of Graham, Cty of Clearfield, Cmwlth of PA. HET a dwg k/a 4847 Deer Creek Road, Morrisdale,
PA 16868. Map# 116-Q8-73.

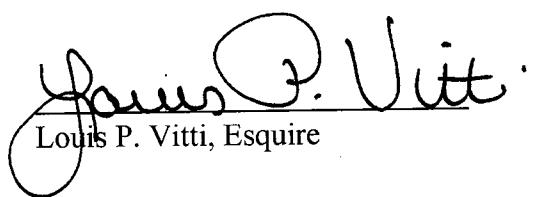

Louis P. Vitti, Esquire
Attorney for Plaintiff

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION,) NO. 05-399-CD
assignee of PENNSYLVANIA HOUSING FINANCE AGENCY,)
assignee of JERSEY SHORE STATE BANK,)
Plaintiff,)
vs.)
WILLIAM C. BAUGHMAN and TAMARA C. BAUGHMAN,)
Defendants.)

AFFIDAVIT

I, Louis P. Vitti, do hereby swear that, to the best of my knowledge, information and belief, the Defendant(s), is/are the owners of the real property on which the Plaintiff seeks to execute. That the Defendants' last known address is 4847 Deer Creek Road, Morrisdale, PA 16858.



Louis P. Vitti
Esquire

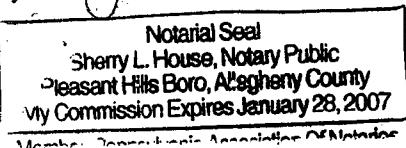
SWORN TO and subscribed

before me this 3rd day of

April, 2005.



Sherry L. House
Notary Public



WRIT OF EXECUTION and/or ATTACHMENT
COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CLEARFIELD
CIVIL ACTION – LAW

Federal National Mortgage Association,
assignee of Pennsylvania Housing Finance Agency,
assignee of Jersey Shore State Bank

Vs.

NO.: 2005-00399-CD

William C. Baughman and
Tamara C. Baughman

Copy

TO THE SHERIFF OF CLEARFIELD COUNTY:

To satisfy the debt, interest and costs due FEDERAL NATIONAL MORTGAGE ASSOCIATION assignee of PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of JERSEY SHORE STATE BANK, Plaintiff(s) from WILLIAM C. BAUGHMAN and TAMARA C. BAUGHMAN, Defendant(s):

(1) You are directed to levy upon the property of the defendant(s) and to sell interest(s) therein:
See Attached Description

(2) You are also directed to attach the property of the defendant(s) not levied upon in the possession of:

Garnishee(s) as follows:

and to notify the garnishee(s) that: (a) an attachment has been issued; (b) the garnishee(s) is/are enjoined from paying any debt to or for the account of the defendant(s) and from delivering any property of the defendant(s) or otherwise disposing thereof;

(3) If property of the defendant(s) not levied upon and subject to attachment is found in the possession of anyone other than a named garnishee, you are directed to notify him/her that he/she has been added as a garnishee and is enjoined as above stated.

AMOUNT DUE: \$112,215.72
INTEREST 05/04/05-Sale Date
PROTH. COSTS: \$
ATTY'S COMM: \$
DATE: 05/06/2005

PAID: \$125.00
SHERIFF: \$
OTHER COSTS: \$

William A. Shaw
Prothonotary/Clerk Civil Division

Received this writ this _____ day
of _____ A.D. _____
At _____ A.M./P.M.

Requesting Party: Louis P. Vitti, Esq.
916 Fifth Ave.
Pittsburgh, PA 15219
(412) 281-1725

Sheriff

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION,) NO. 05-399-CD
assignee of PENNSYLVANIA HOUSING FINANCE AGENCY,)
assignee of JERSEY SHORE STATE BANK,)
Plaintiff,)
vs.)
WILLIAM C. BAUGHMAN and TAMARA C. BAUGHMAN,)
Defendants.)

LEGAL DESCRIPTION

All that certain piece or parcel of land situated in the Township of Graham, County of Clearfield and State of Pennsylvania, bounded and described as follows:

Beginning at a point located on the West side of State Route #1009. Said point is South no degrees, seven minutes West (S 0° 07' W), two hundred twenty feet (220.0) from the Northeast corner of the property of which this is part of; thence along said Road, South no degrees, eleven minutes, fifty seconds West (S 0° 11' 50" W), two hundred fifty feet (250.0) to a point; thence along other lands of grantor the following courses and distances, South eighty-nine degrees, thirty-three minutes West (S 89° 33' W), two hundred fifty-four and forty-five hundredths feet (254.45) passing though an iron pin set four and forty-five hundredths feet (4.45) from the right-of-way line to an iron pin; thence North no degrees, seven minutes East (N 0° 07' E), two hundred fifty feet (250.0) to an iron pin; thence North eighty-nine degrees, thirty-three minutes East (N 89° 33' E), two hundred fifty-four and eight tenths feet (254.8) passing through an iron pin set four and eight tenths feet (4.8) from the right-of-way line to a point on the right-of-way line and place of beginning. Known as subdivision Parcel on map prepared by P.R. Mondock for Shirokey Surveys and dated November 13, 1999

Said property having been approved as part of a Subdivision in Graham Township, Clearfield County, Pennsylvania and recorded in Clearfield County on December 16, 1999 as instrument number 199920484 Map File Number 1931 and being subject to any restrictions appearing thereon.

Having erected thereon a dwelling known 4847 Deer Creek Road Morrisdale, PA 16858

Map# 116-Q8-73

Being the same premises which William and Tamara Baughman by their deed dated 8/15/2000 and recorded on 12/5/2000 in the Recorder of Deeds Office of Clearfield County, Pennsylvania in Instrument #200011849 granted and conveyed unto William C. Baughman and Tamara Baughman

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20157
NO: 05399-CD

PLAINTIFF: FEDERAL NATIONAL MORTGAGE ASSOCIATION, ASSIGNEE OF PENNSYLVANIA HOUSING FINANCE AGENCY, ASSIGNEE OF JERSEY SHORE STATE BANK

VS.

DEFENDANT: WILLIAM C. BAUGHMAN AND TAMARA C. BAUGHMAN

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 05/09/2005

LEVY TAKEN @

POSTED @

SALE HELD

SOLD TO

SOLD FOR AMOUNT PLUS COSTS

WRIT RETURNED 01/14/2006

DATE DEED FILED NOT SOLD

FILED
010:35 AM
JAN 16 2006


William A. Shaw
Prothonotary/Clerk of Courts

DETAILS

@ SERVED WILLIAM C. BAUGHMAN

NOW, JUNE 27, 2005 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF SALE THE CLIENT NO LONGER WANTED TO PROCEED WITH SALE.

@ SERVED TAMARA C. BAUGHMAN

NOW, JANUARY 14, 2006 RETURN THE WRIT AS SHERIFF SALE STAYED BY THE PLAINTIFF'S ATTORNEY, TIME EXPIRED.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20157

NO: 05399-CD

PLAINTIFF: FEDERAL NATIONAL MORTGAGE ASSOCIATION, ASSIGNEE OF PENNSYLVANIA HOUSING FINANCE AGENCY, ASSIGNEE OF JERSEY SHORE STATE BANK

VS.

DEFENDANT: WILLIAM C. BAUGHMAN AND TAMARA C. BAUGHMAN

Execution REAL ESTATE

SHERIFF RETURN

SHERIFF HAWKINS \$109.44

SURCHARGE \$40.00 PAID BY ATTORNEY

So Answers,

Chester Hawkins
By Cynthia Bitter-Openland
Chester A. Hawkins
Sheriff

**WRIT OF EXECUTION and/or ATTACHMENT
COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CLEARFIELD
CIVIL ACTION - LAW**

Federal National Mortgage Association,
assignee of Pennsylvania Housing Finance Agency,
assignee of Jersey Shore State Bank

Vs.

NO.: 2005-00399-CD

William C. Baughman and
Tamara C. Baughman

TO THE SHERIFF OF CLEARFIELD COUNTY:

To satisfy the debt, interest and costs due FEDERAL NATIONAL MORTGAGE ASSOCIATION assignee of PENNSYLVANIA HOUSING FINANCE AGENCY, assignee of JERSEY SHORE STATE BANK, Plaintiff(s) from WILLIAM C. BAUGHMAN and TAMARA C. BAUGHMAN, Defendant(s):

(1) You are directed to levy upon the property of the defendant(s) and to sell interest(s) therein:
See Attached Description

(2) You are also directed to attach the property of the defendant(s) not levied upon in the possession of:

Garnishee(s) as follows:

and to notify the garnishee(s) that: (a) an attachment has been issued; (b) the garnishee(s) is/are enjoined from paying any debt to or for the account of the defendant(s) and from delivering any property of the defendant(s) or otherwise disposing thereof;

(3) If property of the defendant(s) not levied upon and subject to attachment is found in the possession of anyone other than a named garnishee, you are directed to notify him/her that he/she has been added as a garnishee and is enjoined as above stated.

AMOUNT DUE: \$112,215.72
INTEREST 05/04/05-Sale Date
PROTH. COSTS: \$
ATTY'S COMM: \$
DATE: 05/06/2005

PAID: \$125.00
SHERIFF: \$
OTHER COSTS: \$



William A. Shaw
Prothonotary/Clerk Civil Division

Received this writ this 9th day
of May A.D. 2005
At 10:00 A.M./P.M.

Requesting Party: Louis P. Vitti, Esq.
916 Fifth Ave.
Pittsburgh, PA 15219
(412) 281-1725

Chesler A. Hawkins
Sheriff By Cynthia Butler-Cleghorn

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION,) NO. 05-399-CD
assignee of PENNSYLVANIA HOUSING FINANCE AGENCY,)
assignee of JERSEY SHORE STATE BANK,)
Plaintiff,)
vs.)
WILLIAM C. BAUGHMAN and TAMARA C. BAUGHMAN,)
Defendants.)

LEGAL DESCRIPTION

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Beginning at a point located on the West side of State Route #1009. Said point is South no degrees, seven minutes West (S 0° 07' W), two hundred twenty feet (220.0) from the Northeast corner of the property of which this is part of; thence along said Road, South no degrees, eleven minutes, fifty seconds West (S 0° 11' 50"W), two hundred fifty feet (250.0) to a point; thence along other lands of grantor the following courses and distances, South eighty-nine degrees, thirty-three minutes West (S 89° 33' W), two hundred fifty-four and forty-five hundredths feet (254.45) passing though an iron pin set four and forty-five hundredths feet (4.45) from the right-of-way line to an iron pin; thence North no degrees, seven minutes East (N 0°07' E), two hundred fifty feet (250.0) to an iron pin; thence North eighty-nine degrees, thirty-three minutes East (N 89° 33' E), two hundred fifty-four and eight tenths feet (254.8) passing through an iron pin set four and eight tenths feet (4.8) from the right-of-way line to a point on the right-of-way line and place of beginning. Known as subdivision Parcel on map prepared by P.R. Mondock for Shirokey Surveys and dated November 13, 1999

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**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME WILLIAM C. BAUGHMAN

NO. 05399-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 William C. Baughman And Tamara C. Baughman 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:

RDR SERVICE	15.00
MILEAGE	
LEVY	
MILEAGE POSTING	
CSDS	10.00
COMMISSION	0.00
POSTAGE	4.44
HANDBILLS	15.00
DISTRIBUTION	25.00
ADVERTISING	15.00
ADD'L SERVICE	
DEED	
ADD'L POSTING	
ADD'L MILEAGE	
ADD'L LEVY	
BID AMOUNT	
RETURNS/DEPUTIZE	
COPIES	15.00
	5.00
BILLING/PHONE/FAX	5.00
CONTINUED SALES	
MISCELLANEOUS	
TOTAL SHERIFF COSTS	\$109.44

DEED COSTS:

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

PLAINTIFF COSTS, DEBT AND INTEREST:

	DEBT-AMOUNT DUE INTEREST @ FROM TO	112,215.72 0.00
PROTH SATISFACTION		
LATE CHARGES AND FEES		
COST OF SUIT-TO BE ADDED		
FORECLOSURE FEES		
ATTORNEY COMMISSION		
REFUND OF ADVANCE		
REFUND OF SURCHARGE		40.00
SATISFACTION FEE		
ESCROW DEFICIENCY		
PROPERTY INSPECTIONS		
INTEREST		
MISCELLANEOUS		
TOTAL DEBT AND INTEREST		\$112,255.72
COSTS:		
ADVERTISING		0.00
TAXES - COLLECTOR		
TAXES - TAX CLAIM		
DUE		
LIEN SEARCH		
ACKNOWLEDGEMENT		
DEED COSTS		0.00
SHERIFF COSTS		109.44
LEGAL JOURNAL COSTS		0.00
PROTHONOTARY		
MORTGAGE SEARCH		
MUNICIPAL LIEN		
TOTAL COSTS		\$234.44

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

LOUIS P. VITTI & ASSOCIATES, P.C.

916 Fifth Avenue
Pittsburgh, PA 15219

PHONE: (412) 281-1725

FAX: (412) 281-3810

FACSIMILE TRANSMITTAL

DATE: 6/27/05

ADDRESSEE:	Cindy
COMPANY:	
YOUR FAX NUMBER:	814-765-5915
FROM:	Helen

Number of Pages (including cover): 1

RE: Baughman, William + Tamara No. 05-399-C.D

ADDITIONAL COMMENTS: Please stay the Sheriff's sale, due to the fact our Client no longer wants to proceed at this time.

Original Copy to follow by mail: Yes No

NOTE: If you have difficulty receiving this transmittal, please call (412) 281-1725. Thank you.

THIS FACSIMILE CONTAINS PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED FOR THE USE OF THE ABOVE NAMED INDIVIDUAL OR COMPANY. IF THE READER IS NOT THE INTENDED RECIPIENT, EMPLOYEE, OR AGENT RESPONSIBLE FOR DELIVERING IT TO THE INTENDED PARTY, YOU ARE HEREBY NOTIFIED THAT DISSEMINATION OR COPYING OF THIS FACSIMILE IS PROHIBITED BY LAW. IF YOU RECEIVE THIS FACSIMILE IN ERROR, PLEASE NOTIFY THE ABOVE BY TELEPHONE OR RETURN THE ORIGINAL FACSIMILE BY THE U.S. POSTAL SERVICE. THANK YOU.