

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

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

Defendants

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

NO. 2006-975-CD

CLEARFIELD COUNTY

FILED pd \$85.00 Atty
m/1:52m 4cc shff
JUN 19 2006 No cc.

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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Notice to Defend:
David S. Meholick, Court Administrator
Clearfield County Courthouse
2nd 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

File #: 134847

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:

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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.
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 (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>
TOTAL	\$ 69,037.43

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

*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

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Case # 06-975-CD

vs.

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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

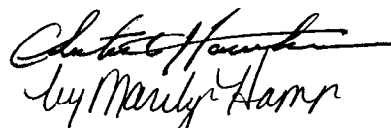
RETURN COSTS

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
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(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
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 D. Shaw
Prothonotary/
Clerk of Courts

CIVIL ACTION - LAW
COMPLAINT IN MORTGAGE FORECLOSURE

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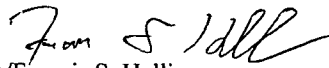
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TOTAL	\$ 69,037.43

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.
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By: 

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

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PROPERTY BEING: 813 GOOD STREET

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Attorney for Plaintiff

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

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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.

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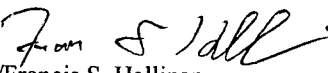
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TOTAL	\$ 69,037.43

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PHELAN HALLINAN & SCHMIEG, LLP

By: 

/s/Francis S. Hallinan
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FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

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

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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

TERM

NO. *2006-975-CD*

CLEARFIELD COUNTY

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

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

Defendants

JUN 19 2006

CIVIL ACTION - LAW
COMPLAINT IN MORTGAGE FORECLOSURE

Attest.

William D. Shaw
Prothonotary/
Clerk of Courts

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W.D. Shaw
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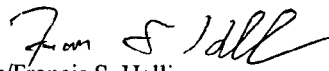
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3476 STATEVIEW BLVD
FORT MILL, SC 29715

Plaintiff

v.

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

NO. 2006-915-CP

CLEARFIELD COUNTY

FLOYD W. WALBURN
PATRICIA A. WALBURN
813 GOOD STREET
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JUN 19 2006

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COMPLAINT IN MORTGAGE FORECLOSURE

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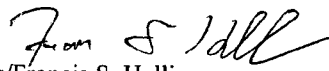
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ATTORNEY FOR PLAINTIFF

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. 7.00*
m/11:38/30
AUG 08 2006 *Comp. Reinstated to Atty*
William A. Shaw
Prothonotary/Clerk of Courts *ER*

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 1:30 PM
AUG 08 2006

William A. Shaw
Prothonotary/Clerk of Courts

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

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

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

Defendants

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

NO. 2006- 975-CD

CLEARFIELD COUNTY

Filed

JUNE 19, 2006

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 17104
800-692-7373

ATTORNEY FILE COPY
PLEASE RETURN

Notice to Defend:

David S. Meholic, Court Administrator
Clearfield County Courthouse
2nd and Market Streets
Clearfield, PA 16801
814-765-2641 x 5982

JUN 19 2006

Attest.

William L. Shover
Prothonotary/
Clerk of Courts

We
to be
of the

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.

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
Harrisburg, PA 17108
800-692-7375

Notice to Defend:
David S. Meholick, Court Administrator
Clearfield County Courthouse
2nd 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.

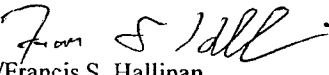
6. The following amounts are due on the mortgage:

Principal Balance	\$57,822.39
Interest	9,415.04
09/29/2004 through 06/16/2006 (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>
TOTAL	\$ 69,037.43

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.

FLLOYD 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: /

**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).**

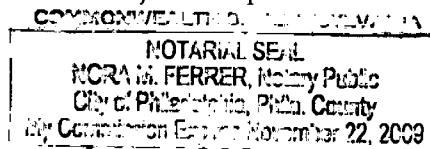
*** Please be advised our database information indicates the subject resides at the current address.**

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 4th day of May, 2006.

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

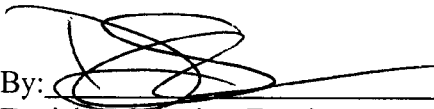
IND

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.

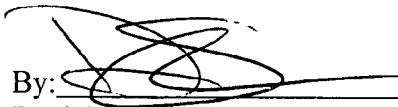
Floyd W. Walburn and Patricia A. Walburn
813 Good Street, Houtzdale, PA 16651

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
16851 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. 20 06,
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.

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

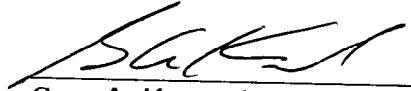
PROOF OF PUBLICATION

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 186
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 I. 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. 20 06,
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.

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

IN MORTGAGE FORECLOSURE
IN THE COURT
OF COMMON PLEAS
OF CLEARFIELD COUNTY
PENNSYLVANIA
JUDICIAL 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, well on be
You are hereby notified that on
June 9, 2006, Plaintiff Wells Far
Financial Pennsylvania, Inc. filed
a Mortgage Foreclosure Complaint
indorsed with a Notice to Defend
against you in the Court of Common
Pleas of Clearfield County Pennsylv
ania, docketed in Case 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 are named that if
you do not appear and a judgment
may be entered against you without
further notice, or the relief re
quested in the complaint 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 FIR
M AND FREE OF CHARGE.
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. MEHOLICKI
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
9-9-10-b

PROOF OF PUBLICATION

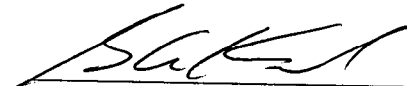
STATE OF PENNSYLVANIA :

:

COUNTY OF CLEARFIELD :

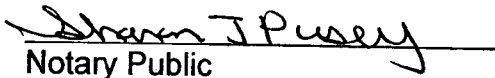
On this 8th day of September AD 2006, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Gary A. Knaresboro editor of the Clearfield County Legal Journal of the Courts of Clearfield County, and that the annexed is a true copy of the notice or advertisement 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
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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
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If you wish to defend, you must enter a
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important to you.

YOU SHOULD TAKE THIS NOTICE TO
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TELEPHONE THE OFFICE SET FORTH
BELOW. THIS OFFICE CAN PROVIDE
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IF YOU CANNOT AFFORD TO HIRE A
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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
09/25/06
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

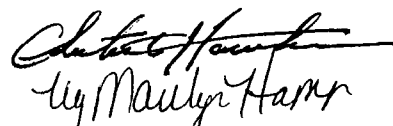
RETURN COSTS

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 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

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

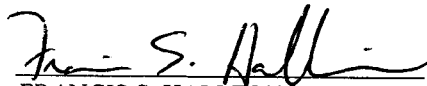
YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT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

: NO. 2006-975-CD

Defendants

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

FILE COPY

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CLEARFIELD COUNTY
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HARRISBURG, PA 17108
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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: FLOYD W. WALBURN
513 SUE STREET
HOUTZDALE, PA 16651

FILE COPY

DATE OF NOTICE: OCTOBER 4, 2006

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CLEARFIELD COUNTY
DAVID S. MEHOLICK, COURT
ADMINISTRATOR
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SERVICE
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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

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DAVID S. MEHOLICK, COURT
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CLEARFIELD, PA 16830
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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: 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.

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

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

: CIVIL DIVISION

Vs.

: 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

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

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

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


FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

(215) 563-7000

Defendant(s).

• • • • •

NO. 2006-975-CD

Daniel G. Schmieg
DANIEL G. SCHMIEG, ESQUIRE

IN THE COURT OF COMMON PLEAS
CLEARFIELD PENNSYLVANIA

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
:
:
:
:
:

Notice is given that a Judgment in the above captioned matter has been entered against you
on November 17, 2006.

BY William L. Schmier DEPUTY

If you have any questions concerning this matter, please contact:

Daniel G. Schmier

DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

This firm is a debt collector attempting to collect a debt. Any information we obtain will be used for that purpose. If you have previously received a discharge in bankruptcy, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property.

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

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)

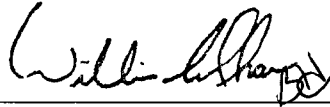
Entry: \$20.00

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
Per diem \$11.72

\$ _____.

Add'l Costs

\$3,783.12

Prothonotary costs \$ 139.-

Daniel H. Lehman
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 7/2

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:

Daniel 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)

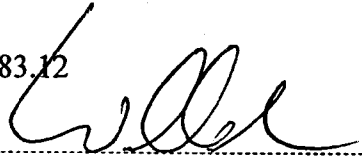
Amount Due \$71,323.51

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 _____

Remind 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:

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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.

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

**CLEARFIELD COUNTY
COURT OF COMMON PLEAS**

CIVIL DIVISION

NO. 2006-975-CD

Defendant(s).

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

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:

[illegible]

**TENANT/OCCUPANT 813 GOOD STREET
HOUTZDALE, PA 16651**

**DOMESTIC
RELATIONS
CLEARFIELD
COUNTY**

**CLEARFIELD COUNTY COURTHOUSE
230 EAST MARKET STREET
CLEARFIELD, PA 16830**

**COMMONWEALTH
OF PENNSYLVANIA**

**DEPARTMENT OF WELFARE
PO BOX 2675
HARRISBURG, PA 17105**

Commonwealth of Pennsylvania
Bureau of Individual Tax
Inheritance Tax Division
Attention: John Murphy

6th Floor, Strawberry Square
Dept. 280601
Harrisburg, PA 17128


Internal Revenue Service
Federated Investors Tower
13th Floor, Suite 1300
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.

By: 
DANIEL G. SCHMIEG, ESQUIRE

Dated: January 30, 2007

FILED *NCC*
m/10-98/61
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

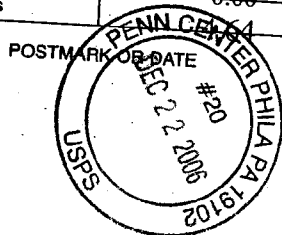
REFERENCE: FLOYD W. WALBURN

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

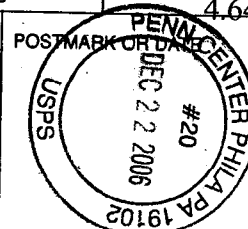
REFERENCE: FLOYD W. WALBURN

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	.39
	Return Receipt Fee	2.40
	Restricted Delivery	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 0578

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

SENDER: TEAM 4 KAZ

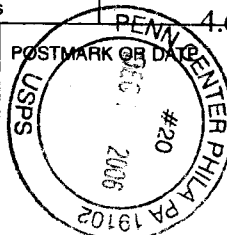
REFERENCE: FLOYD W. WALBURN

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

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

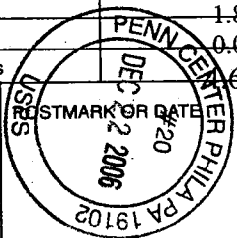
PS Form 3800, January 2005

RETURN RECEIPT 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

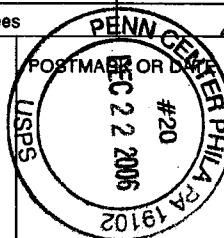
PS Form 3800, January 2005

RETURN RECEIPT 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

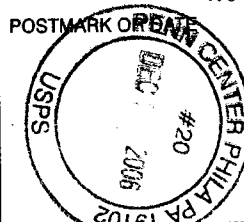
PS Form 3800, January 2005

RETURN RECEIPT 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

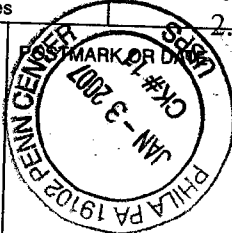
REFERENCE: FLOYD W. WALBURN

PS Form 3800, January 2005

RETURN RECEIPT 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

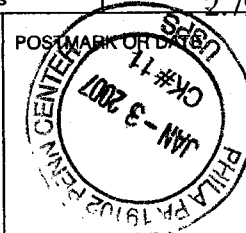
REFERENCE: FLOYD W. WALBURN

PS Form 3800, January 2005

RETURN RECEIPT 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

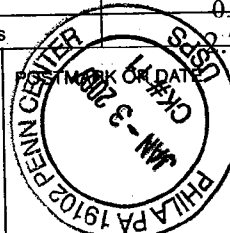
REFERENCE: FLOYD W. WALBURN

PS Form 3800, January 2005

RETURN RECEIPT 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

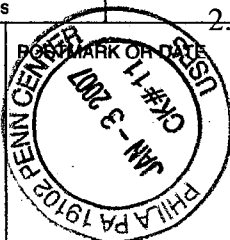
REFERENCE: FLOYD W. WALBURN

PS Form 3800, January 2005

RETURN RECEIPT 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

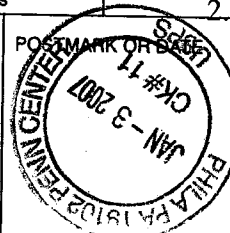
REFERENCE: FLOYD W. WALBURN

PS Form 3800, January 2005

RETURN RECEIPT 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

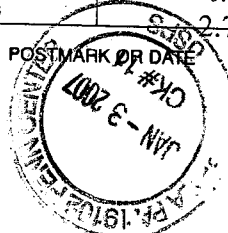
REFERENCE: FLOYD W. WALBURN

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	.39
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	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, hereby certify this to be a true
and attested copy of the original
statement filed in this case.

AUG 14 2006

Attest.

William L. Shon
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 30th 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 3rd day

of JANUARY, 2007

Notary: Marilyn A. Campbell
COMMONWEALTH OF PENNSYLVANIA

By: Thomas Holmberg

Notarial Seal
Marilyn A. Campbell, Notary Public
City of Altoona, Blair County ***
My Commission Expires Oct. 28, 2007

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

1:2-1d-b

**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).

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

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

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.

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 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.

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

PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :

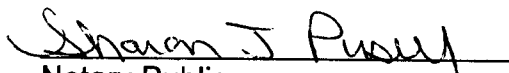
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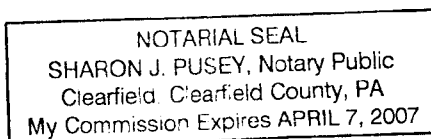
COUNTY OF CLEARFIELD :

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



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

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.

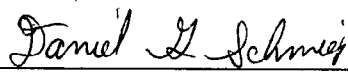
**FLOYD W. WALBURN
PATRICIA A. WALBURN**

**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

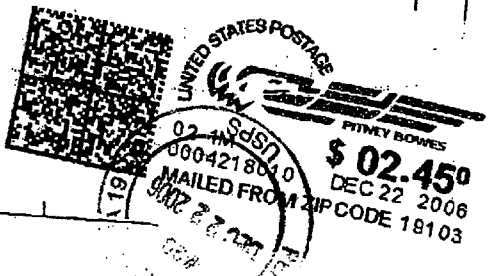
January 30, 2007

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

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 TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, 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 EXECUTION, 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.

DOCKET # 20482
NO: 06-975-CD


VS.

Execution REAL ESTATE

SHERIFF RETURN

SURCHARGE \$40.00 PAID BY ATTORNEY

_____ Day of _____ 2007


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)

134847

Received November 29, 2006 @ 3:30 P.M.
Chesta A. Hawkins
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:

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	
CC PIES	15.00
	5.00
BILLING/PHONE/FAX	5.00
CONTINUED SALES	20.00
MISCELLANEOUS	
TOTAL SHERIFF COSTS	\$259.13

DEED COSTS:

ACKNOWLEDGEMENT	5.00
REGISTER & RECORDER	28.50
TRANSFER TAX 2%	0.00
TOTAL DEED COSTS	\$28.50

PLAINTIFF COSTS, DEBT AND INTEREST:

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
TOTAL DEBT AND INTEREST	\$76,388.95

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	
TOTAL COSTS	\$1,462.88

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

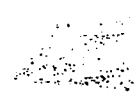
FREDRIC J. AMMERMAN

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

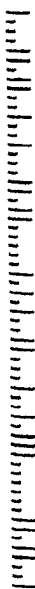


CHESTER A. HAWKINS
SHERIFF
COURTHOUSE
1 NORTH SECOND STREET - SUITE 116
CLEARFIELD, PENNSYLVANIA 16830

FLOYD W. WALBURN
813 GOOD STREET
HOUTZDALE, PA 16651

16651+1306-13160822472

165 NO 1 505 1 25 12/14/06
RETURN TO SENDER
WALBURN, FLOYD
MOVED LEFT NO ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER
BC: 16630247201
*1943-02390-11-42



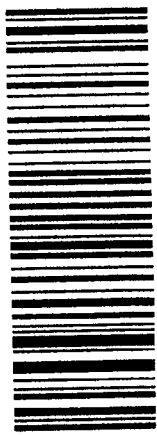
\$00.620
12 12 2006
US POSTAGE



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

12/23/06

CERTIFIED MAIL™



7006 0810 0001 4507 2995

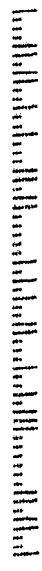
24

PATRICIA A. WALBURN
 813 GOOD STREET
 HOUTZDAL

Spencer

SPENCER 169512056 1506 06 12/15/06
 RETURN TO SENDER
 PATRICIA A. WALBURN
 813 GOOD STREET
 HOUTZDAL, PA 16851
 UNABLE TO FORWARD
 RETURN TO SENDER

16830/2472



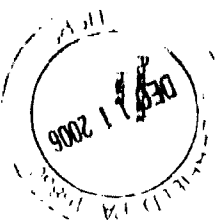
7006 0810 0001 4507 2995

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	
Certific Fee		
Return Receipt Fee		
Endorsement Required		
Restricted Delivery Fee		
(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

SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
1. Article Addressed to:
2. Article Number
3. Service Type
4. Restricted Delivery? (Extra Fee)
PS Form 3811, February 2004
Domestic Return Receipt
7006 0810 0001 4507 2995
102595-02-M-1540

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

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes
☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

7006 0810 0001 4507 2995

102595-02-M-1540

DEC 11 2003
6:09



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

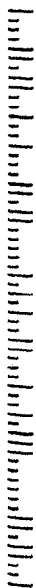


7006 0810 0001 4507 2971

5/1

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

1683072472



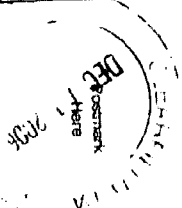
NIXIE 165 1 25 12/14/06
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 16830247201 *0596-09092-14-26

7006 0810 0001 4507 2971

U.S. Postal Service[™]
CERTIFIED MAIL[™] RECEIPT
(Domestic Mail Only: No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88



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



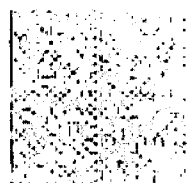
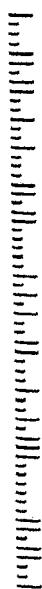
CHESTER A. HAWKINS
SHERIFF
COURTHOUSE
1 NORTH SECOND STREET - SUITE 116
CLEARFIELD, PENNSYLVANIA 16830

Spencer

PATRICIA A. WALBURN
813 GOOD STREET
HOUTZDAL

165 N1 1 508 C 25 12/14/06
RETURN TO SENDER
SPENCER PATRICIA
MOVED LEFT NO ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER
BC: 16830247201 *1843-01650-11-42

16831+1306-136882472



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

7006 0810 0001 4507 2964

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT**
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For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	4.88

Postmark: MEC 11 2008

Sent To: PATRICIA A. WALBURN
Street, Apt. No.: 513 SUE STREET
or PO Box No.: HOUTZDALE, PA 16651
City, State, ZIP+4

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 16651

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Patricia Walburn ☐ Agent

B. Received by (Printed Name) ☐ Addressee

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

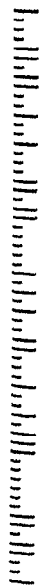
COURTHOUSE

1 NORTH SECOND STREET - SUITE 116
CLEARFIELD, PENNSYLVANIA 16830

UTF
12/15/06
rec

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

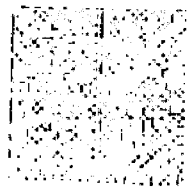
16833+0043-43688942472



NIXIE 105 1 25 12/14/06

RETURN TO SENDER
NOT DELIVERABLE
UNABLE TO FORWARD

BC: 16830247201 *1843-01657-11-42



05 10/11/06

ITEM DELIVERED
PLACE STICKER TOP OF ENVELOPE TO THE TOP OF THE DOTTED LINE
OF THE RETURN ADDRESS, NOT AT THE BOTTOM LINE

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. WALBURN
813 GOOD STREET
HOUTZDALE, PA 16651

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ X

☐ 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

DEC 21 2003
09:00



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



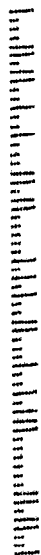
7006 0810 0001 4507 2988

12/12/06

FLOYD W WALBURN
813 GOOD STREET
HOUTZDALE PA 16851

168513056 1500 00 12/15/06
RETURN TO SENDER
FLOYD
WALBURN
MOVED LEFT NO ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER

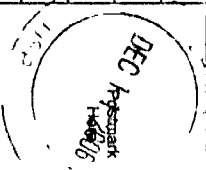
168513056 1500 00 12/15/06



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For delivery information visit our website at www.usps.com

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$4.88



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

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@fedpne.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