

Mort. Elect. Reg. System et al v. Terry Miles  
2005-558-CD

05-558-CD  
Mortgage Elec. vs. Terry Miles

SHAPIRO & KREISMAN, LLC  
BY: DAVID FEIN, ESQ., JOSEPH REJENT, ESQ.,  
AND ILANA ZION, ESQ.  
ATTORNEY I.D. NOS. 82628, 59621 & 87137  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 05-24088

Mortgage Electronic Registration Systems,  
Inc., as nominee for Washington Mutual  
Bank, FA  
P.O. Box 1169  
Milwaukee, WI 53201-1169  
PLAINTIFF

VS.

Terry Miles a/k/a Terry L. Miles  
P.O. Box 32  
Lanse, PA 16849  
DEFENDANT

*Recd*  
**FILED** *Att'y pd* *85.00*  
*ml2.30.671*  
**APR 20 2005**

William A. Shaw  
Prothonotary/Clerk of Courts *Shff*  
**2cc**

COURT OF COMMON PLEAS

CLEARFIELD COUNTY

NO: *05-558-CD*

**COMPLAINT - CIVIL ACTION**  
**MORTGAGE FORECLOSURE**

**NOTICE**

YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO DEFEND AGAINST THE CLAIMS SET FORTH IN THE FOLLOWING PAGES, YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS AFTER THIS COMPLAINT AND NOTICE ARE SERVED, BY ENTERING A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILING IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU BY THE COURT WITHOUT FURTHER NOTICE FOR ANY MONEY CLAIMED IN THE COMPLAINT OR FOR ANY OTHER CLAIM OR RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER 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 ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Clearfield County Lawyer Referral Service  
Telephone: 814-765-2641 x-5982  
Court Administrator, Clearfield County Courthouse  
230 East Market Street  
Clearfield, PA 16830

**PURSUANT TO THE FAIR DEBT COLLECTION  
PRACTICES ACT YOU ARE ADVISED THAT THIS LAW  
FIRM IS DEEMED TO BE A DEBT COLLECTOR  
ATTEMPTING TO COLLECT A DEBT. ANY  
INFORMATION OBTAINED WILL BE USED FOR THAT  
PURPOSE.**

## NOTICIA

**LE HAN DEMANDADO A USTED EN LA CORTE. SI USTED QUIERE DEFENDERSE DE ESTAS DEMANDAS EXPUESTAS EN LAS PAGINAS SIGUIENTES, USTED TIENE VIENTE (20) DIAS DE PLAZO AL PARTIR DE LA FECHA DE LA DEMANDA Y LA NOTIFICACION. USTED DEBE PRESENTAR UNA APARIENCIA ESCRITA O EN PERSONA O POR ABOGADO Y ARCHIVAR EN LA CORTE EN FORMA ESCRITA SUS DEFENSAS O SUS OBJECIONES A LAS DEMANDAS EN CONTRA DE SU PERSONA. SEA AVISADO QUE SI USTED NO SE DEFIENDE, LA CORTE TOMARA MEDIDAS Y PUEDE ENTRAR UNA ORDEN CONTRA USTED SIN PREVIO AVISO O NOTIFICACION Y POR CUALQUIER QUEJA O ALIVIO QUE ES PEDIDO EN LA PETICION DE DEMANDA. USTED PUEDE PERDER DINERO O SUS PROPIEDADES O OTROS DERECHOS IMPORTANTES PARA USTED.**

**LLEVE ESTA DEMANDA A UN ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO O SI NO TIENE EL DINERO SUFFICIENTE DE PAGAR TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA CUYA DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERIGUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.**

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P.O. Box 1169  
Milwaukee, WI 53201-1169  
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VS.

Terry Miles a/k/a Terry L. Miles  
P.O. Box 32  
Lanse, PA 16849  
DEFENDANT

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

NO:

**COMPLAINT IN MORTGAGE FORECLOSURE**

Plaintiff, Mortgage Electronic Registration Systems, Inc., as nominee for Washington Mutual Bank, FA, the address of which is, P.O. Box 1169, Milwaukee, WI 53201-1169, brings this action of mortgage foreclosure upon the following cause of action:

1. Parties to Mortgage:  
Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Washington Mutual Bank, FA  
Mortgagor(s): Terry L. Miles
- (b) Date of Mortgage: April 19, 2002
- (c) Place and Date of Record of Mortgage:  
Recorder of Deeds  
Clearfield County  
Mortgage Instr.#: 200206477  
Date: April 25, 2002

The Mortgage is a matter of public record and is incorporated herein as provided by Pa. R.C.P. No. 1019(g). A true and correct copy of the Mortgage is attached hereto and marked as Exhibit "A" and incorporated herein by reference.

(d) Assignments: None.

2. Plaintiff is, therefore, either the original Mortgagee named in the Mortgage, the legal successor in interest to the original Mortgagee, or is the present holder of the mortgage by virtue of the above-described Assignment(s).
3. The real property which is subject to the Mortgage is generally known as P.O. Box 32, Lanse, PA 16849 and is more specifically described as attached as part of Exhibit "A":
4. The name and mailing address of each Defendant is:  
Terry Miles a/k/a Terry L. Miles, P.O. Box 32, Lanse, PA 16849
5. The interest of each individual Defendant is as Mortgagor, Real Owner, or both.
6. The Mortgage is in default because the monthly installments of principal and interest and other charges stated below, all as authorized by the Mortgage, are due as of December 1, 2004 and have not been paid, and upon failure to make such payments when due, the whole of the principal, together with charges specifically itemized below are immediately due and payable.
7. The following amounts are due as of April 16, 2005:

Principal of Mortgage debt due and unpaid	\$51,124.70
Interest currently due and owing at 8.5% per annum calculated from November 1, 2004 at \$11.90 each day	\$1,987.30
Late Charge of \$20.06 per month assessed on the 16th of each month from December 16, 2004 to April 16, 2005, (5 Months)	\$100.30
Escrow Advances made by Plaintiff	\$430.93
Suspense/Unapplied Balance	(\$199.98)
Accrued Late Charges	\$20.09
Property Inspection	\$17.80
Mortgage Insurance Premium	\$37.25
Title Search/Report Fees	\$250.00
Attorneys' Fees and Costs	\$1,500.00
<b>TOTAL</b>	<b>\$55,268.39</b>

8. Interest accrues at a per diem rate of 11.90 each day after April 16, 2005 that the debt remains unpaid, and Plaintiff may incur additional attorneys' fees, as well as other expenses, costs and charges collectible under the Note and Mortgage.

9. The attorneys' 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 attorneys' fees will be charged based on work actually performed.
10. Notice pursuant to the Homeowners' Emergency Mortgage Assistance Act of 1983, 35 P.S. § 1680.402c, et seq., was sent to each individual Mortgagor at their mailing address and/or the mortgaged property address by first-class mail and certified mail. Pursuant to the act of December 21, 1998 (P.L. 1248, No. 160) (Act 160), this Notice contains the information required by the act of March 14, 1978 (P.L. 11, No. 6), 41 P.S. Section 403 et seq., and separate Notice of Intention to Foreclose is not required. Copies of the Notice are attached hereto as Exhibit "B".

WHEREFORE, Plaintiff respectfully requests that this Court enter judgment in rem in favor of Plaintiff and against Defendant, in the amount set forth in paragraphs 7 and 8, together with interest, attorneys' fees and for other expenses, costs, and charges collectible under the Note and Mortgage and for the foreclosure and sale of the mortgaged premises.

SHAPIRO & KREISMAN, LLC

Date: 4-19-05

BY: Ilana Zion  
Ilana Zion, Esquire  
Attorney for Plaintiff

S & K File No. 05-24088

KAREN L. STARK  
REGISTER AND RECORDER  
CLEARFIELD COUNTY  
Pennsylvania

INSTRUMENT NUMBER

200206477

RECORDED ON

APR 25, 2002  
11:26:45 AM

Total Pages: 17

RECORDING FEES -	(\$39.40)
RECORDED	
CHARGE	
FUND	\$1.00
BORROWER	
IMPROVEMENT FUND	
STATE MRT TAX	\$0.50
TOTAL	\$61.50
CUSTOMER	
SCHAFFER, MICHAEL	

FROM: TERRY L. MILES  
TO: WASHINGTON MUTUAL BANK, FA

Prepared By:  
A. RAGONESE

Return To: NORTH AMERICAN MORTGAGE  
PO BOX 808031  
PETALUMA, CA 94976-8031  
FINAL REVIEW AU 052

Parcel Number:

YPA1  
HO4

[Space Above This Line For Recording Data]

## MORTGAGE

8888380-900

MIN 1000541-3000247369-0

## DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated APRIL 19, 2002 together with all Riders to this document.  
 (B) "Borrower" is TERRY L. MILES

Borrower is the mortgagor under this Security Instrument.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the mortgagee under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

PENNSYLVANIA - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS

VMP - 6A(PA) (0202L01 Form 303B 4/01  
Page 1 of 16 Initials: *JL*  
VMP MORTGAGE FORMS - (800)521-7281



EXHIBIT "A"

(D) "Lender" is WASHINGTON MUTUAL BANK, FA

Lender is a FEDERAL SAVINGS BANK  
organized and existing under the laws of THE UNITED STATES OF AMERICA  
Lender's address is 3883 AIRWAY DRIVE, SANTA ROSA, CA 95403

(E) "Note" means the promissory note signed by Borrower and dated APRIL 19, 2002  
The Note states that Borrower owes Lender FIFTY TWO THOUSAND TWO HUNDRED AND  
00/100

Dollars  
(U.S. \$ 52,200.00 ) plus interest. Borrower has promised to pay this debt in regular  
Periodic Payments and to pay the debt in full not later than MAY 01, 2032

(F) "Property" means the property that is described below under the heading "Transfer of Rights  
in the Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late  
charges due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The  
following Riders are to be executed by Borrower [check box as applicable]:

<input type="checkbox"/> Adjustable Rate Rider	<input type="checkbox"/> Condominium Rider	<input type="checkbox"/> Second Home Rider
<input type="checkbox"/> Balloon Rider	<input type="checkbox"/> Planned Unit Development Rider	<input type="checkbox"/> 1-4 Family Rider
<input type="checkbox"/> VA Rider	<input type="checkbox"/> Biweekly Payment Rider	<input type="checkbox"/> Other(s) [specify]

(I) "Applicable Law" means all controlling applicable federal, state and local statutes,  
regulations, ordinances and administrative rules and orders (that have the effect of law) as well as  
all applicable final, non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees,  
assessments and other charges that are imposed on Borrower or the Property by a condominium  
association, homeowners association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction  
originated by check, draft, or similar paper instrument, which is initiated through an electronic  
terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize  
a financial institution to debit or credit an account. Such term includes, but is not limited to,  
point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire  
transfers, and automated clearinghouse transfers.

(L) "Escrow Items" means those items that are described in Section 3.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or  
proceeds paid by any third party (other than insurance proceeds paid under the coverages  
described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or  
other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv)  
misrepresentations of, or omissions as to, the value and/or condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or  
default on, the Loan.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and  
interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

#### TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS the following described property located in the

of **CLEARFIELD** :

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

**THE LEGAL DESCRIPTION IS ATTACHED HERETO AS A SEPARATE EXHIBIT  
AND IS MADE A PART HEREOF.**

which currently has the address of

PO BOX 32

LANSF

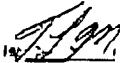
("Property Address"):

[Street]

[City], Pennsylvania 16849

[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to

Initials: 

MMI - EA(PA) 102021.01

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Form 3039 1/01

## PARCEL ONE:

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

BEGINNING at an iron pipe located on the East side of State Route #2035. Said point is also the Northwest corner of Carl and Alice Swanson; thence along said road, North twenty-five degrees West (N 25° W) twenty-two and forty-three hundredths feet (22.43) to an iron pipe and also the Southwest corner of Chester and Helen Lowe; thence along lands of Chester and Helen Lowe, South eighty-six degrees East (S 86° E) ninety-two feet (92.0) to an iron pipe; thence along other lands of Grantor, South eighty-four degrees, ten minutes, forty seconds East (S 84° 10' 40" E) one hundred fifty-eight and twenty-three hundredths feet (158.23) to an iron pipe; thence still along other lands of Grantor, North three degrees, fifty-eight minutes, twenty seconds East (N 3° 58' 20" E) two hundred fifteen and sixty-seven hundredths feet (215.67) to an iron pipe on line of, now or formerly John and Elizabeth Verbitsky; thence along lands of, now or formerly, John and Elizabeth Verbitsky, South eighty-five degrees, fifteen minutes, five seconds East (S 85° 15' 05" E) twenty-eight and twenty-eight hundredths feet (28.28) to an iron pipe and also the Southeast corner of, now or formerly, John and Elizabeth Verbitsky thence still along lands of, now or formerly, John and Elizabeth Verbitsky, North five degrees, forty-seven minutes, ten seconds East (N 5° 47' 10" E) fifty-five feet (55.0) to an iron pipe and also the Eastbound right-of-way line of Interstate Route #90, thence along said right-of-way line the following courses and distances; South sixty-seven degrees, four minutes, five seconds East (S 67° 04' 05" E) one hundred thirty-three and eighty two hundredths (133.82) feet to an iron pipe; thence South sixty-three degrees, eight minutes, twenty-five seconds East (S 63° 03' 25" E) two hundred twenty-four and forty-eight hundredths feet (224.48) to an iron pipe; thence South sixty degrees, no minutes, forty-five seconds East (S 60° 00' 45" E) ninety-six and two tenths feet (96.2) to an iron pipe; thence South fifty-seven degrees, thirty-five minutes, forty seconds East (S 57° 35' 40" E) one hundred twenty-seven and eighty-five hundredths (127.85) feet to an iron pipe; thence South fifty-five degrees, thirty-two minutes East (S 55° 32' E) one hundred eleven and thirty-six hundredths feet (111.36) to an iron pipe and also the Northeast corner of, now or formerly Carl and Doris Johnson, thence along lands of, now or formerly, Carl and Doris Johnson, now or formerly Minnie Strand, and Carl and Alice Swanson, North eighty-five degrees, forty minutes, five seconds West (N 85° 40' 05" W) eight hundred ninety-seven and fifty-four hundredths feet (897.54) to an iron pipe and place of beginning.

BEING known and designated as Tax Parcel No. 110-999-708-143 in the Deed Registry Office of Clearfield County, Pennsylvania.

## PARCEL NO. TWO:

ALL that certain piece or parcel of land, situated, lying and being in Cooper Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake, said stake being North Seventy-two degrees Seventeen minutes East (N 72° 17' E) a distance of Two Hundred Twenty-two (222) feet from the Northwest corner of land owned by Grantee herein; thence from said stake North Seventy-two degrees Thirty-six minutes East (N 72° 36' E) a distance of One Hundred Thirty (130) feet, more or less, to a point; thence North Four degrees Forty-eight minutes East (N 4° 48' E) a distance of Thirty-eight and thirty-nine hundredths (38.39') feet to a point; thence North Eighty-three degrees thirteen minutes West (N 83° 13' W) a distance of One Hundred Sixty-seven and nine hundredths (167.09') feet, more or less, to a point on line of Carl Swanson, et ux.; thence by same North Twenty-six degrees West (N 26° W) a distance of One Hundred Six and five tenths (106.5') feet, more or less, to the point and place of beginning.

BEING known and designated as Tax Parcel No. 110-829-708-11 in the Deed Registry Office of Clearfield County, Pennsylvania.

Exhibit "A"

*T.L.M.*

in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

**BORROWER COVENANTS** that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

**THIS SECURITY INSTRUMENT** combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

**UNIFORM COVENANTS.** Borrower and Lender covenant and agree as follows:

**1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

**2. Application of Payments or Proceeds.** Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if,

and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

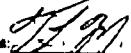
**3. Funds for Escrow Items.** Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

WD-6A(PA) (0202)01

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Initials: 

Form 3039 1/01

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

**4. Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

**5. Property Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of

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the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. Occupancy. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the

date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

**7. Preservation, Maintenance and Protection of the Property: Inspections.** Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

**8. Borrower's Loan Application.** Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

**9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument.** If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate

from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

**10. Mortgage Insurance.** If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination, or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(b) Any such agreements will not affect the rights Borrower has - if any - with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any

other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

**11. Assignment of Miscellaneous Proceeds; Forfeiture.** All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the

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Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

**12. Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

**13. Joint and Several Liability; Co-signers; Successors and Assigns Bound.** Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

**14. Loan Charges.** Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

**15. Notices.** All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security

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Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

**16. Governing Law; Severability; Rules of Construction.** This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

**17. Borrower's Copy.** Borrower shall be given one copy of the Note and of this Security Instrument.

**18. Transfer of the Property or a Beneficial Interest in Borrower.** As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

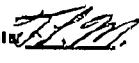
If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

**19. Borrower's Right to Reinstate After Acceleration.** If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums

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which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

**20. Sale of Note; Change of Loan Servicer; Notice of Grievance.** The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

**21. Hazardous Substances.** As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

**NON-UNIFORM COVENANTS.** Borrower and Lender further covenant and agree as follows:

22. **Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). Lender shall notify Borrower of, among other things: (a) the default; (b) the action required to cure the default; (c) when the default must be cured; and (d) that failure to cure the default as specified may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. Lender shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured as specified, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, attorneys' fees and costs of title evidence to the extent permitted by Applicable Law.

23. **Release.** Upon payment of all sums secured by this Security Instrument, this Security Instrument and the estate conveyed shall terminate and become void. After such occurrence, Lender shall discharge and satisfy this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

24. **Waivers.** Borrower, to the extent permitted by Applicable Law, waives and releases any error or defects in proceedings to enforce this Security Instrument, and hereby waives the benefit of any present or future laws providing for stay of execution, extension of time, exemption from attachment, levy and sale, and homestead exemption.

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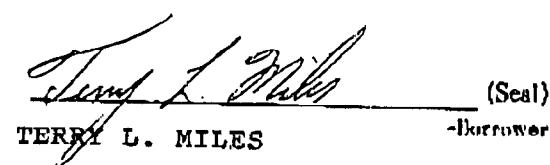
25. **Reinstatement Period.** Borrower's time to reinstate provided in Section 19 shall extend to one hour prior to the commencement of bidding at a sheriff's sale or other sale pursuant to this Security Instrument.

26. **Purchase Money Mortgage.** If any of the debt secured by this Security Instrument is lent to Borrower to acquire title to the Property, this Security Instrument shall be a purchase money mortgage.

27. **Interest Rate After Judgment.** Borrower agrees that the interest rate payable after a judgment is entered on the Note or in an action of mortgage foreclosure shall be the rate payable from time to time under the Note.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Witnesses:



(Seal)  
TERRY L. MILES  
-Borrower

(Seal)

-Borrower

(Seal)  
-Borrower

(Seal)  
-Borrower

(Seal)  
-Borrower

(Seal)  
-Borrower

(Seal)  
-Borrower

(Seal)  
-Borrower

(Seal)  
-Borrower

**Certificate of Residence**

I, the undersigned, do hereby certify that the correct address of the within-named Lender is **3883 AIRWAY DRIVE, SANTA ROSA, CA 95403**

Witness my hand this 19th day of April 2002

Michael P. Schepfer Jr.  
Agent of Lender

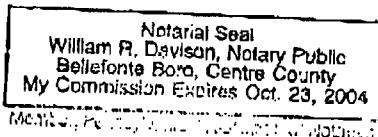
COMMONWEALTH OF PENNSYLVANIA, CLEARFIELD

County ss:

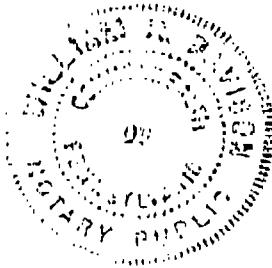
On this, the 19th day of April 2002, before me, the undersigned officer, personally appeared **TERRY L. MILES**

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.  
My Commission Expires: Oct 23 04



William R. Davison  
Notary Public  
Title of Officer



6A(PA) 10202L01

Page 18 of 18

Initials: TLM

Form 3039 1/01

Washington Mutual  
P.O. Box 44118  
Jacksonville, FL 32231-4118



8459833375

7100 4047 5100 3299 0424

March 3, 2005

001324 /PA

TERRY MILES  
PO BOX 32  
LANSE PA 16849

WE ARE A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND  
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

**PLEASE REVIEW THE DEBT VALIDATION NOTICE ENCLOSED**

**NOTICE OF COLLECTION ACTIVITY**

RE: ACCOUNT # 8459833375

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

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

The HOMEOWNER'S MORTGAGE ASSISTANCE PROGRAM (HEMAP) may be able to help to save your home. This Notice explains how the program works.

To see if HEMAP can help, you must MEET WITH A CONSUMER CREDIT COUNSELING AGENCY WITHIN 30 DAYS OF THE DATE OF THIS NOTICE. Take this Notice with you when you meet with the Counseling Agency.

The name, address and phone number of Consumer Credit Counseling Agencies serving your County are listed at the end of this Notice. If you have any questions, you may call the Pennsylvania Housing Finance Agency toll free at 1-800-342-2397. (Persons with impaired hearing can call (717) 780-1869).

This Notice contains important legal information. If you have any questions, representatives at the Consumer Credit Counseling Agency may be able to help explain it. You may also want to contact an attorney in your area. The local bar association may be able to help you find a lawyer.

**LA NOTIFICACION EN ADJUNTO ES DE SUMA IMPORTANCIA, PUES AFECTA SU DERECHO A CONTINUAR VIVIENDO EN SU CASA. SI NO COMPRENDE EL CONTENIDO DE ESTA NOTIFICACION OBTENGA UNA TRADUCCION INMEDIATAMENTE LLAMANDO ESTA AGENCIA (PENNSYLVANIA HOUSING FINANCE AGENCY) SIN CARGOS AL NUMERO MENCIONADO ARRIBA. PUEDES SER ELEGIBLE PARA UN PRESTAMO POR EL PROGRAMA LLAMADO "HOMEOWNER'S EMERGENCY MORTGAGE ASSISTANCE PROGRAM" EL CUAL PUEDE SALVAR SU CASA DE LA PERDIDA DEL DERECHO A REDIMIR SU HIPOTECA.**

PA ACT 91

EXHIBIT "B"

HOMEOWNER'S NAME(S): Terry Miles  
PROPERTY ADDRESS: Po Box 32  
Lanse PA 16849  
LOAN ACCT. NUMBER: 8459833375  
ORIGINAL LENDER:  
CURRENT LENDER/SERVICER: Washington Mutual Home Loans, Inc.

#### HOMEOWNER'S EMERGENCY MORTGAGE ASSISTANCE PROGRAM

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

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

- IF YOUR DEFAULT HAS BEEN CAUSED BY CIRCUMSTANCES BEYOND YOUR CONTROL.
- IF YOU HAVE A REASONABLE PROSPECT OF BEING ABLE TO PAY YOUR MORTGAGE PAYMENTS, AND
- IF YOU MEET OTHER ELIGIBILITY REQUIREMENTS ESTABLISHED BY THE PENNSYLVANIA HOUSING FINANCE AGENCY.

**TEMPORARY STAY OF FORECLOSURE** - Under the Act, you are entitled to a temporary stay of foreclosure on your mortgage for thirty (30) days from the date of this Notice. During that time you must arrange and attend a "face-to-face" meeting with one of the consumer credit counseling agencies listed at the end of this Notice. **THIS MEETING MUST OCCUR WITHIN THE NEXT (30) DAYS. IF YOU DO NOT APPLY FOR EMERGENCY MORTGAGE ASSISTANCE, YOU MUST BRING YOUR MORTGAGE UP TO DATE. THE PART OF THIS NOTICE CALLED "HOW TO CURE YOUR MORTGAGE DEFAULT", EXPLAINS HOW TO BRING YOUR MORTGAGE UP TO DATE.**

**CONSUMER CREDIT COUNSELING AGENCIES** - If you meet with one of the consumer credit counseling agencies listed at the end of this notice, the lender may NOT take action against you for thirty (30) days after the date of this meeting. **The names, addresses, and telephone numbers of designated consumer credit counseling agencies for the county in which the property is located are set forth at the end of this Notice.** It is only necessary to schedule one face-to-face meeting. Advise your lender immediately of your intentions.

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

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

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

**NOTE: IF YOU ARE CURRENTLY PROTECTED BY THE FILING OF A PETITION IN BANKRUPTCY, THE FOLLOWING PART OF THIS NOTICE IS FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE CONSIDERED AS AN ATTEMPT TO COLLECT THE DEBT.**  
(If you have filed bankruptcy, you can still apply for Emergency Mortgage Assistance.)

**HOW TO CURE YOUR MORTGAGE DEFAULT (Bring it up to date).****NATURE OF THE DEFAULT** - The MORTGAGE debt held by the above lender on your property located at:

Po Box 32  
Lansc PA 16849

**IS SERIOUSLY IN DEFAULT BECAUSE:**

Non-payment

A. YOU HAVE NOT MADE MONTHLY MORTGAGE PAYMENTS for the following months and the following amounts are now past due:

Monthly Installments:	12/01/2004	\$523.32
	01/01/2005	\$523.32
	02/01/2005	\$523.32
	03/01/2005	\$523.32

Other charges (explain/itemize):

Uncollected Late Charges	\$80.26
Uncollected Fees:	\$8.90
Corporate advances	\$0.00
Less Credits	\$199.98
<b>TOTAL AMOUNT PAST DUE:</b>	<b>\$1982.46</b>

B. YOU HAVE FAILED TO TAKE THE FOLLOWING ACTION (Not applicable):

**HOW TO CURE THE DEFAULT** - You may cure the default within THIRTY (30) DAYS of the date of this notice BY PAYING THE TOTAL AMOUNT PAST DUE TO THE LENDER, WHICH IS \$1982.46, PLUS ANY MORTGAGE PAYMENTS AND LATE CHARGES WHICH BECOME DUE DURING THE THIRTY (30) DAY PERIOD. Payments must be made either by cash, cashier's check, certified check, or money order made payable and sent to:

Washington Mutual Home Loans, Inc.  
9601 McAllister Frwy.  
San Antonio, TX 78216-4681

You can cure any other default by taking the following action within THIRTY (30) DAYS of the date of this letter: (Not applicable):

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

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

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

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

**EARLIEST POSSIBLE SHERIFF'S SALE DATE** - It is estimated that the earliest date that such a Sheriff's Sale of the mortgaged property could be held would be approximately 9 months from the date of this Notice. A notice of the actual date of the Sheriff's Sale will be sent to you before the sale. Of course, the amount needed to cure the default will increase the longer you wait. You may find out at any time exactly what the required payment or action will be by contacting the lender.

**HOW TO CONTACT THE LENDER:**

Name of Lender:	Washington Mutual Home Loans, Inc.
Address:	P.O. Box 44118
Phone Number:	Jacksonville, FL 32231-4118 866-926-8937
Fax Number:	818-775-2010
Contact Person:	Collection Department

**EFFECTS OF SHERIFF'S SALE:** - You should realize that a Sheriff's Sale will end your ownership of the mortgaged property and your right to occupy it. If you continue to live in the property after the Sheriff's Sale, a lawsuit to remove you and your furnishings and other belongings could be started by the lender at any time.

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

**YOU MAY ALSO HAVE THE RIGHT:**

- TO SELL THE PROPERTY TO OBTAIN MONEY TO PAY OFF THE MORTGAGE DEBT OR TO BORROW MONEY FROM ANOTHER LENDING INSTITUTION TO PAY OFF THIS DEBT.
- TO HAVE THE DEFAULT CURED BY ANY THIRD PARTY ACTING ON YOUR BEHALF.
- TO HAVE THE MORTGAGE RESTORED TO THE SAME POSITION AS IF NO DEFAULT HAD OCCURRED, IF YOU CURE THE DEFAULT. (HOWEVER, YOU DO NOT HAVE THIS RIGHT TO CURE YOUR DEFAULT MORE THAN THREE TIMES IN ANY CALENDAR YEAR.)
- TO ASSERT THE NONEXISTENCE OF A DEFAULT IN ANY FORECLOSURE PROCEEDING OR ANY OTHER LAWSUIT INSTITUTED UNDER THE MORTGAGE DOCUMENTS.
- TO ASSERT ANY OTHER DEFENSE YOU BELIEVE YOU MAY HAVE TO SUCH ACTION BY THE LENDER.
- TO SEEK PROTECTION UNDER THE FEDERAL BANKRUPTCY LAW.

**CONSUMER CREDIT COUNSELING AGENCIES SERVING YOUR COUNTY ARE ATTACHED**

We may report information about your account to credit bureaus. Late payments, missed payments or other defaults on your account may be reflected in your credit report.

VERIFICATION

The undersigned, an officer of the Corporation which is the Plaintiff in the foregoing Complaint or an officer of the Corporation which is the servicing agent of Plaintiff, and being authorized to make this verification on behalf of Plaintiff, hereby verifies that the facts set forth in the foregoing Complaint are taken from records maintained by persons supervised by the undersigned who maintain the business records of the Mortgage held by Plaintiff in the ordinary course of business and that those facts are true and correct to the best of the knowledge, information and belief of the undersigned.

I UNDERSTAND THAT FALSE STATEMENTS HEREIN ARE MADE SUBJECT TO THE PENALTIES OF 18 PA.C.S. \$4904 RELATING TO UNSWORN FALSIFICATIONS TO AUTHORITIES.

Date: 4-19-05

  
Name: Lori Buettner  
Title: Attn Asst Secretary  
Company: WASHINGTON MUTUAL BANK, FA,  
Mortgage Electronic Registration  
Systems, Inc., et. al

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 100417  
NO: 05-558-CD  
SERVICE # 1 OF 2  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
vs.  
DEFENDANT: TERRY MILES a/k/a TERRY L. MILES

**SHERIFF RETURN**

---

NOW, May 05, 2005 AT 8:15 PM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON TERRY MILES a/k/a TERRY L. MILES DEFENDANT AT 1236 MAPLE ST., LANSE, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO TERRY MILES, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: NEVLING /

FILED

CP MAY 19 2005  
01255h  
WILLIAMS  
Prothonotary

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 100417  
NO: 05-558-CD  
SERVICE # 2 OF 2  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
VS.  
DEFENDANT: TERRY MILES a/k/a TERRY L. MILES

**SHERIFF RETURN**

---

NOW, May 05, 2005 AT 8:15 PM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON OCCUPANT DEFENDANT AT 1236 MAPLE ST., LANSE, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO TERRY MILES, OCCUPANT/DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: NEVLING /

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 100417  
NO: 05-558-CD  
SERVICES 2  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: MORTGAGE ELECTRCNIC REGISTRATION SYSTEMS, INC.

vs.

DEFENDANT: TERRY MILES a/k/a TERRY L. MILES

**SHERIFF RETURN**

---

RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	SHAPIRO	150857	20.00
SHERIFF HAWKINS	SHAPIRO	150857	100.00
SHERIFF HAWKINS	"	152717	25.00

Sworn to Before Me This

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

So Answers,



Chester A. Hawkins  
Sheriff

SHAPIRO & KREISMAN, LLC  
BY: JOSEPH REJENT, ESQUIRE  
ATTORNEY I.D. NO: 59621  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19405  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 05-24088

Mortgage Electronic Registration Systems,  
Inc., as nominee for Washington Mutual  
Bank, FA

PLAINTIFF

vs.

Terry Miles a/k/a Terry L. Miles

DEFENDANT(S)

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

Enter Judgment IN REM in the amount of \$55,942.95 in favor of the Plaintiff and against

the defendant for failure to file an answer to Plaintiff's Complaint in Mortgage Foreclosure  
within 20 days from service thereof and assess Plaintiff's damages as follows and calculated as  
stated in the Complaint:

Principal of mortgage debt due and unpaid	\$51,124.70
Interest at 8.5% from November 1, 2004 to June	
10, 2005 (222 days @ \$11.90 per diem)	\$2,641.80
Late charges (for certain months prior	
to default and every month after at a rate of	
\$20.06 per month)	\$140.45
Escrow Advance (As stated in Complaint)	\$430.93
Mortgage Insurance Premium	\$37.25
Suspense/Unapplied Balance	(\$199.98)
Property Inspections	\$17.80
Title Search Report Fees	\$250.00
Attorneys Fees (As stated in Complaint)	\$1,500.00
<b>TOTAL AMOUNT DUE</b>	<b>\$55,942.95</b>

BY: \_\_\_\_\_



Joseph Rejent, Esquire  
Attorney for Plaintiff

AND NOW, judgment is entered in favor of the Plaintiff and against the Defendant(s)  
and damages are assessed as above in the sum of \$55,942.95.

\_\_\_\_\_  
Pro. Prothy.

05-24088

SHAPIRO & KREISMAN, LLC  
BY: DAVID FEIN, ESQ., JOSEPH REJENT, ESQ.,  
AND ILANA ZION, ESQ.  
ATTORNEY I.D. NOS. 82628, 59621 & 87137  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 05-24088

Mortgage Electronic Registration Systems,  
Inc., as nominee for Washington Mutual  
Bank, FA

PLAINTIFF

VS.

Terry Miles a/k/a Terry L. Miles  
DEFENDANT

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

NO:

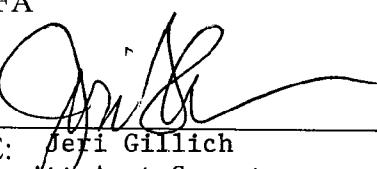
STATE OF: WISCONSIN

COUNTY OF: MILWAUKEE

AFFIDAVIT OF NON-MILITARY SERVICE

THE UNDERSIGNED being duly sworn, states that he/she is over the age of eighteen years and competent to make this affidavit and the following averments are based upon investigations made and records maintained either as Plaintiff or servicing agent of the Plaintiff and that the above-captioned Defendants' last known address is as set forth in the caption and they are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended.

Mortgage Electronic Registration Systems, Inc., as nominee for Washington Mutual  
Bank, FA

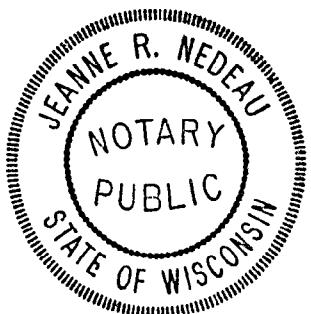
By: 

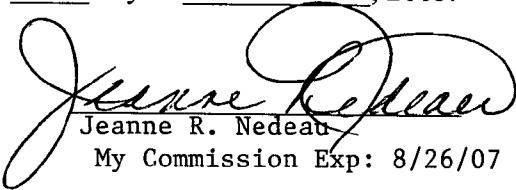
NAME: Peri Gillich

TITLE: Att Asst Secretary

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

05-24088



  
Jeanne R. Nedeau  
My Commission Exp: 8/26/07

SHAPIRO & KREISMAN, LLC  
BY: JOSEPH REJENT, ESQUIRE  
ATTORNEY I.D. NO: 59621  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 05-24088

Mortgage Electronic Registration Systems,  
Inc., as nominee for Washington Mutual  
Bank, FA

PLAINTIFF

VS.

Terry Miles a/k/a Terry L. Miles  
DEFENDANTS

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

NO: 05-558-CD

CERTIFICATION OF MAILING NOTICE UNDER RULE 237.1

The undersigned hereby certifies that a Written Notice of Intention to File a Praecipe for the Entry of Default Judgment was mailed to the defendant (s) and to his, her, their attorney of record, if any, after the default occurred and at least (10) days prior to the date of the filing of the Praecipe. Said Notice was sent on the date set forth in the copy of said Notice attached hereto, May 26, 2005 to the following Defendants:

Terry Miles a/k/a Terry L. Miles  
P.O. Box 32  
Lanse, PA 16849

  
Laraine Colwell, Legal Assistant  
to Joseph Rejent, Esquire for  
Shapiro & Kreisman, LLC

SHAPIRO & KREISMAN, LLC  
BY: JOSEPH REJENT, ESQUIRE  
ATTORNEY I.D. NO: 59621  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 05-24088

Mortgage Electronic Registration Systems,  
Inc., as nominee for Washington Mutual  
Bank, FA

PLAINTIFF

VS.

Terry Miles a/k/a Terry L. Miles  
DEFENDANTS

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

NO: 05-558-CD

**NOTICE OF INTENTION TO TAKE DEFAULT**  
**UNDER Pa.R.C.P. 237.1**  
**IMPORTANT NOTICE**

TO: Terry Miles a/k/a Terry L. Miles  
DATE OF NOTICE: May 26, 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 a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help:

Clearfield County Lawyer Referral Service  
Telephone: 814-765-2641 x-5982  
Court Administrator, Clearfield County Courthouse  
230 East Market Street  
Clearfield, PA 16830

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED  
THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO  
COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT  
PURPOSE.**

## NOTIFICACION IMPORTANTE

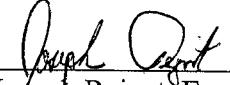
Usted se encuentra en estado de rebeldia por no haber tomado la accion requerida de su parte en este caso. Al no tomar la accion debida dentro de un termino de diez (10) dias de la fecha de esta notificacion, el tribuna podra, sin necesidad de compararecer usted in corte o escuchar preuba alguna, dictar sentencia en su contra. Usted puede perder bienes y otros derechos importantes. Debe llevar esta notificacion a un abogado immediatamente. Si usted no tiene abogado o si no tiene dinero suficiente para tal servicio, vaya en persona o llame por telefono a la oficina cuya direccion se encuentra escrita abajo para averiguar donde se puede conseguir asistencia legal:

Clearfield County Lawyer Referral Service  
Telephone: 814-765-2641 x-5982  
Court Administrator, Clearfield County Courthouse  
230 East Market Street  
Clearfield, PA 16830

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

**PERSONS TO WHOM RULE 237.1 NOTICE SENT TO:**

Terry Miles a/k/a Terry L. Miles  
P.O. Box 32  
Lanse, PA 16849

  
\_\_\_\_\_  
Joseph Rejent, Esquire  
Shapiro & Kreisman, LLC  
Attorney for Plaintiff

SHAPIRO & KREISMAN, LLC  
BY: JOSEPH REJENT, ESQUIRE  
ATTORNEY I.D. NO: 59621  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 05-24088

Mortgage Electronic Registration Systems,  
Inc., as nominee for Washington Mutual  
Bank, FA

PLAINTIFF

vs.

Terry Miles a/k/a Terry L. Miles  
DEFENDANT(S)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
CLEARFIELD COUNTY

NO:05-558-CD

**CERTIFICATE OF SERVICE**

I, Joseph Rejent, Esquire, Attorney for the Plaintiff, hereby certify that I have served by first class mail, postage prepaid, true and correct copies of the attached papers upon the following person(s) or their attorney of record:

Terry Miles a/k/a Terry L. Miles  
P.O. Box 32  
Lanse, PA 16849

Date mailed: 6/15/05

SHAPIRO & KREISMAN, LLC

BY:

Joseph Rejent  
Joseph Rejent, Esquire  
Attorney for Plaintiff

05-24088

SHAPIRO & KREISMAN, LLC  
BY: JOSEPH REJENT, ESQUIRE  
ATTORNEY I.D. NO: 59621  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19405  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 05-24088

Mortgage Electronic Registration Systems,  
Inc., as nominee for Washington Mutual  
Bank, FA

PLAINTIFF

vs.

Terry Miles a/k/a Terry L. Miles  
DEFENDANT(S)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
CLEARFIELD COUNTY

NO:05-558-CD

**CERTIFICATION OF ADDRESS**

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

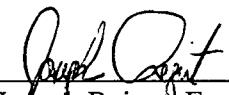
Mortgage Electronic Registration Systems, Inc., as nominee for Washington Mutual Bank, FA  
P.O. Box 1169  
Milwaukee, WI 53201-1169

and that the last known address(es) of the judgment debtor (Defendant(s)) is:

Terry Miles a/k/a Terry L. Miles  
P.O. Box 32  
Lanse, PA 16849

SHAPIRO & KREISMAN, LLC

BY:

  
Joseph Rejent, Esquire  
Attorney for Plaintiff

05-24088

OFFICE OF THE PROTHONOTARY  
COURT OF COMMON PLEAS  
Clearfield County Clerk  
Clearfield County Courthouse  
230 East Market Street  
Clearfield, PA 16830

PROTHONOTARY'S OFFICE  
Prothonotary

TO: Terry Miles a/k/a Terry L. Miles  
P.O. Box 32  
Lanse, PA 16849

Mortgage Electronic Registration Systems,  
Inc., as nominee for Washington Mutual  
Bank, FA

PLAINTIFF

vs.

Terry Miles a/k/a Terry L. Miles  
DEFENDANT(S)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
CLEARFIELD COUNTY

NO:05-558-CD

**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 as indicated below.

PROTHONOTARY'S OFFICE  
Prothonotary

Judgment by Default

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 JOSEPH REJENT, ESQUIRE AT (610) 278-6800.

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

Mortgage Electronic Registration Systems, Inc.

Washington Mutual Bank, FA

Plaintiff(s)

No.: 2005-00558-CD

Real Debt: \$55,942.95

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Terry Miles

Entry: \$20.00

Defendant(s)

Instrument: Default Judgment

Date of Entry: June 17, 2005

Expires: June 17, 2010

Certified from the record this June 17, 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

Mortgage Electronic Registration Systems,  
Inc., as nominee for Washington Mutual  
Bank, FA  
Plaintiff

vs.

Terry Miles a/k/a Terry L. Miles  
Defendant

IN THE COURT OF COMMON PLEAS

OF

CLEARFIELD COUNTY

No. 05-558-CD

PRAECIPE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)

To The Prothonotary:

Issue Writ of Execution in the above matter:

Amount Due	\$55,942.95
Interest from June 11, 2005 to	
(Costs to be added)	\$ _____

**Prothonotary costs 125.00**

Joseph Rejent  
Joseph Rejent, Esquire, Attorney for Plaintiff

RECEIVED  
JUN 17 2005

JUN 17 2005  
m 1 8:45 AM  
William A. Shew  
Prothonotary/Clerk of Courts

I went to AMM  
6 waits to SHFM

No: 05-558-CD

IN THE COURT OF COMMON PLEAS  
OF  
CLEARFIELD COUNTY

---

---

Mortgage Electronic Registration Systems, Inc., as  
nominee for Washington Mutual Bank, FA,  
Plaintiff

VS

Terry Miles a/k/a Terry L. Miles, Defendant  
P.O. Box 32  
Lanse, PA 16849

PRAECLPICE FOR WRIT OF  
EXECUTION  
{Mortgage Foreclosure}

Filed:

  
Joseph Rejent, Esquire  
Plaintiff's Attorney

---

FILED  
JUN 17 2005

William A. Shaw  
Prothonotary Clerk of Courts

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF CLEARFIELD

SS

Mortgage Electronic Registration Systems, Inc., as  
nominee for Washington Mutual Bank, FA  
PLAINTIFF

No: 05-558-CD

VS.

Terry Miles a/k/a Terry L. Miles  
DEFENDANT(S)

WRIT OF EXECUTION:

MORTGAGE FORECLOSURE

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:

P.O. Box 32, Lanse, PA 16849  
See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due \$55,942.95

Interest from June 11, 2005 to \_\_\_\_\_ \$ \_\_\_\_\_

Costs to be added Prothonotary costs 125.00

Seal of Court

PROTHONOTARY

Date: June 17, 2005

Deputy Prothonotary

No: 05-558-CD

Mortgage Electronic Registration Systems, Inc., as  
nominee for Washington Mutual Bank, FA

vs.

Terry Miles a/k/a Terry L. Miles  
P.O. Box 32  
Lans, PA 16849

  
\_\_\_\_\_  
Joseph Rejent, Esquire

**WRIT OF EXECUTION**

**(MORTGAGE FORECLOSURE)**

Joseph Rejent, Esquire, Attorney  
SHAPIRO & KREISMAN, LLC  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406

SHAPIRO & KREISMAN, LLC  
BY: JOSEPH REJENT, ESQUIRE  
ATTORNEY I.D. NO: 59621  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 05-24088

Mortgage Electronic Registration Systems,  
Inc., as nominee for Washington Mutual  
Bank, FA  
PLAINTIFF

vs.

Terry Miles a/k/a Terry L. Miles  
DEFENDANTS

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

NO: 05-558-CD

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Mortgage Electronic Registration Systems, Inc., as nominee for Washington Mutual Bank, FA, 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 P.O. Box 32, Lanse, PA 16849.

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

Terry Miles a/k/a Terry L. Miles  
P.O. Box 32  
Lanse, PA 16849

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

Terry Miles a/k/a Terry L. Miles  
P.O. Box 32  
Lanse, PA 16849

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

Mortgage Electronic Registration Systems, Inc., as nominee for Washington Mutual Bank, FA  
P.O. Box 1169  
Milwaukee, WI 53201-1169

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

Mortgage Electronic Registration Systems, Inc., as nominee for Washington Mutual Bank, FA,  
P.O. Box 1169  
Milwaukee, WI 53201-1169

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:

Clearfield County Domestic Relations  
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:

TENANT OR OCCUPANT  
P.O. Box 32  
Lanse, PA 16849

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.

SHAPIRO & KREISMAN, LLC

BY:

  
Joseph Rejent, Esquire

05-24088

ALL THAT CERTAIN piece or parcel of land situated in the Township of Cooper, County of Clearfield and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pipe located on the East side of State Route #2035. Said point is also the Northwest corner of Carl and Alice Swanson; thence along said road, North twenty-five degrees West (N 25 degrees W) twenty-two and forty-three hundredths feet (22.43) to an iron pipe and also the Southwest corner of Chester and Helen Lowe; thence along lands of Chester and Helen Lowe; South eighty-six degrees East (S 86 degrees E) ninety-two feet (92.0) to an iron pipe; thence along other lands of Grantor, South eighty-four degrees, ten minutes, forty seconds East (S 84° 10' 40 degrees E) one hundred fifty-eight and twenty-three hundredths feet (158.23) to an iron pipe; thence still along other lands of Grantor, North three degrees, fifty-eight minutes, twenty seconds East (N 3 degrees 58" 20' E) two hundred fifteen and sixty-seven hundredths feet (215.67) to an iron pipe on line of, now or formerly John and Elizabeth Verbitsky; thence along lands of, now or formerly, John and Elizabeth Verbitsky, South eighty-five degrees; fifteen minutes, five seconds East (S 85 degrees 15' 05" E) twenty-eighty and twenty-eight hundredths feet (28.28) to an iron pipe and also the Southeast corner of, now or formerly, John and Elizabeth Verbitsky thence still along lands of, now or formerly, John and Elizabeth Verbitsky, North five degrees, forty-seven minutes, ten seconds East (N 5 degrees 47' 10" E) fifty-five feet (55) to an iron pipe and also the Eastbound right-of-way line of Interstate Route #80, thence along said right-of-way line the following courses and distances; South sixty-seven degrees, four minutes, five seconds East (S 67 degrees 04' 05" E) one hundred thirty-three and eighty two hundredths (133.82) feet to an iron pipe; thence South sixty-three degrees, eight minutes, twenty-five seconds East (S 63 degrees 03' 25" E) two hundred twenty-four and forty-eight hundredths feet (224.80) to an iron pipe; thence South sixty degrees, no minutes, forty-five seconds East (S 60 degrees 00' 45" E) ninety-six and two tenths feet (96.2) to an iron pipe; thence South fifty-seven degrees, thirty-five minutes, forty seconds East (S 57 degrees 35' 40" E) one hundred twenty-seven and eighty-five hundredths (127.85) feet to an iron pipe; thence South fifty-five degrees, thirty-two minutes East (S 55 degrees 32' E) one hundred eleven and thirty-six hundredths feet (111.36) to an iron pipe and also the Northeast corner of, now or formerly Carl and Doris Johnson, thence along lands of, now or formerly, Carl and Doris Johnson, now or formerly Minnie Strand, and Carl and Alice Swanson, North eighty-five degrees, forty minutes, five seconds West (N 85 degrees 40' 05" W) eight hundred ninety-seven and fifty-four hundredths feet (897.54) to an iron pipe and place of beginning.

BEING known and designated as Tax Parcel No. 110-S09-708-143 in the Deed Registry Office of Clearfield County, Pennsylvania.

PARCEL NO. TWO:

ALL that certain piece or parcel of land, situate, lying and being in Cooper Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake, said stake being North Seventy-two degrees Seventeen minutes East (N 72 degrees 17' E) a distance of Two Hundred Twenty-two (222') feet from the Northwest corner of land owned by Grantee herein; thence from said stake North Seventy-two degrees Thirty-six minutes East (N 72 degrees 36' E) a distance of One Hundred Thirty (130') feet, more or less, to

a point; thence North Four degrees Forty-eight minutes East (N 4° 29' E) a distance of Thirty-eight and thirty-nine hundredths (38.39') feet to a point; thence North Eighty-three degrees thirteen minutes West (N 83 degrees 13' W) a distance of One Hundred Sixty-seven and nine hundredths (167.09') feet, more or less, to a point on line of Carl Swanson, et ux; thence by same North Twenty-six degrees West (N 26 degrees W) a distance of One Hundred Six and five tenths (106.5) feet, more or less, to the point and place of beginning.

BEING known and designated as Tax Parcel No. 110-S09-708-11 in the Deed Registry Office of Clearfield County, Pennsylvania.

SHAPIRO & KREISMAN, LLC  
BY: JOSEPH REJENT, ESQUIRE  
ATTORNEY I.D. NO: 59621  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 05-24088

Mortgage Electronic Registration Systems, Inc.,  
as nominee for Washington Mutual Bank, FA

PLAINTIFF

VS.

Terry Miles a/k/a Terry L. Miles  
PO Box 32  
Lanse, PA 16849  
DEFENDANT(S)

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

NO: 05-558-CD

**CERTIFICATION OF NOTICE TO LIENHOLDERS**  
**PURSUANT TO PA R.C.P 3129.2 (C) (2)**

I, Laura King, Legal Assistant for Shapiro & Kreisman, LLC, attorneys for the Plaintiff, Mortgage Electronic Registration Systems, Inc., as nominee for Washington Mutual Bank, FA, hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on September 9, 2005, the originals of which are attached and that each of said persons appears on Plaintiff's Affidavit pursuant to Pa. R.C.P. 3129.1.

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

Respectfully submitted,

SHAPIRO & KREISMAN, LLC

BY:

Laura King  
Laura King  
Legal Assistant

05-24088

RECEIVED NOV 03 2005  
M 10:48 AM  
NOV 03 2005 (m)

William A. Shaw  
Prothonotary Clerk of Courts

**SHAPIRO & KREISMAN, LLC**  
**220 RENAISSANCE BLVD, STE 150**  
**Address**  
**KING OF PRUSSIA, PA 19406**

Line	Article Number	Addressee Name, Street and PO Address	Postage	Fee	Handling Charge	Actual Value (if Reg.)	Insured Value	Due Sender if COD	RR Fee	DC Fee	SC Fee	SH Fee	SD Fee	RD Fee	Check type of mail:		If Registered Mail, check below:	Affix stamp here if issued as certificate of mailing, or for additional copies of this bill.	Postmark and Date of Receipt
															<input type="checkbox"/> Express	<input type="checkbox"/> Return Receipt (RR) for Merchandise			
1	0524088	EM Brown Inc.	10																
2		Peter F. Smith																	
3		PO Box 130																	
4		Clayfield PA 16830																	
5		Clayfield Clayfield																	
6		Clayfield Clayfield																	
7		PO Box 32																	
8		Clayfield PA 16830																	
9		Clayfield Clayfield																	
10		Clayfield Clayfield																	
11		230 East Market St.																	
12		Clayfield PA 16830																	
13																			
14																			
15																			
Total Number of Pieces Listed by Sender	3	Total Number of Pieces Received at Post Office	3	Postmaster Per (Name of receiving employee)	<p>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 document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional postal insurance. See Domestic Mail Manual (DM) 9900, SG13, and SG21 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.</p>														

Complete by Typewriter, Ink, or Ball Point Pen

SHAPIRO & KREISMAN, LLC  
BY: JOSEPH REJENT, ESQUIRE  
ATTORNEY I.D. NO: 59621  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 05-24088

Mortgage Electronic Registration Systems,  
Inc., as nominee for Washington Mutual Bank,  
FA

PLAINTIFF

VS.

Terry Miles a/k/a Terry L. Miles  
DEFENDANT(S)

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

NO: 05-558-CD

**SUGGESTION OF BANKRUPTCY**

TO THE PROTHONOTARY:

It is hereby suggested of record that the Defendants in the above captioned case have filed Bankruptcy under Chapter 13, Docket No. 05-80017 (WD.Pa) on November 3, 2005. The above captioned Action in Mortgage Foreclosure is accordingly stayed during the pendency of the Bankruptcy.

BY: Joseph Rejent  
Joseph Rejent, Esquire

Attorney for Plaintiff

05-24088

FILED <sup>No cc</sup>  
m 110:55 AM  
DEC 01 2005 copy to ~~PA~~ Staff

William A. Shaw  
Prothonotary/Clerk of Courts

**IncompleteFiling, PlnDue**

**U.S. Bankruptcy Court**  
**Western District of Pennsylvania (Johnstown)**  
**Bankruptcy Petition #: 05-80017**

*Assigned to:*  
 Chapter 13  
 Voluntary  
 Asset

*Date Filed:* 11/03/2005

**Terry L. Miles**  
 P.O. Box 32  
 Lanse, PA 16849  
 SSN: xxx-xx-2291  
**Debtor**

represented by **Thomas J. Dausch**  
 23 Brilliant Avenue  
 Pittsburgh, PA 15215-3118  
 412-781-4708  
 Fax : 412-781-6640  
 Email: dauschlaw@verizon.net

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

Filing Date	#	Docket Text
11/03/2005	1	Chapter 13 Voluntary Petition. Receipt Number CC, Fee Amount \$189 Filed by Terry L. Miles Government Proof of Claim due by 5/2/2006. Chapter 13 Plan due 11/18/2005. Declaration Re: Electronic Filing due 11/18/2005. Atty Disclosure Statement due 11/18/2005. Attorney Signature Exhibit B due 11/18/2005. Declaration and Signature of Non-Attorney Bankruptcy Petition Preparer Form 19A due by 11/18/2005. Notice to Debtor by Non-Attorney Bankruptcy Petition Preparer Form 19B due by 11/18/2005. Completion of Petition due 11/18/2005. Certificate of Credit Counseling due by 11/18/2005. Declaration of Schedules due 11/18/2005. Employee Income Record due by 11/18/2005. Statement of Current Monthly Income FR 22C due by 11/18/2005. Schedules A-J due 11/18/2005. Statement of Financial Affairs due 11/18/2005. Summary of schedules due 11/18/2005. Informational Notice Required by 342b due by 11/18/2005. Incomplete Filings due by 11/18/2005. (Dausch, Thomas) (Entered: 11/03/2005)
11/03/2005	2	Certification of exigent circumstances that merits a waiver from complying with the credit counseling requirement. Filed by Debtor

Terry L. Miles (RE: related document(s): 1 Voluntary Petition Chapter 13,,, filed by Debtor Terry L. Miles). Certificate of Credit Counseling due by 12/5/2005. (Dausch, Thomas) (Entered: 11/03/2005)

PACER Service Center			
Transaction Receipt			
11/03/2005 15:36:23			
PACER Login:	sk0084	Client Code:	
Description:	Docket Report	Search Criteria:	05-80017 Fil or Ent: Fil Doc From: 0 Doc To: 99999999 Term: y Links: n Format: HTMLfmt
Billable Pages:	1	Cost:	0.08

SHAPIRO & KREISMAN, LLC  
BY: JOSEPH REJENT, ESQUIRE  
ATTORNEY I.D. NO: 59621  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 05-24088

Mortgage Electronic Registration Systems,  
Inc., as nominee for Washington Mutual Bank,  
FA  
PLAINTIFF

VS.

Terry Miles a/k/a Terry L. Miles  
DEFENDANT(S)

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

NO: 05-558-CD

**SUGGESTION OF BANKRUPTCY**

TO THE PROTHONOTARY:

It is hereby suggested of record that the Defendants in the above captioned case have filed Bankruptcy under Chapter 13, Docket No. 06-70006 (W.D.Pa) on January 5, 2006. The above captioned Action in Mortgage Foreclosure is accordingly stayed during the pendency of the Bankruptcy.

BY: Joseph Rejent  
Joseph Rejent, Esquire  
Attorney for Plaintiff

05-24088

**FILED**  
JAN 20 2006  
M/11/20/06  
William A. Shaw  
Prothonotary/Clerk of Courts  
I CERT TO ATTN

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20190  
NO: 05-558-CD

PLAINTIFF: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WASHINGTON  
MUTUAL BANK, FA  
vs.

DEFENDANT: TERRY MILES A/K/A TERRY L. MILES

Execution REAL ESTATE

**SHERIFF RETURN**

DATE RECEIVED WRIT: 06/17/2005

LEVY TAKEN 09/01/2005 @ 11:47 AM

POSTED 09/01/2005 @ 11:47 AM

SALE HELD

SOLD TO

SOLD FOR AMOUNT PLUS COSTS

WRIT RETURNED 03/07/2006

DATE DEED FILED **NOT SOLD**

**FILED**  
09-30-05  
MAR 08 2005  
William A. Shaw  
Clerk of Courts

**DETAILS**

09/06/2005 @ 11:20 AM SERVED TERRY MILES A/K/A TERRY L. MILES

SERVED TERRY MILES A/K/A TERRY L. MILES, DEFENDANT, AT HIS RESIDENCE 1236 MAPLE STREET, LANSE, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO BAMBI MILES, WIFE

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, NOVEMBER 3, 2005 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO CONTINUE THE SHERIFF SALE SCHEDULED FOR NOVEMBER 4, 2005 TO JANUARY 6, 2006.

@ SERVED

NOW, JANUARY 6, 2006 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF'S SALE DUE TO BANKRUPTCY FILING.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20190  
NO: 05-558-CD

PLAINTIFF: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WASHINGTON  
MUTUAL BANK, FA

vs.

DEFENDANT: TERRY MILES A/K/A TERRY L. MILES

Execution REAL ESTATE

**SHERIFF RETURN**

---

SHERIFF HAWKINS \$227.78

SURCHARGE \$20.00 PAID BY ATTORNEY

So Answers,

*Chester Hawkins*  
By Cynthia Beller-Ashley  
Chester A. Hawkins  
Sheriff

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF CLEARFIELD

SS

Mortgage Electronic Registration Systems, Inc., as  
nominee for Washington Mutual Bank, FA  
PLAINTIFF

No: 05-558-CD

VS.

Terry Miles a/k/a Terry L. Miles  
DEFENDANT(S)

WRIT OF EXECUTION:

MORTGAGE FORECLOSURE

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:

P.O. Box 32, Lanse, PA 16849  
See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due \$55,942.95

Interest from June 11, 2005 to \_\_\_\_\_ \$ \_\_\_\_\_

Costs to be added Prothonotary costs F 125.00

Seal of Court

WILLIAM A. SHAW  
Prothonotary  
My Commission Expires  
1st Monday in Jan. 2006  
Clearfield, Clearfield, PA

PROTHONOTARY

Deputy Prothonotary

Date: June 17, 2005

Received June 17, 2005 @ 1:40 P.M.  
Chestra A. Hawkins  
By Cynthia Butler-Cleghorn, Esq.

**No: 05-558-CD**

Mortgage Electronic Registration Systems, Inc., as  
nominee for Washington Mutual Bank, FA

vs.

Terry Miles a/k/a Terry L. Miles

P.O. Box 32  
Lansdale, PA 16849

  
\_\_\_\_\_  
Joseph Rejent, Esquire

**WRIT OF EXECUTION**

**(MORTGAGE FORECLOSURE)**

Joseph Rejent, Esquire, Attorney

**SHAPIRO & KREISMAN, LLC  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406**

ALL THAT CERTAIN piece or parcel of land situated in the Township of Cooper, County of Clearfield and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pipe located on the East side of State Route #2035. Said point is also the Northwest corner of Carl and Alice Swanson; thence along said road, North twenty-five degrees West (N 25 degrees W) twenty-two and forty-three hundredths feet (22.43) to an iron pipe and also the Southwest corner of Chester and Helen Lowe; thence along lands of Chester and Helen Lowe; South eighty-six degrees East (S 86 degrees E) ninety-two feet (92.0) to an iron pipe; thence along other lands of Grantor, South eighty-four degrees, ten minutes, forty seconds East (S 84° 10' 40 degrees E) one hundred fifty-eight and twenty-three hundredths feet (158.23) to an iron pipe; thence still along other lands of Grantor, North three degrees, fifty-eight minutes, twenty seconds East (N 3 degrees 58" 20' E) two hundred fifteen and sixty-seven hundredths feet (215.67) to an iron pipe on line of, now or formerly John and Elizabeth Verbitsky; thence along lands of, now or formerly, John and Elizabeth Verbitsky, South eighty-five degrees; fifteen minutes, five seconds East (S 85 degrees 15' 05" E) twenty-eighty and twenty-eight hundredths feet (28.28) to an iron pipe and also the Southeast corner of, now or formerly, John and Elizabeth Verbitsky thence still along lands of, now or formerly, John and Elizabeth Verbitsky, North five degrees, forty-seven minutes, ten seconds East (N 5 degrees 47' 10" E) fifty-five feet (55) to an iron pipe and also the Eastbound right-of-way line of Interstate Route #80, thence along said right-of-way line the following courses and distances; South sixty-seven degrees, four minutes, five seconds East (S 67 degrees 04' 05" E) one hundred thirty-three and eighty two hundredths (133.82) feet to an iron pipe; thence South sixty-three degrees, eight minutes, twenty-five seconds East (S 63 degrees 03' 25" E) two hundred twenty-four and forty-eight hundredths feet (224.80) to an iron pipe; thence South sixty degrees, no minutes, forty-five seconds East (S 60 degrees 00' 45" E) ninety-six and two tenths feet (96.2) to an iron pipe; thence South fifty-seven degrees, thirty-five minutes, forty seconds East (S 57 degrees 35' 40" E) one hundred twenty-seven and eighty-five hundredths (127.85) feet to an iron pipe; thence South fifty-five degrees, thirty-two minutes East (S 55 degrees 32' E) one hundred eleven and thirty-six hundredths feet (111.36) to an iron pipe and also the Northeast corner of, now or formerly Carl and Doris Johnson, thence along lands of, now or formerly, Carl and Doris Johnson, now or formerly Minnie Strand, and Carl and Alice Swanson, North eighty-five degrees, forty minutes, five seconds West (N 85 degrees 40' 05" W) eight hundred ninety-seven and fifty-four hundredths feet (897.54) to an iron pipe and place of beginning.

BEING known and designated as Tax Parcel No. 110-S09-708-143 in the Deed Registry Office of Clearfield County, Pennsylvania.

PARCEL NO. TWO:

ALL that certain piece or parcel of land, situate, lying and being in Cooper Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake, said stake being North Seventy-two degrees Seventeen minutes East (N 72 degrees 17' E) a distance of Two Hundred Twenty-two (222') feet from the Northwest corner of land owned by Grantee herein; thence from said stake North Seventy-two degrees Thirty-six minutes East (N 72 degrees 36' E) a distance of One Hundred Thirty (130') feet, more or less, to

a point; thence North Four degrees Forty-eight minutes East (N 4° 29' E) a distance of Thirty-eight and thirty-nine hundredths (38.39') feet to a point; thence North Eighty-three degrees thirteen minutes West (N 83 degrees 13' W) a distance of One Hundred Sixty-seven and nine hundredths (167.09') feet, more or less, to a point on line of Carl Swanson, et ux; thence by same North Twenty-six degrees West (N 26 degrees W) a distance of One Hundred Six and five tenths (106.5) feet, more or less, to the point and place of beginning.

BEING known and designated as Tax Parcel No. 110-S09-708-11 in the Deed Registry Office of Clearfield County, Pennsylvania.

**REAL ESTATE SALE  
SCHEDULE OF DISTRIBUTION**

NAME TERRY MILES A/K/A TERRY L. MILES NO. 05-558-CD

NOW, March 07, 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 Terry Miles A/K/A Terry L. Miles to public venue or outcry at which time and place I sold the same to he/she being the highest bidder, for the sum of and made the following appropriations, viz:

## **SHERIFF COSTS:**

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

RDR	15.00	DEBT-AMOUNT DUE	55,942.95
SERVICE	15.00	INTEREST @	0.00
MILEAGE	16.20	FROM 06/11/2005 TO	
LEVY	15.00		
MILEAGE	16.20	PROTH SATISFACTION	
POSTING	15.00	LATE CHARGES AND FEES	
CSDS	10.00	COST OF SUIT-TO BE ADDED	
COMMISSION	0.00	FORECLOSURE FEES	
POSTAGE	9.18	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		PROPERTY INSPECTIONS	
ADD'L POSTING		INTEREST	
ADD'L MILEAGE	16.20	MISCELLANEOUS	
ADD'L LEVY			
BID/SETTLEMENT AMOUNT		TOTAL DEBT AND INTEREST	\$55,962.95
RETURNS/DEPUTIZE			
COPIES	15.00	<b>COSTS:</b>	
	5.00	ADVERTISING	679.66
BILLING/PHONE/FAX	5.00	TAXES - COLLECTOR	
CONTINUED SALES	20.00	TAXES - TAX CLAIM	
MISCELLANEOUS		DUE	
<b>TOTAL SHERIFF COSTS</b>	<b>\$227.78</b>	LIEN SEARCH	200.00
		ACKNOWLEDGEMENT	
DEED COSTS:		DEED COSTS	0.00
ACKNOWLEDGEMENT		SHERIFF COSTS	227.78
REGISTER & RECORDER		LEGAL JOURNAL COSTS	324.00
TRANSFER TAX 2%	0.00	PROTHONOTARY	125.00
<b>TOTAL DEED COSTS</b>	<b>\$0.00</b>	MORTGAGE SEARCH	80.00
		MUNICIPAL LIEN	
		<b>TOTAL COSTS</b>	<b>\$1,636.44</b>

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE ABOVE SCHEDULE UNLESS EXCEPTIONS ARE FILED WITH THIS OFFICE **WITHIN TEN (10) DAYS FROM THIS DATE.**

CHESTER A. HAWKINS, Sheriff



# SHAPIRO & KREISMAN, LLC

ATTORNEYS AT LAW

2520 Renaissance Blvd, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO  
Admitted in Illinois and Florida Only  
DAVID S. KREISMAN  
Admitted in Illinois only

DANIELLE BOYLE-EBERSOLE\*  
JOSEPH REJENT  
KEVIN DISKIN  
ILANA ZION  
\*Also Licensed in New Jersey  
\*Also Licensed in Michigan

November 3, 2005

Office of the Sheriff of Clearfield County

Attn: Cindy  
814-765-5915

Re: Mortgage Electronic Registration Systems, Inc., as nominee for Washington Mutual Bank, FA vs. Terry Miles a/k/a Terry L. Miles  
C.P. #05-558-CD,  
Sale Date: November 4, 2005  
Our File # 05-24088

Dear Sir or Madam:

Kindly continue the above-referenced sale until January 6, 2006.

Thank you for your anticipated cooperation. If you have any questions or problems, please do not hesitate to contact me directly.

Very truly yours,

Heather Doyle  
Legal Assistant

SK

## SHAPIRO &amp; KREISMAN, LLC

ATTORNEYS AT LAW

2520 Renaissance Blvd, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO  
*Admitted in Illinois and Florida Only*  
 DAVID S. KREISMAN  
*Admitted in Illinois Only*  
 KEVIN DISKIN  
*Managing Attorney*  
 DANIELLE BOYLE-EBERSOLE +\*  
 JOSEPH REJENT  
 MEGAN D.H. SMITH +~  
 ILANA ZION  
 + *Also Licensed in New Jersey*  
 ~ *Also Licensed in New York*  
 \* *Also Licensed in Michigan*

January 6, 2006

Clearfield County Sheriff  
 Clearfield County Courthouse  
 230 East Market Street  
 Clearfield, PA 16830

ATTN: Clearfield County Sheriff/CINDY  
 814-765-5915

RE: Mortgage Electronic Registration Systems, Inc., as nominee for  
 Washington Mutual Bank, FA  
 vs.  
 Terry Miles a/k/a Terry L. Miles  
 Lanse County Docket No. 05-558-CD  
 Our File No. 05-24088

Dear Clearfield County Sheriff:

Kindly stay Sheriff's sale currently scheduled for January 6, 2006 in the above-referenced matter. Plaintiff has realized no monies. Defendant filed Bankruptcy. See attached papers.

Please forward to us a bill for any additional monies which may be due and owing to the Sheriff of Clearfield County, or in the alternative, refund any monies from the deposit already with your office.

Very truly yours,



Heather Doyle  
 Legal Assistant

SHAPIRO & DeNARDO, LLC  
BY: LESLIE J. RASE, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 58365  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S & D FILE NO. 05-24088

Mortgage Electronic Registration Systems,  
Inc., as nominee for Washington Mutual  
Bank, FA

PLAINTIFF

VS.

Terry Miles a/k/a Terry L. Miles  
DEFENDANT

FILED *12:42pm 100*

NOV 30 2009

William A. Shaw  
Prothonotary/Clerk of Courts

COURT OF COMMON PLEAS  
CIVIL DIVISION  
CLEARFIELD COUNTY

NO: 05-558-CD

PRAECIPE TO VACATE JUDGMENT

TO THE PROTHONOTARY:

Kindly mark the Judgment entered on June 17, 2005 in the above entitled action vacated  
without prejudice to Plaintiff.

SHAPIRO & DeNARDO, LLC

BY:

  
Leslie J. Rase, Esquire  
Attorney for Plaintiff

SHAPIRO & DeNARDO, LLC  
BY: LESLIE J. RASE, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 58365  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S & D FILE NO. 05-24088

Mortgage Electronic Registration Systems,  
Inc., as nominee for Washington Mutual  
Bank, FA

PLAINTIFF

VS.

Terry Miles a/k/a Terry L. Miles  
DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
CLEARFIELD COUNTY

NO: 05-558-CD

**CERTIFICATE OF SERVICE**

I hereby certify that I have served a true and correct copy of the Praeclipe to Vacate  
Mortgage Foreclosure Judgment on 11/23/09 to all parties named herein at their  
last known address or upon their attorney of record as below listed by regular mail, postage  
prepaid:

Terry Miles a/k/a Terry L. Miles  
P.O. Box 32  
Lanse, PA 16849

SHAPIRO & DeNARDO, LLC

BY:

  
\_\_\_\_\_  
Leslie J. Rase, Esquire  
Attorney for Plaintiff

SHAPIRO & DeNARDO, LLC  
BY: LESLIE J. RASE, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 58365  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S & D FILE NO. 05-24088

Mortgage Electronic Registration Systems,  
Inc., as nominee for Washington Mutual  
Bank, FA

PLAINTIFF

VS.

Terry Miles a/k/a Terry L. Miles  
DEFENDANT

FILED ICCa 1  
m/2:40pm Cetor disc  
NOV 30 2009 issued to  
William A. Shaw  
Prothonotary/Clerk of Courts

COURT OF COMMON PLEAS  
CIVIL DIVISION  
CLEARFIELD COUNTY

NO: 05-558-CD

PRAECIPE TO SETTLE, DISCONTINUE AND END

TO THE PROTHONOTARY:

Kindly mark the above-captioned matter SETTLED, DISCONTINUED AND ENDED,  
without prejudice.

SHAPIRO & DeNARDO, LLC

BY:

  
Leslie J. Rase, Esquire  
Attorney for Plaintiff

SHAPIRO & DeNARDO, LLC  
BY: LESLIE J. RASE, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 58365  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610)278-6800  
S & D FILE NO. 05-24088

Mortgage Electronic Registration Systems,  
Inc., as nominee for Washington Mutual  
Bank, FA

PLAINTIFF

VS.

Terry Miles a/k/a Terry L. Miles  
DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
CLEARFIELD COUNTY

NO: 05-558-CD

**CERTIFICATE OF SERVICE**

I hereby certify that I have served a true and correct copy of the Praecept to Settle,  
Discontinue and End on 11/23/09 to all parties named herein at their last known  
address or upon their attorney of record as below listed by regular mail, postage prepaid:

Terry Miles a/k/a Terry L. Miles  
P.O. Box 32  
Lanse, PA 16849

SHAPIRO & DeNARDO, LLC

BY:

  
Leslie J. Rase, Esquire  
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

**Mortgage Electronic Registration Systems, Inc.**  
**Washington Mutual Bank, FA**

Vs.  
**Terry Miles**

**No. 2005-00558-CD**

**CERTIFICATE OF DISCONTINUATION**

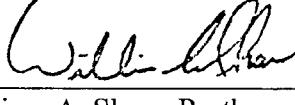
Commonwealth of PA  
County of Clearfield

I, William A. Shaw, Prothonotary of the Court of Common Pleas in and for the County and Commonwealth aforesaid do hereby certify that the above case was on November 30, 2009, marked:

Settled, discontinued and ended without prejudice

Record costs in the sum of \$132.00 have been paid in full by Shapiro & DeNardo LLC.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal of this Court at Clearfield, Clearfield County, Pennsylvania this 30th day of November A.D. 2009.

  
\_\_\_\_\_  
William A. Shaw, Prothonotary