

Wells Fargo et al v. Timothy Szlasa
2005-469-CD

05-469-CD
Wells Fargo et al v. Timothy Szlasa

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 100365
NO: 05-469-CD
SERVICE # 1 OF 1
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: WELLS FARGO BANK
vs.
DEFENDANT: TIMOTHY J. SZLASA

SHERIFF RETURN

NOW, April 05, 2005 AT 3:40 PM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON TIMOTHY J. SZLASA DEFENDANT AT SHFF. OFFICE, 1 N. 2nd ST., SUITE 116, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO TIMOTHY J. SZLASA, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: SNYDER /

FILED
04/10/2005
APR 25 2005

William A. Shaw
Prothonotary/Clerk of Courts

PURPOSE	VENDOR	CHECK #	AMOUNT
SURCHARGE	ROSENSTIEL	2358	10.00
SHERIFF HAWKINS	ROSENSTIEL	2358	21.00

Sworn to Before Me This

____ Day of _____ 2005

So Answers,

*Chester A. Hawkins
by Marley Hagan*
Chester A. Hawkins
Sheriff

MARTHA E. VON ROSENSTIEL, ESQUIRE
 MARTHA E. VON ROSENSTIEL, P.C.
 16 SOUTH LANSDOWNE AVENUE
 PO BOX 457
 LANSDOWNE, PA 19050
 Attorney ID # 52634

Attorney for Plaintiff

Wells Fargo Bank, N.A., : COURT OF COMMON PLEAS
 successor by merger to Wells : Clearfield COUNTY
 Fargo Home Mortgage, Inc. :
 3476 Stateview Boulevard :
 Fort Mill, SC 29715 :
 Plaintiff :
 vs. :
 Timothy J. Szlaza :
 901 Dorey Street :
 Clearfield, PA 16830 :
 Defendant

: Case No: D5-469-CD

8, w
FILED ^{1cc}
^{APR 11 2005} ^{ASHF}
^{APR 01 2005} ^{Atypd}
⁸⁵⁰⁰

William A. Shaw
 Prothonotary/Clerk of Courts

CIVIL ACTION - MORTGAGE FORECLOSURE
THIS IS AN ATTEMPT TO COLLECT A DEBT ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE

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 ELEGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

ADISO

Le han demandado a usted en la corte. Si usted quiere defendarse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Hace falta a sentar una comparencia escrita o en persona o con un abogado y entregar a la corte en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona. Sea a avisado que si usted no se defiende, la corte toma ra medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademas, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta demanda. Usted puede perder dinero o sus propiedades o otros de rechos importantes para usted.

LLEVE ESTA DEMANDA A UN ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO VAYA EN PERSONA O TELEFONA A LA OFICINA ESCRITA ABAJO. ESTA OFICINA LE PUEDE PROVEER INFORMACION SOBRE COMO CONTRATAR A UN ABOGADO. SI USTED NO TIENE EL DINERO SUFICIENTE PARA CONTRATAR A UN ABOGADO, LE PODEMOS DAR INFORMACION SOBRE AGENCIAS QUE PROVEEN SERVICIO LEGAL A PERSONAS ELEGIBLE PARA SERVICIOS A COSTO REDUCIDO O GRATUITO.

DAVID S. MEHOLICK
 COURT ADMINISTRATOR
 CLEARFIELD COUNTY COURT HOUSE
 CLEARFIELD, PA 16830
 814 765 2641

**THIS IS AN ATTEMPT TO COLLECT A DEBT
ANY INFORMATION OBTAINED MAY BE
USED FOR THAT PURPOSE**

**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.**

MARTHA E. VON ROSENSTIEL, ESQUIRE
MARTHA E. VON ROSENSTIEL, P.C.
16 SOUTH LANSDOWNE AVENUE
PO BOX 457
LANSDOWNE, PA 19050
Attorney ID# 52634

Attorney for Plaintiff

Wells Fargo Bank, N.A.,	:	COURT OF COMMON PLEAS
successor by merger to Wells	:	Clearfield COUNTY
Fargo Home Mortgage, Inc.	:	
3476 Stateview Boulevard	:	
Fort Mill, SC 29715	:	
	:	Case No:
Plaintiff	:	
	:	
vs.	:	
Timothy J. Szlasa	:	
901 Dorey Street	:	
Clearfield, PA 16830	:	

Defendant

CIVIL ACTION - MORTGAGE FORECLOSURE

THIS IS AN ATTEMPT TO COLLECT A DEBT ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE

1. Plaintiff is Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc., a corporation organized and existing under state law, with offices for the conduct of business at 3476 Stateview Boulevard, Fort Mill, SC 29715.

2. Defendant, Timothy J. Szlasa is the mortgagor and real owner of premises 901 Dorey Street, Clearfield, PA 16830, hereinafter described, whose last known address is the same as above.

3. Plaintiff brings this action in mortgage foreclosure against defendant, mortgagor and real owner, to foreclose a certain indenture of mortgage made, executed and delivered by

the above named defendant, mortgagor and real owner to Wells Fargo Home Mortgage, Inc. on July 31, 2002, which mortgage is recorded in the Office of the Recorder of Deeds of Clearfield County in Instrument #200212590, secured on premises 901 Dorey Street, Clearfield, PA 16830 a true and correct description of which is attached hereto as Exhibit I.

4. The said mortgage was modified on January 16, 2004. A copy of the Modification Agreement is attached hereto as Exhibit II.

5. Plaintiff alleges each and every term, condition and covenant in the aforesaid mortgage, and hereby incorporates them herein by reference thereto.

6. The aforesaid mortgage is in default in that monthly installments of principal and interest have not been made conformity with the terms of the mortgage, for the month of June 1, 2005 and each month thereafter, up to and including the present time.

7. Under the terms of the aforesaid mortgage, upon default of payments set forth in the mortgage documents, the entire principal balance and all interest due thereon are collectible forthwith.

8. The following is an itemized statement of the amount due plaintiff under the terms of the aforesaid mortgage:

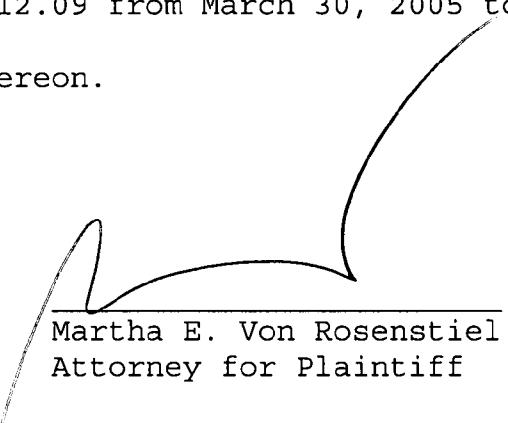
Principal Balance	\$ 68,070.88
Interest from 5/01/04 to 3/29/05	
At \$12.09 per diem	\$ 4,025.97
Accrued late charges	\$ 22.58
Corporate Advances	\$ 1,013.50
Attorney's fee (5% of unpaid Principal Balance)	\$ 3,403.54
Title Information Certificate	\$ 475.00
Photostats and Postage	\$ 50.00
Notarizations	\$ 10.00
Suspense	(\$ 234.07)
 TOTAL	\$ 76,837.40

9. 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 Sheriff's sale, reasonable attorney's fees will be charged based on work actually performed.

10. The original principal balance of the mortgage involved in this action was \$65,383.00; therefore this action does not come within the purview of Act 6 of 1974.

11. The mortgage involved in this action was insured by the Federal Housing Administration; therefore, the mortgagor is not eligible for the assistance made available through the Homeowner's Mortgage Emergency Assistance Act of 1983.

WHEREFORE, plaintiff demands judgment for foreclosure and sale of the mortgaged premises in the amount of \$68,070.88, plus per diem interest at \$12.09 from March 30, 2005 to the date of judgment plus costs thereon.



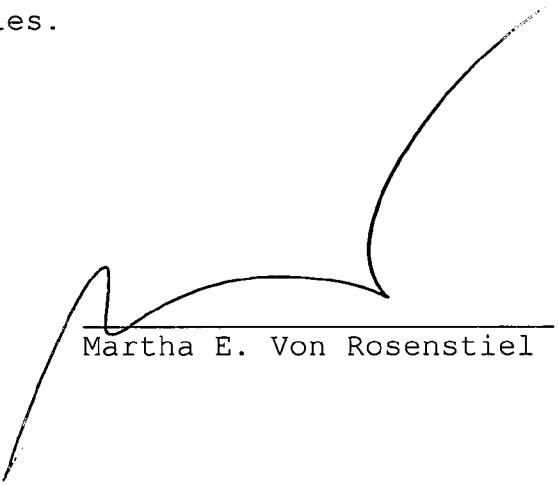
Martha E. Von Rosenstiel
Attorney for Plaintiff

VERIFICATION

MARTHA E. VON ROSENSTIEL, ESQUIRE, of full age, verifies that she is the attorney for the plaintiff in the foregoing action; that she is authorized to make this verification on behalf of plaintiff; and that the statements made in the foregoing Complaint in Mortgage Foreclosure are true and correct to the best of her knowledge, information and belief.

This verification is being executed by the attorney for plaintiff in accordance with Pa R.C.P. 1024(c) as a signed verification could not be obtained by plaintiff within the time allowed for filing of the pleading.

I understand that false statements herein are made subject to penalties of 18 Pa C.S. Section 4904 relating to unsworn falsification to authorities.



Martha E. Von Rosenstiel

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land with improvements, situate in the Fourth Ward of the Borough of Clearfield, County of Clearfield and State of Pennsylvania bounded and described as follows:

BEGINNING at the corner of 9th and Dorey Streets; thence East along Dorey Street fifty (50) feet to lot now or formerly of J. Warren Flegal; thence along the lot now or formerly of J. Warren Flegal ninety (90) feet to lot now or formerly of John E. Brown; thence West along lot now or formerly of John E. Brown fifty (50) feet to 9th Street; thence North along 9th Street ninety (90) feet to place of beginning.

BEING a part of the lot known as Lot No. 19 in J. Wesley Dorey's Addition to the Borough of Clearfield.

Tax Parcel #44-K08-247-49

TITLE TO SAID PREMISES IS VESTED IN Timothy J. Szlasa by Deed from John A. Draucker and Nancy A. Draucker, his wife, dated 7/8/2002 and recorded 8/8/2002 in Instrument #200212589.

EXHIBIT I

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
649 South Avenue, Unit 7
P.O. Box 307
Secane, PA 19018
610 328-2887
Attorney I.D.# 52634

Attorney for Plaintiff

Wells Fargo Bank, N.A., successor by merger : COURT OF COMMON PLEAS
to Wells Fargo Home Mortgage, Inc. : CLEARFIELD COUNTY
3476 Stateview Boulevard :
Fort Mill SC 29715 :
Plaintiff :
vs. : No: 05-469-CD
Timothy J. Szlasa :
901 Dorey Street :
Clearfield, PA 16830 :
Defendant :

MAY 31 2005 2000

FILED
MAY 31 2005
William A. Shaw
Prothonotary/Clerk of Courts
1 CCR (counts w/
prop. deser. to
Shaw 66)

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Kindly issue a Writ of Execution in the above matter as follows:

Total Due \$77,550.71

Interest from 5/28/06 to
Sale Date @ \$12.09 per diem \$

Costs \$

Total \$

Prothonotary costs 125.00

PREM: 901 Dorey Street
Clearfield, PA 16830

Martha E. Von Rosenstiel
Attorney for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land with improvements, situate in the Fourth Ward of the Borough of Clearfield, County of Clearfield and State of Pennsylvania bounded and described as follows:

BEGINNING at the corner of 9th and Dorey Streets; thence East along Dorey Street fifty (50) feet to lot now or formerly of J. Warren Flegal; thence along the lot now or formerly of J. Warren Flegal ninety (90) feet to lot now or formerly of John E. Brown; thence West along lot now or formerly of John E. Brown fifty (50) feet to 9th Street; thence North along 9th Street ninety (90) feet to place of beginning.

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TITLE TO SAID PREMISES IS VESTED IN Timothy J. Szlasa by Deed from John A. Draucker and Nancy A. Draucker, his wife, dated 7/8/2002 and recorded 8/8/2002 in Instrument #200212589.

Commonwealth of Pennsylvania
COUNTY OF CLEARFIELD

Wells Fargo Bank, N.A., successor by merger to
Wells Fargo Home Mortgage, Inc.

COURT OF COMMON PLEAS
CLEARFIELD COUNTY

vs.

NO. 05-469-CD

Timothy J. Szlasa

Writ of Execution

TO THE SHERIFF OF CLEARFIELD COUNTY:

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

By _____
Clerk

Date 5/31/05

COURT OF COMMON PLEAS

_____*Term, 20*_____

No. 05-469-CD

Wells Fargo Bank, N.A.,
successor by merger to Wells
Fargo Home Mortgage, Inc.

vs.

Timothy J. Szlaza

Writ of Execution

REAL DEBT \$77,550.71
INTEREST from 5/28/05
to Sale Date @ \$12.09 per diem \$ _____

COSTS PAID:

PROTHY. \$ 125.00
SHERIFF \$ _____
STATUTORY \$ _____
COSTS DUE PROTHY. \$ _____

PREMISES: 901 Dorey Street
Clearfield, PA 16830

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel, Esquire
649 South Avenue, Unit 7
P.O. Box 307
Secane, PA 19018
(610) 328-2887 Attorney ID 52634

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land with improvements, situate in the Fourth Ward of the Borough of Clearfield, County of Clearfield and State of Pennsylvania bounded and described as follows:

BEGINNING at the corner of 9th and Dorey Streets; thence East along Dorey Street fifty (50) feet to lot now or formerly of J. Warren Flegal; thence along the lot now or formerly of J. Warren Flegal ninety (90) feet to lot now or formerly of John E. Brown; thence West along lot now or formerly of John E. Brown fifty (50) feet to 9th Street; thence North along 9th Street ninety (90) feet to place of beginning.

BEING a part of the lot known as Lot No. 19 in J. Wesley Dorey's Addition to the Borough of Clearfield.

Tax Parcel #44-K08-247-49

TITLE TO SAID PREMISES IS VESTED IN Timothy J. Szlasa by Deed from John A. Draucker and Nancy A. Draucker, his wife, dated 7/8/2002 and recorded 8/8/2002 in Instrument #200212589.

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
649 South Avenue, Unit 7
P.O. Box 307
Secane, PA 19018
610 328-2887
Attorney I.D.# 52634

Attorney for Plaintiff

Wells Fargo Bank, N.A., successor by merger : COURT OF COMMON PLEAS
to Wells Fargo Home Mortgage, Inc. : CLEARFIELD COUNTY
3476 Stateview Boulevard :
Fort Mill SC 29715 :
Plaintiff :
vs. : No: 05-469-CD
: :
Timothy J. Szlasa :
901 Dorey Street :
Clearfield, PA 16830 :
Defendant :

AFFIDAVIT OF NOTICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA:

SS

COUNTY OF DELAWARE :

MARTHA E. VON ROSENSTIEL, attorney for the 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 901 Dorey Street, Clearfield, PA 16830:

1. Name and address of owners(s) or reputed owner(s)

Timothy J. Szlasa
901 Dorey Street
Clearfield, PA 16830

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

Timothy J. Szlasa
901 Dorey Street
Clearfield, PA 16830

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

Wells Fargo Home Mortgage, Inc
3476 Stateview Boulevard
Fort Mill, Sc 29715

Wells Fargo Home Mortgage, Inc
c/o Phelan, Hallinan and Schmieg
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103

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

NONE

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

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:

NONE

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

Clearfield County Tax Claim Bureau
230 E. Market Street
Clearfield, PA 16830

Attorney General of the United States
c/o Assistant Attorney General, Tax Division
U.S. Department of Justice
Post Office Box 227
Washington, DC 20044

PA Department of Revenue
Inheritance Tax Bureau
Strawberry Square, 11th Floor
Harrisburg, PA 17128-1100

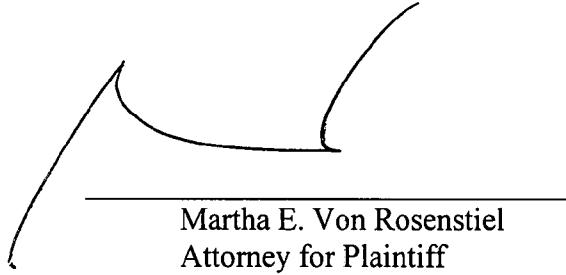
Bureau of Compliance
Clearance Support Section/ATTN: Sheriff's Sale
Dept. 281230
Harrisburg, PA 17129-1230

Family Court/Domestic Relations Division
Clearfield County Court House
1 North 2nd Street
Clearfield, PA 16830

Dept. of Public Welfare
Box 2675
Harrisburg, PA 17105

OCCUPANTS/TENANTS
901 Dorey Street
Clearfield, PA 16830

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



Martha E. Von Rosenstiel
Attorney for Plaintiff

Martha E. Von Rosenstiel, P.C.
 Martha E. Von Rosenstiel
 649 South Avenue, Unit 7
 P.O. Box 307
 Secane, PA 19018
 610 328-2887
 Attorney I.D.# 52634

Attorney for Plaintiff

Wells Fargo Bank, N.A., successor by merger : COURT OF COMMON PLEAS
 to Wells Fargo Home Mortgage, Inc. : CLEARFIELD COUNTY
 3476 Stateview Boulevard :
 Fort Mill SC 29715 :
 Plaintiff :
 vs. :
 :
 Timothy J. Szlasa :
 901 Dorey Street :
 Clearfield, PA 16830 :
 Defendant :

PRAECIPE

FILED Atty pd.
 m/j:47301 20.00
 MAY 31 2005 ICC&Notice
 to def.
 William A. Shaw
 Prothonotary/Clerk of Courts
 Statement
 to Atty
 (6)

TO THE PROTHONOTARY:

Enter judgment in the sum of \$77,550.71 in favor of the above named plaintiff and against the above named defendant for failure to file an answer in the above action in Mortgage Foreclosure within twenty (20) days from date of service of the Civil Action, and assess damages.

I hereby certify that the correct addresses of plaintiff and defendant are as follows:

Plaintiff: 3476 Stateview Boulevard
 Fort Mill, SC 29715

Defendants: 901 Dorey Street
 Clearfield, PA 16830

 Martha E. Von Rosenstiel
 Attorney for Plaintiff

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
649 South Avenue, Unit 7
P.O. Box 307
Secane, PA 19018
610 328-2887
Attorney I.D.# 52634

Attorney for Plaintiff

Wells Fargo Bank, N.A., successor by merger : COURT OF COMMON PLEAS
to Wells Fargo Home Mortgage, Inc. : CLEARFIELD COUNTY
3476 Stateview Boulevard :
Fort Mill SC 29715 :
Plaintiff :
vs. : No: 05-469-CD
: :
Timothy J. Szlasa :
901 Dorey Street :
Clearfield, PA 16830 :
Defendant :

ASSESSMENT OF DAMAGES

TO THE PROTHONOTARY:

Kindly assess damages against the above named defendant as per Civil Action in Mortgage Foreclosure, as follows:

Total per complaint	\$76,837.40
Additional interest on unpaid balances from 3/30/05 to 5/27/05 at \$12.09 per diem	\$ 713.31
Total assessment	\$77,550.71

Martha E. Von Rosenstiel
Attorney for Plaintiff

AND NOW, to wit, this 31st day of May, 2005 damages are assessed as above.


Pro Prothy

Martha E. Von Rosenstiel, P.C.
 Martha E. Von Rosenstiel
 649 South Avenue, Unit 7
 P.O. Box 307
 Secane, PA 19018
 610 328-2887
 Attorney I.D.# 52634

Attorney for Plaintiff

COPY

Wells Fargo Bank, N.A., : COURT OF COMMON PLEAS
 successor by merger to Wells : CLEARFIELD COUNTY
 Fargo Home Mortgage, Inc. :
 3476 Stateview Boulevard :
 Fort Mill, SC 29715 :
 Plaintiff : Case No: 05-469-CD
 :
 vs. :
 :
 Timothy J. Szlaska :
 901 Dorey Street :
 Clearfield, PA 16830 :
 Defendant(s)

TO: Timothy J. Szlaska
 901 Dorey Street
 Clearfield, PA 16830

Date of Notice: May 11, 2005

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 ~~NOTICE OF OBJECTIONS~~ TO THE CLAIMS SET FORTH AGAINST YOU.

OF THIS NOTICE, A
 NG AND YOU MAY LOSE

NCE. IF YOU DO NOT
 FORTH BELOW. THIS
 G A LAWYER.
 FFICE MAY BE ABLE TO
 AT MAY OFFER LEGAL
 FEE.

U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**
 MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
 PROVIDE FOR INSURANCE—POSTMASTER

Received From: MARTHA VON ROSENSTIEL, P.C.
 649 SOUTH AVENUE
 UNIT 7
 SECANE, PA 19018

One piece of ordinary mail addressed to:
Timothy J. Szlaza
901 Dorey Street
Clearfield, PA 16830

PS Form 3817, Mar. 1989

16207

237

TM

NON-MILITARY AFFIDAVIT

STATE OF South Carolina:

: SS

COUNTY OF York

:

RE:

Steven Patrick _____, deposes and says:

1. That I am employed by the Plaintiff herein as servicer of the mortgage.

2. That the captioned individual(s) are the owners of the premises described in the mortgage or deed of trust.

3. That the collection procedures of the Plaintiff are designed to discover facts concerning the titleholder's occupations and military status.

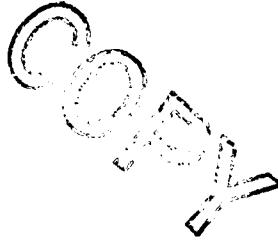
4. That said procedures were followed in connection with the current delinquency.

5. That, on information and belief, captioned titleholders are not incompetent or in any branch of the military service.

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



Steven Patrick, Vice President Loan Documentation



OFFICE OF THE PROTHONOTARY
COURT OF COMMON PLEAS
Clearfield County Court House
1 North 2nd Street
Clearfield, PA 16830

To: Timothy J. Szlaza
901 Dorey Street
Clearfield, PA 16830

Wells Fargo Bank, N.A.,
successor by merger to Wells Fargo Home Mortgage, Inc.

COURT OF COMMON PLEAS
CLEARFIELD COUNTY

vs.

Docket# No. 05-469-CD

Timothy J. Szlaza

Notice

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a Judgment has been entered against you in the above proceeding.

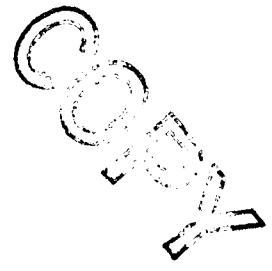
William H. Baker 5/31/05
Prothonotary B.H.

XXX Judgment by Default
Money Judgment
Judgment in Replevin
Judgment for Possession
Judgment on Award of Arbitration
Judgment on Verdict
Judgment on Court Findings

If you have any questions concerning this notice, please call:

Attorney: Martha E. Von Rosenstiel, Esquire
at this telephone number: 610-328-2887

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



Wells Fargo Bank, N.A., successor by merger
to Wells Fargo Home Mortgage, Inc.

Plaintiff(s)

No.: 2005-00469-CD

Real Debt: \$77,550.71

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Timothy J. Szlasa

Entry: \$20.00

Defendant(s)

Instrument: Default Judgment

Date of Entry: May 31, 2005

Expires: May 31, 2010

Certified from the record this 31st 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

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
649 South Avenue, Unit 7
P.O. Box 307
Secane, PA 19018
610 328-2887
Attorney I.D.# 52634

Attorney for Plaintiff

10

Wells Fargo Bank, N.A., successor by merger : COURT OF COMMON PLEAS
to Wells Fargo Home Mortgage, Inc. : CLEARFIELD COUNTY
3476 Stateview Boulevard : :

Fort Mill SC 29715
Plaintiff

vs.

Timothy J. Szlasa
901 Dorey Street
Clearfield, PA 16830
Defenda

: COURT OF COMMON PLEAS
: CLEARFIELD COUNTY

: No: 05-469-CD

FILED

SEP 26 2005
u/f 11:55a
William A. Shaw
Prothonotary/Clerk of Courts
I Went to Ann

AFFIDAVIT OF SERVICE OF NOTICES PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA:

ss

COUNTY OF DELAWARE

MARTHA E. VON ROSENSTIEL, attorney for the plaintiff in the above action, hereby certifies that service of the Notice under Rule 3129.1, in the above matter was made on the defendants by sheriff's Service and/or via certified mail, return receipt requested and on all interested parties, set forth below, by regular first class mail, postage prepaid, as evidenced by the attached certificates of mailing:

1. Name and address of owners(s) or reputed owner(s)

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

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

Wells Fargo Home Mortgage, Inc ✓
3476 Stateview Boulevard
Fort Mill, Sc 29715

Wells Fargo Home Mortgage, Inc ✓
c/o Phelan, Hallinan and Schmieg
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103

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

NONE

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

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:

NONE

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

Clearfield County Tax Claim Bureau ✓
230 E. Market Street
Clearfield, PA 16830

Clearfield County Register of Wills ✓
County Courthouse
Clearfield, PA 16830

Attorney General of the United States ✓
c/o Assistant Attorney General, Tax Division
U.S. Department of Justice
Post Office Box 227
Washington, DC 20044

PA Department of Revenue ✓
Inheritance Tax Bureau
Strawberry Square, 11th Floor
Harrisburg, PA 17128-1100

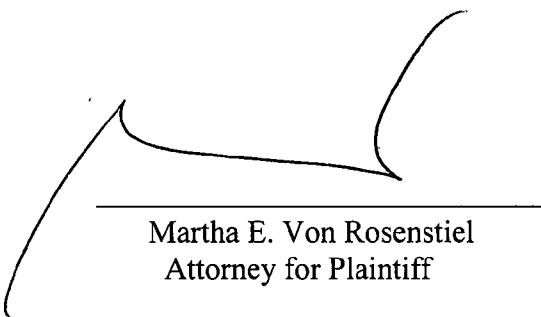
Bureau of Compliance ✓
Clearance Support Section/ATTN: Sheriff's Sale
Dept. 281230
Harrisburg, PA 17129-1230

Family Court/Domestic Relations Division ✓
Clearfield County Court House
1 North 2nd Street
Clearfield, PA 16830

Dept. of Public Welfare ✓
Box 2675
Harrisburg, PA 17105

OCCUPANTS/TENANTS ✓
901 Dorey Street
Clearfield, PA 16830

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



Martha E. Von Rosenstiel
Attorney for Plaintiff

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage

\$

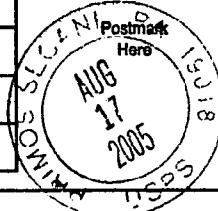
Certified Fee

Return Receipt Fee
(Endorsement Required)

Restricted Delivery Fee
(Endorsement Required)

Total Postage & Fees

\$



595
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535
515
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SLC, UT
Postmark
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AUG
17
2005
CLIFTON HEIGHTS PA

Timothy J. Szlaza
901 Dorey Street
Clearfield, PA 16830
Street, Apt. No.,
P.O. Box No.
City, State, Zip/4
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PS Form 3800, June 2002

See Reverse for Instructions

U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**
 MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
 PROVIDE FOR INSURANCE—POSTMASTER

Received From:

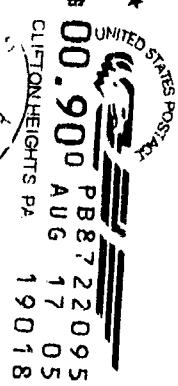
MARTHA VON ROSENSTIEL, P.C.
 649 SOUTH AVENUE
 UNIT 7
 SECANE, PA 19018

One piece of ordinary mail addressed to:

Timothy J. Szlaza
 901 Dorey Street
 Clearfield, PA. 16830

PS Form 3817, Mar. 1989

Affix fee here in stamps
 Or meter postage and
 Postage
 Postmark
 Inquire of
 Postmaster for current
 fees



16207 H
For Accountable Mail

Name and Address of Sender
MARTHA E. VON ROSENSTIEL, P.C.
Attorney At Law
16 S. Lansdowne Ave
Lansdowne, PA 19050

Registered for Merchandise
 Insured
 COD
 Int'l Recorded Del.
 Certified
 Express Mail

for Registered Mail:
 With Postal Insurance
 Without Postal Insurance
Insurance \$70

certified or mailing or for
additional copies of this bill.
Postage Paid and Date of Receipt

SS
Line Article Number

Name of Addressee, Street, and
Post Office Address

Postage

Fee

Handling Charge

Act. Value
(if Regis.)

Insured Value

Due
Sender
If COD

R. R.
Fee

S. D.
Fee

S. H.
Fee

Remarks

1	#16207	Clearfield County Tax Claim 250 East Franklin Street Clearfield, PA. 16830												
2		Clearfield County Register Wills County Courthouse Clearfield, PA. 16830												
3		Attorney General of U.S. C/o Assistant Atty. General U.S. Department of Justice Post Office Box 227 Washington, DC. 20044												
4		PA. Department of Revenue Inheritance Tax Bureau Strawberry Square, 11 th Floor Harrisburg, PA. 17128												
5		Bureau of Compliance Clearance Support Section Attn: Sheriff's Sale Dept. 281230 Harrisburg, PA. 17129												
6		Family Court/Domestic Relations Clearfield County Courthouse 1 North Second Street Clearfield, PA. 16830												
7		Department of Public Welfare P.O. Box 2675 Harrisburg, PA. 17105												
8		Occupants / Tenants 901 Dorey Street Clearfield, PA. 16830												
9		Wells Fargo Home Mortgage 3476 Stateview Boulevard Fort Mill, SC. 29715												
10		Wells Fargo Home Mortgage Attn: Phelan, Hallinan & Schmiege 1617 JFK Boulevard, Ste. 1400 Phila. PA. 19103												
11														

Total Number of Pieces

Total Number of

Diaries

Postmaster, Per (Name of Receiving Employee)

Listed by Sender
Diaries

JAN J. MURRAY

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail domestic reconstruction insurance is \$500 min. per item or \$1000 max. per item.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20182

NO: 05-469-CD

PLAINTIFF: WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC.
vs.
DEFENDANT: TIMOTHY J. SZLASA

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 05/31/2005

LEVY TAKEN 08/12/2005 @ 1:04 PM

POSTED 08/12/2005 @ 1:04 PM

SALE HELD 10/07/2005

SOLD TO WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC.

SOLD FOR AMOUNT \$1.00 PLUS COSTS

WRIT RETURNED 11/15/2005

DATE DEED FILED 11/15/2005

PROPERTY ADDRESS 901 DOREY STREET CLEARFIELD, PA 16830

SERVICES

08/25/2005 @ 2:04 PM SERVED TIMOTHY J. SZLASA

SERVED TIMOTHY J. SZLASA, DEFENDANT, AT HIS RESIDENCE 901 DOREY STREET, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO JESSICA HUDSON SZLASA, WIFE OF THE DEFENDANT

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

FILED

NOV 15 2005 P.P.
o/4:00 5.00
William A. Shaw JR
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20182
NO: 05-469-CD

PLAINTIFF: WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC.
vs.
DEFENDANT: TIMOTHY J. SZLASA

Execution REAL ESTATE

SHERIFF RETURN

SHERIFF HAWKINS \$193.44

SURCHARGE \$20.00 PAID BY ATTORNEY

Sworn to Before Me This

____ Day of _____ 2005

So Answers,

Chester A. Hawkins
by Cynthia Bitter-Augustay
Chester A. Hawkins
Sheriff

Commonwealth of Pennsylvania

COUNTY OF CLEARFIELD

Wells Fargo Bank, N.A., successor by merger to
Wells Fargo Home Mortgage, Inc.

COURT OF COMMON PLEAS
CLEARFIELD COUNTY

VS.

NO. 05-469-CD

Timothy J. Szlasa

Writ of Execution

TO THE SHERIFF OF CLEARFIELD COUNTY:

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

AMOUNT DUE \$ 77,550.71INTEREST FROM: 5/28/05
to Sale Date @ \$12.09 per diem \$(Costs to be added) \$
Prothonotary costs 125.00
ProthonotaryBy Willie M. Blair
Clerk

Received May 31, 2005 at 2:30 P.M.
Chesta A. Hawkins
by Cynthia Butterbaugh
Date 5/31/05

COURT OF COMMON PLEAS

Term, 20

No. 05-469-CD

Wells Fargo Bank, N.A.,
successor by merger to Wells
Fargo Home Mortgage, Inc.

vs.

Timothy J. Szlaja

Writ of Execution

REAL DEBT

\$ 77,550.71

INTEREST from 5/28/05

to Sale Date @ \$12.09 per diem

\$ _____

COSTS PAID:

PROTHY.

\$ 105.00

SHERIFF

\$ _____

STATUTORY

\$ _____

COSTS DUE PROTHY.

\$ _____

PREMISES: 901 Dorey Street

Clearfield, PA 16830

Martha E. Von Rosenstiel, P.C.

Martha E. Von Rosenstiel, Esquire

649 South Avenue, Unit 7

P.O. Box 307

Secane, PA 19018

(610) 328-2887

Attorney ID 52634

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land with improvements, situate in the Fourth Ward of the Borough of Clearfield, County of Clearfield and State of Pennsylvania bounded and described as follows:

BEGINNING at the corner of 9th and Dorey Streets; thence East along Dorey Street fifty (50) feet to lot now or formerly of J. Warren Flegal; thence along the lot now or formerly of J. Warren Flegal ninety (90) feet to lot now or formerly of John E. Brown; thence West along lot now or formerly of John E. Brown fifty (50) feet to 9th Street; thence North along 9th Street ninety (90) feet to place of beginning.

BEING a part of the lot known as Lot No. 19 in J. Wesley Dorey's Addition to the Borough of Clearfield.

Tax Parcel #44-K08-247-49

TITLE TO SAID PREMISES IS VESTED IN Timothy J. Szlaza by Deed from John A. Draucker and Nancy A. Draucker, his wife, dated 7/8/2002 and recorded 8/8/2002 in Instrument #200212589.

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME TIMOTHY J. SZLASA

NO. 05-469-CD

NOW, November 15, 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 Timothy J. Szlasa to public venue or outcry at which time and place I sold the same to WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER 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:

PLAINTIFF COSTS, DEBT AND INTEREST:

RDR	15.00	DEBT-AMOUNT DUE	77,550.71
SERVICE	15.00	INTEREST @ 12.0900 %	1,595.88
MILEAGE	2.00	FROM 05/28/2005 TO 10/07/2005	
LEVY	15.00		
MILEAGE	2.00	PROTH SATISFACTION	
POSTING	15.00	LATE CHARGES AND FEES	
CSDS	10.00	COST OF SUIT-TO BE ADDED	
COMMISSION	0.00	FORECLOSURE FEES	
POSTAGE	4.44	ATTORNEY COMMISSION	
HANDBILLS	15.00	REFUND OF ADVANCE	
DISTRIBUTION	25.00	REFUND OF SURCHARGE	20.00
ADVERTISING	15.00	SATISFACTION FEE	
ADD'L SERVICE		ESCROW DEFICIENCY	
DEED	30.00	PROPERTY INSPECTIONS	
ADD'L POSTING		INTEREST	
ADD'L MILEAGE	4.00	MISCELLANEOUS	
ADD'L LEVY			
BID AMOUNT	1.00	TOTAL DEBT AND INTEREST	\$79,166.59
RETURNS/DEPUTIZE			
COPIES	15.00	COSTS:	
	5.00	ADVERTISING	251.80
BILLING/PHONE/FAX	5.00	TAXES - COLLECTOR	
CONTINUED SALES		TAXES - TAX CLAIM	
MISCELLANEOUS		DUE	
TOTAL SHERIFF COSTS	\$193.44	LIEN SEARCH	100.00
		ACKNOWLEDGEMENT	5.00
ACKNOWLEDGEMENT	5.00	DEED COSTS	28.50
REGISTER & RECORDER	28.50	SHERIFF COSTS	193.44
TRANSFER TAX 2%	0.00	LEGAL JOURNAL COSTS	144.00
TOTAL DEED COSTS	\$28.50	PROTHONOTARY	125.00
		MORTGAGE SEARCH	40.00
		MUNICIPAL LIEN	
		TOTAL COSTS	\$887.74

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