

**Wells Fargo vs Floyd Walburn et al**  
**2006-975-CD**

**06-975-CD**  
**Wells Fargo vs Floyd Walburn et al**

PHELAN HALLINAN & SCHMIEG, LLP  
LAWRENCE T. PHELAN, ESQ., Id. No. 32227  
FRANCIS S. HALLINAN, ESQ., Id. No. 62695  
ONE PENN CENTER PLAZA, SUITE 1400  
PHILADELPHIA, PA 19103  
(215) 563-7000 \_\_\_\_\_ 134847

ATTORNEY FOR PLAINTIFF

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

COURT OF COMMON PLEAS  
CIVIL DIVISION

Plaintiff

v.

TERM

NO. *2006-975-CD*

CLEARFIELD COUNTY

FLOYD W. WALBURN  
PATRICIA A. WALBURN  
813 GOOD STREET  
HOUTZDALE, PA 16651

**FILED** pd \$85.00 Atty  
m/j: 52m (S) 4cc shff  
JUN 19 2006 No cc.

Defendants

CIVIL ACTION - LAW  
COMPLAINT IN MORTGAGE FORECLOSURE William A. Shaw  
Prothonotary

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
100 South Street  
PO Box 186  
Harrisburg, PA 17108  
800-692-7375

Notice to Defend:  
David S. Meholick, Court Administrator  
Clearfield County Courthouse  
2<sup>nd</sup> and Market Streets  
Clearfield, PA 16830  
814-765-2641 x 5982

*Aug 8, 2006* Document  
Reinstated/Reissued to Sheriff/Attorney  
for service.  
*[Signature]*  
Deputy Prothonotary

*Sept 6, 2006* Document  
Reinstated/Reissued to Sheriff/Attorney  
for service.  
*[Signature]*  
Deputy Prothonotary

**IF THIS IS THE FIRST NOTICE THAT YOU HAVE RECEIVED FROM THIS OFFICE, BE ADVISED THAT:**

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, 15 U.S.C. § 1692 et seq. (1977), DEFENDANT(S) MAY DISPUTE THE VALIDITY OF THE DEBT OR ANY PORTION THEREOF. IF DEFENDANT(S) DO SO IN WRITING WITHIN THIRTY (30) DAYS OF RECEIPT OF THIS PLEADING, COUNSEL FOR PLAINTIFF WILL OBTAIN AND PROVIDE DEFENDANT(S) WITH WRITTEN VERIFICATION THEREOF; OTHERWISE, THE DEBT WILL BE ASSUMED TO BE VALID. LIKEWISE, IF REQUESTED WITHIN THIRTY (30) DAYS OF RECEIPT OF THIS PLEADING, COUNSEL FOR PLAINTIFF WILL SEND DEFENDANT(S) THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR, IF DIFFERENT FROM ABOVE.**

**THE LAW DOES NOT REQUIRE US TO WAIT UNTIL THE END OF THE THIRTY (30) DAY PERIOD FOLLOWING FIRST CONTACT WITH YOU BEFORE SUING YOU TO COLLECT THIS DEBT. EVEN THOUGH THE LAW PROVIDES THAT YOUR ANSWER TO THIS COMPLAINT IS TO BE FILED IN THIS ACTION WITHIN TWENTY (20) DAYS, YOU MAY OBTAIN AN EXTENSION OF THAT TIME. FURTHERMORE, NO REQUEST WILL BE MADE TO THE COURT FOR A JUDGMENT UNTIL THE EXPIRATION OF THIRTY (30) DAYS AFTER YOU HAVE RECEIVED THIS COMPLAINT. HOWEVER, IF YOU REQUEST PROOF OF THE DEBT OR THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR WITHIN THE THIRTY (30) DAY PERIOD THAT BEGINS UPON YOUR RECEIPT OF THIS COMPLAINT, THE LAW REQUIRES US TO CEASE OUR EFFORTS (THROUGH LITIGATION OR OTHERWISE) TO COLLECT THE DEBT UNTIL WE MAIL THE REQUESTED INFORMATION TO YOU. YOU SHOULD CONSULT AN ATTORNEY FOR ADVICE CONCERNING YOUR RIGHTS AND OBLIGATIONS IN THIS SUIT.**

**IF YOU HAVE FILED BANKRUPTCY AND RECEIVED A DISCHARGE, THIS IS NOT AN ATTEMPT TO COLLECT A DEBT. IT IS AN ACTION TO ENFORCE A LIEN ON REAL ESTATE.**

1. Plaintiff is

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

2. The name(s) and last known address(es) of the Defendant(s) are:

FLOYD W. WALBURN  
PATRICIA A. WALBURN  
813 GOOD STREET  
HOUTZDALE, PA 16651

who is/are the mortgagor(s) and real owner(s) of the property hereinafter described.

3. On 10/24/2003 mortgagor(s) made, executed and delivered a mortgage upon the premises hereinafter described to PLAINTIFF which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Mortgage Instrument No: 200321467.
4. The premises subject to said mortgage is described as attached.
5. The mortgage is in default because monthly payments of principal and interest upon said mortgage due 10/29/2004 and each month thereafter are due and unpaid, and by the terms of said mortgage, upon failure of mortgagor to make such payments after a date specified by written notice sent to Mortgagor, the entire principal balance and all interest due thereon are collectible forthwith.

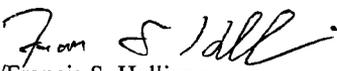
6. The following amounts are due on the mortgage:

|   |                     |
|---|---------------------|
| Principal Balance   | \$57,822.39         |
| Interest<br>09/29/2004 through 06/16/2006<br>(Per Diem \$15.04) | 9,415.04            |
| Attorney's Fees   | 1,250.00            |
| Cumulative Late Charges<br>10/24/2003 to 06/16/2006             | 0.00                |
| Cost of Suit and Title Search                                   | <u>\$ 550.00</u>    |
| Subtotal  | \$ 69,037.43        |
| Escrow  |                     |
| Credit  | 0.00                |
| Deficit   | 0.00                |
| Subtotal  | <u>\$ 0.00</u>      |
| <b>TOTAL</b>  | <b>\$ 69,037.43</b> |

7. The attorney's fees set forth above are in conformity with the mortgage documents and Pennsylvania law, and will be collected in the event of a third party purchaser at Sheriff's Sale. If the Mortgage is reinstated prior to the Sale, reasonable attorney's fees will be charged.
8. Notice of Intention to Foreclose as set forth in Act 6 of 1974, Notice of Homeowner's Emergency Assistance Program pursuant to Act 91 of 1983, as amended in 1998, and/or Notice of Default as required by the mortgage document, as applicable, have been sent to the Defendant(s) on the date(s) set forth thereon, and the temporary stay as provided by said notice has terminated because Defendant(s) has/have failed to meet with the Plaintiff or an authorized consumer credit counseling agency, or has/have been denied assistance by the Pennsylvania Housing Finance Agency.
9. This action does not come under Act 6 of 1974 because the original mortgage amount exceeds \$50,000.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$ 69,037.43, together with interest from 06/16/2006 at the rate of \$15.04 per diem to the date of Judgment, and other costs and charges collectible under the mortgage and for the foreclosure and sale of the mortgaged property.

PHELAN HALLINAN & SCHMIEG, LLP

By:   
/s/Francis S. Hallinan  
LAWRENCE T. PHELAN, ESQUIRE  
FRANCIS S. HALLINAN, ESQUIRE  
Attorneys for Plaintiff

## LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Borough of Houtzdale, County of Clearfield and State of Pennsylvania, bounded and described as follows:

BEGINNING at a post at the Northwest corner of Good Street and Mink Alley, and running along said Alley in an Easterly direction One Hundred Fifty (150 feet) feet to Spruce Alley; thence by Spruce Alley in a Southerly direction Fifty (50 feet) feet to Lot No. 343; thence by said Lot in a Westerly direction One Hundred Fifty (150 feet) feet to Good Street; thence along Good Street in a Northerly Fifty (50 feet) feet to a post at Mink Alley and place of beginning, and known and designated on the general plan of said Borough as Lot No. 337.

BEING Tax Assessment Map #10-M14-392-70.

EXCEPTING AND RESERVING such exceptions and reservations as are contained in prior deeds in the chain of title.

BEING the same premises conveyed to Patricia A. Spencer, widow by the deed of Joan Baker n/k/a Joann Spencer and Timothy F. Reams dated August 22, 2001 and recorded August 23, 2001 in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania, at Instrument No. 200113337.

PROPERTY BEING: 813 GOOD STREET

**VERIFICATION**

FRANCIS S. HALLINAN, ESQUIRE hereby states that he is attorney for PLAINTIFF in this matter, that Plaintiff is outside the jurisdiction of the court and or the Verification could not be obtained within the time allowed for the filing on the pleading, that he is authorized to make this verification pursuant to Pa. R. C. P. 1024 ( c ) and that the statements made in the foregoing Civil Action in Mortgage Foreclosure are based upon information supplied by Plaintiff and are true and correct to the best of his knowledge, information and belief. Furthermore, it is counsel's intention to substitute a verification from Plaintiff as soon as it is received by counsel .

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



---

FRANCIS S. HALLINAN, ESQUIRE  
Attorney for Plaintiff

DATE: 6/15/06

*PHELAN HALLINAN & SCHMIEG, LLP*

*One Penn Center at Suburban Station*

*1617 John F. Kennedy Boulevard, Suite 1400*

*Philadelphia, PA 19103-1814*

*215-563-7000*

*FAX: 215-563-5534*

Email: [complaints@fedphe.com](mailto:complaints@fedphe.com)

*Representing Lenders in  
Pennsylvania and New Jersey*

June 16, 2006

Office of the Prothonotary  
Clearfield County Courthouse  
1 North Second Street  
Clearfield, PA 16830

Re: WELLS FARGO FINANCIAL PENNSYLVANIA, INC. vs. FLOYD W. WALBURN

ACTION IN MORTGAGE FORECLOSURE

Dear Sir/Madam:

Enclosed are an original and 4 copies of a Civil Action in Mortgage Foreclosure relative to the above captioned matter for filing with your office. A check for filing has been attached in the amount of \$85.00. The sheriff's office advised our office on 06/16/2006 that sheriff's costs total \$100.00 for this file. If there is a concern regarding the costs, please contact Brandi Porter at PH&S; please do not return the complaint to our office.

Please file the complaint and return your receipt to us in the enclosed stamped, self-addressed envelope, together with a time-stamped copy of the first page of the Complaint.

I would also appreciate your taking the additional copies of the Complaint, the check for service, and the enclosed service sheet(s) to the Office of the Sheriff for service on the defendant(s).

Thank you for your cooperation.

Very truly yours,



PHELAN HALLINAN & SCHMIEG, LLP  
COMPLAINT DEPARTMENT

File #: 134847

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

Service # 1 of 4 Services

Sheriff Docket # **101649**

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

Case # 06-975-CD

vs.

FLLOYD W. WALBURN & PATRICIA A. WALBURN

TYPE OF SERVICE COMPLAINT IN MORTGAGE FORECLOSURE

**SHERIFF RETURNS**

NOW July 19, 2006 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURNED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE "NOT FOUND" AS TO FLOYD W. WALBURN, DEFENDANT. 813 GOOD ST., HOUTZDALE, "EMPTY" MOVED, NO FORWARD.

SERVED BY: /

**FILED**  
07/19/06  
JUL 20 2006  
William A. Shaw  
Prothonotary/Clerk of Courts

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

Service # 2 of 4 Services

Sheriff Docket # **101649**

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

Case # 06-975-CD

vs.

FLLOYD W. WALBURN & PATRICIA A. WALBURN

TYPE OF SERVICE COMPLAINT IN MORTGAGE FORECLOSURE

## SHERIFF RETURNS

NOW July 19, 2006 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURNED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE "NOT FOUND" AS TO PATRICIA A. WALBURN, DEFENDANT. 813 GOOD ST., HOUTZDALE, "EMPTY" MOVED NO FORWARD.

SERVED BY: /

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

Service # 3 of 4 Services

Sheriff Docket # **101649**

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

Case # 06-975-CD

vs.

FLLOYD W. WALBURN & PATRICIA A. WALBURN

TYPE OF SERVICE COMPLAINT IN MORTGAGE FORECLOSURE

**SHERIFF RETURNS**

NOW July 19, 2006 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURNED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE "NOT FOUND" AS TO FLOYD W. WALBURN, DEFENDANT. 513 SUE ST., HOUTZDALE, MOVED NO FORWARDING.

SERVED BY: /

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

Service # 4 of 4 Services

Sheriff Docket # **101649**

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

Case # 06-975-CD

vs.

FLLOYD W. WALBURN & PATRICIA A. WALBURN

TYPE OF SERVICE COMPLAINT IN MORTGAGE FORECLOSURE

**SHERIFF RETURNS**

NOW July 19, 2006 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURNED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE "NOT FOUND" AS TO PATRICIA A. WALBURN, DEFENDANT. 513 SUE ST., HOUTZDALE, MOVED NO FORWARDING.

SERVED BY: /

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 101649  
NO: 06-975-CD  
SERVICES 4  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: WELLS FARGO FINANCIAL PENNSYLVANIA, INC.  
vs.  
DEFENDANT: FLLOYD W. WALBURN & PATRICIA A. WALBURN

SHERIFF RETURN

RETURN COSTS

| Description     | Paid By | CHECK # | AMOUNT |
|-----------------|---------|---------|--------|
| SURCHARGE       | PHELAN  | 512113  | 40.00  |
| SHERIFF HAWKINS | PHELAN  | 512113  | 45.02  |

Sworn to Before Me This

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

So Answers,



Chester A. Hawkins  
Sheriff

PHELAN HALLINAN & SCHMIEG, LLP  
LAWRENCE T. PHELAN, ESQ., Id. No. 32227  
FRANCIS S. HALLINAN, ESQ., Id. No. 62695  
ONE PENN CENTER PLAZA, SUITE 1400  
PHILADELPHIA, PA 19103  
(215) 563-7000

134847

ATTORNEY FOR PLAINTIFF

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

COURT OF COMMON PLEAS  
CIVIL DIVISION

Plaintiff

v.

TERM

NO. 2006-975-CD

FLOYD W. WALBURN  
PATRICIA A. WALBURN  
813 GOOD STREET  
HOUTZDALE, PA 16651

CLEARFIELD COUNTY

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

JUN 19 2006

Defendants

Attest.

*William A. Shaw*  
Prothonotary/  
Clerk of Courts

**CIVIL ACTION - LAW**  
**COMPLAINT IN MORTGAGE FORECLOSURE**

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We hereby certify the within  
to be a true and attested copy  
of our invoice.

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1. Plaintiff is

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3476 STATEVIEW BLVD  
FORT MILL, SC 29715

2. The name(s) and last known address(es) of the Defendant(s) are:

FLOYD W. WALBURN  
PATRICIA A. WALBURN  
813 GOOD STREET  
HOUTZDALE, PA 16651

who is/are the mortgagor(s) and real owner(s) of the property hereinafter described.

3. On 10/24/2003 mortgagor(s) made, executed and delivered a mortgage upon the premises hereinafter described to PLAINTIFF which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Mortgage Instrument No: 200321467.
4. The premises subject to said mortgage is described as attached.
5. The mortgage is in default because monthly payments of principal and interest upon said mortgage due 10/29/2004 and each month thereafter are due and unpaid, and by the terms of said mortgage, upon failure of mortgagor to make such payments after a date specified by written notice sent to Mortgagor, the entire principal balance and all interest due thereon are collectible forthwith.

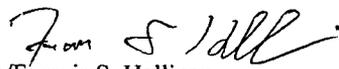
6. The following amounts are due on the mortgage:

|   |                     |
|---|---------------------|
| Principal Balance                                   | \$57,822.39         |
| Interest  | 9,415.04            |
| 09/29/2004 through 06/16/2006<br>(Per Diem \$15.04) |                     |
| Attorney's Fees                                     | 1,250.00            |
| Cumulative Late Charges                             | 0.00                |
| 10/24/2003 to 06/16/2006                            |                     |
| Cost of Suit and Title Search                       | <u>\$ 550.00</u>    |
| Subtotal  | \$ 69,037.43        |
| Escrow  |                     |
| Credit  | 0.00                |
| Deficit   | 0.00                |
| Subtotal  | <u>\$ 0.00</u>      |
| <b>TOTAL</b>  | <b>\$ 69,037.43</b> |

7. The attorney's fees set forth above are in conformity with the mortgage documents and Pennsylvania law, and will be collected in the event of a third party purchaser at Sheriff's Sale. If the Mortgage is reinstated prior to the Sale, reasonable attorney's fees will be charged.
8. Notice of Intention to Foreclose as set forth in Act 6 of 1974, Notice of Homeowner's Emergency Assistance Program pursuant to Act 91 of 1983, as amended in 1998, and/or Notice of Default as required by the mortgage document, as applicable, have been sent to the Defendant(s) on the date(s) set forth thereon, and the temporary stay as provided by said notice has terminated because Defendant(s) has/have failed to meet with the Plaintiff or an authorized consumer credit counseling agency, or has/have been denied assistance by the Pennsylvania Housing Finance Agency.
9. This action does not come under Act 6 of 1974 because the original mortgage amount exceeds \$50,000.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$ 69,037.43, together with interest from 06/16/2006 at the rate of \$15.04 per diem to the date of Judgment, and other costs and charges collectible under the mortgage and for the foreclosure and sale of the mortgaged property.

PHELAN HALLINAN & SCHMIEG, LLP

By:   
\_\_\_\_\_  
/s/Francis S. Hallinan  
LAWRENCE T. PHELAN, ESQUIRE  
FRANCIS S. HALLINAN, ESQUIRE  
Attorneys for Plaintiff

## LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Borough of Houtzdale, County of Clearfield and State of Pennsylvania, bounded and described as follows:

BEGINNING at a post at the Northwest corner of Good Street and Mink Alley, and running along said Alley in an Easterly direction One Hundred Fifty (150 feet) feet to Spruce Alley; thence by Spruce Alley in a Southerly direction Fifty (50 feet) feet to Lot No. 343; thence by said Lot in a Westerly direction One Hundred Fifty (150 feet) feet to Good Street; thence along Good Street in a Northerly Fifty (50 feet) feet to a post at Mink Alley and place of beginning, and known and designated on the general plan of said Borough as Lot No. 337.

BEING Tax Assessment Map #10-M14-392-70.

EXCEPTING AND RESERVING such exceptions and reservations as are contained in prior deeds in the chain of title.

BEING the same premises conveyed to Patricia A. Spencer, widow by the deed of Joan Baker n/k/a Joann Spencer and Timothy F. Reams dated August 22, 2001 and recorded August 23, 2001 in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania, at Instrument No. 200113337.

PROPERTY BEING: 813 GOOD STREET

**VERIFICATION**

FRANCIS S. HALLINAN, ESQUIRE hereby states that he is attorney for PLAINTIFF in this matter, that Plaintiff is outside the jurisdiction of the court and or the Verification could not be obtained within the time allowed for the filing on the pleading, that he is authorized to make this verification pursuant to Pa. R. C. P. 1024 ( c ) and that the statements made in the foregoing Civil Action in Mortgage Foreclosure are based upon information supplied by Plaintiff and are true and correct to the best of his knowledge, information and belief. Furthermore, it is counsel's intention to substitute a verification from Plaintiff as soon as it is received by counsel .

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*F. S. Hallinan*

---

FRANCIS S. HALLINAN, ESQUIRE  
Attorney for Plaintiff

DATE: 6/15/06

PHELAN HALLINAN & SCHMIEG, LLP  
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FRANCIS S. HALLINAN, ESQ., Id. No. 62695  
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134847

ATTORNEY FOR PLAINTIFF

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.  
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FORT MILL, SC 29715

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v.

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CIVIL DIVISION

TERM

NO. 2006-975-CD

CLEARFIELD COUNTY  
I hereby certify this to be a true  
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PATRICIA A. WALBURN  
813 GOOD STREET  
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Attest.

*William L. Shaw*  
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Clerk of Courts

JUN 19 2006

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**IF YOU HAVE FILED BANKRUPTCY AND RECEIVED A DISCHARGE, THIS IS NOT AN ATTEMPT TO COLLECT A DEBT. IT IS AN ACTION TO ENFORCE A LIEN ON REAL ESTATE.**

1. Plaintiff is

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

2. The name(s) and last known address(es) of the Defendant(s) are:

FLOYD W. WALBURN  
PATRICIA A. WALBURN  
813 GOOD STREET  
HOUTZDALE, PA 16651

who is/are the mortgagor(s) and real owner(s) of the property hereinafter described.

3. On 10/24/2003 mortgagor(s) made, executed and delivered a mortgage upon the premises hereinafter described to PLAINTIFF which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Mortgage Instrument No: 200321467.
4. The premises subject to said mortgage is described as attached.
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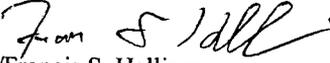
6. The following amounts are due on the mortgage:

|   |                     |
|---|---------------------|
| Principal Balance                                   | \$57,822.39         |
| Interest  | 9,415.04            |
| 09/29/2004 through 06/16/2006<br>(Per Diem \$15.04) |                     |
| Attorney's Fees                                     | 1,250.00            |
| Cumulative Late Charges                             | 0.00                |
| 10/24/2003 to 06/16/2006                            |                     |
| Cost of Suit and Title Search                       | <u>\$ 550.00</u>    |
| Subtotal  | \$ 69,037.43        |
| Escrow  |                     |
| Credit  | 0.00                |
| Deficit   | 0.00                |
| Subtotal  | <u>\$ 0.00</u>      |
| <b>TOTAL</b>  | <b>\$ 69,037.43</b> |

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WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$ 69,037.43, together with interest from 06/16/2006 at the rate of \$15.04 per diem to the date of Judgment, and other costs and charges collectible under the mortgage and for the foreclosure and sale of the mortgaged property.

PHELAN HALLINAN & SCHMIEG, LLP

By:   
\_\_\_\_\_  
/s/Francis S. Hallinan  
LAWRENCE T. PHELAN, ESQUIRE  
FRANCIS S. HALLINAN, ESQUIRE  
Attorneys for Plaintiff

## LEGAL DESCRIPTION

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BEGINNING at a post at the Northwest corner of Good Street and Mink Alley, and running along said Alley in an Easterly direction One Hundred Fifty (150 feet) feet to Spruce Alley; thence by Spruce Alley in a Southerly direction Fifty (50 feet) feet to Lot No. 343; thence by said Lot in a Westerly direction One Hundred Fifty (150 feet) feet to Good Street; thence along Good Street in a Northerly Fifty (50 feet) feet to a post at Mink Alley and place of beginning, and known and designated on the general plan of said Borough as Lot No. 337.

BEING Tax Assessment Map #10-M14-392-70.

EXCEPTING AND RESERVING such exceptions and reservations as are contained in prior deeds in the chain of title.

BEING the same premises conveyed to Patricia A. Spencer, widow by the deed of Joan Baker n/k/a Joann Spencer and Timothy F. Reams dated August 22, 2001 and recorded August 23, 2001 in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania, at Instrument No. 200113337.

PROPERTY BEING: 813 GOOD STREET

**VERIFICATION**

FRANCIS S. HALLINAN, ESQUIRE hereby states that he is attorney for PLAINTIFF in this matter, that Plaintiff is outside the jurisdiction of the court and or the Verification could not be obtained within the time allowed for the filing on the pleading, that he is authorized to make this verification pursuant to Pa. R. C. P. 1024 ( c ) and that the statements made in the foregoing Civil Action in Mortgage Foreclosure are based upon information supplied by Plaintiff and are true and correct to the best of his knowledge, information and belief. Furthermore, it is counsel's intention to substitute a verification from Plaintiff as soon as it is received by counsel .

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

*F. S. Hallinan*

---

FRANCIS S. HALLINAN, ESQUIRE  
Attorney for Plaintiff

DATE: 6/15/06



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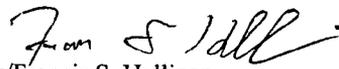
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| Attorney's Fees   | 1,250.00            |
| Cumulative Late Charges<br>10/24/2003 to 06/16/2006             | 0.00                |
| Cost of Suit and Title Search                                   | <u>\$ 550.00</u>    |
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| Credit  | 0.00                |
| Deficit   | 0.00                |
| Subtotal  | <u>\$ 0.00</u>      |
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PHELAN HALLINAN & SCHMIEG, LLP

By:   
/s/Francis S. Hallinan  
LAWRENCE T. PHELAN, ESQUIRE  
FRANCIS S. HALLINAN, ESQUIRE  
Attorneys for Plaintiff

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---

FRANCIS S. HALLINAN, ESQUIRE  
Attorney for Plaintiff

DATE: 6/15/06

PHELAN HALLINAN & SCHMIEG, LLP  
LAWRENCE T. PHELAN, ESQ., Id. No. 32227  
FRANCIS S. HALLINAN, ESQ., Id. No. 62695  
ONE PENN CENTER PLAZA, SUITE 1400  
PHILADELPHIA, PA 19103  
(215) 563-7000

134847

ATTORNEY FOR PLAINTIFF

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION

v.

TERM

NO. *2006-915-CP*

FLOYD W. WALBURN  
PATRICIA A. WALBURN  
813 GOOD STREET  
HOUTZDALE, PA 16651

Defendants

CLEARFIELD COUNTY

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

JUN 19 2006

CIVIL ACTION - LAW  
COMPLAINT IN MORTGAGE FORECLOSURE

Attest.

*William L. Shaw*  
Prothonotary/  
Clerk of Courts

**NOTICE**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Lawyer Referral Service:  
Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
100 South Street  
PO Box 186  
Harrisburg, PA 17108  
800-692-7375

Notice to Defend:  
David S. Meholick, Court Administrator  
Clearfield County Courthouse  
2<sup>nd</sup> and Market Streets  
Clearfield, PA 16830  
814-765-2641 x 5982

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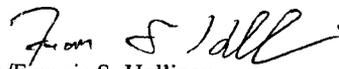
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By:   
\_\_\_\_\_  
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*F. S. Hallinan*

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Attorney for Plaintiff

DATE: 6/15/06

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PHILADELPHIA, PA 19103  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WELLS FARGO FINANCIAL PENNSYLVANIA,  
INC.

Plaintiff

vs.

FLOYD W. WALBURN  
PATRICIA A. WALBURN

Defendants

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: CLEARFIELD COUNTY  
:  
: No. 2006-975-CD  
:  
:  
:

**PRAECIPE TO REINSTATE CIVIL ACTION/MORTGAGE FORECLOSURE**

TO THE PROTHONOTARY:

Kindly reinstate the Civil Action in Mortgage Foreclosure with reference to the above captioned matter.

PHELAN HALLINAN & SCHMIEG, LLP

By: Francis S. Hallinan

FRANCIS S. HALLINAN, ESQUIRE  
LAWRENCE T. PHELAN, ESQUIRE  
DANIEL G. SCHMIEG, ESQUIRE  
Attorneys for Plaintiff

Date: August 7, 2006

/jmr, Svc Dept.  
File# 134847

**FILED** Atty pd.  
m/11:38/301 7.00  
AUG 08 2006 Compl.  
Reinstated  
to Atty  
ERK J

William A. Shaw  
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS  
CLEARFIELD COUNTY, PENNSYLVANIA

Wells Fargo Financial  
Pennsylvania, Inc.

vs.

Floyd W. Walburn  
Patricia A. Walburn

:

:

:

CIVIL DIVISION  
NO. 2006-975-CD

:

:

**ORDER**

**AND NOW**, this \_\_\_\_\_ day of \_\_\_\_\_, 2006, upon  
consideration of Plaintiff's Motion for Service Pursuant to Special Order of Court, it is hereby  
**ORDERED** and **DECREED** that said Motion is **GRANTED**.

It is further **ORDERED** and **DECREED** that Plaintiff may obtain service of the  
Complaint and all future pleadings on the above captioned Defendant, Floyd W. Walburn and  
Patricia A. Walburn, by:

1. First class mail to Floyd W. Walburn and Patricia A. Walburn at the mortgaged premises, 813 Good Street, Houtzdale, PA 16651, and last known addresses, PO Box 43, Curwensville, PA 16833 and 513 Sue Street, Houtzdale, PA 16651; and
2. Certified mail to Floyd W. Walburn and Patricia A. Walburn at the mortgaged premises, 813 Good Street, Houtzdale, PA 16651 and last known addresses, PO Box 43, Curwensville, PA 16833 and 513 Sue Street, Houtzdale, PA 16651.

**BY THE COURT:**

---

**J.**

Phelan Hallinan & Schmieg, L.L.P.  
By: Daniel G. Schmieg, Esquire No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

FILED  
m 11:30 (67)  
AUG 08 2006  
NO CC  
CA  
67

William A. Shaw  
Prothonotary/Clerk of Courts

Attorney for Plaintiff

Wells Fargo Financial : COURT OF COMMON PLEAS  
Pennsylvania, Inc. :  
: CIVIL DIVISION  
vs. :  
Floyd W. Walburn : CLEARFIELD COUNTY  
Patricia A. Walburn :  
: NO. 2006-975-CD

**MOTION FOR SERVICE PURSUANT TO  
SPECIAL ORDER OF COURT**

Plaintiff, by its counsel, Phelan Hallinan & Schmieg, L.L.P., moves this Honorable Court for an Order directing service of the Complaint upon the above-captioned Defendants, Floyd W. Walburn and Patricia A. Walburn, by first class mail and certified mail to the last known addresses, PO Box 43, Curwensville, PA 16833 and 513 Sue Street, Houtzdale, PA 16651 and the mortgaged premises, 813 Good Street, Houtzdale, PA 16651, and in support thereof avers the following:

1. Plaintiff, by and through its counsel, initiated the above referenced Complaint if Mortgage Foreclosure Action on June 19, 2006. As indicated by the copy of said complaint attached hereto as Exhibit "A".

2. Said complaint was forwarded to the Office of the Sheriff on or about June 20, 2006 for service to be completed on the Defendants, Floyd W. Walburn and Patricia A. Walburn, at the mortgaged premises, 813 Good Street, Houtzdale, PA 16651 and 513 Sue Street, Houtzdale, PA 16651. As indicated by the Sheriff's Returns of Service attached hereto and marked Exhibit "B", the Defendants moved and left no forwarding address.

3. Pursuant to Pa.R.C.P. 430, Plaintiff has made a good faith effort to locate the Defendants. An Affidavit of Reasonable Investigation setting forth the specific inquiries made and the results is attached hereto as Exhibit "C".

4. Plaintiff has reviewed its internal records and has not been contacted by the Defendants as of August 7, 2006 to bring loan current.

5. Plaintiff submits that it has made a good faith effort to locate the Defendants but has been unable to do so.

**WHEREFORE**, Plaintiff respectfully requests this Honorable Court enter an Order pursuant to Pa.R.C.P. 430 directing service of the Complaint by first class mail and certified mail.

Respectfully submitted,  
Phelan Hallinan & Schmieg, L.L.P.

By: 

\_\_\_\_\_  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

Date: August 7, 2006



PHELAN HALLINAN & SCHMIEG, LLP  
LAWRENCE T. PHELAN, ESQ., Id. No. 32227  
FRANCIS S. HALLINAN, ESQ., Id. No. 62695  
ONE PENN CENTER PLAZA, SUITE 1400  
PHILADELPHIA, PA 19103  
(215) 563-7000

134847

ATTORNEY FOR PLAINTIFF

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

COURT OF COMMON PLEAS  
CIVIL DIVISION

Plaintiff

TERM

v.

NO. 2006-975-CD

FLOYD W. WALBURN  
PATRICIA A. WALBURN  
813 GOOD STREET  
HOUTZDALE, PA 16651

CLEARFIELD COUNTY  
Filed  
JUNE 19, 2006

Defendants

ATTORNEY FILE COPY  
PLEASE RETURN

CIVIL ACTION - LAW  
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 attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

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

Lawyer Referral Service:  
Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
100 South Street  
PO Box 186  
Harrisburg, PA 17107  
800-692-7373

ATTORNEY FILE COPY  
PLEASE RETURN

Notice to Defend:  
David S. Meholick, Court Administrator  
Clearfield County Courthouse  
2<sup>nd</sup> and Market Streets  
Clearfield, PA 16830  
814-765-2641 x 5982

JUN 19 2006

William L. Shaw  
Prothonotary/  
Clerk of Courts

We  
to be  
of

PHELAN HALLINAN & SCHMIEG, LLP  
LAWRENCE T. PHELAN, ESQ., Id. No. 32227  
FRANCIS S. HALLINAN, ESQ., Id. No. 62695  
ONE PENN CENTER PLAZA, SUITE 1400  
PHILADELPHIA, PA 19103  
(215) 563-7000

134847

ATTORNEY FOR PLAINTIFF

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

v.

TERM

NO.

CLEARFIELD COUNTY

FLOYD W. WALBURN  
PATRICIA A. WALBURN  
813 GOOD STREET  
HOUTZDALE, PA 16651

Defendants

**CIVIL ACTION - LAW**  
**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 attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Lawyer Referral Service:  
Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
100 South Street  
PO Box 186  
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Notice to Defend:  
David S. Meholick, Court Administrator  
Clearfield County Courthouse  
2<sup>nd</sup> and Market Streets  
Clearfield, PA 16830  
814-765-2641 x 5982

**IF THIS IS THE FIRST NOTICE THAT YOU HAVE RECEIVED FROM THIS OFFICE, BE ADVISED THAT:**

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, 15 U.S.C. § 1692 et seq. (1977), DEFENDANT(S) MAY DISPUTE THE VALIDITY OF THE DEBT OR ANY PORTION THEREOF. IF DEFENDANT(S) DO SO IN WRITING WITHIN THIRTY (30) DAYS OF RECEIPT OF THIS PLEADING, COUNSEL FOR PLAINTIFF WILL OBTAIN AND PROVIDE DEFENDANT(S) WITH WRITTEN VERIFICATION THEREOF; OTHERWISE, THE DEBT WILL BE ASSUMED TO BE VALID. LIKEWISE, IF REQUESTED WITHIN THIRTY (30) DAYS OF RECEIPT OF THIS PLEADING, COUNSEL FOR PLAINTIFF WILL SEND DEFENDANT(S) THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR, IF DIFFERENT FROM ABOVE.**

**THE LAW DOES NOT REQUIRE US TO WAIT UNTIL THE END OF THE THIRTY (30) DAY PERIOD FOLLOWING FIRST CONTACT WITH YOU BEFORE SUING YOU TO COLLECT THIS DEBT. EVEN THOUGH THE LAW PROVIDES THAT YOUR ANSWER TO THIS COMPLAINT IS TO BE FILED IN THIS ACTION WITHIN TWENTY (20) DAYS, YOU MAY OBTAIN AN EXTENSION OF THAT TIME. FURTHERMORE, NO REQUEST WILL BE MADE TO THE COURT FOR A JUDGMENT UNTIL THE EXPIRATION OF THIRTY (30) DAYS AFTER YOU HAVE RECEIVED THIS COMPLAINT. HOWEVER, IF YOU REQUEST PROOF OF THE DEBT OR THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR WITHIN THE THIRTY (30) DAY PERIOD THAT BEGINS UPON YOUR RECEIPT OF THIS COMPLAINT, THE LAW REQUIRES US TO CEASE OUR EFFORTS (THROUGH LITIGATION OR OTHERWISE) TO COLLECT THE DEBT UNTIL WE MAIL THE REQUESTED INFORMATION TO YOU. YOU SHOULD CONSULT AN ATTORNEY FOR ADVICE CONCERNING YOUR RIGHTS AND OBLIGATIONS IN THIS SUIT.**

**IF YOU HAVE FILED BANKRUPTCY AND RECEIVED A DISCHARGE, THIS IS NOT AN ATTEMPT TO COLLECT A DEBT. IT IS AN ACTION TO ENFORCE A LIEN ON REAL ESTATE.**

1. Plaintiff is

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

2. The name(s) and last known address(es) of the Defendant(s) are:

FLOYD W. WALBURN  
PATRICIA A. WALBURN  
813 GOOD STREET  
HOUTZDALE, PA 16651

who is/are the mortgagor(s) and real owner(s) of the property hereinafter described.

3. On 10/24/2003 mortgagor(s) made, executed and delivered a mortgage upon the premises hereinafter described to PLAINTIFF which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Mortgage Instrument No: 200321467.
4. The premises subject to said mortgage is described as attached.
5. The mortgage is in default because monthly payments of principal and interest upon said mortgage due 10/29/2004 and each month thereafter are due and unpaid, and by the terms of said mortgage, upon failure of mortgagor to make such payments after a date specified by written notice sent to Mortgagor, the entire principal balance and all interest due thereon are collectible forthwith.

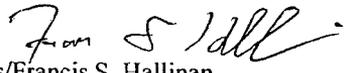
6. The following amounts are due on the mortgage:

|   |                     |
|---|---------------------|
| Principal Balance                                   | \$57,822.39         |
| Interest  | 9,415.04            |
| 09/29/2004 through 06/16/2006<br>(Per Diem \$15.04) |                     |
| Attorney's Fees                                     | 1,250.00            |
| Cumulative Late Charges                             | 0.00                |
| 10/24/2003 to 06/16/2006                            |                     |
| Cost of Suit and Title Search                       | <u>\$ 550.00</u>    |
| Subtotal  | \$ 69,037.43        |
| Escrow  |                     |
| Credit  | 0.00                |
| Deficit   | 0.00                |
| Subtotal  | <u>\$ 0.00</u>      |
| <b>TOTAL</b>  | <b>\$ 69,037.43</b> |

7. The attorney's fees set forth above are in conformity with the mortgage documents and Pennsylvania law, and will be collected in the event of a third party purchaser at Sheriff's Sale. If the Mortgage is reinstated prior to the Sale, reasonable attorney's fees will be charged.
8. Notice of Intention to Foreclose as set forth in Act 6 of 1974, Notice of Homeowner's Emergency Assistance Program pursuant to Act 91 of 1983, as amended in 1998, and/or Notice of Default as required by the mortgage document, as applicable, have been sent to the Defendant(s) on the date(s) set forth thereon, and the temporary stay as provided by said notice has terminated because Defendant(s) has/have failed to meet with the Plaintiff or an authorized consumer credit counseling agency, or has/have been denied assistance by the Pennsylvania Housing Finance Agency.
9. This action does not come under Act 6 of 1974 because the original mortgage amount exceeds \$50,000.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$ 69,037.43, together with interest from 06/16/2006 at the rate of \$15.04 per diem to the date of Judgment, and other costs and charges collectible under the mortgage and for the foreclosure and sale of the mortgaged property.

PHELAN HALLINAN & SCHMIEG, LLP

By:   
\_\_\_\_\_  
/s/Francis S. Hallinan  
LAWRENCE T. PHELAN, ESQUIRE  
FRANCIS S. HALLINAN, ESQUIRE  
Attorneys for Plaintiff

## LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Borough of Houtzdale, County of Clearfield and State of Pennsylvania, bounded and described as follows:

BEGINNING at a post at the Northwest corner of Good Street and Mink Alley, and running along said Alley in an Easterly direction One Hundred Fifty (150 feet) feet to Spruce Alley; thence by Spruce Alley in a Southerly direction Fifty (50 feet) feet to Lot No. 343; thence by said Lot in a Westerly direction One Hundred Fifty (150 feet) feet to Good Street; thence along Good Street in a Northerly Fifty (50 feet) feet to a post at Mink Alley and place of beginning, and known and designated on the general plan of said Borough as Lot No. 337.

BEING Tax Assessment Map #10-M14-392-70.

EXCEPTING AND RESERVING such exceptions and reservations as are contained in prior deeds in the chain of title.

BEING the same premises conveyed to Patricia A. Spencer, widow by the deed of Joan Baker n/k/a Joann Spencer and Timothy F. Reams dated August 22, 2001 and recorded August 23, 2001 in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania, at Instrument No. 200113337.

PROPERTY BEING: 813 GOOD STREET

**VERIFICATION**

FRANCIS S. HALLINAN, ESQUIRE hereby states that he is attorney for PLAINTIFF in this matter, that Plaintiff is outside the jurisdiction of the court and or the Verification could not be obtained within the time allowed for the filing on the pleading, that he is authorized to make this verification pursuant to Pa. R. C. P. 1024 ( c ) and that the statements made in the foregoing Civil Action in Mortgage Foreclosure are based upon information supplied by Plaintiff and are true and correct to the best of his knowledge, information and belief. Furthermore, it is counsel's intention to substitute a verification from Plaintiff as soon as it is received by counsel .

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



---

FRANCIS S. HALLINAN, ESQUIRE  
Attorney for Plaintiff

DATE: 6/15/06



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

Service # 1 of 4 Services

Sheriff Docket # **101649**

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

Case # 06-975-CD

vs.

FLOYD W. WALBURN & PATRICIA A. WALBURN

COPY

TYPE OF SERVICE COMPLAINT IN MORTGAGE FORECLOSURE

**SHERIFF RETURNS**

NOW July 19, 2006 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURNED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE "NOT FOUND" AS TO FLOYD W. WALBURN, DEFENDANT. 813 GOOD ST., HOUTZDALE, "EMPTY" MOVED, NO FORWARD.

SERVED BY: /

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

Service # 2 of 4 Services

Sheriff Docket # **101649**

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

Case # 06-975-CD

vs.

FLLOYD W. WALBURN & PATRICIA A. WALBURN

TYPE OF SERVICE COMPLAINT IN MORTGAGE FORECLOSURE

**SHERIFF RETURNS**

NOW July 19, 2006 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURNED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE "NOT FOUND" AS TO PATRICIA A. WALBURN, DEFENDANT. 813 GOOD ST., HOUTZDALE, "EMPTY" MOVED NO FORWARD.

SERVED BY: /

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

Service # 3 of 4 Services

Sheriff Docket # **101649**

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

Case # 06-975-CD

vs.

FLLOYD W. WALBURN & PATRICIA A. WALBURN

TYPE OF SERVICE COMPLAINT IN MORTGAGE FORECLOSURE

**SHERIFF RETURNS**

NOW July 19, 2006 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURNED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE "NOT FOUND" AS TO FLOYD W. WALBURN, DEFENDANT. 513 SUE ST., HOUTZDALE, MOVED NO FORWARDING.

SERVED BY: /

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

Service # 4 of 4 Services

Sheriff Docket # **101649**

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

Case # 06-975-CD

vs.

FLLOYD W. WALBURN & PATRICIA A. WALBURN

TYPE OF SERVICE COMPLAINT IN MORTGAGE FORECLOSURE

**SHERIFF RETURNS**

NOW July 19, 2006 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURNED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE "NOT FOUND" AS TO PATRICIA A. WALBURN, DEFENDANT. 513 SUE ST., HOUTZDALE, MOVED NO FORWARDING.

SERVED BY: /

11

**FULL SPECTRUM LEGAL SERVICES, INC.  
AFFIDAVIT OF GOOD FAITH INVESTIGATION**

File Number: 134847  
Attorney Firm: **Phelan, Hallinan & Schmieg, LLP**  
Subject: Floyd Walburn & Patricia Walburn

Property Address: 813 Good Street, Houtzdale, PA 16651  
Possible Mailing Address: (Patricia Walburn) 513 Sue Street, Houtzdale, PA 16651

**I, Brendan Booth, being duly sworn according to law, do hereby depose and state as follows, I have conducted an investigation into the whereabouts of the above-noted individual(s) and have discovered the following:**

**I. CREDIT INFORMATION**

**A. SOCIAL SECURITY NUMBER**

Our search verified the following information to be true and correct

Floyd Walburn - 194-14-9541

Patricia Walburn - 173-34-4542

**B. EMPLOYMENT SEARCH**

Floyd Walburn & Patricia Walburn - A review of the credit reporting agencies provided no employment information.

**C. INQUIRY OF CREDITORS**

Our inquiry of creditors indicated that Floyd Walburn reside(s) at: P.O. Box 43, Curwensville, PA 16833 & Patricia Walburn reside(s) at: 813 Good Street, Houtzdale, PA 16651.

**II. INQUIRY OF TELEPHONE COMPANY**

**A. DIRECTORY ASSISTANCE SEARCH**

Our office contacted directory assistance, which had no listing for Floyd Walburn & Patricia Walburn.

**B.** On 05-04-06 our office made several telephone calls to the phone number (814) 378-6674 and received the following information: no answer. On 05-04-06 our office made several telephone calls to the phone number (814) 378-9790 and received the following information: wrong number. On 05-04-06 our office made a telephone call to the phone number (814) 236-1525 and received the following information: wrong number. On 05-04-06 our office made a telephone call to the phone number (877) 898-4207 and received the following information: not in service.

**III. INQUIRY OF NEIGHBORS**

On 05-04-06 our office made several phone calls in an attempt to contact Faith M. Vroman (814) 378-8153, 812 Good Street, Houtzdale, PA 16651: answering machine.

On 05-04-06 our office made several phone calls in an attempt to contact Marion L. Hopkins (814) 378-8460, 818 Good Street, Houtzdale, PA 16651: answering machine.

On 05-04-06 our office made a phone call in an attempt to contact Shannon Stotler (814) 378-7088, 720 Good Street, Houtzdale, PA 16651: disconnected.

On 05-04-06 our office made several phone calls in an attempt to contact Robert Bryan (814) 378-5094, 511 Sue Street, Houtzdale, PA 16651: no answer.

On 05-04-06 our office made several phone calls in an attempt to contact John B. Greenawalt (814) 378-7223, 516 Sue Street, Houtzdale, PA 16651: no answer.

On 05-04-06 our office made several phone calls in an attempt to contact Donald D. Fyock (814) 378-8331, 504 Sue Street, Houtzdale, PA 16651: no answer.

IV. ADDRESS INQUIRY

A. NATIONAL ADDRESS UPDATE

On 05-04-06 we reviewed the National Address database and found the following information: Floyd Walburn - 813 Good Street, Houtzdale, PA 16651 & Patricia Walburn - 513 Sue Street, Houtzdale, PA 16651.

B. ADDITIONAL ACTIVE MAILING ADDRESSES

Per our inquiry of creditors, the following is a possible mailing address: (Patricia Walburn) 513 Sue Street, Houtzdale, PA 16651.

V. DRIVERS LICENSE INFORMATION

A. MOTOR VEHICLE & DMV OFFICE

Per the PA Department of Motor Vehicles, we were unable to obtain address information on Floyd Walburn & Patricia Walburn.

VI. OTHER INQUIRIES

A. DEATH RECORDS

As of 05-04-06 Vital Records and all public databases have no death record on file for Floyd Walburn & Patricia Walburn.

B. COUNTY VOTER REGISTRATION

The county voter registration was unable to confirm a registration for Floyd Walburn & Patricia Walburn residing at: last registered address.

VII. ADDITIONAL INFORMATION OF SUBJECT

A. DATE OF BIRTH

Floyd Walburn - 05-04-1923  
Patricia Walburn - not available

B. A.K.A.

Floyd W. Walburn  
Patricia A. Walburn

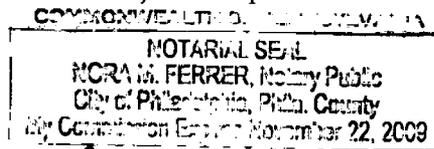
\* Our accessible databases have been checked and cross-referenced for the above named individual(s).

\* Please be advised our database information indicates the subject resides at the current address.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing states made by me are willfully false, I am subject to punishment.

I hereby verify that the statements made herein are true and correct to the best of my knowledge, information and belief and that this affidavit of investigation is made subject to the penalties of 18 Pa C.S. Sec. 4904 relating to unsworn falsification to authorities.

Brendan Booth  
AFFIANT - Brendan Booth  
Full Spectrum Legal Services, Inc.



*Nora M. Ferrer*

Sworn to and subscribed before me this 4<sup>th</sup> day of May, 2006.

The above information is obtained from available public records and we are only liable for the cost of the affidavit.

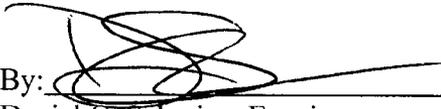
IND

**VERIFICATION**

Daniel G. Schmieg, Esquire, hereby states that he is the Attorney for the Plaintiff in this action, that he is authorized to make this Affidavit, and that the statements made in the foregoing MOTION FOR SERVICE PURSUANT TO SPECIAL ORDER OF COURT are true and correct to the best of his knowledge, information and belief.

The undersigned understands that the statements made are subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

Respectfully submitted,  
Phelan Hallinan & Schmieg, L.L.P.

By:   
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

Date: August 7, 2006

Phelan Hallinan & Schmieg, L.L.P.  
By: Daniel G. Schmieg, Esquire No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

Attorney for Plaintiff

Wells Fargo Financial  
Pennsylvania, Inc.

:

COURT OF COMMON PLEAS

:

:

CIVIL DIVISION

vs.

Floyd W. Walburn  
Patricia A. Walburn

:

CLEARFIELD COUNTY

:

NO. 2006-975-CD

**CERTIFICATION OF SERVICE**

I, Daniel G. Schmieg, Esquire, hereby certify that a copy of the foregoing Motion for Service Pursuant to Special Order of Court, Memorandum of Law, Proposed Order and attached exhibits have been sent to the individual as indicated below by first class mail, postage prepaid, on the date listed below.

Floyd W. Walburn and Patricia A. Walburn  
813 Good Street, Houtzdale, PA 16651

PO Box 43, Curwensville, PA 16833

513 Sue Street, Houtzdale, PA 16651

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

Respectfully submitted,  
Phelan Hallinan & Schmieg, L.L.P.

By: 

Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

Date: August 7, 2006

Phelan Hallinan & Schmieg, LLP  
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

ATTORNEY FOR PLAINTIFF

Wells Fargo Financial Pennsylvania, Inc. : Court Of Common Pleas  
vs.  
Floyd W. Walburn : Civil Division  
Patricia A. Walburn : Clearfield County  
: No. 2006-975-CD

AFFIDAVIT OF SERVICE BY  
PUBLICATION IN ACCORDANCE WITH COURT ORDER

I hereby certify that service of the Civil Action Complaint in Mortgage Foreclosure was made in accordance with the Court Order dated August 11, 2006 as indicated below:

By publication as provided by Pa. R.C.P. Rule 430(b)(1) in The Progress on September 9, 2006 and The Clearfield County Legal Journal September 8, 2006. Proofs of the said publications are attached hereto.

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

  
Francis S. Hallinan, Esquire

Date: October 4, 2006

jmr  
Service Dept.

**FILED**  
OCT 05 2006  
11:30  
William A. Shaw  
Prothonotary/Clerk of Courts  
no c/c

NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT  
OF COMMON PLEAS  
OF CLEARFIELD COUNTY,  
PENNSYLVANIA  
CIVIL ACTION-LAW  
Court Of  
Common Pleas  
Civil Division  
Clearfield County  
No. 2006-975-CD

Wells Fargo  
Financial Pennsylvania, Inc.  
Vs.

Floyd W. Walburn  
Patricia A. Walburn  
NOTICE

TO Floyd W. Walburn and Patricia  
A. Walburn:

You are hereby notified that on  
June 19, 2006, Plaintiff, Wells Far-  
go Financial Pennsylvania, Inc. filed  
a Mortgage Foreclosure Complaint  
endorsed with a Notice to Defend,  
against you in the Court of Common  
Pleas of Clearfield County Pennsylv-  
ania, docketed to No.  
2006-975-CD. Wherein Plaintiff  
seeks to foreclose on the mortgage  
secured on your property located  
at 813 Good Street, Houtzdale, PA  
16651 whereupon your property  
would be sold by the Sheriff of  
Clearfield County.

You are hereby notified to plead to  
the referenced Complaint on or be-  
fore 20 days from the date of this  
publication or a Judgment will be  
entered against you.

NOTICE

If you wish to defend, you must  
enter a written appearance person-  
ally or by attorney and file your de-  
fenses or objections in writing with

the court. You are warned that if  
you fail to do so the case may pro-  
ceed without you and a judgment  
may be entered against you without  
further notice for the relief re-  
quested by the plaintiff. You may  
lose money or property or other  
rights important to you.

YOU SHOULD TAKE THIS NO-  
TICE 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 HIR-  
ING 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 LE-  
GAL 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, Ext. 5982

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

9:9-1d-b

PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :  
: SS:  
COUNTY OF CLEARFIELD :

On this 18th day of September, A.D. 2006,  
before me, the subscriber, a Notary Public in and for said County and  
State, personally appeared Margaret E. Krebs, who being duly sworn  
according to law, deposes and says that she is the President of The  
Progressive Publishing Company, Inc., and Associate Publisher of The  
Progress, a daily newspaper published at Clearfield, in the County of  
Clearfield and State of Pennsylvania, and established April 5, 1913, and  
that the annexed is a true copy of a notice or advertisement published in  
said publication in

the regular issues of September 9, 2006.

And that the affiant is not interested in the subject matter of the notice or  
advertising, and that all of the allegations of this statement as to the time,  
place, and character of publication are true.

*Margaret E. Krebs*  
Sworn and subscribed to before me the day and year aforesaid.

*Cheryl J. Robison*  
Notary Public Clearfield, Pa.

My Commission Expires  
October 31, 2007

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Cheryl J. Robison, Notary Public  
Clearfield Boro. Clearfield County  
My Commission Expires Oct. 31, 2007  
Member, Pennsylvania Association Of Notaries

**PROOF OF PUBLICATION**

**STATE OF PENNSYLVANIA** :  
:  
**COUNTY OF CLEARFIELD** :

On this 8th day of September AD 2006, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Gary A. Knaresboro editor of the Clearfield County Legal Journal of the Courts of Clearfield County, and that the annexed is a true copy of the notice or advertisement published in said publication in the regular issues of Week of September 15, 2006, Vol. 18 No. 37. And that all of the allegations of this statement as to the time, place, and character of the publication are true.

  
\_\_\_\_\_  
Gary A. Knaresboro, Esquire  
Editor

Sworn and subscribed to before me the day and year aforesaid.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires

NOTARIAL SEAL  
SHARON J. PUSEY, Notary Public  
Clearfield, Clearfield County, PA  
My Commission Expires APRIL 7, 2007

Full Spectrum Legal Services

---

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW**

Wells Fargo Financial Pennsylvania,  
Inc. Vs. Floyd W. Walburn, Patricia A.  
Walburn

COURT OF COMMON PLEAS  
CIVIL DIVISION  
CLEARFIELD COUNTY  
NO. 2006-975-CD  
NOTICE

TO Floyd W. Walburn and Patricia A.  
Walburn:

You are hereby notified that on June 19, 2006, Plaintiff, Wells Fargo Financial Pennsylvania, Inc., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Clearfield County Pennsylvania, docketed to No. 2006-975-CD. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 813 Good Street, Houtzdale, PA 16651 whereupon your property would be sold by the Sheriff of Clearfield County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE 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 166  
HARRISBURG, PA 17108  
800-692-7375

---

First Commonwealth Trust Company n/  
k/a First Commonwealth Bank-Trust  
Division, Administrator C.T.A., Estate of  
Margaret E. Harchak, late of Ramey,  
Clearfield County.

First Commonwealth Trust Company n/  
k/a First Commonwealth Bank-Trust Division  
& Brenda L. Orsich, Co-Guardians, Estate of  
Jennifer L. Weaver, a minor.

R. Joseph Mills, Executor, Estate of  
Mary E. Mills, late of Troutville, Clearfield,  
Clearfield County.

KAREN L. STARCK, REGISTER OF  
WILLS & CLERK OF ORPHANS' COURT.  
ADV: SEPTEMBER 15 & 22, 2006.

---

#### ARTICLES OF INCORPORATION

Notice is hereby given that Articles of  
Incorporation were filed on or about August  
24, 2006, with the Commonwealth of Penn-  
sylvania, Department of State, Corporation  
Bureau, for the purpose of obtaining a  
Certificate of Incorporation. The name of the  
corporation, which is organized under the  
Commonwealth of Pennsylvania Business  
Corporation Law is SHELL-BELL,  
CORPORATION. The purpose for which the  
Corporation has been organized is to  
engage in any and all lawful business for  
which corporations may be organized and  
incorporated under the Business  
Corporation Law of the Commonwealth of  
Pennsylvania, as amended, or any other  
statute or statutes now or in the future  
applicable to the corporation.

DWIGHT L. KOEFFER, JR.

LESLIE A. SMEAL  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
CLEARFIELD COUNTY  
NO. 06-988-CD  
NOTICE

TO JASON M. SMEAL and LESLIE A.  
SMEAL:

You are hereby notified that on JUNE  
21, 2006, Plaintiff, Bank Of New York, As  
Trustee For The Certificateholders Of  
CWABS 2004-11, filed a Mortgage  
Foreclosure Complaint endorsed with a  
Notice to Defend, against you in the Court of  
Common Pleas of Clearfield County  
Pennsylvania, docketed to No. 06-988-CD.  
Wherein Plaintiff seeks to foreclose on the  
mortgage secured on your property located  
at 518 West Locust Street, Clearfield, PA  
16830 whereupon your property would be  
sold by the Sheriff of Clearfield County.

You are hereby notified to plead to the  
above referenced Complaint on or before 20  
days from the date of this publication or a  
Judgment will be entered against you.

#### NOTICE

If you wish to defend, you must enter a  
written appearance personally or by attorney  
and file your defenses or objections in  
writing with the court. You are warned that  
if you fail to do so the case may proceed  
without you and a judgment may be entered  
against you without further notice for the  
relief requested by the plaintiff. You may  
lose money or property or other rights  
important to you.

PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :
: SS:
COUNTY OF CLEARFIELD :

On this 18th day of September, A.D. 2006, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Margaret E. Krebs, who being duly sworn according to law, deposes and says that she is the President of The Progressive Publishing Company, Inc., and Associate Publisher of The Progress, a daily newspaper published at Clearfield, in the County of Clearfield and State of Pennsylvania, and established April 5, 1913, and that the annexed is a true copy of a notice or advertisement published in said publication in

the regular issues of September 9, 2006. And that the affiant is not interested in the subject matter of the notice or advertising, and that all of the allegations of this statement as to the time, place, and character of publication are true.

Margaret E. Krebs (Signature)

Sworn and subscribed to before me the day and year aforesaid.

Cheryl J. Robison (Signature)
Notary Public Clearfield, Pa.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Cheryl J. Robison, Notary Public
Clearfield Boro, Clearfield County
My Commission Expires Oct. 31, 2007

My Commission Expires
October 31, 2007

Member, Pennsylvania Association Of Notaries

ATTORNEY FILE COPY
PLEASE RETURN

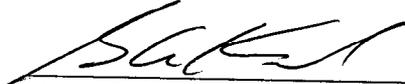
NOTICE OF FORECLOSURE
IN THE COURT OF COMMON PLEAS
OF CLEARFIELD COUNTY
PENNSYLVANIA
CIVIL ACTION LAW
Court of
Common Pleas
Civil Division
Clearfield County
Case No. 2006-975-CD
Wells Fargo
Financial Pennsylvania, Inc.
Floyd W. Walburn
Patricia A. Walburn
NOTICE
Floyd W. Walburn and Patricia A. Walburn
You are hereby notified that on June 9, 2006, Plaintiff Wells Fargo Financial Pennsylvania, Inc. filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defendant against you in the Court of Common Pleas, Clearfield County Pennsylvania, docketed at Case No. 2006-975-CD. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 313 Good Street, Houtzdale, PA 16651, whereupon your property would be sold by the Sheriff of Clearfield County.
You are hereby notified to plead to the referenced Complaint on or before 20 days from the date of this publication or a judgment will be entered against you.
NOTICE
I am advised that if you do not have a lawyer, you may lose money or property or other rights important to you. YOU SHOULD TAKE THIS NOTICE 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 FREE OR NO FEE LEGAL SERVICES. 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. MEHOLICKI
COURT ADMINISTRATOR
CLEARFIELD COUNTY
COURTHOUSE
CLEARFIELD, PA 16830
(814) 765-7641 EXT 5982
PENNSYLVANIA LAWYER
REFERRAL SERVICE
PENNSYLVANIA
BAR ASSOCIATION
100 SOUTH STREET
P.O. BOX 186
HARRISBURG, PA 17108
800-692-7375
9-9-10-b

**PROOF OF PUBLICATION**

**STATE OF PENNSYLVANIA** :  
:  
**COUNTY OF CLEARFIELD** :

On this 8th day of September AD 2006, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Gary A. Knaresboro editor of the Clearfield County Legal Journal of the Courts of Clearfield County, and that the annexed is a true copy of the notice or advertisement published in said publication in the regular issues of Week of September 15, 2006, Vol. 18 No. 37. And that all of the allegations of this statement as to the time, place, and character of the publication are true.

**ATTORNEY FILE COPY  
PLEASE RETURN**

  
\_\_\_\_\_  
Gary A. Knaresboro, Esquire  
Editor

Sworn and subscribed to before me the day and year aforesaid.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires

NOTARIAL SEAL  
SHARON J. PUSEY, Notary Public  
Clearfield, Clearfield County, PA  
My Commission Expires APRIL 7, 2007

Full Spectrum Legal Services

**ATTORNEY FILE COPY  
PLEASE RETURN**

ATTORNEY FILE COPY  
PLEASE RETURN

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW**

Wells Fargo Financial Pennsylvania,  
Inc. Vs. Floyd W. Walburn, Patricia A.  
Walburn

COURT OF COMMON PLEAS  
CIVIL DIVISION  
CLEARFIELD COUNTY  
NO. 2006-975-CD  
NOTICE

TO Floyd W. Walburn and Patricia A.  
Walburn:

You are hereby notified that on June 19,  
2006, Plaintiff, Wells Fargo Financial  
Pennsylvania, Inc., filed a Mortgage  
Foreclosure Complaint endorsed with a  
Notice to Defend, against you in the Court of  
Common Pleas of Clearfield County  
Pennsylvania, docketed to No. 2006-975-  
CD. Wherein Plaintiff seeks to foreclose on  
the mortgage secured on your property  
located at 813 Good Street, Houtzdale, PA  
16651 whereupon your property would be  
sold by the Sheriff of Clearfield County.

You are hereby notified to plead to the  
above referenced Complaint on or before 20  
days from the date of this publication or a  
Judgment will be entered against you.

**NOTICE**

If you wish to defend, you must enter a  
written appearance personally or by attorney  
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without you and a judgment may be entered  
against you without further notice for the  
relief requested by the plaintiff. You may  
lose money or property or other rights  
important to you.

YOU SHOULD TAKE THIS NOTICE 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 PER-  
SONS 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

ATTORNEY FILE COPY  
PLEASE RETURN

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 101899  
NO: 06-975-CD  
SERVICE # 1 OF 2  
COMPLAINT IN MORTGAGE FORECLOSURE &

ORDER

PLAINTIFF: WELLS FARGO FINANCIAL PENNSYLVANIA INC  
vs.  
DEFENDANT: FLOYD W. WALBURN and PATRICIA A. WALBURN

SHERIFF RETURN

---

NOW, September 13, 2006 AT 9:54 AM POSTED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE & ORDER AT PROPERTY OF FLOYD W. WALBURN @ 813 GOOD ST., HOUTZDALE, CLEARFIELD COUNTY, PENNSYLVANIA.

SERVED BY: DAVIS /

**FILED**  
07:51/61  
NOV 09 2006  
William A. Shaw  
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 101899  
NO: 06-975-CD  
SERVICE # 2 OF 2  
COMPLAINT IN MORTGAGE FORECLOSURE &

ORDER

PLAINTIFF: WELLS FARGO FINANCIAL PENNSYLVANIA INC  
vs.  
DEFENDANT: FLOYD W. WALBURN and PATRICIA A. WALBURN

**SHERIFF RETURN**

---

NOW, September 13, 2006 AT 9:54 AM POSTED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE & ORDER AT PROPERTY OF PATRICIA A. WALBURN @813 GOOD ST., HOUTZDALE, CLEARFIELD COUNTY, PENNSYLVANIA.

SERVED BY: DAVIS /

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 101899  
NO: 06-975-CD  
SERVICES 2  
COMPLAINT IN MORTGAGE FORECLOSURE &

ORDER

PLAINTIFF: WELLS FARGO FINANCIAL PENNSYLVANIA INC  
vs.  
DEFENDANT: FLOYD W. WALBURN and PATRICIA A. WALBURN

SHERIFF RETURN

RETURN COSTS

| Description     | Paid By | CHECK # | AMOUNT |
|-----------------|---------|---------|--------|
| SURCHARGE       | PHELAN  | 532935  | 20.00  |
| SHERIFF HAWKINS | PHELAN  | 532935  | 31.02  |

Sworn to Before Me This

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

\_\_\_\_\_

So Answers,



Chester A. Hawkins  
Sheriff

PHELAN HALLINAN & SCHMIEG  
 By: DANIEL G. SCHMIEG  
 Identification No. 62205  
 One Penn Center at Suburban Station - Suite 1400  
 1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
 (215) 563-7000  
 Attorney for Plaintiff

**WELLS FARGO FINANCIAL  
 PENNSYLVANIA, INC.  
 3476 STATEVIEW BLVD  
 FORT MILL, SC 29715**  
 Plaintiff,

v.  
**FLOYD W. WALBURN  
 PATRICIA A. WALBURN  
 813 GOOD STREET  
 HOUTZDALE, PA 16651**

Defendant(s).

:  
 :  
 : **CLEARFIELD COUNTY**  
 : **COURT OF COMMON PLEAS**  
 :  
 : **CIVIL DIVISION**  
 :  
 : **NO. 2006-975-CD**  
 :  
 :  
 :  
 :  
 :  
 :

**FILED** ICC Notice  
 m/17:54/01 to Defs.  
 NOV 17 2006 Statement to  
 Atty  
 William A. Shaw Atty pd.  
 Prothonotary/Clerk of Courts 80.00  
 (610)

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

TO THE OFFICE OF THE PROTHONOTARY:

Kindly enter an in rem judgment in favor of the Plaintiff and against **FLOYD W. WALBURN and  
 PATRICIA A. WALBURN**, Defendant(s) for failure to file an Answer to Plaintiff's Complaint within 20 days  
 from service thereof and for foreclosure and sale of the mortgaged premises, and assess Plaintiff's damages as  
 follows:

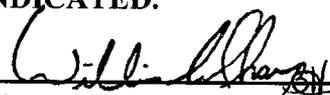
|                                |                            |
|--------------------------------|----------------------------|
| As set forth in the Complaint  | \$ 69,037.43               |
| Interest - 6/17/06 TO 11/15/06 | \$1,970.24                 |
| <b>TOTAL</b>                   | <b><u>\$ 71,323.51</u></b> |

I hereby certify that (1) the addresses of the Plaintiff and Defendant(s) are as shown above, and (2) notice has been given in accordance with Rule 237.1, copy attached.

  
 DANIEL G. SCHMIEG, ESQUIRE  
 Attorney for Plaintiff

**DAMAGES ARE HEREBY ASSESSED AS INDICATED.**

DATE: 11/17/06

  
 PRO PROTHY

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

ATTORNEY FOR PLAINTIFF

WELLS FARGO FINANCIAL PENNSYLVANIA, INC. : COURT OF COMMON PLEAS  
Plaintiff

: CIVIL DIVISION

Vs.

: CLEARFIELD COUNTY

FLOYD W. WALBURN  
PATRICIA A. WALBURN

: NO. 2006-975-CD

Defendants

TO: FLOYD W. WALBURN  
813 GOOD STREET  
HOUTZDALE, PA 16651

**FILE COPY**

DATE OF NOTICE: OCTOBER 4, 2006

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**

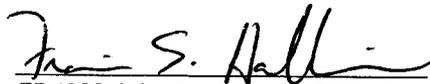
YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT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

ATTORNEY FOR PLAINTIFF

WELLS FARGO FINANCIAL PENNSYLVANIA, INC. : COURT OF COMMON PLEAS  
Plaintiff

: CIVIL DIVISION

Vs.

: CLEARFIELD COUNTY

FLOYD W. WALBURN  
PATRICIA A. WALBURN  
Defendants

: NO. 2006-975-CD

TO: PATRICIA A. WALBURN  
813 GOOD STREET  
HOUTZDALE, PA 16651

**FILE COPY**

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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 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

ATTORNEY FOR PLAINTIFF

WELLS FARGO FINANCIAL PENNSYLVANIA, INC. : COURT OF COMMON PLEAS  
Plaintiff  
Vs. : CIVIL DIVISION  
: CLEARFIELD COUNTY  
FLOYD W. WALBURN  
PATRICIA A. WALBURN : NO. 2006-975-CD  
Defendants

TO: FLOYD W. WALBURN  
513 SUE STREET  
HOUTZDALE, PA 16651

**FILE COPY**

DATE OF NOTICE: OCTOBER 4, 2006

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**IMPORTANT NOTICE**

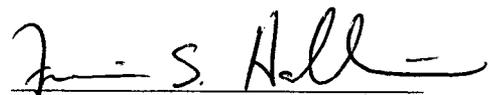
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DAVID S. MEHOLICK, COURT  
ADMINISTRATOR  
CLEARFIELD COUNTY COURTHOUSE  
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SERVICE  
PENNSYLVANIA BAR ASSOCIATION  
100 SOUTH STREET  
P.O. BOX 186  
HARRISBURG, PA 17108  
800-692-7375

  
FRANCIS S. HALLINAN, ESQUIRE  
Attorneys for Plaintiff

PHELAN HALLINAN 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

ATTORNEY FOR PLAINTIFF

WELLS FARGO FINANCIAL PENNSYLVANIA, INC. : COURT OF COMMON PLEAS  
Plaintiff

: CIVIL DIVISION

Vs.

: CLEARFIELD COUNTY

FLOYD W. WALBURN  
PATRICIA A. WALBURN

: NO. 2006-975-CD

Defendants

TO: PATRICIA A. WALBURN  
513 SUE STREET  
HOUTZDALE, PA 16651

**FILE COPY**

DATE OF NOTICE: OCTOBER 4, 2006

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**

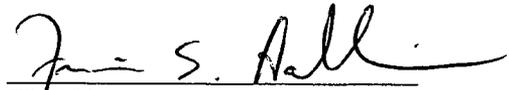
YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT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

ATTORNEY FOR PLAINTIFF

WELLS FARGO FINANCIAL PENNSYLVANIA, INC. : COURT OF COMMON PLEAS  
Plaintiff  
Vs. : CIVIL DIVISION  
: CLEARFIELD COUNTY  
FLOYD W. WALBURN : NO. 2006-975-CD  
PATRICIA A. WALBURN  
Defendants

TO: FLOYD W. WALBURN  
PO BOX 43  
CURWENSVILLE, PA 16651

**FILE COPY**

DATE OF NOTICE: OCTOBER 4, 2006

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.

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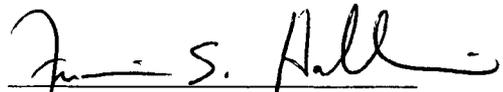
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CLEARFIELD COUNTY  
DAVID S. MEHOLICK, COURT  
ADMINISTRATOR  
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CLEARFIELD, PA 16830  
(814) 765-2641 x 5982

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

  
FRANCIS S. HALLINAN, ESQUIRE  
Attorneys for Plaintiff

PHILAN 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

ATTORNEY FOR PLAINTIFF

WELLS FARGO FINANCIAL PENNSYLVANIA, INC. : COURT OF COMMON PLEAS  
Plaintiff  
Vs. : CIVIL DIVISION  
: CLEARFIELD COUNTY  
FLOYD W. WALBURN :  
PATRICIA A. WALBURN : NO. 2006-975-CD  
Defendants

TO: PATRICIA A. WALBURN  
PO BOX 43  
CURWENSVILLE, PA 16651

FILE COPY

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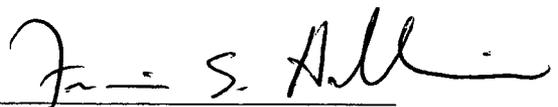
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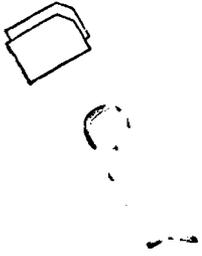


FRANCIS S. HALLINAN, ESQUIRE  
Attorneys for Plaintiff





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



Wells Fargo Financial Pennsylvania Inc.  
Plaintiff(s)

No.: 2006-00975-CD

Real Debt: \$71,323.51

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Floyd W. Walburn  
Patricia A. Walburn  
Defendant(s)

Entry: \$20.00

Instrument: In Rem Judgment

Date of Entry: November 17, 2006

Expires: November 17, 2011

Certified from the record this 17th day of November, 2006.

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

**PRAECIPE FOR WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)**  
**P.R.C.P. 3180-3183**

WELLS.FARGO.FINANCIAL  
PENNSYLVANIA, INC.

vs.

FLOYD.W.WALBURN  
PATRICIA.A.WALBURN

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

No. 2006-975-CD Term 2005.....

PRAECIPE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)

To the Director of the Office of Judicial Support

Issue writ of execution in the above matter:

|  |   |
|--|---|
| Amount Due   | \$71,323.51                                 |
| Interest from 11/16/06 to Sale<br>Per diem \$11.72 | \$ _____.                                   |
| Add'l Costs  | \$3,783.12      Prothonotary costs \$ 139.- |

*Daniel H. Schmitz*  
Attorney for the Plaintiff(s)

Note: Please attach description of Property.

134847

**FILED**  
NOV 29 2006  
M 11:10/W  
William A. Shaw  
Prothonotary/Clerk of Courts  
NO CHG.

Issued 6:00 PM  
SHFL

No. 2006-975-CD..... Term 20 05.A.D.

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

WELLS FARGO FINANCIAL PENNSYLVANIA,  
INC.

vs.

FLOYD W. WALBURN  
PATRICIA A. WALBURN

---

PRAECIPE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)

Filed:

*Denise M. Lehman*

Attorney for Plaintiff(s)

Address: FLOYD W. WALBURN      PATRICIA A. WALBURN  
813 GOOD STREET                    813 GOOD STREET  
HOUTZDALE, PA 16651            HOUTZDALE, PA 16651

**LEGAL DESCRIPTION**

**ALL that certain piece or parcel of land situate in the Borough of Houtzdale, County of Clearfield and State of Pennsylvania, bounded and described as follows:**

**BEGINNING at a post at the Northwest corner of Good Street and Mink Alley, and running along said Alley in an Easterly direction One Hundred Fifty (150 feet) feet to Spruce Alley; thence by Spruce Alley in a Southerly direction Fifty (50 feet) feet to Lot No. 343; thence by said Lot in a Westerly direction One Hundred Fifty (150 feet) feet to Good Street; thence along Good Street in a Northerly Fifty (50 feet) feet to a post at Mink Alley and place of beginning, and known and designated on the general plan of said Borough as Lot No. 337.**

**BEING Tax Assessment Map #10-M14-392-70.**

**EXCEPTING AND RESERVING such exceptions and reservations as are contained in prior deeds in the chain of title.**

**PARCEL IDENTIFICATION NO: M14-392-00070      CONTROL#: 010001656**

TITLE TO SAID PREMISES IS VESTED IN Patricia A. Walburn and Floyd W. Walburn, wife and husband, by Deed from Patricia A. Spencer, now known as Patricia A. Walburn and Floyd W. Walburn, wife and husband, dated 9-27-02, recorded 10-3-02, in Deed Mortgage Inst# 200216047.

Premises being: 813 GOOD STREET  
HOUTZDALE, PA 16651

Tax Parcel No. M14-392-00070

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

WELLS FARGO FINANCIAL PENNSYLVANIA, INC. \*  
Plaintiff \*

vs. \*

No. 06-975-CD \*

FLOYD W. WALBURN \*  
PATRICIA A. WALBURN \*  
Defendants \*

ORDER

NOW, this 11th day of August, 2006, the Plaintiff is granted leave to serve the Complaint in Mortgage Foreclosure upon the Defendants **Floyd W. Walburn and Patricia A. Walburn** by publication one time in The Progress (Clearfield) and the Clearfield County Legal Journal, by first class mail and by certified mail, return receipt requested, to the mortgaged premises 813 Good Street, Houtzdale, PA 16651 and to the Defendants last known addresses of PO Box 43, Curwensville, PA 16833 and 513 Sue Street, Houtzdale, PA 16651 and also by posting the mortgaged premises known in this herein action as 813 Good Street Houtzdale, PA 16651.

All further service of legal papers, including but not limited to motions, petitions and rules shall be made by certified and regular mail to the Defendants last known addresses.

BY THE COURT,

/s/ Fredric J. Ammerman

\_\_\_\_\_  
FREDRIC J. AMMERMAN

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

AUG 14 2006

Attest.



*William L. Shaw*  
Prothonotary/  
Clerk of Courts

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 and Rule 3257

WELLS FARGO FINANCIAL  
PENNSYLVANIA, INC.

vs.

FLOYD W. WALBURN  
PATRICIA A. WALBURN

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

No. .... Term 20  
No. 2006-975-CD Term 20 05  
No. .... Term 20

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Clearfield

TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA:

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

PREMISES: 813 GOOD STREET, HOUTZDALE, PA 16651  
(See Legal Description attached)

Amount Due \$71,323.51

Interest from 11/16/06 to Sale per diem \$11.72 \$-----

Total \$-----

Add'l Costs \$3,783.12

Prothonotary costs \$ 139.00

(Clerk) Office of the Prothy Support, Common Pleas Court  
of CLEARFIELD County, Penna.

Dated Nov. 29, 2006  
(SEAL)

No. 2006-975:CD..... Term 20.05.A.D.

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

WELLS FARGO FINANCIAL PENNSYLVANIA,  
INC.

vs.

FLOYD W. WALBURN  
PATRICIA A. WALBURN

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Costs

Real Debt                    \$71,323.51

Int. from 11/16/06

To Date of Sale (\$11.67 per diem)

Costs

Prothy Pd.

Sheriff

*Patricia A. Walburn*  
.....  
Attorney for Plaintiff(s)

Address: FLOYD W. WALBURN                    PATRICIA A. WALBURN  
          813 GOOD STREET                    813 GOOD STREET  
          HOUTZDALE, PA 16651                HOUTZDALE, PA 16651

**LEGAL DESCRIPTION**

**ALL that certain piece or parcel of land situate in the Borough of Houtzdale, County of Clearfield and State of Pennsylvania, bounded and described as follows:**

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**BEING Tax Assessment Map #10-M14-392-70.**

**EXCEPTING AND RESERVING such exceptions and reservations as are contained in prior deeds in the chain of title.**

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**Premises being: 813 GOOD STREET  
HOUTZDALE, PA 16651**

**Tax Parcel No. M14-392-00070**





None

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

NAME LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

TENANT/OCCUPANT 813 GOOD STREET  
HOUTZDALE, PA 16651

DOMESTIC CLEARFIELD COUNTY COURTHOUSE  
RELATIONS 230 EAST MARKET STREET  
CLEARFIELD, PA 16830  
COUNTY

COMMONWEALTH DEPARTMENT OF WELFARE  
OF PENNSYLVANIA PO BOX 2675  
HARRISBURG, PA 17105

Commonwealth of Pennsylvania 6th Floor, Strawberry Square  
Bureau of Individual Tax Dept. 280601  
Inheritance Tax Division Harrisburg, PA 17128  
Attention: John Murphy

Internal Revenue Service 13<sup>th</sup> Floor, Suite 1300  
Federated Investors Tower 1001 Liberty Avenue  
Pittsburgh, PA 15222

Department of Public Welfare P.O. Box 8486  
TPL Casualty Unit Willow Oak Building  
Estate Recovery Program Harrisburg, PA 17105-8486

I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or 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.

10/24/06  
Date

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

**PHELAN HALLINAN & SCHMIEG**  
**By: DANIEL G. SCHMIEG**  
**Identification No. 62205**  
**Suite 1400**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**

**ATTORNEY FOR PLAINTIFF**

**WELLS FARGO FINANCIAL**  
**PENNSYLVANIA, INC.**  
**3476 STATEVIEW BLVD**  
**FORT MILL, SC 29715**

**Plaintiff,**

**v.**

**FLOYD W. WALBURN**  
**PATRICIA A. WALBURN**  
**813 GOOD STREET**  
**HOUTZDALE, PA 16651**

**Defendant(s).**

**:**  
**:**  
**:** **CLEARFIELD COUNTY**  
**:** **COURT OF COMMON PLEAS**  
**:**  
**:** **CIVIL DIVISION**  
**:**  
**:** **NO. 2006-975-CD**  
**:**  
**:**  
**:**  
**:**  
**:**

CERTIFICATION

DANIEL G. SCHMIEG, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- an FHA Mortgage
- non-owner occupied
- vacant
- Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. sec.4904 relating to unsworn falsification to authorities.

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**  
**By: Daniel G. Schmieg, Esquire**  
**Attorney I.D. No.: 62205**  
**One Penn Center Plaza, Suite 1400**  
**Philadelphia, PA 19102**  
**(215) 563-7000**

**Attorney for Plaintiff**

**WELLS FARGO FINANCIAL**  
**PENNSYLVANIA, INC.**

**Plaintiff,**

**v.**

**FLOYD W. WALBURN**  
**PATRICIA A. WALBURN**

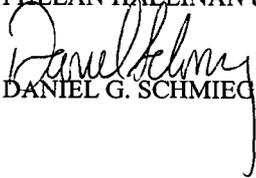
**Defendant(s).**

**:**  
**:** **CLEARFIELD COUNTY**  
**:** **COURT OF COMMON PLEAS**  
**:**  
**:** **CIVIL DIVISION**  
**:**  
**:** **NO. 2006-975-CD**  
**:**

**AFFIDAVIT OF SERVICE OF NOTICE OF SHERIFF'S SALE**  
**PURSUANT TO P.R.C.P., 404(2)/403**

I hereby certify that a true and correct copy of the Notice of Sheriff Sale in the above captioned matter was sent by regular mail and certified mail, return receipt requested, to **FLOYD W. WALBURN & PATRICIA A. WALBURN** on **DECEMBER 22, 2006 & JANUARY 3, 2007** at **813 GOOD STREET, HOUTZDALE, PA 16651 & P.O. BOX 43, CURWENSVILLE, PA 16833 & 513 SUE STREET, HOUTZDALE, PA 16651** in accordance with the Order of Court dated **AUGUST 11, 2006**. The property was posted on **DECEMBER 30, 2006**. Publication was advertised in **THE PROGRESS** on **JANUARY 2, 2007** & in **CLEARFIELD COUNTY LEGAL JOURNAL** on **JANUARY 5, 2007**.

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

PHELAN HALLINAN & SCHMIEG, LLP  
By:   
DANIEL G. SCHMIEG, ESQUIRE

Dated: January 30, 2007

**FILED** *NEC*  
*m/10-98/07*  
**JAN 31 2007** 

William A. Shaw  
Prothonotary/Clerk of Courts

7160 3901 9849 6942 0592

TO: FLOYD W. WALBURN  
PO BOX 43  
CURWENSVILLE, PA 16833

SENDER: TEAM 4 KAZ

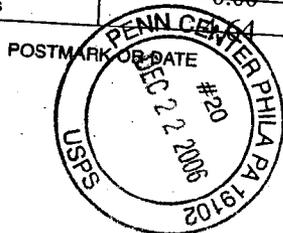
REFERENCE: FLOYD W. WALBURN

PS Form 3800, January 2005

|                        |                      |      |
|------------------------|----------------------|------|
| RETURN RECEIPT SERVICE | Postage              |      |
|                        | Certified Fee        | .39  |
|                        | Return Receipt Fee   | 2.40 |
|                        | Restricted Delivery  | 1.85 |
|                        | Total Postage & Fees | 0.00 |

US Postal Service  
**Receipt for Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail



7160 3901 9849 6942 0646

TO: FLOYD W. WALBURN  
813 GOOD STREET  
HOUTZDALE, PA 16651

SENDER: TEAM 4 KAZ

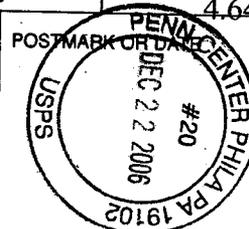
REFERENCE: FLOYD W. WALBURN

PS Form 3800, January 2005

|                        |                      |      |
|------------------------|----------------------|------|
| RETURN RECEIPT SERVICE | Postage              |      |
|                        | Certified Fee        | .39  |
|                        | Return Receipt Fee   | 2.40 |
|                        | Restricted Delivery  | 0.00 |
|                        | Total Postage & Fees | 4.64 |

US Postal Service  
**Receipt for Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail



7160 3901 9849 6942 0578

TO: FLOYD W. WALBURN  
513 SUE STREET  
HOUTZDALE, PA 16651

SENDER: TEAM 4 KAZ

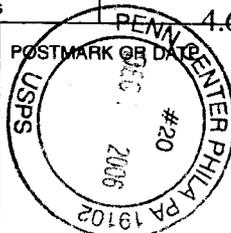
REFERENCE: FLOYD W. WALBURN

PS Form 3800, January 2005

|                        |                      |      |
|------------------------|----------------------|------|
| RETURN RECEIPT SERVICE | Postage              |      |
|                        | Certified Fee        | .39  |
|                        | Return Receipt Fee   | 2.40 |
|                        | Restricted Delivery  | 1.85 |
|                        | Total Postage & Fees | 0.00 |
|                        |                      | 4.64 |

US Postal Service  
**Receipt for Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail



7160 3901 9849 6942 0615

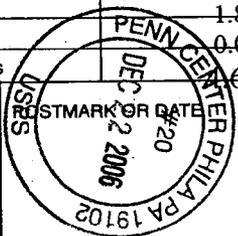
**TO:** PATRICIA A. WALBURN  
PO BOX 43  
CURWENSVILLE, PA 16833

**SENDER:** TEAM 4 KAZ

**REFERENCE:** FLOYD W. WALBURN

PS Form 3800, January 2005

|                              |                      |      |
|------------------------------|----------------------|------|
| RETURN<br>RECEIPT<br>SERVICE | Postage              | .39  |
|                              | Certified Fee        | 2.40 |
|                              | Return Receipt Fee   | 1.85 |
|                              | Restricted Delivery  | 0.00 |
|                              | Total Postage & Fees | 4.64 |



US Postal Service  
**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail

7160 3901 9849 6942 0660

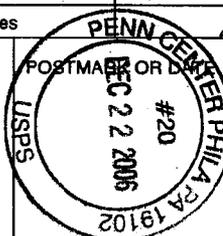
**TO:** PATRICIA A. WALBURN  
813 GOOD STREET  
HOUTZDALE, PA 16651

**SENDER:** TEAM 4 KAZ

**REFERENCE:** FLOYD W. WALBURN

PS Form 3800, January 2005

|                              |                      |      |
|------------------------------|----------------------|------|
| RETURN<br>RECEIPT<br>SERVICE | Postage              | .39  |
|                              | Certified Fee        | 2.40 |
|                              | Return Receipt Fee   | 1.85 |
|                              | Restricted Delivery  | 0.00 |
|                              | Total Postage & Fees | 4.64 |



US Postal Service  
**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail

7160 3901 9849 6942 0547

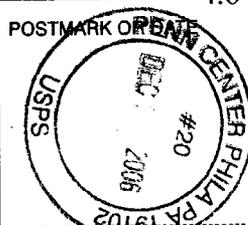
**TO:** PATRICIA A. WALBURN  
513 SUE STREET  
HOUTZDALE, PA 16651

**SENDER:** TEAM 4 KAZ

**REFERENCE:** FLOYD W. WALBURN

PS Form 3800, January 2005

|                              |                      |      |
|------------------------------|----------------------|------|
| RETURN<br>RECEIPT<br>SERVICE | Postage              | .39  |
|                              | Certified Fee        | 2.40 |
|                              | Return Receipt Fee   | 1.85 |
|                              | Restricted Delivery  | 0.00 |
|                              | Total Postage & Fees | 4.64 |



US Postal Service  
**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail

7160 3901 9849 6942 0585

TO: FLOYD W. WALBURN  
PO BOX 43  
CURWENSVILLE, PA 16833

SENDER: TEAM 4 KAZ

REFERENCE: FLOYD W. WALBURN

PS Form 3800, January 2005

|                              |                      |      |
|------------------------------|----------------------|------|
| RETURN<br>RECEIPT<br>SERVICE | Postage              |      |
|                              | Certified Fee        | .39  |
|                              | Return Receipt Fee   | 2.40 |
|                              | Restricted Delivery  | 0.00 |
|                              | Total Postage & Fees | 2.79 |

US Postal Service  
**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail



7160 3901 9849 6942 0677

TO: FLOYD W. WALBURN  
813 GOOD STREET  
HOUTZDALE, PA 16651

SENDER: TEAM 4 KAZ

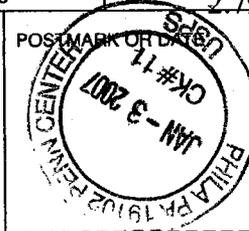
REFERENCE: FLOYD W. WALBURN

PS Form 3800, January 2005

|                              |                      |      |
|------------------------------|----------------------|------|
| RETURN<br>RECEIPT<br>SERVICE | Postage              | .39  |
|                              | Certified Fee        | 2.40 |
|                              | Return Receipt Fee   | 0.00 |
|                              | Restricted Delivery  | 0.00 |
|                              | Total Postage & Fees | 2.79 |

US Postal Service  
**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail



7160 3901 9849 6942 0561

TO: FLOYD W. WALBURN  
513 SUE STREET  
HOUTZDALE, PA 16651

SENDER: TEAM 4 KAZ

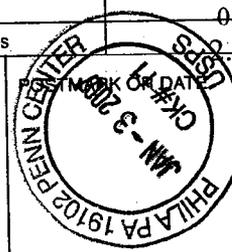
REFERENCE: FLOYD W. WALBURN

PS Form 3800, January 2005

|                              |                      |      |
|------------------------------|----------------------|------|
| RETURN<br>RECEIPT<br>SERVICE | Postage              | .39  |
|                              | Certified Fee        | 2.40 |
|                              | Return Receipt Fee   | 0.00 |
|                              | Restricted Delivery  | 0.00 |
|                              | Total Postage & Fees | 2.79 |

US Postal Service  
**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail



7160 3901 9849 6942 0608

TO: PATRICIA A. WALBURN  
PO BOX 43  
CURWENSVILLE, PA 16833

SENDER: TEAM 4 KAZ

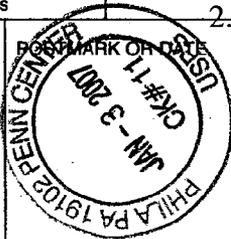
REFERENCE: FLOYD W. WALBURN

PS Form 3800, January 2005

|                              |                      |      |
|------------------------------|----------------------|------|
| RETURN<br>RECEIPT<br>SERVICE | Postage              | .39  |
|                              | Certified Fee        | 2.40 |
|                              | Return Receipt Fee   | 0.00 |
|                              | Restricted Delivery  | 0.00 |
|                              | Total Postage & Fees | 2.79 |

US Postal Service  
**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail



7160 3901 9849 6942 0653

TO: PATRICIA A. WALBURN  
813 GOOD STREET  
HOUTZDALE, PA 16651

SENDER: TEAM 4 KAZ

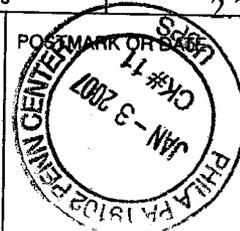
REFERENCE: FLOYD W. WALBURN

PS Form 3800, January 2005

|                              |                      |      |
|------------------------------|----------------------|------|
| RETURN<br>RECEIPT<br>SERVICE | Postage              | .39  |
|                              | Certified Fee        | 2.40 |
|                              | Return Receipt Fee   | 0.00 |
|                              | Restricted Delivery  | 0.00 |
|                              | Total Postage & Fees | 2.79 |

US Postal Service  
**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail



7160 3901 9849 6942 0530

TO: PATRICIA A. WALBURN  
513 SUE STREET  
HOUTZDALE, PA 16651

SENDER: TEAM 4 KAZ

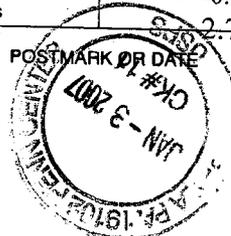
REFERENCE: FLOYD W. WALBURN

PS Form 3800, January 2005

|                              |                      |      |
|------------------------------|----------------------|------|
| RETURN<br>RECEIPT<br>SERVICE | Postage              | .39  |
|                              | Certified Fee        | 2.40 |
|                              | Return Receipt Fee   | 0.00 |
|                              | Restricted Delivery  | 0.00 |
|                              | Total Postage & Fees | 2.79 |

US Postal Service  
**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail



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

WELLS FARGO FINANCIAL PENNSYLVANIA, INC. \*  
Plaintiff \*

vs.

No. 06-975-CD

FLOYD W. WALBURN \*  
PATRICIA A. WALBURN \*  
Defendants \*

ORDER

NOW, this 11th day of August, 2006, the Plaintiff is granted leave to serve the Complaint in Mortgage Foreclosure upon the Defendants **Floyd W. Walburn and Patricia A. Walburn** by publication one time in The Progress (Clearfield) and the Clearfield County Legal Journal, by first class mail and by certified mail, return receipt requested, to the mortgaged premises 813 Good Street, Houtzdale, PA 16651 and to the Defendants last known addresses of PO Box 43, Curwensville, PA 16833 and 513 Sue Street, Houtzdale, PA 16651 and also by posting the mortgaged premises known in this herein action as 813 Good Street Houtzdale, PA 16651.

All further service of legal papers, including but not limited to motions, petitions and rules shall be made by certified and regular mail to the Defendants last known addresses.

BY THE COURT,

/s/ Fredric J. Ammerman

FREDRIC J. AMMERMAN

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

AUG 14 2006

Attest.



*William A. Brown*  
Prothonotary/  
Clerk of Courts

**AFFIDAVIT OF SERVICE**

**PLAINTIFF**

**WELLS FARGO FINANCIAL  
PENNSYLVANIA, INC.**

**CLEARFIELD County  
No. 2006-975-CD  
Our File #: 134847**

**DEFENDANT(S)**

**FLOYD W. WALBURN  
PATRICIA A. WALBURN**

**Type of Action  
- Notice of Sheriff's Sale**

**PLEASE POST PROPERTY WITH NOTICE OF SALE PER COURT  
ORDER DATED 8/11/06\*\*\*\*\***

**Sale Date: 2/2/07**

**SERVE AT:**

**813 GOOD STREET  
HOUTZDALE, PA 16651**

**SERVED**

Served and made known to Floyd & Patricia Walburn, Defendant, on the 30<sup>th</sup> day of Dec,  
2006, at 4:04 o'clock P.m., at 813 Good Street, Houtzdale PA

Commonwealth of Pennsylvania, in the manner described below:

- Defendant personally served.
- Adult family member with whom Defendant(s) reside(s). Relationship is \_\_\_\_\_
- Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
- Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- Agent or person in charge of Defendant(s)'s office or usual place of business.
- \_\_\_\_\_ an officer of said Defendant(s)'s company.
- Other: POSTED ON FRONT DOOR

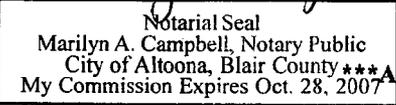
Description: Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

I, Thomas Holmberg, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed  
before me this 3<sup>rd</sup> day  
of JANUARY, 2007

Notary: Marilyn A. Campbell  
COMMONWEALTH OF PENNSYLVANIA

By: Thomas Holmberg



**NOT SERVED  
ATTEMPT SERVICE NLT THREE (3) TIMES\*\*\***

On the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, at \_\_\_\_\_ o'clock \_\_\_\_m., Defendant **NOT FOUND** because:

Moved  Unknown  No Answer  Vacant  
1st attempt Date: \_\_\_\_\_ Time: \_\_\_\_\_, 2nd attempt Date: \_\_\_\_\_ Time: \_\_\_\_\_, 3rd  
attempt Date: \_\_\_\_\_ Time: \_\_\_\_\_  
Other: \_\_\_\_\_

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 200\_\_.

Notary: \_\_\_\_\_ By: \_\_\_\_\_  
**Attorney for Plaintiff**

**DANIEL G. SCHMIEG, Esquire - I.D. No. 62205  
One Penn Center at Suburban Station, Suite 1400  
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814(215) 563-7000**

NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT  
OF COMMON PLEAS  
OF CLEARFIELD COUNTY,  
PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 2006-975-CD  
WELLS FARGO FINANCIAL  
PENNSYLVANIA, INC.

vs.  
FLOYD W. WALBURN  
PATRICIA A. WALBURN  
NOTICE  
TO: FLOYD W. WALBURN  
PATRICIA A. WALBURN  
"NOTICE OF  
SHERIFF'S SALE OF  
REAL PROPERTY"

TAKE NOTICE that the real estate located at 813 GOOD STREET, HOUTZDALE, PA 16651 is scheduled to be sold at Sheriff's Sale on Friday, FEBRUARY 2, 2007 at 10:00 A.M., CLEARFIELD County Courthouse, 1 North 2nd Street, Ste. 116, Clearfield, PA 16830, to enforce the court judgment of \$71,323.51, obtained by WELLS FARGO FINANCIAL PENNSYLVANIA, INC. (the mortgagee).

ALL that certain piece or parcel of land situate in the Borough of Houtzdale, County of Clearfield and State of Pennsylvania, bounded and described as follows:

BEGINNING at a post at the Northwest corner of Good Street and Mink Alley, and running along said Alley in an Easterly direction One Hundred Fifty (150 feet) feet to Spruce Alley; thence by Spruce Alley in a Southerly direction Fifty (50 feet) feet to Lot No. 343; thence by said Lot in a Westerly direction One Hundred Fifty (150 feet) feet to Good Street; thence along Good Street in a Northerly direction Fifty (50 feet) feet to a post at Mink Alley and place of beginning, and known and designated on the general plan of said Borough as Lot No. 337.

BEING Tax Assessment Map #10-M14-392-70.

EXCEPTING AND RESERVING such exceptions and reservations as are contained in prior deeds in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Patricia A. Walburn and Floyd W. Walburn, wife and husband, by Deed from Patricia A. Spencer, now known as Patricia A. Walburn and Floyd W. Walburn, wife and husband, dated 9-27-02, recorded 10-3-02, in Deed Mortgage Inst. # 200216047.

Being Premises 813 GOOD STREET, HOUTZDALE, PA 16651

Improvements consist of residential property.

Sold as the property of FLOYD W. WALBURN & PATRICIA A. WALBURN

CONDITIONS OF SALE: THE HIGHEST AND BEST BIDDER SHALL BE THE BUYER.

Terms: The purchaser will be required to pay the full amount of his bid by TWO O'CLOCK p.m. on the day of the sale, and if complied with, a deed will be tendered by the Sheriff at the next Court of Common Pleas for Clearfield County, conveying to the purchaser all the right, title, interest and claim which said defendant has in and to said property at the time of levying the same.

PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :  
: SS:  
COUNTY OF CLEARFIELD :

On this 11th day of January, A.D. 2007, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Margaret E. Krebs, who being duly sworn according to law, deposes and says that she is the President of The Progressive Publishing Company, Inc., and Associate Publisher of The Progress, a daily newspaper published at Clearfield, in the County of Clearfield and State of Pennsylvania, and established April 5, 1913, and that the annexed is a true copy of a notice or advertisement published in said publication in

the regular issues of January 2, 2007.  
And that the affiant is not interested in the subject matter of the notice or advertising, and that all of the allegations of this statement as to the time, place, and character of publication are true.

*Margaret E. Krebs*  
Sworn and subscribed to before me the day and year aforesaid.

*Cheryl J. Robison*  
Notary Public Clearfield, Pa.

My Commission Expires  
October 31, 2007

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Cheryl J. Robison, Notary Public  
Clearfield Boro, Clearfield County  
My Commission Expires Oct. 31, 2007  
Member, Pennsylvania Association Of Notaries

ALTHOUGH NOT PART OF THE MINIMUM BID, PROPERTY SOLD FOR MINIMUM BID DOES NOT DISCHARGE DELINQUENT AND/OR OUTSTANDING TAXES AND THE PURCHASER WILL BE RESPONSIBLE FOR SAME. If above conditions be not complied with on the part of the Purchaser, the property will again be offered for sale by the Sheriff at THREE O'CLOCK p.m. on the same day. The said purchaser will be held liable for the deficiencies and additional cost of said sale.  
TAKE NOTICE, that a Schedule of Distribution will be filed by the Sheriff on MARCH 2, 2007, distribution will be made in accordance with the schedule unless exceptions are filed within ten days thereto.  
Daniel G. Schmieg, Esquire  
Suite 1400,  
One Penn Center  
1617 John F. Kennedy  
Boulevard  
Philadelphia, PA 19103-1814  
(215) 563-7000  
Attorney for Plaintiff

**NOTICE OF  
ACTION IN MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS  
OF CLEARFIELD COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2006-975-CD**

**WELLS FARGO FINANCIAL PENN-  
SYLVANIA, INC. vs. FLOYD W. WALBURN  
& PATRICIA A. WALBURN**

**NOTICE**

**TO: FLOYD W. WALBURN & PATRICIA  
A. WALBURN**

**"NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY"**

TAKE NOTICE that the real estate located at 813 GOOD STREET, HOUTZDALE, PA 16651 is scheduled to be sold at Sheriff's Sale on Friday, FEBRUARY 2, 2007 at 10:00 A.M., CLEARFIELD County Courthouse, 1 North 2nd Street, Ste. 116, Clearfield, PA 16830, to enforce the court judgment of \$71,323.51, obtained by WELLS FARGO FINANCIAL PENN-SYLVANIA, INC. (the mortgagee).

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BEGINNING at a post at the Northwest corner of Good Street and Mink Alley, and running along said Alley in an Easterly

**December 28, 2006**

Commonwealth of Pennsylvania vs.  
Garry K. Sones 2006-2147-CD \$9,842.87.

**REPORT OF JUDGMENTS**

**December 29, 2006**

Cendant Mortgage Corporation, PHH  
Mortgage Corporation vs. Ernest L. Blake Jr.  
2006-1294-CD \$36,861.14

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**ESTATE NOTICES**

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to make payment without delay to the executors or administrators or their attorneys named below.

Third Publication

**STIFFLER, DOLLY B.**, Dec'd

a/k/a **DOLLY STIFFLER**

Administratrix: **DAWN CHERYL BECK**

414 Mt. Joy Road

Clearfield, PA 16830

direction One Hundred Fifty (150 feet) feet to Spruce Alley; thence by Spruce Alley in a Southerly direction Fifty (50 feet) feet to Lot No. 343; thence by said Lot in a Westerly direction One Hundred Fifty (150 feet) feet to Good Street; thence along Good Street in a Northerly Fifty (50 feet) feet to a post at Mink Alley and place of beginning, and known and designated on the general plan of said Borough as Lot No. 337.

BEING Tax Assessment Map #10-M14-392-70.

EXCEPTING AND RESERVING such exceptions and reservations as are contained in prior deeds in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Patricia A. Walburn and Floyd W. Walburn, wife and husband, by Deed from Patricia A. Spencer, now known as Patricia A. Walburn and Floyd W. Walburn, wife and husband, dated 9-27-02, recorded 10-3-02, in Deed Mortgage Inst# 200216047.

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Sold as the property of FLOYD W. WALBURN & PATRICIA A. WALBURN.

CONDITIONS OF SALE: THE HIGHEST AND BEST BIDDER SHALL BE THE BUYER.

Terms: The purchaser will be required to pay the full amount of his bid by TWO O'CLOCK p.m. on the day of the sale, and if complied with, a deed will be tendered by the Sheriff at the next Court of Common Pleas for Clearfield County, conveying to the purchase all the right, title, interest and claim which said defendant has in and to said property at the time of levying the same. ALTHOUGH NOT PART OF THE MINIMUM BID, PROPERTY SOLD FOR MINIMUM BID DOES NOT DISCHARGE DELINQUENT AND/OR OUTSTANDING TAXES AND THE PURCHASER WILL BE RESPONSIBLE FOR SAME. If above conditions be not complied with on the part of the Purchaser, the property will again be offered for sale by the Sheriff at THREE O'CLOCK p.m. on the same day. The said purchaser will be held liable for the deficiencies and additional cost of said sale.

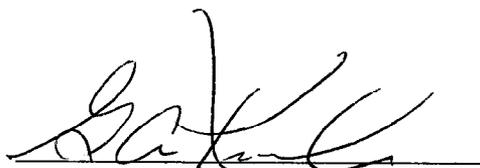
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Daniel G. Schmieg, Esquire  
Suite 1400, One Penn Center  
1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814  
(215) 563-7000  
Attorney for Plaintiff

**PROOF OF PUBLICATION**

**STATE OF PENNSYLVANIA** :  
:  
**COUNTY OF CLEARFIELD** :

On this 5th day of January AD 2006, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Gary A. Knaresboro editor of the Clearfield County Legal Journal of the Courts of Clearfield County, and that the annexed is a true copy of the notice or advertisement published in said publication in the regular issues of Week of January 5, 2007, Vol. 19 No. 1. And that all of the allegations of this statement as to the time, place, and character of the publication are true.

  
Gary A. Knaresboro, Esquire  
Editor

Sworn and subscribed to before me the day and year aforesaid.

  
Notary Public  
My Commission Expires

NOTARIAL SEAL  
SHARON J. PUSEY, Notary Public  
Clearfield, Clearfield County, PA  
My Commission Expires APRIL 7, 2007

Full Spectrum Legal Services  
400 Fellowship Rd  
Suite 220  
Mt. Laurel NJ 08054

**PHELAN HALLINAN & SCHMIEG**

One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
215-563-7000  
Main Fax 215-563-3826  
[Paul.Boccuti@fedphe.com](mailto:Paul.Boccuti@fedphe.com)

January 30, 2007

**Office of the Prothonotary**  
Clearfield County Courthouse  
230 East Market Street  
Clearfield, PA 16830

**RE: WELLS FARGO FINANCIAL PENNSYLVANIA, INC.  
v. FLOYD W. WALBURN and PATRICIA A. WALBURN  
NO. 2006-975-CD**

**RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

Dear Sir/Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Thank you for your cooperation.

Yours truly,

*pmb*  
Paul M. Boccuti  
for PHELAN HALLINAN & SCHMIEG

**CC: Sheriff's Office of Clearfield County**

**FILED**

**FEB 05 2007**

*m / 11:00 / 6*

William A. Shaw  
Prothonotary/Clerk of Courts

*No c/c*

SALE DATE: MARCH 2, 2007

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

WELLS FARGO FINANCIAL  
PENNSYLVANIA, INC.

No.: 2006-975-CD

vs.

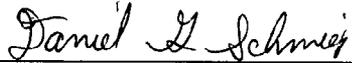
FLOYD W. WALBURN  
PATRICIA A. WALBURN

**AFFIDAVIT PURSUANT TO RULE 3129.1  
AND RETURN OF SERVICE PURSUANT TO  
Pa. R.C.P. 405 OF NOTICE OF SALE**

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:

**813 GOOD STREET, HOUTZDALE, PA 16651.**

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address set forth on the attached Affidavit No. 2 (previously filed) and Amended Affidavit No. 2 on the date indicated, and a copy of the notice is attached as an Exhibit. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached for each notice.

  
\_\_\_\_\_  
DANIEL SCHMIEG, ESQUIRE  
Attorney for Plaintiff

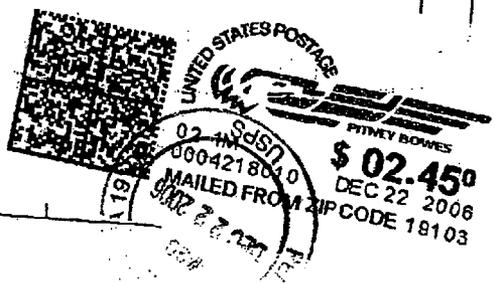
January 30, 2007

of Sender

One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814

| Line                                    | Article Number | Name of Addressee, Street, and Post Office Address  | Postage |
|---|----------------|---|---------|
| 1                                       |                | TENANT/OCCUPANT<br>813 GOOD STREET<br>HOUTZDALE, PA 16651   |         |
| 2                                       |                | DOMESTIC RELATIONS CLEARFIELD COUNTY<br>CLEARFIELD COUNTY COURTHOUSE<br>230 EAST MARKET STREET<br>CLEARFIELD, PA 16830  |         |
| 3                                       |                | COMMONWEALTH OF PENNSYLVANIA<br>DEPARTMENT OF WELFARE<br>PO BOX 2675<br>HARRISBURG, PA 17105  |         |
| 4                                       |                | Wells Fargo Financial Bank<br>3201 North 4th Avenue<br>Sioux Falls, SD 57104  |         |
| 5                                       |                | Wells Fargo Financial Bank<br>PO BOX 5943<br>SIOUX FALLS, SD 5711705943   |         |
| 6                                       |                | Commonwealth of Pennsylvania Bureau of Individual Tax<br>6th Floor, Strawberry Square Dept. 280601<br>Inheritance Tax Division Attention: John Murphy<br>Harrisburg, PA 17128 |         |
| 7                                       |                | Internal Revenue Service<br>Federated Investors Tower<br>13 <sup>th</sup> Floor, Suite 1300 1001 Liberty Avenue<br>Pittsburgh, PA 15222                                       |         |
| 8                                       |                | Department of Public Welfare<br>TPL Casualty Unit P.O. Box 8486<br>Willow Oak Building Estate Recovery Program<br>Harrisburg, PA 17105-8486                                   |         |
| 9                                       |                | Re: FLOYD W. WALBURN  |         |
| Total Number of Pieces Listed by Sender |                | Total Number of Pieces Received at Post Office  |         |
|   |                | 134847  |         |
|   |                | TEAM 4  |         |
|   |                | Postmaster, Per (Name of Receiving Employee)  |         |
|   |                |   |         |

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum Manual R900, S913 and S921 for limitations of coverage. See Domestic Mail



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20482  
NO: 06-975-CD

PLAINTIFF: WELLS FARGO FINANCIAL PENNSYLVANIA, INC.  
vs.  
DEFENDANT: FLOYD W. WALBURN AND PATRICIA A. WALBURN

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 11/29/2006

LEVY TAKEN 12/07/2006 @ 10:00 AM

POSTED 12/07/2006 @ 10:00 AM

SALE HELD 03/02/2007

SOLD TO WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

SOLD FOR AMOUNT \$1.00 PLUS COSTS

WRIT RETURNED 02/12/2007

DATE DEED FILED 02/12/2007

PROPERTY ADDRESS 813 GOOD STREET HOUTZDALE , PA 16651

FILED  
of 11:27 AM  
MAR 12 2007

William A. Shaw  
Prothonotary/Clerk of Courts

SERVICES

12/11/2006 @ SERVED FLOYD W. WALBURN

SERVED FLOYD W. WALBURN, DEFENDANT, BY CERT & REG MAIL PER COURT ORDER TO 813 GOOD STREET, HOUTZDALE, PENNSYLVANIA CERT #70060810000145072988. . REG MAIL RETURNED 12/15/06. CERT MAIL RETURNED 12/22/06.

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE, AND COPY OF THE LEVY.

12/11/2006 @ SERVED PATRICIA A. WALBURN

SERVED PATRICIA A. WALBURN, DEFENDANT, BY CERT & REG MAIL PER COURT ORDER TO 813 GOOD STREET, HOUTZDALE, PENNSYLVANIA CERT #70060810000145072995. REG MAIL RETURNED 12/15/06. CERT MAIL RETURNED 12/22/06.

A TURE AND ATTESTED COPY OF THE ORIGINAL WIRT OF EXECUTON, NOTICE OF SALE, AND COPY OF THE LEVY.

12/11/2006 @ SERVED FLOYD W. WALBURN

SERVED FLOYD W. WALBURN, DEFENDANT, BY REG & CERT MAIL PER COURT ORDER TO P. O. BOX 43, CURWENSVILLE, PENNSYLVANIA CERT. #70060810000145072971. RETURNED UNCLAIMED TO SHERIFF'S OFFICE 12/18/06.

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE , AND COPY OF THE LEVY.

12/11/2006 @ SERVED PATRICIA A. WALBURN

SERVED, PATRICIA A. WALBURN, DEFENDANT, BY REG. & CERT. MAIL PER COURT ORDER TO 513 SUE STREET, HOUTZDALE, PENNSYLVANIA CERT #70060810000145072964. SIGNED FOR BY PATRICIA WALBURN.

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTON, NOTICE OF SALE, AND COPY OF THE LEVY.

@ SERVED

NOW, JANUARY 30, 2007 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO CONTINUE THE SHERIFF SALE SCHEDULED FOR FEBRUARY 2 ,2007 TO MARCH 2, 2007.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20482  
NO: 06-975-CD

PLAINTIFF: WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

vs.

DEFENDANT: FLOYD W. WALBURN AND PATRICIA A. WALBURN

Execution REAL ESTATE

SHERIFF RETURN

---

SHERIFF HAWKINS \$259.13

SURCHARGE \$40.00 PAID BY ATTORNEY

Sworn to Before Me This

\_\_\_\_\_ Day of \_\_\_\_\_ 2007

\_\_\_\_\_

So Answers,



*Cynthia B. ...*  
Chester A. Hawkins  
Sheriff

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 and Rule 3257

WELLS FARGO FINANCIAL  
PENNSYLVANIA, INC.

vs.

FLOYD W. WALBURN  
PATRICIA A. WALBURN

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

No. .... Term 20

No. 2006-975-CD Term 20 05

No. .... Term 20

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Clearfield

TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA:

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

PREMISES: 813 GOOD STREET, HOUTZDALE, PA 16651  
(See Legal Description attached)

Amount Due \$71,323.51

Interest from 11/16/06 to Sale \$-----  
per diem \$11.72

Total \$-----

Prothonotary costs \$ 139.--

Add'l Costs \$3,783.12

  
.....  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of CLEARFIELD County, Penna.

Dated 11-29-06  
.....  
(SEAL)

Received November 29, 2006 @ 3:30 P.M.  
Chester A. Hausman  
by Cynthia Butler-Aughenbaugh

No. 2006-975-CD..... Term 20 05.A.D.

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

WELLS FARGO FINANCIAL PENNSYLVANIA,  
INC.

vs.

FLOYD W. WALBURN  
PATRICIA A. WALBURN

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Costs

Real Debt \$71,323.51

Int. from 11/16/06  
To Date of Sale (\$11.67 per diem)

Costs

Prothy Pd.

Sheriff

*Patricia A. Walburn*  
.....  
Attorney for Plaintiff(s)

Address: FLOYD W. WALBURN PATRICIA A. WALBURN  
813 GOOD STREET 813 GOOD STREET  
HOUTZDALE, PA 16651 HOUTZDALE, PA 16651

**LEGAL DESCRIPTION**

**ALL that certain piece or parcel of land situate in the Borough of Houtzdale, County of Clearfield and State of Pennsylvania, bounded and described as follows:**

**BEGINNING at a post at the Northwest corner of Good Street and Mink Alley, and running along said Alley in an Easterly direction One Hundred Fifty (150 feet) feet to Spruce Alley; thence by Spruce Alley in a Southerly direction Fifty (50 feet) feet to Lot No. 343; thence by said Lot in a Westerly direction One Hundred Fifty (150 feet) feet to Good Street; thence along Good Street in a Northerly Fifty (50 feet) feet to a post at Mink Alley and place of beginning, and known and designated on the general plan of said Borough as Lot No. 337.**

**BEING Tax Assessment Map #10-M14-392-70.**

**EXCEPTING AND RESERVING such exceptions and reservations as are contained in prior deeds in the chain of title.**

**PARCEL IDENTIFICATION NO: M14-392-00070      CONTROL #: 010001656**

**TITLE TO SAID PREMISES IS VESTED IN Patricia A. Walburn and Floyd W. Walburn, wife and husband, by Deed from Patricia A. Spencer, now known as Patricia A. Walburn and Floyd W. Walburn, wife and husband, dated 9-27-02, recorded 10-3-02, in Deed Mortgage Inst# 200216047.**

**Premises being: 813 GOOD STREET  
HOUTZDALE, PA 16651**

**Tax Parcel No. M14-392-00070**

**REAL ESTATE SALE  
SCHEDULE OF DISTRIBUTION**

NAME FLOYD W. WALBURN

NO. 06-975-CD

NOW, March 12, 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 March 02, 2007, I exposed the within described real estate of Floyd W. Walburn And Patricia A. Walburn to public venue or outcry at which time and place I sold the same to WELLS FARGO FINANCIAL PENNSYLVANIA, INC. he/she being the highest bidder, for the sum of \$1.00 plus costs and made the following appropriations, viz:

**SHERIFF COSTS:**

**PLAINTIFF COSTS, DEBT AND INTEREST:**

|                            |                 |
|----------------------------|-----------------|
| RDR                        | 15.00           |
| SERVICE                    | 15.00           |
| MILEAGE                    |                 |
| LEVY                       | 15.00           |
| MILEAGE                    | 16.02           |
| POSTING                    | 15.00           |
| CSDS                       | 10.00           |
| COMMISSION                 | 0.00            |
| POSTAGE                    | 27.11           |
| 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           |                 |
| CCPIES                     | 15.00           |
|                            | 5.00            |
| BILLING/PHONE/FAX          | 5.00            |
| CONTINUED SALES            | 20.00           |
| MISCELLANEOUS              |                 |
| <b>TOTAL SHERIFF COSTS</b> | <b>\$259.13</b> |

|                                |                    |
|--------------------------------|--------------------|
| DEBT-AMOUNT DUE                | 71,323.51          |
| INTEREST @ 11.7200 %           | 1,242.32           |
| FROM 11/16/2006 TO 03/02/2007  |                    |
| 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                  | 3,783.12           |
| <b>TOTAL DEBT AND INTEREST</b> | <b>\$76,388.95</b> |

**COSTS:**

|                     |                   |
|---------------------|-------------------|
| ADVERTISING         | 358.18            |
| TAXES - COLLECTOR   | 213.07            |
| TAXES - TAX CLAIM   |                   |
| DUE                 |                   |
| LIEN SEARCH         | 200.00            |
| ACKNOWLEDGEMENT     | 5.00              |
| DEED COSTS          | 28.50             |
| SHERIFF COSTS       | 259.13            |
| LEGAL JOURNAL COSTS | 180.00            |
| PROTHONOTARY        | 139.00            |
| MORTGAGE SEARCH     | 80.00             |
| MUNICIPAL LIEN      |                   |
| <b>TOTAL COSTS</b>  | <b>\$1,462.88</b> |

**DEED COSTS:**

|                         |                |
|-------------------------|----------------|
| ACKNOWLEDGEMENT         | 5.00           |
| REGISTER & RECORDER     | 28.50          |
| TRANSFER TAX 2%         | 0.00           |
| <b>TOTAL DEED COSTS</b> | <b>\$28.50</b> |

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

CHESTER A. HAWKINS, Sheriff

COPY

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

WELLS FARGO FINANCIAL PENNSYLVANIA, INC. \*  
Plaintiff \*

vs.

No. 06-975-CD

FLOYD W. WALBURN \*  
PATRICIA A. WALBURN \*  
Defendants \*

ORDER

NOW, this 11th day of August, 2006, the Plaintiff is granted leave to serve the Complaint in Mortgage Foreclosure upon the Defendants **Floyd W. Walburn and Patricia A. Walburn** by publication one time in The Progress (Clearfield) and the Clearfield County Legal Journal, by first class mail and by certified mail, return receipt requested, to the mortgaged premises 813 Good Street, Houtzdale, PA 16651 and to the Defendants last known addresses of PO Box 43, Curwensville, PA 16833 and 513 Sue Street, Houtzdale, PA 16651 and also by posting the mortgaged premises known in this herein action as 813 Good Street Houtzdale, PA 16651.

All further service of legal papers, including but not limited to motions, petitions and rules shall be made by certified and regular mail to the Defendants last known addresses.

BY THE COURT,

/s/ Fredric J. Ammerman

\_\_\_\_\_  
FREDRIC J. AMMERMAN  
President Judge

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

AUG 14 2006

Attest.



*William A. Brown*  
Prothonotary/  
Clerk of Courts

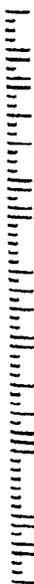


**CHESTER A. HAWKINS**  
**SHERIFF**  
 COURTHOUSE  
 1 NORTH SECOND STREET - SUITE 116  
 CLEARFIELD, PENNSYLVANIA 16830

FLOYD W. WALBURN  
 813 GOOD STREET  
 HOUTZDALE, PA 16651

16651+1306-13160822472

165 NO 1 505 I 25 12/14/06  
 RETURN TO SENDER  
 WALBURN, FLOYD  
 MOVED LEFT NO ADDRESS  
 UNABLE TO FORWARD  
 RETURN TO SENDER  
 #1943-02390-11-42  
 BC: 16830247201



00.620  
 US POSTAGE



**CHESTER A. HAWKINS**  
**SHERIFF**  
 COURTHOUSE  
 1 NORTH SECOND STREET - SUITE 116  
 CLEARFIELD, PENNSYLVANIA 16830

12/20/06

**CERTIFIED MAIL™**



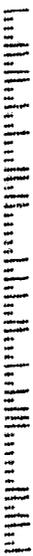
7006 0810 0001 4507 2995

PATRICIA A. WALBURN  
 813 GOOD STREET  
 HOUTZDAL

Spencer

SPENCER 169512056 1506 06 12/15/06  
 RETURN TO SENDER  
 PATRICIA NO ADDRESS  
 MOVED LEFT TO FORWARD  
 UNABLE TO SENDER  
 RETURN

16830/2472

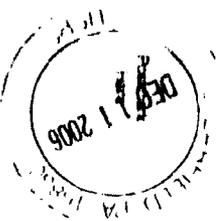


7006 0810 0001 4507 2995

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For delivery information visit our website at [www.usps.com](http://www.usps.com).

|   |        |
|---|--------|
| Postage   | \$     |
| Certific Fee                                      |        |
| Return Receipt Fee<br>(Endorsement Required)      |        |
| Restricted Delivery Fee<br>(Endorsement Required) |        |
| Total Postage & Fees                              | \$4.88 |



Sent To

Street, Apt. No., or PO Box No. PATRICIA A. WALBURN  
 813 GOOD STREET  
 City, State, ZIP+4 HOUTZDAL, PA 16851

PS Form 3800, June 2002

See Reverse for Instructions

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD IN BOTTLED MAIL

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PATRICIA A. WALBURN  
813 GOOD STREET  
HOUTZDALE, PA 16651

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name)  Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number 7006 0810 0001 4507 2995

(Transfer from service label) Domestic Return Receipt

PS Form 3811, February 2004

102595-02-M-1540

DEC 11 1999  
109



**CHESTER A. HAWKINS**  
**SHERIFF**  
 COURTHOUSE  
 1 NORTH SECOND STREET - SUITE 116  
 CLEARFIELD, PENNSYLVANIA 16830

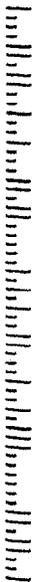
*SH*



7006 0810 0001 4507 2971

FLOYD W. WALBURN  
 P. O. BOX 43  
 CURWENSVILLE, PA 16833

1683072472



NIXIE 165 1 25 12/14/06  
 RETURN TO SENDER  
 NOT DELIVERABLE  
 AS ADDRESSED  
 UNABLE TO FORWARD

BC: 16830247201 ... \*0596-09092-14-26

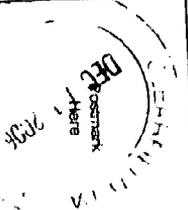
7006 0810 0001 4507 2971

**U.S. Postal Service<sup>TM</sup>**  
**CERTIFIED MAIL<sup>TM</sup> RECEIPT**

*(Domestic Mail Only: No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)

|   |                |
|---|----------------|
| Postage   | \$             |
| Certified Fee                                     |                |
| Return Receipt Fee<br>(Endorsement Required)      |                |
| Restricted Delivery Fee<br>(Endorsement Required) |                |
| <b>Total Postage &amp; Fees</b>                   | <b>\$ 4.84</b> |



Sent To  
 FLOYD W. WALBURN  
 Street Apt. No.: P. O. BOX 43  
 or PO Box No. CURWENSVILLE, PA 16833  
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

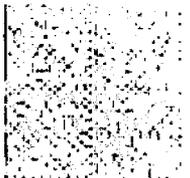


**CHESTER A. HAWKINS**  
**SHERIFF**  
 COURTHOUSE  
 1 NORTH SECOND STREET - SUITE 116  
 CLEARFIELD, PENNSYLVANIA 16830

*Spencer*

PATRICIA A. WALBURN  
 813 GOOD STREET  
 HOUTZDAL

16651+1306-136902472



NOV 25 2005  
 00 500  
 US POSTAGE

165 N1 1 508 C 25 12/14/05  
 RETURN TO SENDER  
 SPENCER PATRICIA  
 MOVED LEFT  
 UNABLE TO  
 RETURN TO  
 SENDER  
 BC: 16930247201  
 \*1843-01650-11-42



7006 0810 0001 4507 2964

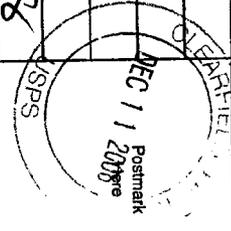
**U.S. Postal Service™  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

|   |         |
|---|---------|
| Postage   | \$      |
| Certified Fee                                     |         |
| Return Receipt Fee<br>(Endorsement Required)      |         |
| Restricted Delivery Fee<br>(Endorsement Required) |         |
| Total Postage & Fees                              | \$ 4.88 |



Sent To  
 Street, Apt. No.,  
 or PO Box No. PATRICIA A. WALBURN  
 513 SUE STREET  
 City, State, ZIP+4 HOUTZDALE, PA 16851

PS Form 3800, June 2002 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 PATRICIA A. WALBURN  
 513 SUE STREET  
 HOUTZDALE, PA 16851

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
*Patricia Walburn*  Addressee  
 B. Received by (Printed Name) Patricia Walburn  
 C. Date of Delivery  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.  
 4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number 7006 0810 0001 4507 2964  
 (Transfer from service label)  
 PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

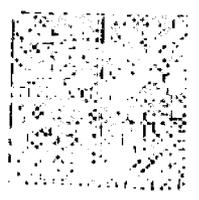


**CHESTER A. HAWKINS**  
**SHERIFF**  
 COURTHOUSE  
 1 NORTH SECOND STREET - SUITE 116  
 CLEARFIELD, PENNSYLVANIA 16830

*UTF*  
*rec*  
*12/15/06*

FLOYD W. WALBURN  
 P. O. BOX 43  
 CURRWENSVILLE, PA 16833

16833+0043-43469992472



NOV 25 2006  
 12:14 PM  
 CLEARFIELD, PA

NIXIE 105 1 25 12/14/06

RETURN TO SENDER  
 NOT DELIVERABLE  
 AS ADDRESSED  
 UNABLE TO FORWARD

BC: 16830247201 \*1943-01657-11-42



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLLOWING DOTTED LINE

**REGISTERED MAIL**

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

FLOYD W. WALEBURN  
813 GOOD STREET  
HOUTZDALE, PA 16851

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Certified Mail  Express Mail
- Registered  Return Receipt for Merchandise
- Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number  
(Transfer from service label)

7006 0810 0001 4507 2988

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

REC 21 2005  
09:00



**CHESTER A. HAWKINS**  
**SHERIFF**  
 COURTHOUSE  
 1 NORTH SECOND STREET - SUITE 116  
 CLEARFIELD, PENNSYLVANIA 16830

12/15/06

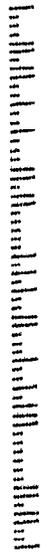


7006 0810 0001 4507 2988

FLOYD W WALBURN  
 813 GOOD STREET  
 HOUTZDALE PA 16851

1685130561500 09 12/15/06  
 RETURN TO SENDER  
 FLOYD WALBURN  
 MOVED LEFT NO ADDRESS  
 UNABLE TO FORWARD  
 RETURN TO SENDER

1685130561500 09 12/15/06



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|   |        |
|---|--------|
| Postage   | \$     |
| Certified Fee                                     |        |
| Return Receipt Fee<br>(Endorsement Required)      |        |
| Restricted Delivery Fee<br>(Endorsement Required) |        |
| Total Postage & Fees                              | \$4.88 |



**Sent To**  
 Street, Apt. No.: FLOYD W. WALBURN  
 or PO Box No. 813 GOOD STREET  
 City, State, ZIP+4 HOUTZDALE, PA 16851

PS Form 3800, June 2002 See Reverse for Instructions

7006 0810 0001 4507 2988

Law Offices

**PHELAN HALLINAN & SCHMIEG, LLP**

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Christine.Schoffler@fedphe.com

Christine Schoffler  
Judgment Department, Ext. 1286

Representing Lenders in  
Pennsylvania and New Jersey

January 30, 2007

Office of the Sheriff  
Clearfield County Courthouse  
230 East Market Street  
Clearfield, PA 16830

ATTENTION: CINDY (814) 765-5915

Re: WELLS FARGO FINANCIAL PENNSYLVANIA, INC.  
v. FLOYD W. WALBURN & PATRICIA A. WALBURN  
No. 2006-975-CD  
813 GOOD STREET, HOUTZDALE, PA 16651

Dear Cindy:

Please postpone the Sheriff's Sale of the above referenced property which is scheduled for **FEBRUARY 2, 2007**.

The property is to be relisted for the **MARCH 2, 2007** Sheriff's Sale.

Very truly yours,  
CQS  
Christine Schoffler

VIA TELECOPY (814) 765-5915