

05-1136-CD

National City Bank vs Scott McCracken et al
2005-1136-CD

FILED 20058ff
m/11:396/ Any pd. 85.00
AUG 04 2005
lm
Prothonotary Public Court

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

NATIONAL CITY BANK OF
KENTUCKY, Assignee of FFFC f/k/a
FIRST FRANKLIN FINANCIAL CORP.,

Plaintiff,

vs.

SCOTT N. MCCRACKEN and
JENNIFER I. MCCRACKEN

Defendants.

CIVIL DIVISION

NO. 05-1136-CD

**COMPLAINT IN MORTGAGE
FORECLOSURE**

Code -MORTGAGE FORECLOSURE

Filed on behalf of
Plaintiff

Counsel of record for this
party:

Louis P. Vitti, Esquire
Supreme Court #01072

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

(412) 281-1725

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

NATIONAL CITY BANK OF KENTUCKY, et al.)	
Plaintiff,)	NO:
vs.)	
)	
SCOTT N. MCMCRACKEN and JENNIFER I.)	
MCCRACKEN,)	
Defendant(s).)	

COMPLAINT IN MORTGAGE FORECLOSURE

NOTICE

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

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

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

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

COMPLAINT IN MORTGAGE FORECLOSURE

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

1. The Plaintiff is a corporation duly authorized to conduct business within the laws of the Commonwealth of Pennsylvania, having a principal place of business located at 150 Allegheny Center, Pittsburgh PA 15230.

2. The Defendant(s) is/are individuals with a last known mailing address of 801 Lee Run Road, Mahaffey PA 15757. The property address is **801 Lee Run Road, Mahaffey, PA 15757** and is the subject of this action.

3. On the 15th day of July, 2003, in consideration of a loan of Sixty Eight Thousand and 00/100 (\$68,000.00) Dollars made by First Franklin Financial Corp., a PA corporation, to Defendant(s), the said Defendant(s) executed and delivered to First Franklin Financial Corp, a PA corporation, a "Note" secured by a Mortgage with the Defendant(s) as mortgagor(s) and First Franklin Financial Corp, as mortgagee, which mortgage was recorded on the 25th day of July, 2003, in the Office of the Recorder of Deeds of Clearfield County at Instrument No. 200313232. The said mortgage is incorporated herein by reference thereto as though the same were set forth fully at length.

4. The premises secured by the mortgage are:

SEE EXHIBIT "A" ATTACHED HERETO.

5. Subsequent thereto, FFFC f/k/a First Franklin Financial Corp., a PA corporation, assigned to the Plaintiff, National City Bank of Kentucky, the said mortgage, that assignment being recorded in the Office of the Recorder of Deeds of Clearfield County and the said assignment is incorporated herein by reference.

6. Said mortgage provides, inter alia:

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

7. Since March 1, 2005, the mortgage has been in default by reason, inter alia, of the failure of the mortgagor(s) to make payments provided for in the said mortgage (including principal and interest) and, under the terms of the mortgage, the entire principal sum is due and payable.

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

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

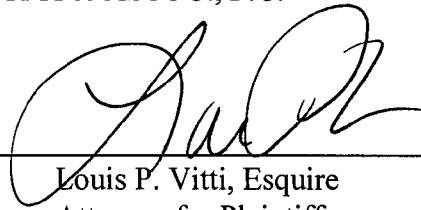
10. Pursuant to Pennsylvania Rules of Civil Procedure 1144 the Plaintiff releases from liability for the debt secured by the mortgage any mortgagor, personal representative, heir or devisee of the mortgagor who is not a real owner of the property as evidenced by the last recorded deed of record at the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

WHEREFORE, pursuant to Pennsylvania Rule of Civil Procedure Number 1147(6), Plaintiff demands judgment for the amount due of Seventy Seven Thousand Seven Hundred Twenty Six and 20/100 Dollars (\$77,726.20) with interest and costs.

Respectfully submitted,

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

BY

A handwritten signature in black ink, appearing to read 'L. P. Vitti', is written over a horizontal line.

Louis P. Vitti, Esquire
Attorney for Plaintiff

MCCRAKEN

SCHEDULE OF AMOUNTS DUE UNDER MORTGAGE

Unpaid Principal Balance	67,211.93
Interest @ 8.5000% from 02/01/05 through 8/31/2005 (Plus \$15.6521 per day after 8/31/2005)	3,302.59
Late charges through 8/2/2005 0 months @ 26.14 Accumulated beforehand (Plus \$26.14 on the 17th day of each month after 8/2/2005)	156.84
Attorney's fee	3,360.60
Escrow deficit	<u>3,694.24</u>

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

BALANCE DUE 77,726.20

EXHIBIT "A"

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

BEGINNING at a post on the Western line of Township Road; thence South 25° West, four hundred ten (410) feet, more or less, to a post on land now or formerly Hartzfeld line; thence South $25^{\circ} 15'$ East, one hundred seventy-six (176) feet to a post on the Northern line of Township Road; thence along Northern line of Township Road, North $53^{\circ} 15'$ East, one hundred seven (107) feet to a post; thence continuing along said Township Road, North $60^{\circ} 15'$ East, two hundred nineteen (219) feet to a post at the intersection of another Township Road; thence along Western line of second Township Road, North $25^{\circ} 15'$ West, three hundred ninety-three (393) feet to post and place of beginning.

**TRUE AND
CERTIFIED COPY**

VERIFICATION

AND NOW Louis P. Vitti verifies that the statements made in this Complaint are true and correct to the best of his knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. 4904, relating to unsworn falsification to authorities.

By virtue of the fact that the Plaintiff is outside the jurisdiction of the court and the verification cannot be obtained within the time allowed for the filing of this pleading, the pleading is submitted by counsel having sufficient knowledge, information and belief based upon the information provided him by the Plaintiff.



Louis P. Vitti

Dated: August 2, 2005

YOU HAVE ALTERNATIVES TO FORECLOSURE!

Please take a moment to read about the following alternatives that may be available to you:

LOAN MODIFICATION

Working together with the lender to adjust the terms of your loan. If you qualify, this could reduce your monthly payments!* This will stop the Foreclosure Action upon receipt of Certified Funds and Signed Modification Agreement.

**** This option is available for qualified applicants only, based upon credit history and property value.***

REPAYMENT PLAN

A repayment plan may be available to bring your account current, over a specified amount of time.* The lender will hold the Foreclosure Action so long as the payments are made on time until the loan is brought current.

**** This option is available for qualified applicants only, based upon credit history and property value.***

PAYOFF

To pay the loan in full. This will STOP the Foreclosure Action upon receipt of Certified Funds.

PREFORECLOSURE SALE (also known as a presale or short sale)

The sale of the property wherein the lender agrees to accept funds short or less than the payoff amount in return for the release of the mortgage lien.

DEED IN LIEU OF FORECLOSURE

The acceptance by the lender of a deed to the property instead of foreclosing on the property, in return for the release of the mortgage lien and a waiver of any balance owed by the borrower.

**Please call a National City Counselor for more information
(800) 622-5035**

National City Home Loan Services Inc. and First Franklin Financial Corporation are operating subsidiaries of National City Bank of Indiana, a national bank, which is a wholly-owned subsidiary of National City Corporation. National City Home Loan Services, Inc. services loans for the following affiliated entities as Altegra Credit Company Loan Services, First Franklin Loan Services, or National City Loan Services:

National City Bank, National City Bank of Indiana, National City Bank of Kentucky, National City Bank of Michigan/Illinois, National City Bank of Southern Indiana, Madison Bank & Trust Company, National City Bank of Pennsylvania, Altegra Credit Company, First Franklin Financial Corporation.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 100714
NO: 05-1136-CD
SERVICE # 1 OF 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: NATIONAL CITY BANK OF KENTUCKY

vs.

DEFENDANT: SCOTT N. MCCrackEN and JENNIFER I. MCCrackEN

SHERIFF RETURN

NOW, August 10, 2005 AT 11:19 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON SCOTT N. MCCrackEN DEFENDANT AT 801 LEE RUN ROAD, MAHAFFEY, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO JENNIFER MCCrackEN, WIFE A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: DAVIS / MORGILLO

0120764
DEC 19 2005

Patricia J. Davis, Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 100714
NO: 05-1136-CD
SERVICE # 2 OF 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: NATIONAL CITY BANK OF KENTUCKY

vs.

DEFENDANT: SCOTT N. MCCRACKEN and JENNIFER I. MCCRACKEN

SHERIFF RETURN

NOW, August 10, 2005 AT 11:19 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON JENNIFER I. MCCRACKEN DEFENDANT AT 801 LEE RUN ROAD, MAHAFFEY, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO JENNIFER MCCRACKEN, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: DAVIS / MORGILLO

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 100714
NO: 05-1136-CD
SERVICES 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: NATIONAL CITY BANK OF KENTUCKY
vs.
DEFENDANT: SCOTT N. MCCrackEN and JENNIFER I. MCCrackEN

SHERIFF RETURN

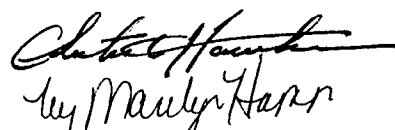
RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	VITTI	26112	20.00
SHERIFF HAWKINS	VITTI	26112	41.82

Sworn to Before Me This

_____ Day of _____ 2005

So Answers,



Chester A. Hawkins
Sheriff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOUGLAS F. PHELPS,
Plaintiff

v.

MELISSA M. PHELPS,
Defendant

No. 05-1141-CD

FILED

01/10/5/01
DEC 20 2005

William A. Shaw, Jr.
Prothonotary/Clerk of Courts


W. Shaw Jr.
Copy to CIA
(6K)

ENTRY OF APPEARANCE/WITHDRAWAL OF APPEARANCE

TO THE PROTHONOTARY:

Kindly Withdraw my Entry of Appearance in the above-captioned matter.

Date: 12/19/05

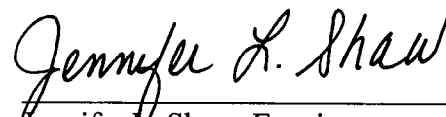


William A. Shaw, Jr., Esquire
Attorney for Plaintiff

TO THE PROTHONOTARY:

Kindly note my Entry of Appearance for the above-referenced Plaintiff.

Date: 12/19/05



Jennifer L. Shaw, Esquire

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

NATIONAL CITY BANK OF
KENTUCKY, assignee of FFFC f/k/a
FIRST FRANKLIN FINANCIAL CORP.,

Plaintiff,

vs.

SCOTT N. MCCRACKEN and JENNIFER
I. MCCRACKEN,

Defendants.

CIVIL DIVISION

NO. 05-1136-CD

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

Code MORTGAGE FORECLOSURE

Filed on behalf of
Plaintiff

Counsel of record for this
party:

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

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

(412) 281-1725

FILED
m/10:30 PM
DEC 22 2005
Any pd. 20.00
Notice to Defs.
No CC
William A. Shaw
Prothonotary Clerk of Courts
Statement to
Any
CR

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

NATIONAL CITY BANK OF KENTUCKY, assignee of FFFC
f/k/a FIRST FRANKLIN FINANCIAL CORP.,

Plaintiff,

vs

SCOTT N. MCCRACKEN and JENNIFER I. MCCRACKEN,

Defendants.

NO:05-1136-CD

PRAECIPE FOR DEFAULT JUDGMENT
AND ASSESSMENT OF DAMAGES

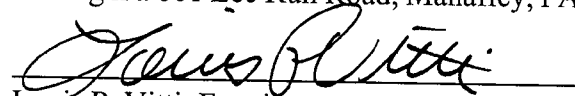
TO: PROTHONOTARY OF CLEARFIELD

Enter judgment in Default of an Answer in the amount of **\$79,463.58**, in favor of the National City Bank of Kentucky, et al, Plaintiff in the above-captioned action, against the Defendants, **Scott N. McCracken and Jennifer I. McCracken** and assess Plaintiff's damages as follows and/or as calculated in the Complaint:

Unpaid Principal Balance	\$67,211.93
Interest from 02/01/05-12/20/05 (Plus \$15.6521 per day after 12/20/05)	5,039.97
Late charges (Plus \$26.14 per month from 08/02/05-Sale Date)	156.84
Attorney's fee	3,360.60
Escrow Deficit (Plus any additional charges that may be incurred by the Plaintiff and transmitted to the sheriff as charges on the writ prior to the date of the sheriff's sale)	<u>3,694.24</u>

Total Amount Due **\$79,463.58**

The real estate, which is the subject matter of the Complaint, is situate in Twp of Greenwood, Cty of Clearfield & Cmwlt of PA. HET a dwg k/a 801 Lee Run Road, Mahaffey, PA 15757. Map #117-E11-21.1.


Louis P. Vitti, Esquire
Attorney for the Plaintiff

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

NATIONAL CITY BANK OF KENTUCKY, assignee of FFFC
f/k/a FIRST FRANKLIN FINANCIAL CORP.,

Plaintiff,

vs

SCOTT N. MCCRACKEN and JENNIFER I. MCCRACKEN,

Defendants.

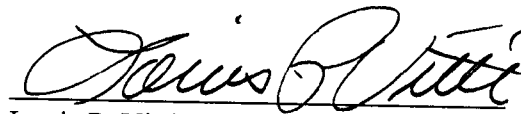
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: NO: 05-1136-CD
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CERTIFICATION OF MAILING

I, Louis P. Vitti, do hereby certify that a Notice of Intention to Take Judgment was mailed to the Defendant(s), in the above-captioned case on September 30, 2005, giving ten (10) day notice that judgment would be entered should no action be taken.

LOUIS P. VITTI & ASSOCIATES, P.C.

BY:



Louis P. Vitti, Esquire
Attorney for Plaintiff

SWORN to and subscribed

before me this 20th day

of December, 2005.



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

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

NATIONAL CITY BANK OF KENTUCKY, assignee of FFFC f/k/a :
FIRST FRANKLIN FINANCIAL CORP., :

Plaintiff, :

vs. :

SCOTT N. MCCrackEN and JENNIFER I. MCCrackEN, :

Defendants. :

NO. 05-1136-CD

IMPORTANT NOTICE

TO: Scott N. McCracken
Jennifer I. McCracken
801 Lee Run Road
Mahaffey, PA 15757

Date of Notice: **September 30, 2005**

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

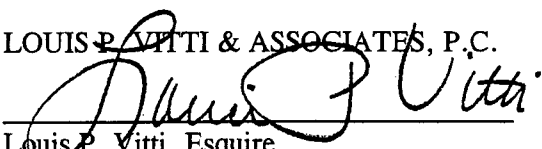
YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

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

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

BY:

LOUIS P. VITTI & ASSOCIATES, P.C.


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

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

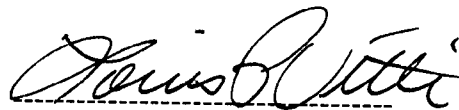
IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

COMMONWEALTH OF PENNSYLVANIA, SS:

COUNTY OF ALLEGHENY

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

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

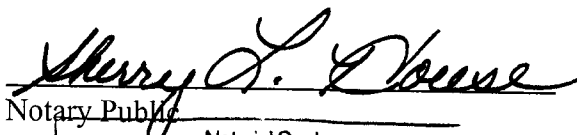
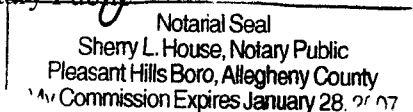


Louis P. Vitti, Esquire

SWORN to and subscribed

before me this 20th day

of December, 2005.


Notary Public

 COPY

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

NATIONAL CITY BANK OF KENTUCKY, assignee of FFFC
f/k/a FIRST FRANKLIN FINANCIAL CORP.,

Plaintiff,

vs

SCOTT N. MCCRACKEN and JENNIFER I. MCCRACKEN,

Defendants.

:
:
: NO: 05-1136-CD
:
:
:
:
:

NOTICE OF ORDER, DECREE OR JUDGMENT

TO: DEFENDANT(S)

You are hereby notified that a judgment was entered in the above-captioned proceeding
on the 22nd day of December 2005.

Judgment is as follows: **\$79,463.58.**

Deputy

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

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

CC: 1

National City Bank of Kentucky
Plaintiff(s)

No.: 2005-01136-CD

Real Debt: \$79,463.58

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Scott N. McCracken
Jennifer I. McCracken
Defendant(s)

Entry: \$20.00

Instrument: Default Judgment

Date of Entry: December 22, 2005

Expires: December 22, 2010

Certified from the record this 22nd day of December, 2005.

William A. Shaw, Prothonotary

SIGN BELOW FOR SATISFACTION

Received on _____, _____, of defendant full satisfaction of this Judgment,
Debt, Interest and Costs and Prothonotary is authorized to enter Satisfaction on the same.

Plaintiff/Attorney

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

NATIONAL CITY BANK OF
KENTUCKY, assignee of FFFC f/k/a
FIRST FRANKLIN FINANCIAL CORP.,

CIVIL DIVISION

NO. 05-1136-CD

AFFIDAVIT OF SERVICE

Plaintiff,

vs.

SCOTT N. MCCRACKEN and JENNIFER
I. MCCRACKEN,

Defendant.

Filed on behalf of
Plaintiff

Counsel of record for this
party:

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

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

(412) 281-1725

FILED NO CC
m 10:53/21
FEB 05 2006
William A. Shaw
Prothonotary/Clerk of Courts

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

NATIONAL CITY BANK OF KENTUCKY, assignee of FFFC
f/k/a FIRST FRANKLIN FINANCIAL CORP.,

Plaintiff,

vs

SCOTT N. MCCRACKEN and JENNIFER I. MCCACKEN,

Defendants.

NO: 05-1136-CD

AFFIDAVIT OF SERVICE

I, Sherry L. House, do hereby certify that a Notice of Sale was mailed and served upon the defendants by the Sheriff of Clearfield County by serving Defendant and Adult in Charge, Jennifer L. McCracken on December 6, 2006 and all lien holders by Certificate of Mailing for service in the above-captioned case on November 19, 2006, advising them of the Sheriff's sale of the property at 801 Lee Run Road, Mahaffey, PA 15757, on **February 2, 2007**.

LOUIS P. VITTI & ASSOCIATES, P.C.

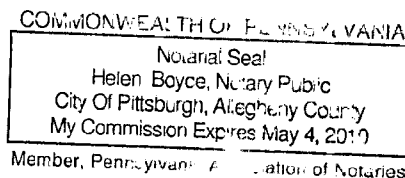
BY Sherry L. House
Sherry L. House

SWORN to and subscribed

before me this 1st day

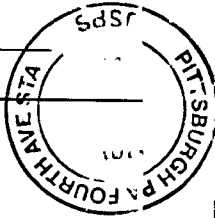
of February, 2007.

H. Boyce
Notary Public



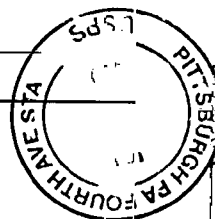
U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
Court of Common Pleas of Clearfield County Domestic Relations Division P.O. Box 549 Clearfield, PA 16830	

PS Form 3817, January 2001



U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
PA Dept. of Sheriff Sales Bureau of Compliance Dept. #281230 Harrisburg, PA 17128-1230	

PS Form 3817, January 2001



U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
Tenant/Occupant 801 Lee Run Road Mahaffey, PA 15757	

PS Form 3817, January 2001



slh.mccracken.

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From: Louis P. Vitti & Associates, P.C. 916 Fifth Avenue, Pittsburgh, PA 15219	
One piece of ordinary mail addressed to: Tax Collector of Greenwood Township c/o Bonny Kuntz 196 Kuntz Lane Mahaffey, PA 15757	

PS Form 3817, January 2001

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From: Louis P. Vitti & Associates, P.C. 916 Fifth Avenue, Pittsburgh, PA 15219	
One piece of ordinary mail addressed to: Commonwealth of PA-DPW P.O. Box 8016 Harrisburg, PA 17105	

PS Form 3817, January 2001

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From: Louis P. Vitti & Associates, P.C. 916 Fifth Avenue, Pittsburgh, PA 15219	
One piece of ordinary mail addressed to: Clerk of Courts Criminal/Civil Division P.O. Box 549 Clearfield, PA 16830	

PS Form 3817, January 2001

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From: Louis P. Vitti & Associates, P.C. 916 Fifth Avenue, Pittsburgh, PA 15219	
One piece of ordinary mail addressed to: Tax Claim Bureau of Clearfield County 230 East Market Street Clearfield, PA 16830	

PS Form 3817, January 2001

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

NATIONAL CITY BANK OF
KENTUCKY, assignee of FFFC f/k/a
FIRST FRANKLIN FINANCIAL CORP.,

Plaintiff,

vs.

SCOTT N. MCCRACKEN and JENNIFER
I. MCCRACKEN,

Defendants.

CIVIL DIVISION

NO. 05-1136-CD

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

Code MORTGAGE FORECLOSURE

Filed on behalf of
Plaintiff

Counsel of record for this
party:

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

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

(412) 281-1725

FILED
DEC 22 2005
10:30 AM
William A. Shaw
Prothonotary/Clerk of Courts
ice shff
wile writs
Atty pd 20.00
@

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

NATIONAL CITY BANK OF KENTUCKY, assignee of FFFC
f/k/a FIRST FRANKLIN FINANCIAL CORP.,

Plaintiff,

vs

SCOTT N. MCCRACKEN and JENNIFER I. MCCRACKEN,

Defendants.

:
:
:
: NO: 05-1136-CD
:
:
:
:

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

TO: PROTHONOTARY OF CLEARFIELD COUNTY

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

Amount Due **\$79,463.58**

Interest **12/21/05-Sale Date**

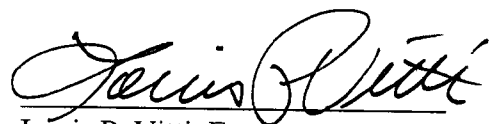
Total

\$

125.00 **Prothonotary costs**

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

Twtp of Greenwood, Cty of Clearfield and Cmwltth of PA. HET a dwg k/a 801 Lee Run Road, Mahaffey,
PA 15757. Map #117-E11-21.1.



Louis P. Vitti, Esquire
Attorney for Plaintiff

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

NATIONAL CITY BANK OF KENTUCKY, assignee of FFFC
f/k/a FIRST FRANKLIN FINANCIAL CORP.,

Plaintiff,

vs

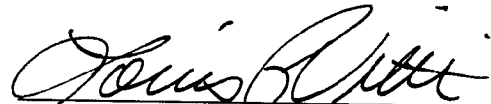
SCOTT N. MCCRACKEN and JENNIFER I. MCCRACKEN,

Defendants.

:
:
:
: NO: 05-1136-CD
:
:
:
:

AFFIDAVIT

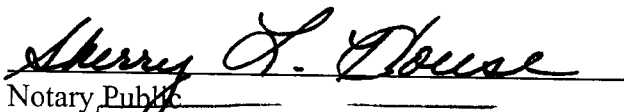
I, Louis P. Vitti, do hereby swear that, to the best of my knowledge, information and belief,
the Defendant(s), is/are the owners of the real property on which the Plaintiff seeks to execute . That
the Defendants' last known address is 801 Lee Run Road, Mahaffey, PA 15757.


Louis P. Vitti, Esquire

SWORN TO and subscribed

before me this 20th day of

December, 2005.


Notary Public

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

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

NATIONAL CITY BANK OF KENTUCKY, assignee of FFFC
f/k/a FIRST FRANKLIN FINANCIAL CORP.,

Plaintiff,

vs

SCOTT N. MCCRACKEN and JENNIFER I. MCCRACKEN,

Defendants.

:
:
:
: NO: 05-1136-CD
:
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129.1

National City Bank of Kentucky, et al, 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 801 Lee Run Road, Mahaffey, PA 15757.

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

Name:

Address (Please indicate if this
cannot be reasonably ascertained)

Scott N. McCracken
Jennifer I. McCracken

801 Lee Run Road
Mahaffey, PA 15757

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

Name:

Address (Please indicate if this
cannot be reasonably ascertained)

Same as No. 1 above.

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

Name:

Address (Please indicate if this
cannot be reasonably ascertained)

NONE

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
------	---

NONE

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
------	---

None

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
------	---

None

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
------	---

Tax Collector of Greenwood Township c/o Bonny Kuntz	196 Kuntz Lane Mahaffey, PA 15757
--	--------------------------------------

Commonwealth of PA -DPW	P.O. Box 8016 Harrisburg, PA 17105
-------------------------	---------------------------------------

Clerk of Courts Criminal/Civil Division	P.O. Box 549 Clearfield, PA 16830
--	--------------------------------------

Tax Claim Bureau of Clearfield County	230 East Market Street Clearfield, PA 16830
---------------------------------------	--

Court of Common Pleas of Clearfield County Domestic Relations Division	P.O. Box 549 Clearfield, PA 16830
--	--------------------------------------

Bureau of Compliance
Attn: Susan Blough

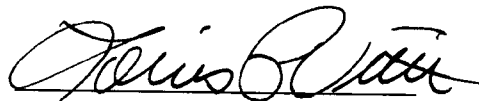
Clearance Support Section
Dept. #281230
Harrisburg, PA 17128-1230

Tenant/Occupant

801 Lee Run Road
Mahaffey, PA 15757

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.

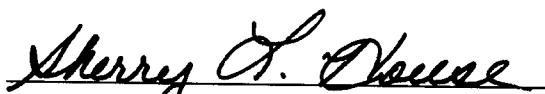
December 20, 2005
Date


Louis P. Vitti, Esquire
Attorney for Plaintiff

SWORN TO and subscribed

before me this 20th day

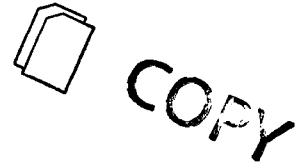
of December, 2005.


Notary Public

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

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

National City Bank of Kentucky, assignee of
FFFC f/k/a First Franklin Financial Corp.

 COPY

Vs.

NO.: 2005-01136-CD

Scott N. McCracken and Jennifer I. McCracken

TO THE SHERIFF OF CLEARFIELD COUNTY:

To satisfy the debt, interest and costs due NATIONAL CITY BANK OF KENTUCKY, assignee of FFFC f/k/a First Franklin Financial Corp., Plaintiff(s) from SCOTT N. MCCRACKEN and JENNIFER I. MCCRACKEN, Defendant(s):

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

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

Garnishee(s) as follows:

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

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

AMOUNT DUE/PRINCIPAL: \$79,463.58
INTEREST: 12/21/05-Sale Date
PROTH. COSTS: \$
ATTY'S COMM: \$
DATE: 12/22/2005

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

William A. Shaw
Prothonotary/Clerk Civil Division

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

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

Sheriff

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

NATIONAL CITY BANK OF KENTUCKY, assignee of FFFC
f/k/a FIRST FRANKLIN FINANCIAL CORP.,

Plaintiff,

vs

SCOTT N. MCCRACKEN and JENNIFER I. MCCRACKEN,

Defendants.

:
:
:
: NO: 05-1136-CD
:
:
:
:

LEGAL DESCRIPTION

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

BEGINNING at a post on the Western line of Township Road; thence South 25° West, four hundred ten (410) feet, more or less, to a post on land now or formerly Hartzfeld line; thence South 25° 15' East, one hundred seventy-six (176) feet to a post on the Northern line of Township Road; thence along Northern line of Township Road, North 53° 15' East, one hundred seven (107) feet to a post; thence continuing along said Township Road, North 60° 15' East, two hundred nineteen (219) feet to a post at the intersection of another Township Road; thence along Western line of second Township Road, North 25° 15' West, three hundred ninety-three (393) feet to post and place of beginning.

HAVING erected thereon a dwelling known as 801 Lee Run Road, Mahaffey, PA 15757.

MAP NO. 117-E11-21.1.

BEING the same premises which William C. Derrick, an adult individual, by his Deed dated 04/19/2000 and recorded 04/20/2000 in the Recorder's Office of Clearfield County, Pennsylvania, Instrument No. 200005307, granted and conveyed unto Scott N. McCracken and Jennifer I. McCracken, husband and wife.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20267

NO: 05-1136-CD

PLAINTIFF: NATIONAL CITY BANK OF KENTUCKY, ASSIGNEE OF FFFC F/K/A FIRST FRANKLIN FINANCIAL CORP.

vs.

DEFENDANT: SCOTT N. MCCrackEN AND JENNIFER I. MCCrackEN

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 12/22/2005

LEVY TAKEN 01/19/2006 @ 9:45 AM

POSTED 01/19/2006 @ 9:45 AM

SALE HELD

SOLD TO

SOLD FOR AMOUNT PLUS COSTS

WRIT RETURNED 06/15/2006

DATE DEED FILED **NOT SOLD**

DETAILS

01/19/2006 @ 9:45 AM SERVED SCOTT N. MCCrackEN

SERVED, SCOTT N. MCCrackEN, DEFENDANT, AT HIS RESIDENCE 801 LEE RUN ROAD, MAHAFFEY, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO JENNIFER I. MCCrackEN WIFE/CO DEFENDANT

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

01/19/2006 @ 9:45 AM SERVED JENNIFER I, MCCrackEN

SERVED JENNIFER I. MCCrackEN, DEFENDANT, AT HER RESIDENCE 801 LEE RUN ROAD, MAHAFFEY, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO JENNIFER I. MCCrackEN

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, APRIL 4, 2006 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF SALE SCHEDULED FOR APRIL 7, 2006 PER CLIENT REQUEST.

FILED
JUN 16 2006
William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20267

NO: 05-1136-CD

PLAINTIFF: NATIONAL CITY BANK OF KENTUCKY, ASSIGNEE OF FFFC F/K/A FIRST FRANKLIN FINANCIAL
CORP.

vs.

DEFENDANT: SCOTT N. MCCRACKEN AND JENNIFER I. MCCRACKEN

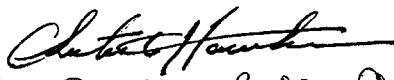
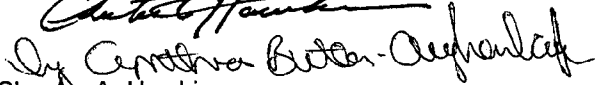
Execution REAL ESTATE

SHERIFF RETURN

SHERIFF HAWKINS \$208.84

SURCHARGE \$40.00 PAID BY ATTORNEY

So Answers,



Chester A. Hawkins
Sheriff

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

National City Bank of Kentucky, assignee of
FFFC f/k/a First Franklin Financial Corp.

Vs.

NO.: 2005-01136-CD

Scott N. McCracken and Jennifer I. McCracken

TO THE SHERIFF OF CLEARFIELD COUNTY:

To satisfy the debt, interest and costs due NATIONAL CITY BANK OF KENTUCKY, assignee of FFFC f/k/a First Franklin Financial Corp., Plaintiff(s) from SCOTT N. MCCRACKEN and JENNIFER I. MCCRACKEN, Defendant(s):

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

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

Garnishee(s) as follows:

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

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

AMOUNT DUE/PRINCIPAL: \$79,463.58
INTEREST: 12/21/05-Sale Date
PROTH. COSTS: \$
ATTY'S COMM: \$
DATE: 12/22/2005

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



William A. Shaw
Prothonotary/Clerk Civil Division

Received this writ this 22nd day
of December A.D. 2005
At 2:30 A.M./P.M.

Charles A. Hankins
Sheriff By Cynthia Butler-Aughenbaugh

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

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

NATIONAL CITY BANK OF KENTUCKY, assignee of FFFC
f/k/a FIRST FRANKLIN FINANCIAL CORP.,

Plaintiff,

vs

SCOTT N. MCCRACKEN and JENNIFER I. MCCRACKEN,

Defendants.

:
:
:
: NO: 05-1136-CD
:
:
:
:

LEGAL DESCRIPTION

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

BEGINNING at a post on the Western line of Township Road; thence South 25° West, four hundred ten (410) feet, more or less, to a post on land now or formerly Hartzfeld line; thence South 25° 15' East, one hundred seventy-six (176) feet to a post on the Northern line of Township Road; thence along Northern line of Township Road, North 53° 15' East, one hundred seven (107) feet to a post; thence continuing along said Township Road, North 60° 15' East, two hundred nineteen (219) feet to a post at the intersection of another Township Road; thence along Western line of second Township Road, North 25° 15' West, three hundred ninety-three (393) feet to post and place of beginning.

HAVING erected thereon a dwelling known as 801 Lee Run Road, Mahaffey, PA 15757.

MAP NO. 117-E11-21.1.

BEING the same premises which William C. Derrick, an adult individual, by his Deed dated 04/19/2000 and recorded 04/20/2000 in the Recorder's Office of Clearfield County, Pennsylvania, Instrument No. 200005307, granted and conveyed unto Scott N. McCracken and Jennifer I. McCracken, husband and wife.

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME SCOTT N. MCCRACKEN

NO. 05-1136-CD

NOW, June 15, 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 Scott N. Mcracken And Jennifer I. Mcracken to public venue or outcry at which time and place I sold the same to he/she being the highest bidder, for the sum of and made the following appropriations, viz:

SHERIFF COSTS:

RDR	15.00
SERVICE	15.00
MILEAGE	19.58
LEVY	15.00
MILEAGE	19.58
POSTING	15.00
CSDS	10.00
COMMISSION	0.00
POSTAGE	4.68
HANDBILLS	15.00
DISTRIBUTION	25.00
ADVERTISING	15.00
ADD'L SERVICE	15.00
DEED	
ADD'L POSTING	
ADD'L MILEAGE	
ADD'L LEVY	
BID/SETTLEMENT AMOUNT	
RETURNS/DEPUTIZE	
COPIES	15.00
	5.00
BILLING/PHONE/FAX	5.00
CONTINUED SALES	
MISCELLANEOUS	
TOTAL SHERIFF COSTS	\$208.84

DEED COSTS:

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

PLAINTIFF COSTS, DEBT AND INTEREST:

DEBT-AMOUNT DUE	79,463.58
INTEREST @	0.00
FROM TO	
PROTH SATISFACTION	
LATE CHARGES AND FEES	
COST OF SUIT-TO BE ADDED	
FORECLOSURE FEES	
ATTORNEY COMMISSION	
REFUND OF ADVANCE	
REFUND OF SURCHARGE	40.00
SATISFACTION FEE	
ESCROW DEFICIENCY	
PROPERTY INSPECTIONS	
INTEREST	
MISCELLANEOUS	
TOTAL DEBT AND INTEREST	\$79,503.58

COSTS:

ADVERTISING	386.26
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
DUE	
LIEN SEARCH	100.00
ACKNOWLEDGEMENT	
DEED COSTS	0.00
SHERIFF COSTS	208.84
LEGAL JOURNAL COSTS	180.00
PROTHONOTARY	125.00
MORTGAGE SEARCH	40.00
MUNICIPAL LIEN	
TOTAL COSTS	\$1,040.10

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

CHESTER A. HAWKINS, Sheriff

Louis P. Vitti and Associates, P.C.

CONSULTANTS AT LAW
915 FIFTH AVENUE
PITTSBURGH, PENNSYLVANIA 15219

PHONE: (412) 281-1725

FAX: (412) 281-3810

JOSE P. VITTI
JUDITH PERMIGIANI
ANNE J. GOZEWICZ

Today is Tuesday
April 4, 2006

ISIN Member

Sheriff of Clearfield County
Clearfield County Courthouse
(814) 765-5915
att: Cindy
Real Estate Dept.

RE: Scott McCracken, et al
Sale #: 05-1136-CD

To whom it may concern:

Please stay the writ on the above captioned case which is scheduled for the April 7, 2006
Sheriff sale.

REASON: Client Request

MONEY REALIZED: YES _____ for the amount of \$ _____

NO X

Thank you for your attention to this matter.

Very Truly Yours,

Louis P. Vitti

Louis P. Vitti

FILED No CC
m 110:48/61
NOV 08 2006
William A. Shaw
Prothonotary/Clerk of Courts

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

NATIONAL CITY BANK OF KENTUCKY, assignee of FFFC
f/k/a FIRST FRANKLIN FINANCIAL CORP.,

Plaintiff,

vs

SCOTT N. MCCRACKEN and JENNIFER I. MCCRACKEN,

Defendants.

:
:
:
: NO: 05-1136-CD
:
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129.1

National City Bank of Kentucky, et al, 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 801 Lee Run Road, Mahaffey, PA 15757.

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

Name:

Address (Please indicate if this
cannot be reasonably ascertained)

Scott N. McCracken
Jennifer I. McCracken

801 Lee Run Road
Mahaffey, PA 15757

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

Name:

Address (Please indicate if this
cannot be reasonably ascertained)

Same as No. 1 above.

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

Name:

Address (Please indicate if this
cannot be reasonably ascertained)

NONE

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
------	--

NONE

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
------	--

None

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
------	--

None

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
------	--

Tax Collector of Greenwood Township c/o Bonny Kuntz	196 Kuntz Lane Mahaffey, PA 15757
--	--------------------------------------

Commonwealth of PA -DPW	P.O. Box 8016 Harrisburg, PA 17105
-------------------------	---------------------------------------

Clerk of Courts Criminal/Civil Division	P.O. Box 549 Clearfield, PA 16830
--	--------------------------------------

Tax Claim Bureau of Clearfield County	230 East Market Street Clearfield, PA 16830
---------------------------------------	--

Court of Common Pleas of Clearfield County Domestic Relations Division	P.O. Box 549 Clearfield, PA 16830
--	--------------------------------------

PA Dept. of Sheriff Sales

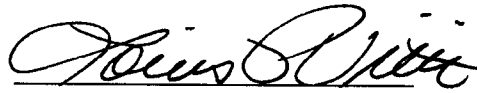
Bureau of Compliance
Dept. #281230
Harrisburg, PA 17128-1230

Tenant/Occupant

801 Lee Run Road
Mahaffey, PA 15757

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.

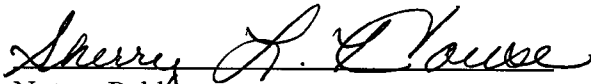
November 6, 2006
Date


Louis P. Vitti, Esquire
Attorney for Plaintiff

SWORN TO and subscribed

before me this 6th day

of November, 2006.


Notary Public

Notarial Seal

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

NATIONAL CITY BANK OF KENTUCKY,
assignee of FFFC f/k/a FIRST FRANKLIN
FINANCIAL CORP.,

Plaintiff,

vs.

SCOTT N. MCCRACKEN and JENNIFER I.
MCCRACKEN,

Defendants.

CIVIL DIVISION

NO. 05-1136-CD

**PRAECIPE TO REISSUE WRIT OF
EXECUTION AND AFFIDAVIT OF
LAST KNOWN ADDRESS**

Code MORTGAGE FORECLOSURE

Filed on behalf of
Plaintiff

Counsel of record for this
party:

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

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

(412) 281-1725

FILED Any pd. 7.00
m/10:54/2006 NoCC
NOV 08 2006
William A. Shaw
Prothonotary/Clerk of Courts
6 Reinstated
Writs to Sheriff
(6K)

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

NATIONAL CITY BANK OF KENTUCKY, assignee of FFFC
f/k/a FIRST FRANKLIN FINANCIAL CORP.,

Plaintiff,

vs

SCOTT N. MCCRACKEN and JENNIFER I. MCCRACKEN,

Defendants.

:
:
:
: NO: 05-1136-CD
:
:
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:

**PRAECIPE TO REISSUE WRIT OF
EXECUTION IN MORTGAGE FORECLOSURE**

TO: PROTHONOTARY OF CLEARFIELD COUNTY

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

Amount Due

\$79,463.58

Interest 12/21/05-Sale Date

_____.

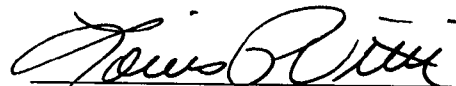
Total

\$_____.

132.00 Prothonotary costs

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

Twp of Greenwood, Cty of Clearfield and Cmwltth of PA. HET a dwg k/a 801 Lee Run Road,
Mahaffey, PA 15757. Map #117-E11-21.1.



Louis P. Vitti, Esquire
Attorney for Plaintiff

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

NATIONAL CITY BANK OF KENTUCKY, assignee of FFFC
f/k/a FIRST FRANKLIN FINANCIAL CORP.,

Plaintiff,

vs


SCOTT N. MCCRACKEN and JENNIFER I. MCCRACKEN,

Defendants.

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: NO: 05-1136-CD
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AFFIDAVIT

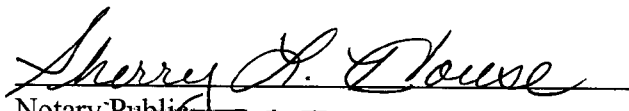
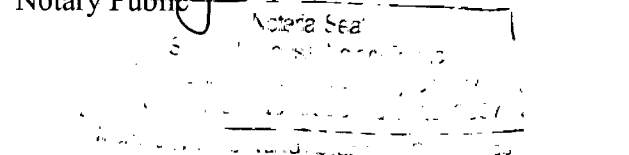
I, Louis P. Vitti, do hereby swear that, to the best of my knowledge, information and belief, the Defendant(s), is/are the owners of the real property on which the Plaintiff seeks to execute. That the Defendants' last known address is 801 Lee Run Road, Mahaffey, PA 15757.


Louis P. Vitti, Esquire

SWORN TO and subscribed

before me this 6th day of

November, 2006.


Notary Public


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

National City Bank of Kentucky, assignee of
FFFC f/k/a First Franklin Financial Corp.

Vs.

NO.: 2005-01136-CD

Scott N. McCracken and Jennifer I. McCracken

TO THE SHERIFF OF CLEARFIELD COUNTY:

To satisfy the debt, interest and costs due NATIONAL CITY BANK OF KENTUCKY, assignee of FFFC f/k/a First Franklin Financial Corp., Plaintiff(s) from SCOTT N. MCCRACKEN and JENNIFER I. MCCRACKEN, Defendant(s):

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

See Attached Description

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

Garnishee(s) as follows:

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

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

AMOUNT DUE/PRINCIPAL: \$79,463.58
INTEREST: 12/21/05-Sale Date
PROTH. COSTS: \$
ATTY'S COMM: \$
DATE: 12/22/2005

PAID: \$125.00
SHERIFF: \$
OTHER COSTS: \$
Additional Prothonotary Costs Paid: \$7.00



William A. Shaw
Prothonotary/Clerk Civil Division

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

Sheriff

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

11-8-06 Document
~~Reinstated~~/Reissued to Sheriff/Prothonotary
for service.



Deputy Prothonotary

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

NATIONAL CITY BANK OF KENTUCKY, assignee of FFFC
f/k/a FIRST FRANKLIN FINANCIAL CORP.,

Plaintiff,

vs

SCOTT N. MCCRACKEN and JENNIFER I. MCCRACKEN,

Defendants.

:
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:
NO: 05-1136-CD
:
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:

LEGAL DESCRIPTION

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

BEGINNING at a post on the Western line of Township Road; thence South 25° West, four hundred ten (410) feet, more or less, to a post on land now or formerly Hartzfeld line; thence South 25° 15' East, one hundred seventy-six (176) feet to a post on the Northern line of Township Road; thence along Northern line of Township Road, North 53° 15' East, one hundred seven (107) feet to a post; thence continuing along said Township Road, North 60° 15' East, two hundred nineteen (219) feet to a post at the intersection of another Township Road; thence along Western line of second Township Road, North 25° 15' West, three hundred ninety-three (393) feet to post and place of beginning.

HAVING erected thereon a dwelling known as 801 Lee Run Road, Mahaffey, PA 15757.

MAP NO. 117-E11-21.1.

BEING the same premises which William C. Derrick, an adult individual, by his Deed dated 04/19/2000 and recorded 04/20/2000 in the Recorder's Office of Clearfield County, Pennsylvania, Instrument No. 200005307, granted and conveyed unto Scott N. McCracken and Jennifer I. McCracken, husband and wife.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

NATIONAL CITY BANK OF
KENTUCKY, assignee of FFC f/k/a FIRST
FRANKLIN FINANCIAL CORP.,

CIVIL DIVISION

NO. 05-1136-CD

AFFIDAVIT OF SERVICE

Plaintiff,

vs.

SCOTT N. MCCRACKEN and JENNIFER
I. MCCRACKEN,

Defendant.

Filed on behalf of
Plaintiff

Counsel of record for this
party:

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

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

(412) 281-1725

FILED
MAR 06 2006
m/8:30/wj
William A. Shaw
Prothonotary/Clerk of Courts

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

NATIONAL CITY BANK OF KENTUCKY, assignee of FFFC f/k/a
FIRST FRANKLIN FINANCIAL CORP.,

Plaintiff,

vs

SCOTT N. MCCRACKEN and JENNIFER I. MCCRACKEN,

Defendants.

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: NO: 05-1136-CD
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AFFIDAVIT OF SERVICE

I, Helen Boyce, do hereby certify that a Notice of Sale was mailed and served upon all
lien holders by Certificate of Mailing for service in the above-captioned case on January 20,
2006, advising them of the Sheriff's sale of the property at 801 Lee Run Road, Mahaffey, PA,
15757, on *April 7, 2006*.

LOUIS P. VITTI & ASSOCIATES, P.C.

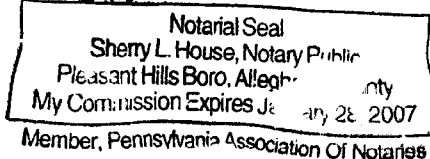
BY Helen Boyce
Helen Boyce

SWORN to and subscribed

before me this 2nd day

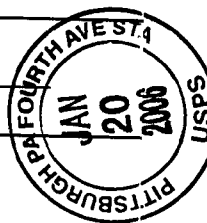
of March, 2006.

Sherry L. House
Notary Public



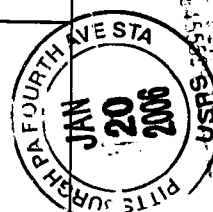
U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
Louis P. Vitti & Associates, P.C. 916 Fifth Avenue, Pittsburgh, PA 15219	
One piece of ordinary mail addressed to:	
Court of Common Pleas of Clearfield County Domestic Relations Division P.O. Box 549 Clearfield, PA 16830	

PS Form 3817, January 2001



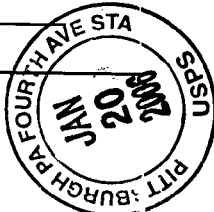
U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
Louis P. Vitti & Associates, P.C. 916 Fifth Avenue, Pittsburgh, PA 15219	
One piece of ordinary mail addressed to:	
Bureau of Compliance Clearance Support Section Dept. #281230 Harrisburg, PA 17128-1230 Att: Susan Blough	

PS Form 3817, January 2001



U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
Louis P. Vitti & Associates, P.C. 916 Fifth Avenue, Pittsburgh, PA 15219	
One piece of ordinary mail addressed to:	
Tenant/Occupant 801 Lee Run Road Mahaffey, PA 15757	

PS Form 3817, January 2001



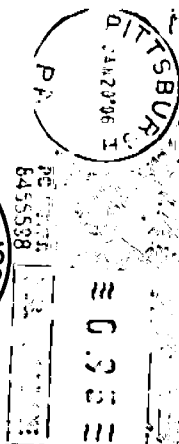
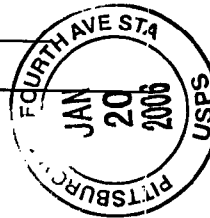
slh.mccracken.

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

Received From:
Louis P. Vitti & Associates, P.C.
916 Fifth Avenue, Pittsburgh, PA 15219

One piece of ordinary mail addressed to:
Tax Collector of Greenwood Township
c/o Bonny Kuntz
196 Kuntz Lane
Mahaffey, PA 15757

PS Form 3817, January 2001

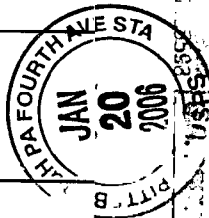


U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
PROVIDE FOR INSURANCE-POSTMASTER

Received From:
Louis P. Vitti & Associates, P.C.
916 Fifth Avenue, Pittsburgh, PA 15219

One piece of ordinary mail addressed to:
Commonwealth of PA-DPW
P.O. Box 8016
Harrisburg, PA 17105

PS Form 3817, January 2001

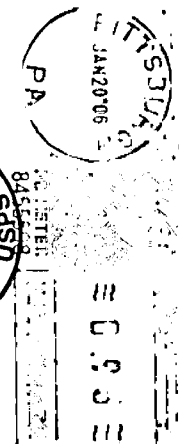
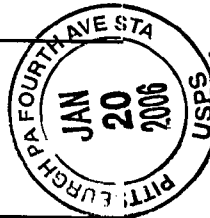


U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
PROVIDE FOR INSURANCE-POSTMASTER

Received From:
Louis P. Vitti & Associates, P.C.
916 Fifth Avenue, Pittsburgh, PA 15219

One piece of ordinary mail addressed to:
Clerk of Courts
Criminal/Civil Division
P.O. Box 549
Clearfield, PA 16830

PS Form 3817, January 2001

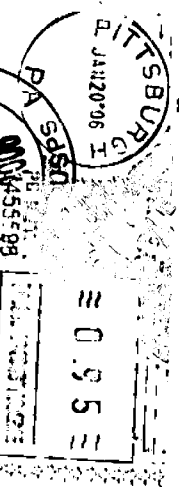


U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
PROVIDE FOR INSURANCE-POSTMASTER

Received From:
Louis P. Vitti & Associates, P.C.
916 Fifth Avenue, Pittsburgh, PA 15219

One piece of ordinary mail addressed to:
Tax Claim Bureau of Clearfield County
230 East Market Street
Clearfield, PA 16830

PS Form 3817, January 2001



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20474
NO: 05-1136-CD

PLAINTIFF: NATIONAL CITY BANK OF KENTUCKY, ASSIGNEE OF FFFC F/K/A FIRST FRANKLIN FINANCIAL CORP
vs.
DEFENDANT: SCOTT N. MCCrackEN AND JENNIFER I. MCCrackEN

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 11/08/2006

LEVY TAKEN 12/06/2006 @ 11:00 AM
POSTED 12/06/2006 @ 11:00 AM
SALE HELD 02/02/2007
SOLD TO NATIONAL CITY BANK

FILED
01/10/31/07
FEB 13 2007
William A. Shaw
Prothonotary/Clerk of Courts

SOLD FOR AMOUNT \$1.00 PLUS COSTS

WRIT RETURNED 02/13/2007

DATE DEED FILED 02/13/2007

PROPERTY ADDRESS 801 LEE RUN ROAD MAHAFFEY , PA 15757

SERVICES

12/06/2006 @ 11:00 AM SERVED SCOTT N. MCCrackEN

SERVED SCOTT N. MCCrackEN, DEFENDANT, AT HIS RESIDENCE 801 LEE RUN ROAD, MAHAFFEY, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO JENNIFER MCCrackEN, WIFE/CO-DEFENDANT

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

12/06/2006 @ 11:00 AM SERVED JENNIFER I. MCCrackEN

SERVED JENNIFER I. MCCrackEN, DEFENDANT, AT HER RESIDENCE 801 LEE RUN ROAD, MAHAFFEY, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO JENNIFER MCCrackEN

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.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20474

NO: 05-1136-CD

PLAINTIFF: NATIONAL CITY BANK OF KENTUCKY, ASSIGNEE OF FFFC F/K/A FIRST FRANKLIN FINANCIAL CORP
vs.

DEFENDANT: SCOTT N. MCCrackEN AND JENNIFER I. MCCrackEN

Execution REAL ESTATE

SHERIFF RETURN

SHERIFF HAWKINS \$239.84


SURCHARGE \$40.00 PAID BY ATTORNEY

Sworn to Before Me This

_____ Day of _____ 2007

So Answers,




Chester A. Hawkins
Sheriff

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

National City Bank of Kentucky, assignee of
FFFC f/k/a First Franklin Financial Corp.

Vs.

NO.: 2005-01136-CD

Scott N. McCracken and Jennifer I. McCracken

TO THE SHERIFF OF CLEARFIELD COUNTY:

To satisfy the debt, interest and costs due NATIONAL CITY BANK OF KENTUCKY, assignee of FFFC f/k/a First Franklin Financial Corp., Plaintiff(s) from SCOTT N. MCCRACKEN and JENNIFER I. MCCRACKEN, Defendant(s):

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

See Attached Description

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

Garnishee(s) as follows:

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

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

AMOUNT DUE/PRINCIPAL: \$79,463.58
INTEREST: 12/21/05-Sale Date
PROTH. COSTS: \$
ATTY'S COMM: \$
DATE: 12/22/2005

PAID: \$125.00

SHERIFF: \$

OTHER COSTS: \$

Additional Prothonotary Costs Paid: \$7.00



William A. Shaw

Prothonotary/Clerk Civil Division

Received this writ this 8th day
of November A.D. 2006
At 3:00 A.M./P.M.

Charles A. Hunkeler
Sheriff By Cynthia Butler-Aughenbaugh

Requesting Party: Louis P. Vitti, Esq.

916 Fifth Ave.

Pittsburgh, PA 15219

(412) 281-1725

11-8-06 Document
~~Reinstated~~/Reissued to Sheriff/Prothonotary
for service.

William A. Shaw
Deputy Prothonotary

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

NATIONAL CITY BANK OF KENTUCKY, assignee of FFFC
f/k/a FIRST FRANKLIN FINANCIAL CORP.,

Plaintiff,

vs

SCOTT N. MCCRACKEN and JENNIFER I. MCCRACKEN,

Defendants.

:
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: NO: 05-1136-CD
:
:
:
:

LEGAL DESCRIPTION

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

BEGINNING at a post on the Western line of Township Road; thence South 25° West, four hundred ten (410) feet, more or less, to a post on land now or formerly Hartzfeld line; thence South 25° 15' East, one hundred seventy-six (176) feet to a post on the Northern line of Township Road; thence along Northern line of Township Road, North 53° 15' East, one hundred seven (107) feet to a post; thence continuing along said Township Road, North 60° 15' East, two hundred nineteen (219) feet to a post at the intersection of another Township Road; thence along Western line of second Township Road, North 25° 15' West, three hundred ninety-three (393) feet to post and place of beginning.

HAVING erected thereon a dwelling known as 801 Lee Run Road, Mahaffey, PA 15757.

MAP NO. 117-E11-21.1.

BEING the same premises which William C. Derrick, an adult individual, by his Deed dated 04/19/2000 and recorded 04/20/2000 in the Recorder's Office of Clearfield County, Pennsylvania, Instrument No. 200005307, granted and conveyed unto Scott N. McCracken and Jennifer I. McCracken, husband and wife.

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME SCOTT N. MCCrackEN

NO. 05-1136-CD

NOW, February 13, 2007, 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 February 02, 2007, I exposed the within described real estate of Scott N. Mccracken And Jennifer I. Mccracken to public venue or outcry at which time and place I sold the same to NATIONAL CITY BANK he/she being the highest bidder, for the sum of \$1.00 plus costs and made the following appropriations, viz:

SHERIFF COSTS:

RDR	15.00
SERVICE	15.00
MILEAGE	19.58
LEVY	15.00
MILEAGE	19.58
POSTING	15.00
CSDS	10.00
COMMISSION	0.00
POSTAGE	4.68
HANDBILLS	15.00
DISTRIBUTION	25.00
ADVERTISING	15.00
ADD'L SERVICE	15.00
DEED	30.00
ADD'L POSTING	
ADD'L MILEAGE	
ADD'L LEVY	
BID AMOUNT	1.00
RETURNS/DEPUTIZE	
COPIES	15.00
	5.00
BILLING/PHONE/FAX	5.00
CONTINUED SALES	
MISCELLANEOUS	
TOTAL SHERIFF COSTS	\$239.84

DEED COSTS:

ACKNOWLEDGEMENT	5.00
REGISTER & RECORDER	29.00
TRANSFER TAX 2%	0.00
TOTAL DEED COSTS	\$29.00

PLAINTIFF COSTS, DEBT AND INTEREST:

DEBT-AMOUNT DUE	79,463.58
INTEREST @ %	0.00
FROM 12/21/2005 TO 02/02/2007	

PROTH SATISFACTION	
LATE CHARGES AND FEES	
COST OF SUIT-TO BE ADDED	
FORECLOSURE FEES	
ATTORNEY COMMISSION	
REFUND OF ADVANCE	
REFUND OF SURCHARGE	40.00
SATISFACTION FEE	
ESCROW DEFICIENCY	
PROPERTY INSPECTIONS	
INTEREST	
MISCELLANEOUS	
TOTAL DEBT AND INTEREST	\$79,503.58

COSTS:

ADVERTISING	278.26
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
DUE	
LIEN SEARCH	100.00
ACKNOWLEDGEMENT	5.00
DEED COSTS	29.00
SHERIFF COSTS	239.84
LEGAL JOURNAL COSTS	144.00
PROTHONOTARY	132.00
MORTGAGE SEARCH	40.00
MUNICIPAL LIEN	
TOTAL COSTS	\$968.10

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