

05-1721-CD
Mort. Elec. Reg. Vs Kevin

Netbank al vs Kevin Moriarty al
05-1721-CD

Phelan, Hallinan & Schmieg
By: Francis S. Hallinan, Esquire
Identification No. 62695
One Penn Center Plaza
Suite 1400
Philadelphia, PA 19103
(215) 563-7000

Attorney for Plaintiff

FILED *KG*
m/11/04/01
NOV 03 2005 *Aug pd*
William A. Shaw *85.00*
Prothonotary/Clerk of Courts

Mortgage Electronic Registration Systems, Inc.
8201 Greensboro Drive, Suite 350
McLean, VA 22102

: Court of Common Pleas
: Civil Division
:
: Clearfield County

v.

Kevin J. Moriarity
Or Occupants
119 Stone Street
Osceola Mills, PA 16666

: Term
:
: No. *05-1721-CD*
:
:

CIVIL ACTION - EJECTMENT

****This firm is a debt collector attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, 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.****

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 (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 and other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

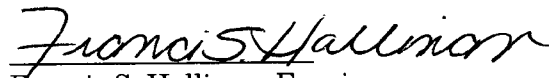
You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

CLEARFIELD COUNTY
DAVID S. MEHOLICK, COURT ADMINISTRATOR
CLEARFIELD COUNTY COURTHOUSE
CLEARFIELD, PA 16830
(814) 765-2641

loan: E8484118966

1. Plaintiff is Mortgage Electronic Registration Systems, Inc.
2. Defendant is Kevin J. Moriarity Or Occupants.
3. Plaintiff is equitable owner of premises located at 119 Stone Street, Osceola Mills, PA 16666, a legal description of which is attached.
4. Plaintiff became owner of said premises as a result of foreclosure and judicial sale by the Sheriff of Clearfield County, on October 7, 2005.
5. Plaintiff, by virtue of the above, is the equitable owner of said premises, and is entitled to possession thereof. The defendant is occupying the said premises without right and so far as the plaintiff is informed, without claim of title.
6. Plaintiff has demanded possession of the said premises from the said defendant who has refused to deliver up possession of same.

WHEREFORE, plaintiff seeks to recover possession of said premises.



Francis S. Hallinan, Esquire
Attorney for Plaintiff

ALL that certain lot or place of ground situate in the Borough of Osceola Mills, County of Clearfield, and State of Pennsylvania, bounded and described as follows:

BEGINNING at the Southeast corner of Stone Street and Second Avenue; thence by said Second Avenue one hundred fifty (150) feet to the westerly side of Edward Alley; thence thereby sixty two (62) feet to post on portion of Lot No. 380 heretofore sold and conveyed to Harry K. Boone et. al.; thence thereby and on line parallel with Second Avenue aforesaid one hundred and fifty (150) feet to Stone Street aforesaid; thence thereby sixty two (62) feet to the Southeast corner of Stone Street and Second Avenue and place of beginning. PROPERTY ADDRESS: 119 STONE STREET

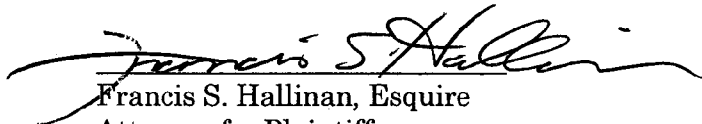
VERIFICATION

Francis S. Hallinan hereby states that he is the attorney for the Plaintiff in this eviction action and is authorized to make this verification. The statements made in the foregoing Civil Action - Ejectment are correct to the best of my knowledge, information, and belief. I was the attorney for the Plaintiff or Plaintiff's predecessor in interest in the underlying foreclosure action. I am with the law firm on the writ of execution, and my law firm or an agent of my firm purchased the property on behalf of the Plaintiff by bidding on the property at the sheriff's sale. I am making this verification rather than a representative of the Plaintiff because I have personal knowledge of the purchase of this property at sheriff's sale.

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

Date

11/2/05


Francis S. Hallinan, Esquire
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 100973
NO: 05-1721-CD
SERVICE # 1 OF 1
COMPLAINT IN EJECTMENT

PLAINTIFF: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
vs.
DEFENDANT: KEVIN J. MORIARITY or OCCUPANT

SHERIFF RETURN

NOW, November 29, 2005 AT 8:00 PM SERVED THE WITHIN COMPLAINT IN EJECTMENT ON KEVIN J. MORIARITY or OCCUPANTS DEFENDANT AT 119 STONE ST., OSCEOLA MILLS, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO MARSHA MORIARITY, WIFE/OCCUPANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN EJECTMENT AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: NEVLING /

FILED
9/2:34pm
DEC 29 2005
William A. Shaw
Prothonotary/Clerk of Courts

PURPOSE	VENDOR	CHECK #	AMOUNT
SURCHARGE	PHELAN	461860	10.00
SHERIFF HAWKINS	PHELAN	461859	100.00
SHERIFF HAWKINS	h	471875	34.40

Sworn to Before Me This

_____ Day of _____ 2005

So Answers,


Chester A. Hawkins
Sheriff

Phelan Hallinan & Schmieg, LLP
By: Francis S. Hallinan, Esquire
Identification No. 62695
One Penn Center Plaza, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103
(215) 563-7000

Attorney for Plaintiff

FILED Att'y pd. 20.00
m/12:47/01
JAN 11 2006 Notice to Def.
William A. Shaw No CC
Prothonotary/Clerk of Courts 60

Mortgage Electronic Registration Systems, Inc. : COURT OF COMMON PLEAS
:
:
vs :
:
No. 05-1721-CD
:
Clearfield County

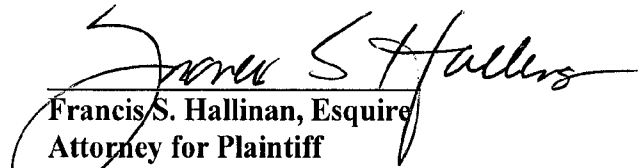
Kevin J. Moriarity
or occupants
119 Stone Street
Osceola Mills, PA 16666

PRAECIPE FOR JUDGMENT IN EJECTMENT

TO THE PROTHONOTARY:

Kindly enter Judgment in Ejectment in favor of the Plaintiff, **Mortgage Electronic Registration Systems, Inc. and against the Defendant(s) Kevin J. Moriarity and or occupants for possession of premises, 119 Stone Street, Osceola Mills, PA 16666** for failure to file an Answer within twenty (20) days of service.

I hereby certify that according to Rule 237.1, written 10-day notice of Plaintiff's intention to file a praecipe for Entry of default Judgment was mailed to Defendant(s), a true and correct copy of which is attached hereto.


Francis S. Hallinan, Esquire
Attorney for Plaintiff

Default Judgment entered as indicated above.

DATE

PHELAN HALLINAN AND SCHMIEG

By: Lawrence T. Phelan, Esq., Id. No. 32227

Francis S. Hallinan, Esq., Id. No. 62695

Daniel G. Schmieg, Esq., Id. No. 62205

One Penn Center Plaza, Suite 1400

Philadelphia, PA 19103

(215) 563-7000

MORTGAGE ELECTRONIC REGISTRATION : COURT OF COMMON PLEAS

SYSTEMS, INC.

Plaintiff

: CIVIL DIVISION

Vs.

: CLEARFIELD COUNTY

KEVIN J. MORIARITY OR OCCUPANTS

: NO. 05-1721-CD

Defendants

TO: KEVIN J. MORIARITY OR OCCUPANTS

119 STONE STREET

OSCEOLA MILLS, PA 16666

DATE OF NOTICE: DECEMBER 20, 2005

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

IMPORTANT NOTICE

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

CLEARFIELD COUNTY
DAVID S. MEHOLICK, COURT
ADMINISTRATOR
CLEARFIELD COUNTY COURTHOUSE
CLEARFIELD, PA 16830
(814) 765-2641 x 5982

PENNSYLVANIA LAWYER REFERRAL
SERVICE
PENNSYLVANIA BAR ASSOCIATION
100 SOUTH STREET
P.O. BOX 186
HARRISBURG, PA 17108
800-692-7375


FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Francis S. Hallinan, Esquire
Identification No. 62695
One Penn Center Plaza, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103
(215) 563-7000

Attorney for Plaintiff

Mortgage Electronic Registration Systems, Inc.	:	COURT OF COMMON PLEAS
	:	CIVIL DIVISION
vs	:	No. 05-1721-CD
Kevin J. Moriarity or occupants 119 Stone Street Osceola Mills, PA 16666	:	Clearfield County

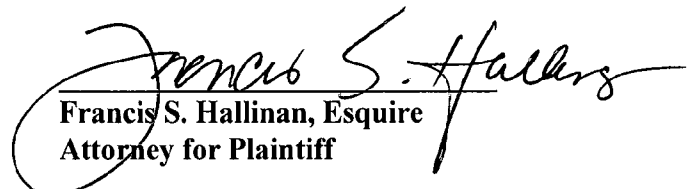
VERIFICATION OF NON-MILITARY SERVICE

FRANCIS S. HALLINAN, ESQUIRE, hereby verifies that he is Attorney for Plaintiff in the above captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) That the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) That defendant Kevin J. Moriarity Or occupants, is over 18 years of age, and resides at 119 Stone Street, Osceola Mills, PA 16666.

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


Francis S. Hallinan, Esquire
Attorney for Plaintiff

OFFICE OF THE PROTHONOTARY

COURT OF COMMON PLEAS

TO: Kevin J. Moriarity or occupants
119 Stone Street
Osceola Mills, PA 16666

Mortgage Electronic Registration Systems, Inc. : COURT OF COMMON PLEAS

: CIVIL DIVISION

vs

: No. 05-1721-CD

Kevin J. Moriarity
or occupants
119 Stone Street
Osceola Mills, PA 16666

: Clearfield County

Attorney ID # 62695

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

11/10/06

☐ Judgment by Default

☐ Money Judgment

☐ Judgment in Replevin

☒ Judgment for Possession

☐ Judgment on Award of Arbitration

☐ Judgment on Verdict

☐ Judgment on Court Findings

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE, PLEASE CALL:
ATTORNEY: FRANCIS S. HALLINAN, ESQUIRE at this telephone number: (215) 563-7000.

PRAECIPE FOR WRIT OF POSSESSION

COMMONWEALTH OF PENNSYLVANIA

County of Clearfield

Mortgage Electronic Registration Systems, Inc. : COURT OF COMMON PLEAS

: CIVIL DIVISION

vs : No. 05-1721-CD

Kevin J. Moriarity
or occupants : Clearfield County
119 Stone Street
Osceola Mills, PA 16666

PRAECIPE FOR WRIT OF POSSESSION

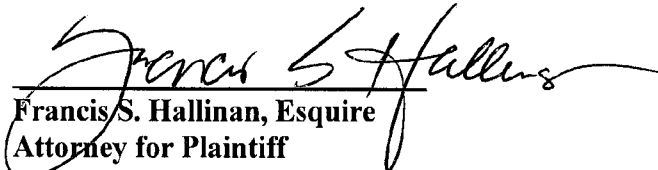
TO THE PROTHONOTARY:

Issue Writ of Possession in the above matter for possession of:

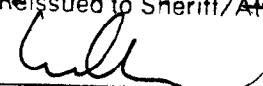
119 Stone Street, Osceola Mills, PA 16666

****PLEASE SEE THE ATTACHED LEGAL DESCRIPTION****

Being Known as No. 119 Stone Street


Francis S. Hallinan, Esquire
Attorney for Plaintiff

FILED *Atty fee 20.00*
11:47 AM
JAN 11 2006 *ICC & writs*
w/ descr. to Shiff
William A. Shaw
Prothonotary/Clerk of Courts *GW*

March 16, 2006 Document
Reinstated/Reissued to Sheriff/Attorney
for service.

Deputy Prothonotary

Commonwealth of Pennsylvania

County of Clearfield

Mortgage Electronic Registration Systems, Inc.

vs.

Court of Common Pleas

Kevin J. Moriarity
or occupants
119 Stone Street
Osceola Mills, PA 16666

_Term, 2005

NO. 05-1721-CD

COPY

Writ of Possession

TO THE SHERIFF OF Clearfield COUNTY:

(1) To satisfy the judgment for possession in the above matter you are directed to deliver Possession of the following described property to:

Mortgage Electronic Registration Systems, Inc.

(2) To satisfy the costs against

**Kevin J. Moriarity
or occupants
119 Stone Street
Osceola Mills, PA 16666**

directed to levy upon any property of

you are

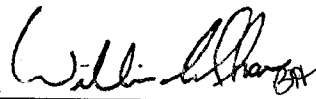
**Kevin J. Moriarity
or occupants
119 Stone Street
Osceola Mills, PA 16666**

and sell

interest therein.

Prothonotary

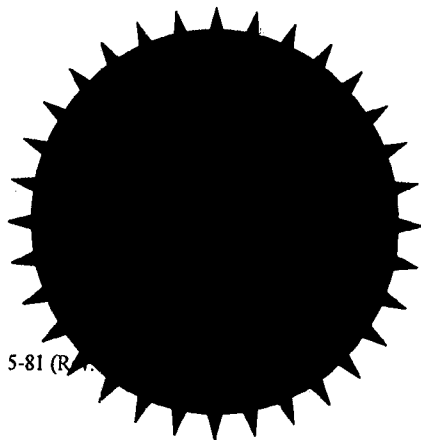
By



Clerk

Date

11/1/06



Court of Common Pleas

TERM, 2005

NO. 05-1721-CD

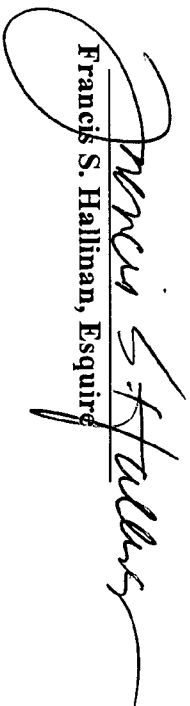
Mortgage Electronic Registration Systems, Inc.

vs.

Kevin J. Moriarity
or occupants
119 Stone Street
Osceola Mills, PA 16666

WRIT OF POSSESSION

Phelan Hallinan & Schmieg, LLP
One Penn Center at Suburban Station
One Penn Center, Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000


Francis S. Hallinan, Esquire

ALL that certain lot or piece of ground situate in the Borough of Osceola Mills, County of Clearfield, and State of Pennsylvania, bounded and described as follows:

BEGINNING at the Southeast corner of Stone Street and Second Avenue; thence by said Second Avenue one hundred fifty (150) feet to the westerly side of Edward Alley; thence thereby sixty two (62) feet to post on portion of Lot No. 380 heretofore sold and conveyed to Harry K. Boone et. al.; thence thereby and on line parallel with Second Avenue aforesaid one hundred and fifty (150) feet to Stone Street aforesaid; thence thereby sixty two (62) feet to the Southeast corner of Stone Street and Second Avenue and place of beginning. PROPERTY ADDRESS: 119 STONE STREET

In The Court of Common Pleas of Clearfield County, Pennsylvania

Service # 1 of 1 Services

Sheriff Docket # **101154**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC

Case # 05-1721-CD

vs.

KEVIN J. MORIARITY

TYPE OF SERVICE WRIT OF POSSESSION

SHERIFF RETURNS

NOW February 16, 2006 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURNED THE WITHIN WRIT OF POSSESSION "NOT FOUND" AS TO KEVIN J. MORIARITY OR OCCUPANTS, DEFENDANT. 119 STONE ST., OSCEOLA MILLS, PA. "EMPTY".

SERVED BY: /

Return Costs

PURPOSE	VENDOR	CHECK #	AMOUNT
SURCHARGE	PHELAN	474260	10.00
SHERIFF HAWKINS	PHELAN	474260	31.80

FILED
013:49.61
FEB 16 2006
LM

William A. Shaw
Prothonotary/Clerk of Courts

Sworn to Before me This

_____ Day of _____ 2006

So Answers,


Chester A. Hawkins
Sheriff

Commonwealth of Pennsylvania

County of Clearfield

Mortgage Electronic Registration Systems, Inc.

vs.

Court of Common Pleas

Kevin J. Moriarity
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119 Stone Street
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NO. 05-1721-CD

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Kevin J. Moriarity
or occupants
119 Stone Street
Osceola Mills, PA 16666

directed to levy upon any property of

you are

Kevin J. Moriarity
or occupants
119 Stone Street
Osceola Mills, PA 16666

and sell

interest therein.

Prothonotary

By



Clerk

Date 11/11/06

5-81 (R)

Rec'd 1-11-06 @ 3:00pm
Chester A. Hawkins Shorke
Guy Mauldin Hamer

Court of Common Pleas

TERM, 2005

NO. 05-1721-CD

Mortgage Electronic Registration Systems, Inc.

vs.

Kevin J. Moriarity
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119 Stone Street
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WRIT OF POSSESSION

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One Penn Center at Suburban Station
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Commonwealth of Pennsylvania

County of Clearfield

Mortgage Electronic Registration Systems, Inc.

vs.

Court of Common Pleas

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**Kevin J. Moriarity
or occupants
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Osceola Mills, PA 16666**

and sell

interest therein.

Prothonotary

By

William L. Hays

Clerk

Date 11/1/06

5-81 (R)

Rec'd 1-11-06 @ 3:00pm
Chester A. Hawkins Sheriff
by Maulya Hamr

Court of Common Pleas

TERM, 2005

NO. 05-1721-CD

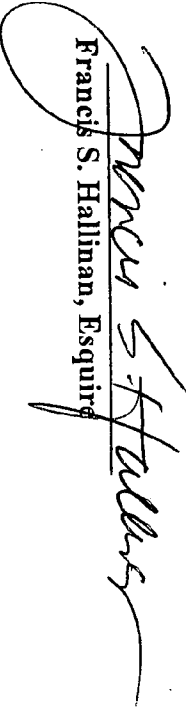
Mortgage Electronic Registration Systems, Inc.

vs.

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WRIT OF POSSESSION

Phelan Hallinan & Schmieg, LLP
One Penn Center at Suburban Station
One Penn Center, Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000


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Commonwealth of Pennsylvania

County of Clearfield

Mortgage Electronic Registration Systems, Inc.

vs.

Court of Common Pleas

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interest therein.

Prothonotary

By



Clerk

Date 11/11/06

5-81 (R)

Rec'd 1-11-06 @ 3:00pm
Clerk R. Hawker Shendo
by Marilyn Hamer

Court of Common Pleas

TERM, 2005

NO. 05-1721-CD

Mortgage Electronic Registration Systems, Inc.

vs.

Kevin J. Moriarity
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Prothonotary

By

Clerk

Date

11/11/06

5-81 (R)

Rec'd 1-11-06 @ 3:00 PM
Christie A. Hunkeler
by Maelyn Hunkeler

Court of Common Pleas

TERM, 2005

NO. 05-1721-CD

Mortgage Electronic Registration Systems, Inc.

vs.

Kevin J. Moriarity
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One Penn Center at Suburban Station
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Commonwealth of Pennsylvania

County of Clearfield

Mortgage Electronic Registration Systems, Inc.

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Court of Common Pleas

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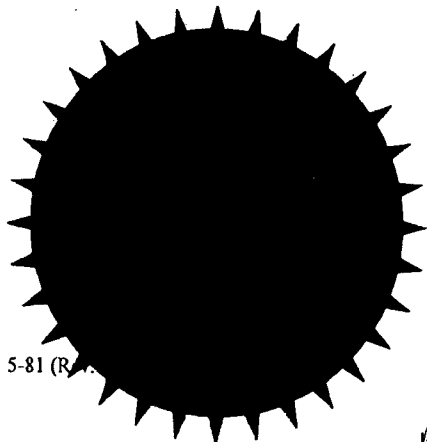
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Osceola Mills, PA 16666

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interest therein.



5-81 (R)

Prothonotary

By William L. Hargis
Clerk

Date 1/11/06

Rec'd 1-11-06 @ 3:00pm
Chester B. Hankins Sheriff
by Mandy Hankins

Court of Common Pleas

TERM, 2005

NO. 05-1721-CD

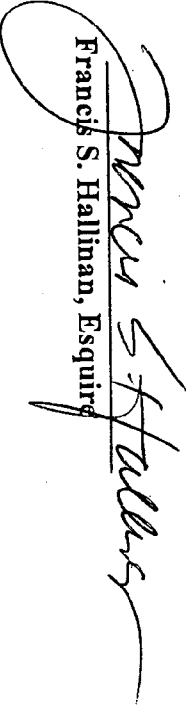
Mortgage Electronic Registration Systems, Inc.

vs.

Kevin J. Moriarity
or occupants
119 Stone Street
Osceola Mills, PA 16666

WRIT OF POSSESSION

Phelan Hallinan & Schmieg, LLP
One Penn Center at Suburban Station
One Penn Center, Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000


Francis S. Hallinan, Esquire

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Commonwealth of Pennsylvania

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Mortgage Electronic Registration Systems, Inc.

vs.

Court of Common Pleas

Kevin J. Moriarity
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Term, 2005

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(2) To satisfy the costs against

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directed to levy upon any property of

you are

Kevin J. Moriarity
or occupants
119 Stone Street
Osceola Mills, PA 16666

and sell

interest therein.

Prothonotary

By



Clerk

Date 11/11/06

5-81 (Rev.)

Rec'd 1-11-06 @ 3:00pm
Chester A. Hanks Clerk
by Mandy Hanks

Court of Common Pleas

TERM, 2005

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**Mortgage Electronic Registration
Systems, Inc.**

: **Court of Common Pleas**
: **Civil Division**
: **Clearfield County**

vs.

Kevin J. Moriarity or occupants
119 Stone Street
Osceola Mills, PA 16666

: **No. 05-1721-CD**
: **Action in Ejectment**

ORDER

It is order this 8th day of March, 2006, that Plaintiff's Motion for

Service of Writ of Possession Pursuant to Special Order of Court is **GRANTED**, permitting
service by:

X First Class and Certified Mail to **Kevin J. Moriarity or occupants** at the property which
is subject to this Ejectment Action*. Service by first class and certified mail is effective
upon the date of mailing.

X Posting of the property which is subject to this Ejectment Action*

* the property at **119 Stone Street, Osceola Mills, PA 16666**.

BY THE COURT:

Frederick J. Zimmerman
J.

FILED ^{icc}
04:00 PM
MAR 09 2006
Bradford
(GR)

William A. Shaw
Prothonotary/Clerk of Courts

Phelan, Hallinan & Schmieg
BY: MICHELE M. BRADFORD, ESQUIRE
Identification No. 69849
One Penn Center @ Suburban Station – Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Attorney for Plaintiff

Mortgage Electronic Registration
Systems, Inc.

: Court of Common Pleas
: Civil Division
: Clearfield County

vs.

Kevin J. Moriarity or occupants
119 Stone Street
Osceola Mills, PA 16666

:
: No. 05-1721-CD
: Action in Ejectment

MOTION FOR SERVICE PURSUANT TO SPECIAL ORDER OF COURT

Plaintiff, by its counsel, Michele M. Bradford, Esquire moves this Honorable Court for an Order directing service of the Writ of Possession upon the above-captioned Defendant(s) by certified mail and regular mail, and in support thereof avers as follows:

1. Plaintiff commenced this action by filing a Writ of Possession in **Ejectment**.
2. Attempts to serve Defendant(s) with the Writ of Possession have been unsuccessful.

Plaintiff attempted to serve the Defendant(s) on **February 16, 2006**, as indicated by the Affidavit of Service attached hereto as Exhibit A.

3. Pursuant to Pennsylvania Rule of Civil Procedure 430, Plaintiff has made a good faith effort to locate the Defendant(s). An Affidavit of Reasonable Investigation setting forth the specific inquiries made and the results from there are attached hereto as Exhibit B.

4. Plaintiff submits that is has made a good faith effort to locate the Defendant(s), but has been unable to do so.

FILED ^{icc}
m113261 Any
MAR 07 2006 (6K)

William A. Shaw
Prothonotary/Clerk of Courts

5. Plaintiff verified through property inspection on February 4, 2006 that the property was occupied by an unknown person.

WHEREFORE, Plaintiff respectfully requests that this Honorable Court enter an Order pursuant to Pennsylvania Rule of Civil Procedure 430 directing service of the Writ of Possession by certified mail and regular mail and posting of the premises.

DATE: March 6, 2006



Michele M. Bradford, Esquire
Attorney for Plaintiff

EXHIBIT “A”

FRS

REASONABLE INVESTIGATION

AFFIDAVIT OF GOOD FAITH EFFORT INVESTIGATION

LOAN NUMBER: **e8484118966**
ATTORNEY FIRM **PHELAN, HALLINAN & SCHMIEG, LLP**
CASE NUMBER: **05-1721-CD**
SUBJECT: **Kevin J. Moriarity or occupants**
LAST KNOWN ADDRESS: **119 Stone Street, Osceola Mills, PA 16666**

LAST KNOWN NUMBER: **814-339-7631**

I. CREDIT INFORMATION

- A. SOCIAL SECURITY NUMBER: **xxx-xx-3035**
- B. EMPLOYMENT SEARCH- **Unable to locate employment information**
- C. INQUIREY OF CREDITORS: **Unable to locate good employer for subject**

II. INQUIRY OF TELEPHONE COMPANY

- A. The directory assistance has
Directory Assistance lists the property address with a phone number of 814-339-7631 .

III. INQUIRY OF NEIGHBORS

- 1. Contacted James Gonder at 110 Street Street, Osceola Mills, PA (814)-339-6174, who confirmed that the property remains occupied at this time.***
- 2. Contacted Richard E. Crain at 122 Stone Street, Osceola Mills, PA (814)-339-6224, who confirmed seeing recent activity at the premises.***

IV. INQUIRY OF POST OFFICE

- A. NATIONAL ADDRESS UPDATE:

As of February 8, 2006, the National Change of Address (NCOA) has no change for subject from last known address.

V. MOTOR VEHICLE REGISTRATION

- A. MOTOR VEHICLE AND DMV OFFICE

No Motor Vehicle Registration is available for subject.

VI. OTHER INQUIRIES

A. DEATH RECORDS

As of February 8, 2006, the Social Security Administration has no death record on file for subject.

B. PUBLIC LICENSES (PILOT, REAL ESTATE, ETC)

None Found

C. COUNTY VOTER REGISTRATION

N/a

D. PROPERTY INSPECTION

The subject premises was inspected on February 4, 2006, and confirmed the subject premises remains occupied.

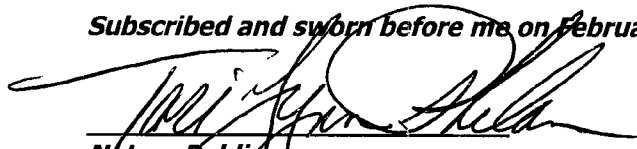
VII. ADDITIONAL INFORMATION ON SUBJECT

BANKRUPTCIES

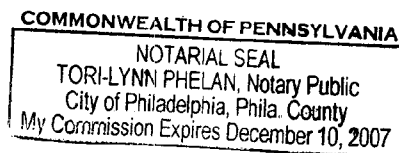
#1-04-01825. FILED 03/29/04, RELIEF GRANTED: 05/12/04


Affiant: ***Joseph M. Gardellis***

Subscribed and sworn before me on February 8, 2006


Notary Public

Seal:




VERIFICATION

Michele M. Bradford, Esquire, hereby states that she is the Attorney for the Plaintiff in this action, that she is authorized to make this verification, and that the statements made in the foregoing Motion for Service of the Writ of Possession Pursuant to Special Order of Court are true and correct to the best of her knowledge, information and belief.

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

DATE: March 6, 2006


Michele M. Bradford, Esquire
Attorney for Plaintiff

Phelan, Hallinan & Schmieg
BY: MICHELE M. BRADFORD , ESQUIRE
Identification No. 69849
One Penn Center @ Suburban Station – Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Attorney for Plaintiff

**Mortgage Electronic Registration
Systems, Inc.**

: **Court of Common Pleas**
: **Civil Division**
: **Clearfield County**

vs.

Kevin J. Moriarity or occupants
119 Stone Street
Osceola Mills, PA 16666


:
: **No. 05-1721-CD**
: **Action in Ejectment**

CERTIFICATION OF SERVICE

I hereby certify that a true and correct copy of the Motion for Service Pursuant to Special Order was served by first class mail on the Defendant (s) on the date listed below:

Kevin J. Moriarity or occupants
119 Stone Street
Osceola Mills, PA 16666

DATE: March 6, 2006


Michele M. Bradford, Esquire
Attorney for Plaintiff

CA

MAR 17 2005

FILED

U.S. District Court
District of Columbia

PRAECIPE TO REISSUE WRIT OF POSSESSION
COMMONWEALTH OF PENNSYLVANIA

Mortgage Electronic Registration Systems, Inc.

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 05-1721-CD

Clearfield COUNTY

V.

Kevin J. Moriarity
OR OCCUPANTS
119 Stone Street
Osceola Mills, PA 16666

PRAECIPE TO REISSUE WRIT OF POSSESSION

TO THE PROTHONOTARY:

Reissue Writ of Possession in the above matter, for possession of

119 Stone Street, Osceola Mills, PA 16666

****PLEASE SEE ATTACHED LEGAL DESCRIPTION****

BEING KNOWN AS NO. 119 Stone Street

FILED

MAR 16 2006

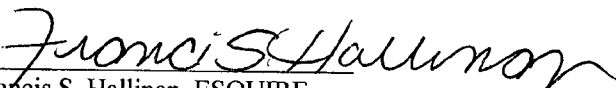
W/1:00 PM

William A. Shaw

Prothonotary/Clerk of Courts

1 CERT TO ATTORNEY

6 REISSUED WRITS
TO SHF.


Francis S. Hallinan, ESQUIRE
ATTORNEY FOR PLAINTIFF

Commonwealth of Pennsylvania

County of Clearfield

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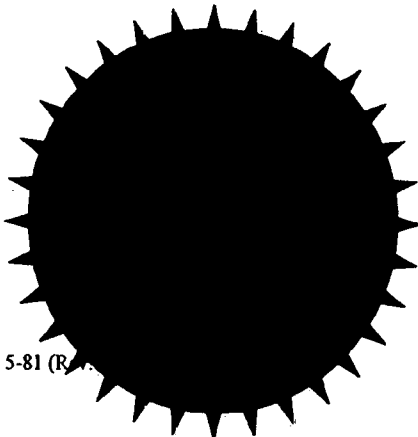
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5-81 (R)

By  Clerk

Date 11/11/06

Mon Nov 16, 2006 Document
Reinstated/Reissued to Sheriff/Attorney
for service.
[Signature]
Deputy Prothonotary

ATTORNEY FILE COPY
PLEASE RETURN

Court of Common Pleas

TERM, 2005

NO. 05-1721-CD

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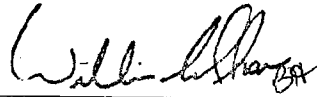
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5-81 (R)

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IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 101351
NO: 05-1721-CD
SERVICE # 1 OF 1
WRIT OF POSSESSION

PLAINTIFF: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

vs.

DEFENDANT: KEVIN J. MORIARITY or OCCUPANTS

SHERIFF RETURN

NOW, March 20, 2006 AT 1:10 PM POSTED THE WITHIN WRIT OF POSSESSION AT 119 STONE ST.,
OSCEOLA MILLS, CLEARFIELD COUNTY, PENNSYLVANIA. LOCKOUT COMPLETED 3/31/06.

SERVED BY: HUNTER / NEVLING

FILED

APR 04 2006

0/10:30

William A. Shaw

Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 101351
NO: 05-1721-CD
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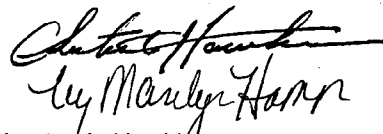
RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	PHELAN	489687	10.00
SHERIFF HAWKINS	PHELAN	489687	74.60

Sworn to Before Me This

_____ Day of _____ 2006

So Answers,



Chester A. Hawkins
Sheriff

Commonwealth of Pennsylvania

County of Clearfield

Mortgage Electronic Registration Systems, Inc.

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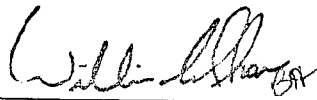
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Prothonotary

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Clerk

Date

11/11/06

5-81 (R)

Rec'd 3-16-06 @ 3:30 PM
Chester A. Hawkins, Sheriff
by Marty Harris

March 16, 2006 Document
Reinstated/Reissued to Sheriff/Attorney
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Deputy Prothonotary

Court of Common Pleas

TERM, 2005

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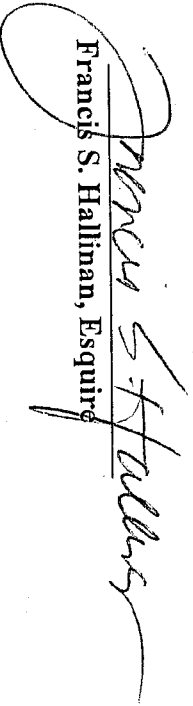
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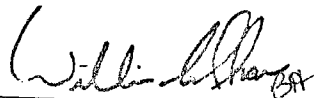
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5-81 (R)

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Chester R. Hawkins Sheriff
by Marilyn Harris

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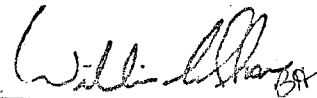
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Chester A. Hausman Sheriff
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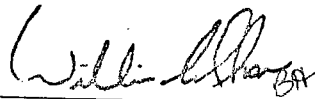
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5-81 (R)

Rec'd 3-16-06 at 3:38 PM
Christie A. Hawkins Sheriff
by Monty Hamer

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Francis S. Hallinan, Esquire

ALL that certain lot or piece of ground situate in the Borough of Osceola Mills, County of Clearfield, and State of Pennsylvania, bounded and described as follows:

BEGINNING at the Southeast corner of Stone Street and Second Avenue; thence by said Second Avenue one hundred fifty (150) feet to the westerly side of Edward Alley; thence thereby sixty two (62) feet to post on portion of Lot No. 380 heretofore sold and conveyed to Harry K. Boone et. al.; thence thereby and on line parallel with Second Avenue aforesaid one hundred and fifty (150) feet to Stone Street aforesaid; thence thereby sixty two (62) feet to the Southeast corner of Stone Street and Second Avenue and place of beginning. PROPERTY ADDRESS: 119 STONE STREET

PHELAN HALLINAN & SCHMIEG, LLP
By: Francis S. Hallinan Esquire
Atty. I.D. No.: 62695
One Penn Center at Suburban Station
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Attorney for Plaintiff

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

Plaintiff

**Court of Common Pleas
CLEARFIELD County
No. 05-1721-CD**

vs.

KEVIN J. MORIARITY OR OCCUPANTS

Defendant(s)

**PRAECIPE TO WITHDRAW COMPLAINT,
SATISFY JUDGMENT AND DISCONTINUE AND
END ACTION, WITHOUT PREJUDICE**

TO THE PROTHONOTARY:

Kindly withdraw the complaint filed in the instant matter, without prejudice, satisfy the judgment and mark this case discontinued and ended, upon payment of your costs only.

04/03/06

Date

Francis S. Hallinan

Francis S. Hallinan
Attorney for Plaintiff

FILED

m/2:31 am
APR - 6 2006

pd \$7.00 Atty
icc & 1 Cert of
disc & 1 Cert of
Satisfaction to Atty
Hallinan

PHS # 125738

William A. Shaw
Prothonotary

Copy of disc to C/A

PHELAN HALLINAN & SCHMIEG, L.L.P.

*Suite 1400
One Penn Center at Suburban Station
Philadelphia, PA 19103-1814
215-563-7000
Fax: 215-563-5534*

*Violeta Patori
Complaint Department*

*Representing Lenders in
Pennsylvania and New Jersey*

April 3, 2006

Office of the Prothonotary
CLEARFIELD County
ONE NORTH 2ND STREET
CLEARFIELD, PA 16830

Re: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. vs.
KEVIN J. MORIARITY OR OCCUPANTS
CCP, CLEARFIELD County, No. 05-1721-CD

Dear Sir/Madam:

Enclosed please find Plaintiff's Praeipie to Withdraw Complaint, Without Prejudice, Satisfy Judgment and Discontinue and End with respect to the above matter. Also enclosed is a check for the filing fee, if applicable.

Please file the original of record and return a time-stamped copy to me in the envelope enclosed.

Thank you for your attention to this matter.

Very truly yours,



Violeta Patori
For Phelan Hallinan & Schmieg

Enclosures

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

COPY

Mortgage Electronic Registration Systems, Inc.

Vs.

No. 2005-01721-CD

Kevin J. Moriarity
Occupants

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 April 6, 2006, marked:

Discontinued and Ended, without prejudice

Record costs in the sum of \$139.00 have been paid in full by Francis S. Hallinan Esq..

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal of this Court at Clearfield, Clearfield County, Pennsylvania this 6th day of April A.D. 2006.



William A. Shaw, Prothonotary

COPY

CERTIFICATE OF SATISFACTION OF JUDGMENT



Mortgage Electronic Registration Systems, Inc.

Vs.

Kevin J. Moriarity
Occupants

Cost: \$7.00

Certified from the record this 6th day of April, A.D. 2006.

2006  
Prothonotary