

06-243-CD  
Federal Natl Mort Assoc vs John

Federal national vs John Valles et al  
2006-243-CD

KIVITZ & KIVITZ, P.C.  
BY: Jay E. Kivitz, Esquire  
ID# 26769  
7901 Ogontz Avenue  
P.O. Box 27368  
Philadelphia, PA 19118-0308  
(215) 549-2525

NON JURY

Attorney for Plaintiff

<b>Federal National Mortgage Association</b>	:	<b>COURT OF COMMON PLEAS</b>
<b>14221 Dallas Parkway</b>	:	<b>CLEARFIELD COUNTY</b>
<b>Dallas, TX 75254-2916</b>	:	
<b>PLAINTIFF</b>		
<b>v.</b>	:	
<b>John P. Valles and John Doe, Jane Doe,</b>	:	
<b>Tenant/Occupiers</b>	:	<b># 2006-243-C0</b>
<b>Treasure Lake Sec. 15, Lots 202 and 203</b>	:	
<b>DuBois, PA 15801</b>	:	
<b>DEFENDANT</b>		

**COMPLAINT IN EJECTMENT  
NOTICE TO DEFEND**

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 AN ATTORNEY AND FILING IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU BY THE COURT WITHOUT FURTHER NOTICE FOR ANY MONEY CLAIMED IN THE COMPLAINT OR FOR ANY OTHER CLAIM OR RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

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

**DAVID S. MEHOLICK, COURT ADMINISTRATOR  
CLEARFIELD COUNTY COURTHOUSE  
230 E. Market Street  
CLEARFIELD, PA 16380  
(814) 765-2641 ext. 5982**

**FILED**

**FEB 15 2006**

*ma/12/30/06*

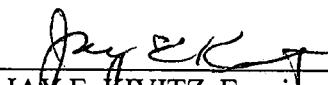
William A. Shaw  
Prothonotary/Clerk of Courts

*1 cent to Staff*

1. Plaintiff is Federal National Mortgage Association, whose office is at 14221 Dallas Parkway, Dallas, TX 75240-5003.
2. Defendants are John P. Valles and John Doe and Jane Doe, tenant/occupiers, who reside at Treasure Lake, Section 15, Lots 202 & 203, DuBois, PA 15801. See copy of legal description of the premises attached hereto as Exhibit "A".
3. Plaintiff is in the process of becoming the record owner of Treasure Lake, Section 15, Lots 202 & 203, DuBois, PA 15801, the premises where defendants reside, which was sold at a Sheriff's Sale duly held in Clearfield County on January 6, 2006, pursuant to a foreclosure action and judgment entered thereon in the Court of Common Pleas of Clearfield County.
4. The Sheriff's bid was assigned to the Plaintiff herein and the Plaintiff will be the grantee in the Sheriff's Deed.
5. The defendants, John P. Valles and John Doe and Jane Doe tenant/occupiers, are still in possession of 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 defendants who have refused to deliver up possession of same.

WHEREFORE, Plaintiff demands judgment for possession of the aforesaid premises.

KIVITZ & KIVITZ, P.C.

  
\_\_\_\_\_  
JAY E. KIVITZ, Esquire  
Attorney for Plaintiff

**VERIFICATION**

I, Jonathan K. Keeth, being duly sworn according to law, deposes and says that I am the REO/Ejectment Representative for the above named Plaintiff, that I am authorized to take this verification on behalf of the Plaintiff, and that the statements made in the foregoing pleading 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. §4904 relating to unsworn falsification to authorities.



---

Jonathan K. Keeth, Representative

February 14, 2006

DESCRIPTION

ALL THAT TWO CERTAIN tracts of land designated as Lot No. 202 and Lot No. 203, Section No. 15 "Bimini", in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the Recorder of Deeds Office in Miscellaneous Docket Map File No. 25.

EXCEPTING AND RESERVING therefrom and subject to:

- (1) All easements, rights of way, reservations, restrictions and limitations shown or contained in prior instruments of record and in the aforesaid recorded Plan.
- (2) The Declaration of Restrictions, Treasure Lake, Inc., recorded in Miscellaneous Book Volume 146 Page 476; all of said restrictions being covenants which run with the land.
- (3) All minerals and mining rights of every kind and nature.
- (4) A lien for all unpaid charges or assessments as may be made by Treasure Lake Property Owners Association, Inc., which lien shall run with the land and be an encumbrance against it.

Map #128-C2-15-202-21

Map #128-C2-15-203-21

Exhibit A

**In The Court of Common Pleas of Clearfield County, Pennsylvania**

Service # 1 of 3 Services

Sheriff Docket # **101260**

**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

Case # **06-243-CD**

vs.

**JOHN P. VALLES and JOHN DOE, JANE DOE, Tenant/Occupiers**

**TYPE OF SERVICE COMPLAINT IN EJECTMENT**

**SHERIFF RETURNS**

NOW March 28, 2006 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURNED THE WITHIN COMPLAINT IN EJECTMENT "NOT FOUND" AS TO JOHN P. VALLES, DEFENDANT. MOVED TO LAS VEGAS.

SERVED BY: /

**FILED**  
04/10/2006  
APR 05 2006  
WAS

William A. Shaw  
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 101260  
NO: 06-243-CD  
SERVICE # 2 OF 3  
COMPLAINT IN EJECTMENT

PLAINTIFF: FEDERAL NATIONAL MORTGAGE ASSOCIATION  
vs.  
DEFENDANT: JOHN P. VALLES and JOHN DOE, JANE DOE, Tenant/Occupiers

**SHERIFF RETURN**

---

NOW, March 10, 2006 AT 10:55 AM SERVED THE WITHIN COMPLAINT IN EJECTMENT ON JOHN DOE, Tenant/Occupier DEFENDANT AT TREASURE LAKE SEC. 15 LOTS #202 &203, DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO BILL SMITH, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN EJECTMENT AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: DEHAVEN / COUDRIET

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 101260  
NO: 06-243-CD  
SERVICE # 3 OF 3  
COMPLAINT IN EJECTMENT

PLAINTIFF: FEDERAL NATIONAL MORTGAGE ASSOCIATION

VS.

DEFENDANT: JOHN P. VALLES and JOHN DOE, JANE DOE, Tenant/Occupiers

**SHERIFF RETURN**

---

NOW, March 10, 2006 AT 10:55 AM SERVED THE WITHIN COMPLAINT IN EJECTMENT ON JANE DOE, Tenant/Occupier DEFENDANT AT TREASURE LAKE SEC. 15 LOTS 202 & 203, DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO BILL SMITH, HUSBAND A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN EJECTMENT AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: DEHAVEN / COUDRIET

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 101260  
NO: 06-243-CD  
SERVICES 3  
COMPLAINT IN EJECTMENT

PLAINTIFF: FEDERAL NATIONAL MORTGAGE ASSOCIATION  
VS.  
DEFENDANT: JOHN P. VALLES and JOHN DOE, JANE DOE, Tenant/Occupiers

**SHERIFF RETURN**

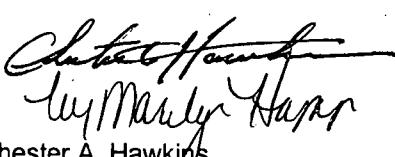
**RETURN COSTS**

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	KIVITZ	16663	30.00
SHERIFF HAWKINS	KIVITZ	16663	70.00
SHERIFF HAWKINS	"	16794	9.73

Sworn to Before Me This

So Answers,

\_\_\_\_ Day of \_\_\_\_\_ 2006

  
Chester A. Hawkins  
Sheriff

KIVITZ & KIVITZ, P.C.  
BY: Jay E. Kivitz, Esquire  
ID# 26769  
7901 Ogontz Avenue  
P.O. Box 27368  
Philadelphia, PA 19118-0308  
(215) 549-2525

NON JURY

<b>Federal National Mortgage Association</b>	<b>Attorney for Plaintiff</b>
<b>14221 Dallas Parkway</b>	<b>COURT OF COMMON PLEAS</b>
<b>Dallas, TX 75254-2916</b>	<b>CLEARFIELD COUNTY</b>
<b>PLAINTIFF</b>	
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<b>John P. Valles and John Doe, Jane Doe,</b>	
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**DAVID S. MEHOLICK, COURT ADMINISTRATOR  
CLEARFIELD COUNTY COURTHOUSE  
230 E. Market Street  
CLEARFIELD, PA 16380  
(814) 765-2641 ext. 5982**

I hereby certify this to be a true and attested copy of the original statement filed in this case.

**FEB 15 2006**

Attest.

*William L. Gray*  
Prothonotary/  
Clerk of Courts

KIVITZ & KIVITZ, P.C.  
BY: Jay E. Kivitz, Esquire  
ID# 26769  
7901 Ogontz Avenue  
P.O. Box 27368  
Philadelphia, PA 19118-0308  
(215) 549-2525

NON JURY

Attorney for Plaintiff

**Federal National Mortgage Association** : **COURT OF COMMON PLEAS**  
**14221 Dallas Parkway** : **CLEARFIELD COUNTY**  
**Dallas, TX 75254-2916** :

**PLAINTIFF** :

**v.** :

**John P. Valles and John Doe, Jane Doe,** :  
**Tenant/Occupiers** :  
**Treasure Lake Sec. 15, Lots 202 and 203** :  
**DuBois, PA 15801** :

# 2006-243-C0

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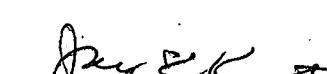
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Prothonotary/  
Clerk of Courts

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JAY E. KIVITZ, Esquire  
Attorney for Plaintiff

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February 14, 2006

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Map #128-C2-15-202-21

Map #128-C2-15-203-21

Exhibit A

**GOLDBECK McCAFFERTY & MCKEEVER**  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

Fannie Mae

Plaintiff  
vs.

John P. Valles  
and OCCUPANTS

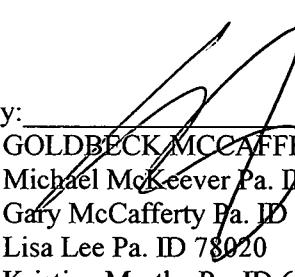
IN THE COURT OF COMMON PLEAS  
of Clearfield County

No. 2006-00243-CD

**PRAECIPE TO DISCONTINUE AND END**

TO THE PROTHONOTARY:

Kindly mark the above case Discontinued and Ended upon payment of your costs only.

By:   
GOLDBECK MCCAFFERTY & MCKEEVER  
Michael McKeever Pa. ID 56129  
Gary McCafferty Pa. ID 42386  
Lisa Lee Pa. ID 78920  
Kristina Murtha Pa. ID 61858  
David Fein Pa. ID 82628  
Thomas Puleo Pa. ID 27615  
Attorneys for Plaintiff

5 FILED NO. 3167  
MAR 24 2010  
William A. Shaw  
Prothonotary/Clerk of Courts  
