



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

139017

WELLS FARGO BANK, N.A.  
3476 STATEVIEW BOULEVARD  
FORT MILL, SC 29715

Plaintiff

v.

KIMBERLY A. HEPFER  
A/K/A KIMBERLY A. MCDERMOTT  
92 HEPFER LANE  
GRAMPIAN, PA 16838

Defendant

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

NO. 06-1310-CD

CLEARFIELD COUNTY

**FILED**  
M 11:20 am NoCC  
AUG 16 2006 ICC Sh CP  
\$ 185.00 Atty

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.

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

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

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

**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 BANK, N.A.  
3476 STATEVIEW BOULEVARD  
FORT MILL, SC 29715

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

KIMBERLY A. HEPFER  
A/K/A KIMBERLY A. MCDERMOTT  
92 HEPFER LANE  
GRAMPIAN, PA 16838

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

3. On 12/21/2004 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: 200420700.
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 05/01/2006 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	\$121,897.47
Interest	2,504.36
04/01/2006 through 08/15/2006 (Per Diem \$18.28)	
Attorney's Fees	1,250.00
Cumulative Late Charges	105.60
12/21/2004 to 08/15/2006	
Cost of Suit and Title Search	<u>\$ 550.00</u>
Subtotal	\$ 126,307.43
Escrow	
Credit	- 603.13
Deficit	0.00
Subtotal	<u>\$- 603.13</u>
<b>TOTAL</b>	<b>\$ 125,704.30</b>

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

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$ 125,704.30, together with interest from 08/15/2006 at the rate of \$18.28 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 TOWNSHIP OF PENN, COUNTY OF CLEARFIELD, STATE OF PENNSYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (FOUND) THENCE, SOUTH SIXTY-SIX (66 DEGREES) DEGREES, FORTY-SIX (46 MINUTES) MINUTES, TWENTY-THREE (23 SECONDS) SECONDS EAST ONE HUNDRED SIXTY AND FIVE TENTHS (160.5) FEET ALONG LANDS OF CHRIS HEPFER TO AN IRON PIN, THENCE SOUTH THIRTY-FOUR (34 DEGREES) DEGREES TWO (02 MINUTES) MINUTES WEST TWO HUNDRED SIXTY-ONE AND ONE TENTH (261.1) FEET ALONG LOT #2 TO AN IRON PIN; THENCE SOUTH ONE (01 DEGREES) DEGREES FORTY-TWO (42 MINUTES) MINUTES WEST ONE HUNDRED EIGHTY-EIGHT AND ONE TENTH (188.1) FEET ALONG LOT #2 TO AN IRON PIN THENCE, NORTH EIGHTY-THREE (83 DEGREES) DEGREES FORTY-ONE (41 MINUTES) MINUTES EIGHTEEN (18 SECONDS) SECONDS WEST ONE HUNDRED NINETY-FIVE AND TWENTY HUNDREDTHS (195.20) FEET ALONG LANDS OF SARVIS TO AN IRON PIN (FOUND); THENCE, NORTH TWENTY THREE (23 DEGREES) DEGREES FIFTY-SEVEN (57 MINUTES) MINUTES THREE (03 SECONDS) SECONDS EAST FOUR HUNDRED EIGHTY-EIGHT AND FORTY HUNDREDTHS (488.40) FEET ALONG LANDS OF MADERA TO THE PLACE OF BEGINNING.

PROPERTY BEING: 92 HEPFER LANE

**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: 8/15/06

*PHELAN HALLINAN & SCHMIEG, LLP*

*One Penn Center at Suburban Station*

*1617 John F. Kennedy Boulevard, Suite 1400*

*Philadelphia, PA 19103-1814*

*215-563-7000*

*FAX: 215-563-5534*

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

*Representing Lenders in  
Pennsylvania and New Jersey*

August 15, 2006

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

Re: WELLS FARGO BANK, N.A. vs. KIMBERLY A. HEPFER

ACTION IN MORTGAGE FORECLOSURE

Dear Sir/Madam:

Enclosed are an original and 1 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 08/15/2006 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 #: 139017



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 101828  
NO: 06-1310-CD  
SERVICE # 1 OF 1  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: WELLS FARGO BANK, N.A.  
vs.  
DEFENDANT: KIMBERLY A. HEPFER aka KIMBERLY A. MCDERMOTT

SHERIFF RETURN

NOW, August 23, 2006 AT 10:11 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON KIMBERLY A. HEPFER aka KIMBERLY A. MCDERMOTT DEFENDANT AT 92 HEPFER LANE, GRAMPIAN, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO KIMBERLY HEPFER, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: DAVIS /

FILED

AUG 30 2006  
012206  
William A. Shaw  
Prothonotary/Clerk of Courts

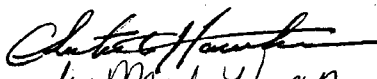
PURPOSE	VENDOR	CHECK #	AMOUNT
SURCHARGE	PHELAN	527214	10.00
SHERIFF HAWKINS	PHELAN	527214	28.68

Sworn to Before Me This

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

\_\_\_\_\_

So Answers,

  
by Marilyn Harper  
Chester A. Hawkins  
Sheriff

IN THE COURT OF COMMON PLEAS  
CLEARFIELD PENNSYLVANIA

WELLS FARGO BANK, N.A.  
3476 STATEVIEW BOULEVARD  
FORT MILL, SC 29715

Plaintiff,

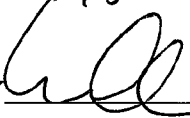
v.

KIMBERLY A. HEPFER A/K/A KIMBERLY  
A. MCDERMOTT  
92 HEPFER LANE  
GRAMPIAN, PA 16838

Defendant(s).

:  
:  
: CLEARFIELD COUNTY  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 06-1310-CD  
:  
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:

Notice is given that a Judgment in the above captioned matter has been entered against you  
on SEPTEMBER 29, 2006 \$ 136,508.62

BY  DEPUTY

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



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.

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

WELLS FARGO BANK, N.A.  
3476 STATEVIEW BOULEVARD  
FORT MILL, SC 29715

Plaintiff,

v.

KIMBERLY A. HEPFER A/K/A KIMBERLY  
A. MCDERMOTT  
92 HEPFER LANE  
GRAMPIAN, PA 16838

Defendant(s).

CLEARFIELD COUNTY  
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 06-1310-CD

FILED

SEP 29 2006

William A. Shaw  
Prothonotary/Clerk of Courts

NOTICE TO DEAN  
CANT COPY.

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

TO THE OFFICE OF THE PROTHONOTARY:

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

As set forth in the Complaint	\$ 125,704.30
Interest - 8/16/06 TO 9/28/06	\$804.32
TOTAL	<u>\$ 126,508.62</u>

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

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

DAMAGES ARE HEREBY ASSESSED AS INDICATED.

DATE: 9-29-06

  
PRO PROTHY

PHELAN HALLINAN AND SCHMIEG  
By: Lawrence T. Phelan, Esq., Id. No. 32227  
Francis S. Hallinan, Esq., Id. No. 62695  
Daniel G. Schmieg, Esq., Id. No. 62205  
One Penn Center Plaza, Suite 1400  
Philadelphia, PA 19103  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A.  
Plaintiff

: COURT OF COMMON PLEAS

: CIVIL DIVISION

Vs.

: CLEARFIELD COUNTY

KIMBERLY A. HEPFER A/K/A KIMBERLY A.  
MCDERMOTT

: NO. 06-1310-CD

Defendants

TO: KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT  
92 HEPFER LANE  
GRAMPIAN, PA 16838

**FILE COPY**

DATE OF NOTICE: SEPTEMBER 13, 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

**(215) 563-7000**

**CLEARFIELD COUNTY  
COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO. 06-1310-CD**

Daniel G. Schmieg  
DANIEL G. SCHMIEG, ESQUIRE

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

WELLS.FARGO.BANK, N.A.

vs.

KIMBERLY.A.HEPFER.A/K/A  
KIMBERLY.A.MCDERMOTT

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

No. 06-1310-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

\$126,508.62

Interest from 9/28/06 to Sale  
Per diem \$20.80

\$ \_\_\_\_\_.

Add'l Costs

\$3,080.00

**Prothonotary costs**

125.00

*Daniel M. Lehnig*  
Attorney for the Plaintiff(s)

Note: Please attach description of Property.

139017

**FILED** 10096 Writs  
w/prop.  
descrip. to Shff  
OCT 09 2006  
William A. Shaw  
Prothonotary/Clerk of Courts  
Any pd. 20.00  
Clerk

No. 06-1310-CD ..... Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.

vs.

KIMBERLY A. HEPFER A/K/A KIMBERLY A.  
MCDERMOTT

\_\_\_\_\_

PRAECIPE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)

Filed:

*Daniel M. Lehman*

Attorney for Plaintiff(s)

Address: KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT  
92 HEPFER LANE  
GRAMPIAN, PA 16838

## **LEGAL DESCRIPTION**

**ALL that certain piece or parcel of land situate in the Township of Penn, County of Clearfield, State of Pennsylvania, being more particularly bounded and described as follows:**

**BEGINNING at an iron pin (found) thence, South sixty-six (66 degrees) degrees forty-six (46 minutes) minutes twenty-three (23 seconds) seconds East one hundred sixty and five tenths (160.5) feet along lands of Chris Hepfer to an iron pin, thence South thirty-four (34 degrees) degrees two (02 minutes) minutes West two hundred sixty-one and one tenth (261.1) feet along Lot #2 to an iron pin, thence South one (01 degree) degree forty-two (42 minutes) minutes West one hundred eighty-eight and one tenth (188.1) feet along Lot #2 to an iron pin; thence, North eighty-three (83 degrees) degrees forty-one (41 minutes) minutes eighteen (18 seconds) seconds West one hundred ninety-five and twenty hundredths (195.20) feet along lands of Sarvis to an iron pin (found); thence, North twenty-three (23 degrees) degrees fifty-seven (57 minutes) minutes three (03 seconds) seconds East four hundred eighty-eight and forty hundredths (488.40) feet along lands of Madera to the place of beginning.**

**CONTAINING 1.53 acres, as shown on subdivision map prepared by William N. Green, PLS, dated July 8, 2002, and recorded in the Office of the Recorder of Deeds for Clearfield County to Instrument No. 200212582, Map File No. 24202-8.**

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

**BEING the same premises conveyed to the Grantors herein by deed dated March 17, 2003, which deed is recorded in the Office of the Recorder of Deeds for Clearfield County to Instrument No. 200305485.**

**PARCEL IDENTIFICATION NO: F10-000-00212      CONTROL #: 125097198**

**TITLE TO SAID PREMISES IS VESTED IN Kimberly A. McDermott, an individual, by Deed from Chad M. McDermott and Kimberly A. McDermott, husband and wife, dated 12/10/2004, recorded 12/10/2004, in Deed Mortgage Inst# 200419850.**

Premises being: 92 HEPFER LANE  
GRAMPIAN, PA 16838



WELLS FARGO BANK, N.A.  
3476 STATEVIEW BOULEVARD  
FORT MILL, SC 29715

Plaintiff,

v.

KIMBERLY A. HEPFER A/K/A KIMBERLY  
A. MCDERMOTT  
92 HEPFER LANE  
GRAMPIAN, PA 16838

Defendant(s).

:  
:  
: CLEARFIELD COUNTY  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 06-1310-CD  
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**AFFIDAVIT PURSUANT TO RULE 3129**  
**(Affidavit No.1)**

WELLS FARGO BANK, N.A., Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQUIRE, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **92 HEPFER LANE, GRAMPIAN, PA 16838**.

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

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

KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT	92 HEPFER LANE GRAMPIAN, PA 16838
--	--------------------------------------

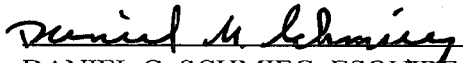
2. Name and address of Defendant(s) in the judgment:

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

Same as Above

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.

9/28/06  
Date

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

WELLS FARGO BANK, N.A.  
3476 STATEVIEW BOULEVARD  
FORT MILL, SC 29715

Plaintiff,

v.

KIMBERLY A. HEPFER A/K/A KIMBERLY  
A. MCDERMOTT  
92 HEPFER LANE  
GRAMPIAN, PA 16838

Defendant(s).

:  
:  
: CLEARFIELD COUNTY  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 06-1310-CD  
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### AFFIDAVIT PURSUANT TO RULE 3129

WELLS FARGO BANK, N.A., Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQUIRE, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **92 HEPFER LANE, GRAMPIAN, PA 16838**.

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

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

None

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

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

None

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

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

None

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

NAME	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:

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

TENANT/OCCUPANT	92 HEPFER LANE GRAMPIAN, PA 16838
-----------------	--------------------------------------

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
---------------------------------	--

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.

9/28/06  
Date

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

Daniel G. Schmieg  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

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

WELLS.FARGO.BANK, N.A.

vs.

KIMBERLY A. HEPFER A/K/A  
KIMBERLY A. MCDERMOTT

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

No. .... Term 20

No. 06-1310-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: 92 HEPFER LANE, GRAMPIAN, PA 16838  
(See Legal Description attached)

Amount Due \$126,508.62

Interest from 9/28/06 to Sale \$-----  
per diem \$20.80

Total \$-----

Add'l Costs \$3,080.00

**Prothonotary costs**

125.00  
*[Signature]*  
\_\_\_\_\_  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of CLEARFIELD County, Penna.

Dated 10/9/06  
(SEAL)

No. 06-1310-CD..... Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.

vs.

KIMBERLY A. HEPFER A/K/A KIMBERLY A.  
MCDERMOTT

---

WRIT OF EXECUTION  
(Mortgage Foreclosure)

---

	Costs
Real Debt	\$126,508.62

Int. from 9/28/06  
To Date of Sale (\$20.80 per diem)

Costs	_____
Prothy Pd.	<u>125.00</u>

Sheriff \_\_\_\_\_

*Daniel A. Lehman*  
Attorney for Plaintiff(s)

Address: KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT  
92 HEPFER LANE  
GRAMPIAN, PA 16838

**LEGAL DESCRIPTION**

**ALL that certain piece or parcel of land situate in the Township of Penn, County of Clearfield, State of Pennsylvania, being more particularly bounded and described as follows:**

**BEGINNING at an iron pin (found) thence, South sixty-six (66 degrees) degrees forty-six (46 minutes) minutes twenty-three (23 seconds) seconds East one hundred sixty and five tenths (160.5) feet along lands of Chris Hepfer to an iron pin, thence South thirty-four (34 degrees) degrees two (02 minutes) minutes West two hundred sixty-one and one tenth (261.1) feet along Lot #2 to an iron pin, thence South one (01 degree) degree forty-two (42 minutes) minutes West one hundred eighty-eight and one tenth (188.1) feet along Lot #2 to an iron pin; thence, North eighty-three (83 degrees) degrees forty-one (41 minutes) minutes eighteen (18 seconds) seconds West one hundred ninety-five and twenty hundredths (195.20) feet along lands of Sarvis to an iron pin (found); thence, North twenty-three (23 degrees) degrees fifty-seven (57 minutes) minutes three (03 seconds) seconds East four hundred eighty-eight and forty hundredths (488.40) feet along lands of Madera to the place of beginning.**

**CONTAINING 1.53 acres, as shown on subdivision map prepared by William N. Green, PLS, dated July 8, 2002, and recorded in the Office of the Recorder of Deeds for Clearfield County to Instrument No. 200212582, Map File No. 24202-8.**

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

**BEING the same premises conveyed to the Grantors herein by deed dated March 17, 2003, which deed is recorded in the Office of the Recorder of Deeds for Clearfield County to Instrument No. 200305485.**

**PARCEL IDENTIFICATION NO: F10-000-00212      CONTROL#: 125097198**

**TITLE TO SAID PREMISES IS VESTED IN Kimberly A. McDermott, an individual, by Deed from Chad M. McDermott and Kimberly A. McDermott, husband and wife, dated 12/10/2004, recorded 12/10/2004, in Deed Mortgage Inst# 200419850.**

Premises being: 92 HEPFER LANE  
GRAMPIAN, PA 16838

CA

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

WELLS FARGO BANK, NA,  
Plaintiff

vs.

KIMBERLY A. HEPFER a/k/a  
KIMBERLY A. MCDERMOTT,  
Defendant

\*  
\*  
\*  
\*  
\*  
\*

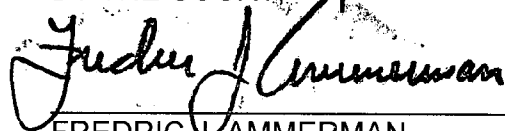
NO. 06-1310-CD

ORDER

NOW, this 22<sup>nd</sup> day of November, 2006, upon consideration of Plaintiff's Motion for Service of Notice of Sale Pursuant to Special Order of Court, it is hereby ORDERED that Plaintiff may obtain service of the Notice of Sale on the above-captioned Defendant, **KIMBERLY A. HEPFER a/k/a KIMBERLY A. MCDERMOTT**, 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 92 Hepfer Lane, Grampian, PA 16838 and by posting the mortgaged premises known in this herein action as 92 Hepfer Lane, Grampian, Pa 16838.

Service by the aforementioned means is to be done by Plaintiff's attorney, who will file with the Prothonotary's Office an Affidavit of Service.

BY THE COURT



FREDRIC J. AMMERMAN  
President Judge

FILED

NOV 28 2006

0111:40/w  
William A. Shaw  
Prothonotary/Clerk of Courts

3 CEN to App



## WELLS FARGO BANK, NA

V.

Plaintiff

CIVIL DIVISION

NO. 06-1310-CD

Defendant

**BY THE COURT:**

J.

PHELAN HALLINAN & SCHMIEG, LLP  
BY: DANIEL G. SCHMIEG, ESQUIRE  
Attorney I.D. No.: 62205  
One Penn Center Plaza, Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

Attorney for Plaintiff

WELLS FARGO BANK, NA

Plaintiff

v.

KIMBERLY A. HEPFER  
A/K/A KIMBERLY A. MCDERMOTT

Defendant

CLEARFIELD COUNTY  
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 06-1310-CD

FILED  
NOV 22 2006  
Schmieg  
CD

William A. Shaw  
Prothonotary/Clerk of Courts

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

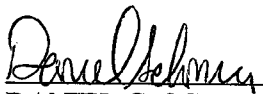
Plaintiff, by its counsel, Phelan Hallinan & Schmieg, LLP, petitions this Honorable Court for an Order directing service of the Notice of Sale upon the above-captioned Defendant, **KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT**, by certified mail and regular mail to 92 HEPFER LANE, GRAMPIAN, PA 16838, and in support thereof avers the following:

1. A Sheriff's Sale of the mortgaged property involved herein has been scheduled for **JANUARY 5, 2007**.
2. Pennsylvania Rule of Civil Procedure (Pa.R.C.P.) 3129.2 requires that the Defendant be served with a notification of Sheriff's Sale at least thirty (30) days prior to the scheduled sale date.

3. Attempts to serve Defendant with the Notice of Sale have been unsuccessful, as indicated by the Return of Service attached hereto as Exhibit "A".
4. Pursuant to Pa.R.C.P. 430, Plaintiff has made a good faith effort to locate the Defendant. An Affidavit of Reasonable Investigation setting forth the specific inquiries made and the results therefrom is attached hereto as Exhibit "B".

WHEREFORE, Plaintiff respectfully requests that the allowance of service of the Notice of Sale in accordance with Pa.R.C.P., Rule 430 by certified and regular mail to 92 HEPFER LANE, GRAMPIAN, PA 16838 .

PHELAN HALLINAN & SCHMIEG, LLP

By:   
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

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

File Number: 139017  
Attorney Firm: **Phelan, Hallinan & Schmieg, LLP**  
Subject: Kimberly Hepfer

Property Address: 92 Hepfer Lane, Grampian, PA 16838

**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  
Kimberly Hepfer - 174-68-7348

**B. EMPLOYMENT SEARCH**

Kimberly Hepfer - A review of the credit reporting agencies provided no employment information.

**C. INQUIRY OF CREDITORS**

Our inquiry of creditors indicated that Kimberly Hepfer reside(s) at: 92 Hepfer Lane, Grampian, PA 16838.

**II. INQUIRY OF TELEPHONE COMPANY**

**A. DIRECTORY ASSISTANCE SEARCH**

Our office contacted directory assistance, which had no listing for Kimberly Hepfer.

**B. On 08-09-06 our office contacted directory assistance, which had no phone number for Kimberly Hepfer.**

**III. INQUIRY OF NEIGHBORS**

On 08-09-06 our office made several phone calls in an attempt to contact Barbara Hepner (814) 236-1778, 60 Hepfer Lane, Grampian, PA 16838: answering machine.

Using our white pages database our office was unable to locate any additional neighbors for 92 Hepfer Lane, Grampian, PA 16838.

**IV. ADDRESS INQUIRY**

**A. NATIONAL ADDRESS UPDATE**

On 08-09-06 we reviewed the National Address database and found the following information: Kimberly Hepfer - 92 Hepfer Lane, Grampian, PA 16838.

**B. ADDITIONAL ACTIVE MAILING ADDRESSES**

Per our inquiry of creditors, the following is a possible mailing address: no addresses on file.

V. DRIVERS LICENSE INFORMATION

A. MOTOR VEHICLE & DMV OFFICE

Per the PA Department of Motor Vehicles, we were unable to obtain address information on Kimberly Hepfer.

VI. OTHER INQUIRIES

A. DEATH RECORDS

As of 08-09-06 Vital Records and all public databases have no death record on file for Kimberly Hepfer.

B. COUNTY VOTER REGISTRATION

The county voter registration was unable to confirm a registration for Kimberly Hepfer residing at: last registered address.

VII. ADDITIONAL INFORMATION OF SUBJECT

A. DATE OF BIRTH

Kimberly Hepfer - 03-1974

B. A.K.A.

Kimberly A. Hepfer; Kimberly A. McDermott

**\* 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.

Sworn to and subscribed before me this 9<sup>th</sup> day of August, 2006.

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

IND

## AFFIDAVIT OF SERVICE

<b>PLAINTIFF</b>	<b>WELLS FARGO BANK, N.A.</b>	<b>CLEARFIELD County</b>
<b>DEFENDANT(S)</b>	<b>KIMBERLY A. HEPFER A/K/A KIMBERLY A.</b>	<b>No. 06-1310-CD</b>
<b>MCDERMOTT</b>		<b>Our File #: 139017</b>
<b>Please serve upon:</b>	<b>KIMBERLY A. HEPFER A/K/A KIMBERLY A.</b>	<b>Type of Action</b>
	<b>MCDERMOTT</b>	<b>- Notice of Sheriff's Sale</b>
<b>SERVE AT:</b>	<b>92 HEPFER LANE</b>	<b>Sale Date: 1/5/07</b>
	<b>GRAMPIAN, PA 16838</b>	

**SERVED**

Served and made known to \_\_\_\_\_, Defendant, on the \_\_\_\_\_ day of \_\_\_\_\_  
200\_\_\_\_, at \_\_\_\_\_, o'clock \_\_\_\_m., at \_\_\_\_\_

**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: \_\_\_\_\_

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 \_\_\_\_\_ day  
of \_\_\_\_\_, 200.

**Notary:**

By:

**NOT SERVED**

**\*\*\*ATTEMPT SERVICE NLT THREE (3) TIMES\*\*\***

On the 12<sup>th</sup> day of Nov., 2006, at 11:13 o'clock A.m., Defendant **NOT FOUND** because:

☐ Moved    ☐ Unknown    ☐ No Answer    ☒ Vacant  
 1st attempt Date: 11/12 Time: 11:13, 2nd attempt Date: \_\_\_\_\_ Time: \_\_\_\_\_, 3rd attempt Date: \_\_\_\_\_ Time: \_\_\_\_\_.  
 Other: NO FURNITURE - sheriff sale notices on doors

Sworn to and subscribed  
before me this 13<sup>th</sup> day  
of November, 2006

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**

COMMONWEALTH OF PENNSYLVANIA

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


**Member, Pennsylvania Association of Notaries**

### VERIFICATION

DANIEL G. SCHMIEG, ESQUIRE, hereby states that he is the attorney for the Plaintiff in this action, that he is authorized to take the verification and that the statements made in the foregoing Motion for Service of Notice of Sale pursuant to Special Order of Court are true and correct to the best of his knowledge, information and belief.

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

Date: November 21, 2006

  
\_\_\_\_\_  
DANIEL G. SCHMIEG, ESQUIRE

**PHELAN HALLINAN & SCHMIEG, LLP**  
**BY: DANIEL G. SCHMIEG, ESQUIRE**  
**Attorney I.D. No.: 62205**  
**One Penn Center Plaza, Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**

**Attorney for Plaintiff**

WELLS FARGO BANK, NA

Plaintiff

v.

KIMBERLY A. HEPFER  
A/K/A KIMBERLY A. MCDERMOTT

Defendant

:  
:  
: CLEARFIELD COUNTY  
: COURT OF COMMON PLEAS

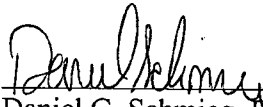
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: CIVIL DIVISION

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: NO. 06-1310-CD  
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**CERTIFICATE OF SERVICE**

I hereby certify that a true and correct copy of the foregoing Motion for Service of Notice of Sale Pursuant to Special Order of Court, Proposed Order, Memorandum of Law, Certification of Service and Verification in the above captioned matter was sent by first class mail, postage prepaid to the following interested parties on the date indicated below.

**KIMBERLY A. HEPFER**  
**A/K/A KIMBERLY A. MCDERMOTT**  
**92 HEPFER LANE**  
**GRAMPIAN, PA 16838**

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

Date: November 21, 2006



SALE DATE: FEBRUARY 2, 2007

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

WELLS FARGO BANK, N.A.

No.: 06-1310-CD

vs.

KIMBERLY A. HEPFER A/K/A  
KIMBERLY A. MCDERMOTT

FILED <sup>NO cc</sup>  
m 110:3734  
JAN 03 2007

William A. Shaw  
Prothonotary/Clerk of Courts

**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 Praecept for the Writ of Execution was filed the following information concerning the real property located at:

**92 HEPFER LANE, GRAMPIAN, PA 16838.**

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

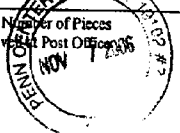
January 2, 2007

Name and  
Address  
of Sender



CQS  
**PHILAN HALLINAN & SCHMIEG**  
 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 92 HEPFER LANE GRAMPIAN, PA 16838	
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			
5			
6			
7			
8			
9			
10			
11			
12	KAZ	Re: <b>KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT</b> <b>TEAM 4</b>	139017

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office 	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.
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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 BANK, NA

Plaintiff,

v.

KIMBERLY A. HEPFER  
A/K/A KIMBERLY A. MCDERMOTT

Defendant(s).

:  
:  
: **CLEARFIELD COUNTY**  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 06-1310-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 **KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT** on **DECEMBER 6, 2006** at **92 HEPFER LANE, GRAMPIAN, PA 16838** in accordance with the Order of Court dated **NOVEMBER 22, 2006**. The property was posted on **DECEMBER 11, 2006**. Publication was advertised in **THE PROGRESS** on **DECEMBER 13, 2006** & in **CLEARFIELD COUNTY LEGAL JOURNAL** on **DECEMBER 15, 2006**.

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

PHELAN HALLINAN & SCHMIEG, LLP

By:

  
DANIEL G. SCHMIEG, ESQUIRE

Dated: January 24, 2007

**FILED** *no*  
*11/21/07*  
**JAN 25 2007** *un*

William A. Shaw  
Prothonotary/Clerk of Courts

7160 3901 9849 6942 9687

**TO:** KIMBERLY A. HEPFER  
A/K/A KIMBERLY A. MCDERMOTT  
92 HEPFER LANE  
GRAMPIAN, PA 16838

**SENDER:** PAW TEAM 4

**REFERENCE:** HEPFER, KIMBERLY

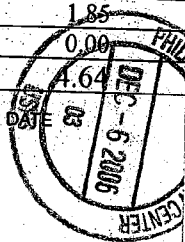
PS Form 3800, January 2005

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

POSTMARK OR DATE



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

WELLS FARGO BANK, NA,  
Plaintiff

vs.

KIMBERLY A. HEPFER a/k/a  
KIMBERLY A. MCDERMOTT,  
Defendant

\*  
\*  
\*  
\*  
\*  
\*

NO. 06-1310-CD

**ORDER**

NOW, this 22<sup>nd</sup> day of November, 2006, upon consideration of Plaintiff's Motion for Service of Notice of Sale Pursuant to Special Order of Court, it is hereby ORDERED that Plaintiff may obtain service of the Notice of Sale on the above-captioned Defendant, **KIMBERLY A. HEPFER a/k/a KIMBERLY A. MCDERMOTT**, 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 92 Hepfer Lane, Grampian, PA 16838 and by posting the mortgaged premises known in this herein action as 92 Hepfer Lane, Grampian, Pa 16838.

Service by the aforementioned means is to be done by Plaintiff's attorney, who will file with the Prothonotary's Office an Affidavit of Service.

BY THE COURT,

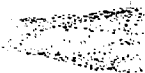
/s/ Fredric J. Ammerman

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

FREDRIC J. AMMERMAN  
President Judge

NOV 28 2006

Attest.



*William L. [Signature]*  
Prothonotary/  
Clerk of Courts

NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT  
OF COMMON PLEAS  
OF CLEARFIELD COUNTY,  
PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 06-1310-CD

WELLS FARGO BANK,  
NA

NA

vs.

KIMBERLY A. HEPFER, A/K/A

KIMBERLY A. MCDERMOTT

NOTICE

TO: KIMBERLY A. HEPFER,

A/K/A

KIMBERLY A. MCDERMOTT

"NOTICE OF

SHERIFF'S SALE OF

REAL PROPERTY"

TAKE NOTICE that the real estate located at 92 HEPFER LANE, GRAMPIAN, PA 16838 is scheduled to be sold at Sheriff's Sale on Friday, JANUARY 5, 2007 at 10:00 A.M., CLEARFIELD County Courthouse, 1 North 2nd Street, Ste. 116, Clearfield, PA 16830, to enforce the court judgment of \$126,508.62, obtained by WELLS FARGO BANK, NA (the mortgagee).

ALL that certain piece or parcel of land situate in the Township of Penn, County of Clearfield, State of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at an iron pin (found) thence, South sixty-six (66 degrees) degrees forty-six (46 minutes) minutes twenty-three (23 seconds) seconds East one hundred sixty and five tenths (160.5) feet along lands of Chris Hepfer to an iron pin, thence South thirty-four (34 degrees) degrees two (02 minutes) minutes West two hundred sixty-one and one tenth (261.1) feet along Lot #2 to an iron pin, thence South one (01 degree) degree forty-two (42 minutes) minutes West one hundred eighty-eight and one tenth (188.1) feet along Lot #2 to an iron pin; thence, North eighty-three (83 degrees) degrees forty-one (41 minutes) minutes eighteen (18 seconds) seconds West one hundred ninety-five and twenty hundredths (195.20) feet along lands of Sarvis to an iron pin (found); thence, North twenty-three (23 degrees) degrees fifty-seven (57 minutes) minutes three (03 seconds) seconds East four hundred eighty-eight and forty hundredths (488.40) feet along lands of Madera to the place of beginning.

CONTAINING 1.53 acres, as shown on subdivision map prepared by William N. Green, PLS, dated July 8, 2002, and recorded in the Office of the Recorder of Deeds for Clearfield County to Instrument No. 200212582, Map File No. 24202-8.

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

BEING the same premises conveyed to the Grantors herein by deed dated March 17, 2003, which deed is recorded in the Office of the Recorder of Deeds for Clearfield County to Instrument No. 200305485.

PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :  
: SS:  
COUNTY OF CLEARFIELD :

On this 21st day of December, A.D. 2006, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Margaret E. Krebs, who being duly sworn according to law, deposes and says that she is the President of The Progressive Publishing Company, Inc., and Associate Publisher of The Progress, a daily newspaper published at Clearfield, in the County of Clearfield and State of Pennsylvania, and established April 5, 1913, and that the annexed is a true copy of a notice or advertisement published in said publication in

the regular issues of December 13, 2006.  
And that the affiant is not interested in the subject matter of the notice or advertising, and that all of the allegations of this statement as to the time, place, and character of publication are true.

*Margaret E. Krebs*

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

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

My Commission Expires  
October 31, 2007

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

PARCEL IDENTIFICATION  
NO. F10-000-00212  
CONTROL #: 125097198  
TITLE TO SAID PREMISES IS  
VESTED IN Kimberly A. McDermott, an individual, by Deed from Chad M. McDermott and Kimberly A. McDermott, husband and wife, dated 12/10/2004, recorded 12/10/2004, in Deed Mortgage Instr. #200419850.  
Being Premises 92 HEPFER LANE, GRAMPIAN, PA 16838  
Improvements consist of residential property.  
Sold as the property of KIMBERLY A. HEPFER, A/K/A KIMBERLY A. MCDERMOTT  
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 FEBRUARY 5, 2007, distribution will be made in accordance with the schedule unless exceptions are filed within ten days thereafter.  
Daniel G. Schmieg, Esquire  
Suite 1400,  
One Penn Center  
1617 John F. Kennedy  
Boulevard  
Philadelphia, PA 19103-1814  
(215) 563-7000  
Attorney for Plaintiff

# AFFIDAVIT OF SERVICE

PLAINTIFF                      WELLS FARGO BANK, N.A.  
DEFENDANT(S)                KIMBERLY A. HEPFER  
                                      A/K/A KIMBERLY A. MCDERMOTT

CLEARFIELD County  
No. 06-1310-CD  
Our File #: 139017

**\*\*Please post premises with Notice of Sheriff's Sale per court order\*\***

Type of Action  
- Notice of Sheriff's Sale

SERVE AT:                      92 HEPFER LANE  
                                      GRAMPIAN, PA 16838

Sale Date: 1/5/07

## SERVED

Served and made known to Kimberly A. Hepfer, Defendant, on the 11<sup>th</sup> day of December, 2006, at 3:28, o'clock P.m., at 92 Hepfer Lane, Grampian

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 13<sup>th</sup> day  
of December, 2006

Notary: \_\_\_\_\_

By: Thomas Holmberg

COMMONWEALTH OF PENNSYLVANIA  
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

## PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :

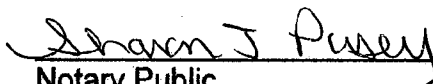
:

COUNTY OF CLEARFIELD :

On this 15th day of December 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 December 15, 2006, Vol. 18 No. 50. 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 Inc  
400 Fellowship Rd Suite 220  
Mt. Laurel NJ 08054



**FILED**

**JAN 25 2007**

**William A. Shaw  
Prothonotary/Clerk of Courts**

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS  
OF CLEARFIELD COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2006-567-CD**

CITIMORTGAGE, INC. S/B/M TO  
PRINCIPAL RESIDENTIAL MORTGAGE,  
INC. vs. GUY L. ROBISON, SHARON DEE  
ROBISON A/K/A SHARON D. COLBERT.

**NOTICE**

TO: GUY L. ROBISON, SHARON DEE  
ROBISON A/K/A SHARON D. COLBERT.

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

TAKE NOTICE that the real estate located at 964 TREASURE LAKE, DUBOIS, PA 15801 is scheduled to be sold at Sheriff's Sale on Friday, JANUARY 5, 2007 at 10:00 A.M., Clearfield County Courthouse, 1 North 2nd Street, Suite 116, Clearfield, PA 16830, to enforce the court judgment of \$101,517.50, obtained by CITIMORTGAGE, INC. S/B/M TO PRINCIPAL RESIDENTIAL MORTGAGE, INC. (the mortgagee).

ALL that certain tract of land designated as Lot No. 199, Section No. 23, 'Jumentos', in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the Office of the Recorder of Deeds Office in Misc. Docket Map File #25. Excepting and reserving therefrom and subject to:

1. All easements, rights of way, reservations, restrictions and limitations shown or contained in prior instruments of record and in the aforesaid recorded plan.

2. The Declaration of Restrictions, Treasure Lake, Inc. recorded in Misc. Book Vol. 146 p. 476; all of said restrictions being covenants which run with the land.

3. All minerals and mining rights of every kind and nature.

4. A lien for all unpaid charges or assessments as may be made by prior Grantor or Treasure Lake Property Owners Association, Inc.; which lien shall run with the land and be an encumbrance against it.

BEING the same premises conveyed to the Grantors herein by deed of J. Edythe Angel, et. al., dated the 21st day of June, 1988, as recorded in Deed Book Volume 1231, page 55.

TITLE TO SAID PREMISES IS VESTED IN Guy L. Robison and Sharon D. Robison, husband and wife, as tenants by the entireties and not as tenants in common, by Deed from G. Eugene Kennedy and Joanne T. Kennedy, husband and wife, dated 9-10-96, recorded 9-24-96, in Deed Book 1790, page 240.

Being Premises 964 TREASURE LAKE, DUBOIS, PA 15801.

Improvements consist of residential property.

Sold as the property of GUY L. ROBISON and SHARON DEE ROBISON A/K/A SHARON D. COLBERT.

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. 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 FEBRUARY 5, 2007, distribution will be made in accordance with the schedule unless exceptions are filed within ten days thereto.

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

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS  
OF CLEARFIELD COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 06-1310-CD**

WELLS FARGO BANK, NA vs.  
KIMBERLY A. HEPFER A/K/A KIMBERLY  
A. MCDERMOTT

**NOTICE**

TO: KIMBERLY A. HEPFER A/K/A  
KIMBERLY A. MCDERMOTT.

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

TAKE NOTICE that the real estate

located at 92 HEPFER LANE, GRAMPIAN, PA 16838 is scheduled to be sold at Sheriff's Sale on Friday, JANUARY 5, 2007 at 10:00 A.M., CLEARFIELD County Courthouse, 1 North 2nd Street, Ste. 116, Clearfield, PA 16830, to enforce the court judgment of \$126,508.62, obtained by WELLS FARGO BANK, NA (the mortgagee).

ALL that certain piece or parcel of land situate in the Township of Penn, County of Clearfield, State of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at an iron pin (found) thence, South sixty-six (66 degrees) degrees forty-six (46 minutes) minutes twenty-three (23 seconds) seconds East one hundred sixty and five tenths (160.5) feet along lands of Chris Hepfer to an iron pin, thence South thirty-four (34 degrees) degrees two (02 minutes) minutes West two hundred sixty-one and one tenth (261.1) feet along Lot #2 to an iron pin, thence South one (01 degree) degree forty-two (42 minutes) minutes West one hundred eighty-eight and one tenth (188.1) feet along Lot #2 to an iron pin; thence, North eighty-three (83 degrees) degrees forty-one (41 minutes) minutes eighteen (18 seconds) seconds West one hundred ninety-five and twenty hundredths (195.20) feet along lands of Sarvis to an iron pin (found); thence, North twenty-three (23 degrees) degrees fifty-seven (57 minutes) minutes three (03 seconds) seconds East four hundred eighty-eight and forty hundredths (488.40) feet along lands of Madera to the place of beginning.

CONTAINING 1.53 acres, as shown on subdivision map prepared by William N. Green, PLS, dated July 8, 2002, and recorded in the Office of the Recorder of Deeds for Clearfield County to Instrument No. 200212582, Map File No. 24202-8.

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

BEING the same premises conveyed to the Grantors herein by deed dated March 17, 2003, which deed is recorded in the Office of the Recorder of Deeds for Clearfield County to Instrument No. 200305485.

PARCEL IDENTIFICATION NO: F10-000-00212

CONTROL #: 125097198

TITLE TO SAID PREMISES IS VESTED IN Kimberly A. McDermott, an individual, by Deed from Chad M. McDermott and Kimberly A. McDermott, husband and wife, dated 12/10/2004, recorded 12/10/2004, in Deed Mortgage Inst# 200419850.

Being Premises 92 HEPFER LANE, GRAMPIAN, PA 16838.

Improvements consist of residential property.

Sold as the property of KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT

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. ALTHOUGH NOT PART OF THE MINIMUM BID, PROPERTY SOLD FOR MINIMUM BID DOES NOT DISCHARGE DELINQUENT AND/OR OUTSTANDING TAXES AND THE PURCHASER WILL BE RESPONSIBLE FOR SAME. If above conditions be not complied with on the part of the Purchaser, the property will again be offered for sale by the Sheriff at THREE O'CLOCK p.m. on the same day. The said purchaser will be held liable for the deficiencies and additional cost of said sale.

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

#### SHERIFF'S SALE OF VALUABLE REAL ESTATE

BY VIRTUE OF: Execution issued out of the Court of Common Pleas of Clearfield County, Pennsylvania and to me directed, there will be exposed to public sale in the Sheriff's Office in the Court House in the Borough of Clearfield on FRIDAY, JANUARY 5, 2007 at 10:00 A.M.

THE FOLLOWING DESCRIBED PROPERTY TO WIT: (SEE ATTACHED DESCRIPTION) TERMS OF SALE

The Price of sum at which the property shall be struck off must be paid at the time of sale or such other arrangements made as will be approved, otherwise the property will be immediately put up and sold again at the expense and risk of the person to whom it

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20459  
NO: 06-1310-CD

PLAINTIFF: WELLS FARGO BANK, N.A.

vs.

DEFENDANT: KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 10/09/2006

LEVY TAKEN 10/31/2006 @ 1:35 PM

POSTED 10/31/2006 @ 1:35 PM

SALE HELD 02/02/2007

SOLD TO FANNIE MAE

SOLD FOR AMOUNT \$1.00 PLUS COSTS

WRIT RETURNED 12/13/2007

DATE DEED FILED 02/13/2007

PROPERTY ADDRESS 92 HEPFER LANE GRAMPIAN , PA 16838

FILED

01:45/61  
FEB 13 2007

William A. Shaw  
Prothonotary/Clerk of Courts

SERVICES

11/01/2006 @ 9:30 AM SERVED KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT

SERVED KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT, DEFENDANT, AT HER PLACE OF EMPLOYMENT DIVERSIFIED MINING CO., MAIN STREET, GRAMPIAN, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT.

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

@ SERVED

NOW, JANUARY 2, 2007 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO POSTPONE THE SHERIFF SALE SCHEDULED FOR JANUARY 5, 2007 TO FEBRUARY 2, 2007.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20459  
NO: 06-1310-CD

PLAINTIFF: WELLS FARGO BANK, N.A.

vs.

DEFENDANT: KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT

Execution REAL ESTATE

SHERIFF RETURN

---

SHERIFF HAWKINS \$238.50

SURCHARGE \$20.00 PAID BY ATTORNEY

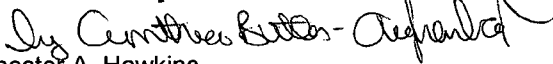
Sworn to Before Me This

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

\_\_\_\_\_

So Answers,



  
Chester A. Hawkins  
Sheriff

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

WELLS.FARGO.BANK, N.A.

vs.

KIMBERLY A. HEPFER A/K/A  
KIMBERLY A. MCDERMOTT

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

No. .... Term 20

No. 06-1310-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: 92 HEPFER LANE, GRAMPIAN, PA 16838  
(See Legal Description attached)

Amount Due \$126,508.62

Interest from 9/28/06 to Sale  
per diem \$20.80 \$-----

Total \$-----

Add'l Costs \$3,080.00

Prothonotary costs 12500

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

Dated 10/9/06  
(SEAL)

Received October 9, 2006 @ 11:45 a.m.  
Chester A. Hawkins  
By Cynthia Butler-Aughenbaugh

139017

No. 06-1310-CD..... Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.

vs.

KIMBERLY A. HEPFER A/K/A KIMBERLY A.  
MCDERMOTT

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Costs

Real Debt \$126,508.62

Int. from 9/28/06

To Date of Sale (\$20.80 per diem)

Costs

Prothy Pd.

Sheriff

Daniel A. Lehman  
Attorney for Plaintiff(s)

Address: KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT  
92 HEPFER LANE  
GRAMPIAN, PA 16838

## LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Penn, County of Clearfield, State of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at an iron pin (found) thence, South sixty-six (66 degrees) degrees forty-six (46 minutes) minutes twenty-three (23 seconds) seconds East one hundred sixty and five tenths (160.5) feet along lands of Chris Hepfer to an iron pin, thence South thirty-four (34 degrees) degrees two (02 minutes) minutes West two hundred sixty-one and one tenth (261.1) feet along Lot #2 to an iron pin, thence South one (01 degree) degree forty-two (42 minutes) minutes West one hundred eighty-eight and one tenth (188.1) feet along Lot #2 to an iron pin; thence, North eighty-three (83 degrees) degrees forty-one (41 minutes) minutes eighteen (18 seconds) seconds West one hundred ninety-five and twenty hundredths (195.20) feet along lands of Sarvis to an iron pin (found); thence, North twenty-three (23 degrees) degrees fifty-seven (57 minutes) minutes three (03 seconds) seconds East four hundred eighty-eight and forty hundredths (488.40) feet along lands of Madera to the place of beginning.

CONTAINING 1.53 acres, as shown on subdivision map prepared by William N. Green, PLS, dated July 8, 2002, and recorded in the Office of the Recorder of Deeds for Clearfield County to Instrument No. 200212582, Map File No. 24202-8.

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

BEING the same premises conveyed to the Grantors herein by deed dated March 17, 2003, which deed is recorded in the Office of the Recorder of Deeds for Clearfield County to Instrument No. 200305485.

**PARCEL IDENTIFICATION NO:** F10-000-00212      **CONTROL #:** 125097198

TITLE TO SAID PREMISES IS VESTED IN Kimberly A. McDermott, an individual, by Deed from Chad M. McDermott and Kimberly A. McDermott, husband and wife, dated 12/10/2004, recorded 12/10/2004, in Deed Mortgage Inst# 200419850.

Premises being: 92 HEPFER LANE  
GRAMPIAN, PA 16838



**REAL ESTATE SALE  
SCHEDULE OF DISTRIBUTION**

NAME KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT

NO. 06-1310-CD

NOW, February 13, 2007, by virtue of the Writ of Execution hereunto attached, after having given due and legal notice of time and place of sale by publication in a newspaper published in this County and by handbills posted on the premises setting for the date, time and place of sale at the Court House in Clearfield on February 02, 2007, I exposed the within described real estate of Kimberly A. Hepfer A/K/A Kimberly A. McDermott to public venue or outcry at which time and place I sold the same to FANNIE MAE 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	10.68
LEVY	15.00
MILEAGE	10.68
POSTING	15.00
CSDS	10.00
COMMISSION	0.00
POSTAGE	5.46
HANDBILLS	15.00
DISTRIBUTION	25.00
ADVERTISING	15.00
ADD'L SERVICE	
DEED	30.00
ADD'L POSTING	
ADD'L MILEAGE	10.68
ADD'L LEVY	
BID AMOUNT	1.00
RETURNS/DEPUTIZE	
COPIES	15.00
	5.00
BILLING/PHONE/FAX	5.00
CONTINUED SALES	20.00
MISCELLANEOUS	
<b>TOTAL SHERIFF COSTS</b>	<b>\$238.50</b>

**DEED COSTS:**

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

**PLAINTIFF COSTS, DEBT AND INTEREST:**

DEBT-AMOUNT DUE	126,508.62
INTEREST @ 20.8000 %	2,641.60
FROM 09/28/2006 TO 02/02/2007	

PROTH SATISFACTION	
LATE CHARGES AND FEES	
COST OF SUIT-TO BE ADDED	
FORECLOSURE FEES	
ATTORNEY COMMISSION	
REFUND OF ADVANCE	
REFUND OF SURCHARGE	20.00
SATISFACTION FEE	
ESCROW DEFICIENCY	
PROPERTY INSPECTIONS	
INTEREST	
MISCELLANEOUS	
<b>TOTAL DEBT AND INTEREST</b>	<b>\$129,170.22</b>

**COSTS:**

ADVERTISING	434.50
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
DUE	
LIEN SEARCH	100.00
ACKNOWLEDGEMENT	5.00
DEED COSTS	29.00
SHERIFF COSTS	238.50
LEGAL JOURNAL COSTS	180.00
PROTHONOTARY	125.00
MORTGAGE SEARCH	40.00
MUNICIPAL LIEN	
<b>TOTAL COSTS</b>	<b>\$1,152.00</b>

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

CHESTER A. HAWKINS, Sheriff

Law Offices

**PHELAN HALLINAN & SCHMIEG, LLP**

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Christine.Schoffler@fedphe.com

Christine Schoffler  
Judgment Department, Ext. 1286

Representing Lenders in  
Pennsylvania and New Jersey

January 2, 2007

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

ATTENTION: CINDY (814) 765-5915

Re: WELLS FARGO BANK, N.A.  
v. KIMBERLY A. HEPPER A/K/A KIMBERLY A. MCDERMOTT  
No. 06-1310-CD  
92 HEPPER LANE, GRAMPIAN, PA 16838

Dear Cindy:

Please postpone the Sheriff's Sale of the above referenced property which is scheduled for JANUARY 5, 2007.

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

Very truly yours,

CQS

Christine Schoffler

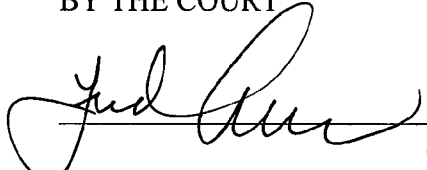
**IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA**

Wells Fargo Bank, N.A. ,	:	
3476 Stateview Boulevard	:	Court of Common Pleas
Fort Mill, SC 29715	:	
	:	Civil Division
vs.	:	
	:	Clearfield County
Kimberly A. Hepfer	:	
a/k/a Kimberly A. McDermott	:	No. 06-1310-CD
92 Hepfer Lane	:	
Grampian, PA 16838	:	

**ORDER**

NOW, this 28 day of March, 2007, upon consideration of Plaintiff's Motion to Set Aside Sheriff's Sale and Strike Sheriff's Deed, a Rule is hereby issued upon the Defendant to Appear and Show Cause why the Motion should not be granted. Argument is scheduled the 9<sup>th</sup> day of May, 2007, at 10:30 A.M. in Courtroom No. 1, Clearfield County Courthouse, Clearfield, PA.

BY THE COURT

 J.

**FILED**

06-1310-CD  
APR 03 2007

William A. Shaw  
Prothonotary/Clerk of Courts

(GK)

DATE: 4/3/07

☒ You are responsible for serving all appropriate parties.

\_\_\_\_ The Prothonotary's office has provided service to the following parties:

\_\_\_\_ Plaintiff(s)    \_\_\_\_ Plaintiff(s) Attorney    \_\_\_\_ Other

\_\_\_\_ Defendant(s)    \_\_\_\_ Defendant(s) Attorney

\_\_\_\_ Special Instructions:

**FILED**

**APR 03 2007**

William A. Shaw  
Prothonotary/Clerk of Courts

UN

**IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA**

Wells Fargo Bank, N.A. ,	:	
3476 Stateview Boulevard	:	Court of Common Pleas
Fort Mill, SC 29715	:	
	:	Civil Division
vs.	:	
	:	Clearfield County
Kimberly A. Hepfer	:	
a/k/a Kimberly A. McDermott	:	No. 06-1310-CD
92 Hepfer Lane	:	
Grampian, PA 16838	:	

**ORDER**

AND NOW, this 9 day of May, 2007, upon consideration of Plaintiff's Motion to Set Aside Sheriff's Sale and Strike Sheriff's Deed and Defendant's Response thereto, if any, it is hereby;

**ORDERED** and **DECREED** that Plaintiff's Motion is granted; and

**ORDERED** and **DECREED** that the Sheriff's sale of February 2, 2007 is hereby set aside that the Office of the Recorder of Deeds of Clearfield County shall strike the Sheriff's deed recorded on February 13, 2007 in Instrument Number 200702415.

BY THE COURT:

J.

**FILED** acc  
013:17/SH  
MAY 09 2007  
Athy Lhota  
(will serve)

William A. Shaw  
Prothonotary/Clerk of Courts

CR

FILED No  
MAR 26 2007 CC  
60

William A. Shaw  
Prothonotary/Clerk of Courts

PHELAN HALLINAN & SCHMIEG, LLP  
BY: JENINE R. DAVEY, ESQUIRE  
Identification No. 87077  
One Penn Center at Suburban Station  
1617 J.F.K. Blvd., Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

Attorney for Plaintiff

Wells Fargo Bank, N.A. ,	:	
3476 Stateview Boulevard	:	Court of Common Pleas
Fort Mill, SC 29715	:	
	:	Civil Division
vs.	:	
	:	Clearfield County
Kimberly A. Hepfer	:	
a/k/a Kimberly A. McDermott	:	No. 06-1310-CD
92 Hepfer Lane	:	
Grampian, PA 16838	:	

**MOTION TO SET ASIDE SHERIFF'S SALE AND STRIKE SHERIFF'S DEED**

Wells Fargo Bank, N.A. , by its attorneys, Phelan Hallinan & Schmieg, LLP, respectfully requests that this Honorable Court enter an Order setting aside the February 2, 2007 Sheriff's sale of the property located at 92 Hepfer Lane, Grampian, PA 16838 and striking the Sheriff's deed recorded in the Office of the Recorder of Clearfield County on February 13, 2007, in Instrument Number 200702415 and in support thereof avers as follows:

1. An in rem judgment was entered in favor of Plaintiff in the above-referenced mortgage foreclosure action on September 29, 2006.
2. Pursuant to a Writ of Execution issued on October 9, 2006 to enforce the judgment, the mortgaged premises was sold to Plaintiff at the Clearfield County Sheriff's Sale held on February 2, 2007.

3. Thereafter, the Sheriff of Clearfield County executed a deed to Wells Fargo Bank, N.A., which was recorded in the Office of the Recorder of Deeds of Clearfield County on February 13, 2007 in Instrument Number 200702415. A true and correct copy of the deed is hereto attached as Exhibit A.

4. On or about February 19, 2007, Plaintiff advised its counsel to rescind the Sheriff's sale as the Defendant was approved for a short sale.

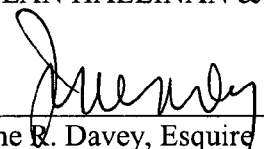
5. Since Defendant will be paying the mortgage loan off, it is appropriate to set the Sheriff's sale aside and re-vest title in Defendant.

**WHEREFORE**, Plaintiff respectfully requests that this Honorable Court enter an Order setting aside the February 2, 2007 Sheriff's sale and directing the Office of the Recorder of Deeds of Clearfield County to strike the Sheriff's deed recorded on February 13, 2007, in Instrument Number 200702415.

Respectfully submitted,  
PHELAN HALLINAN & SCHMIEG, LLP

DATE: 3/23/07

BY: \_\_\_\_\_

  
Jenine R. Davey, Esquire  
Attorney for Plaintiff

## **EXHIBIT A**



## Know all Men by these Presents,

That I, Chester A. Hawkins, High Sheriff of the County of Clearfield, in the State of Pennsylvania, for and in consideration of the sum of \$1.00 plus costs, to me in hand, do hereby grant and convey to FANNIE MAE, the following described property, to wit:

### LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Penn, County of Clearfield, State of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at an iron pin (found) thence, South sixty-six (66 degrees) degrees forty-six (46 minutes) minutes twenty-three (23 seconds) seconds East one hundred sixty and five tenths (160.5) feet along lands of Chris Hepfer to an iron pin, thence South thirty-four (34 degrees) degrees two (02 minutes) minutes West two hundred sixty-one and one tenth (261.1) feet along Lot #2 to an iron pin, thence South one (01 degree) degree forty-two (42 minutes) minutes West one hundred eighty-eight and one tenth (188.1) feet along Lot #2 to an iron pin; thence, North eighty-three (83 degrees) degrees forty-one (41 minutes) minutes eighteen (18 seconds) seconds West one hundred ninety-five and twenty hundredths (195.20) feet along lands of Sarvis to an iron pin (found); thence, North twenty-three (23 degrees) degrees fifty-seven (57 minutes) minutes three (03 seconds) seconds East four hundred eighty-eight and forty hundredths (488.40) feet along lands of Madera to the place of beginning.

CONTAINING 1.53 acres, as shown on subdivision map prepared by William N. Green, PLS, dated July 8, 2002, and recorded in the Office of the Recorder of Deeds for Clearfield County to Instrument No. 200212582, Map File No. 24202-8.

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

BEING the same premises conveyed to the Grantors herein by deed dated March 17, 2003, which deed is recorded in the Office of the Recorder of Deeds for Clearfield County to Instrument No. 200305485.

PARCEL IDENTIFICATION NO: F10-000-00212      CONTROL #: 125097198

TITLE TO SAID PREMISES IS VESTED IN Kimberly A. McDermott, an individual, by Deed from Chad M. McDermott and Kimberly A. McDermott, husband and wife, dated 12/10/2004, recorded 12/10/2004, in Deed Mortgage Inst# 200419850.

Premises being: 92 HEPFER LANE  
GRAMPIAN, PA 16838

SEIZED, taken in execution and sold as the property of KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT, at the suit of WELLS FARGO BANK, N.A.      JUDGMENT NO. 06-1310-CD

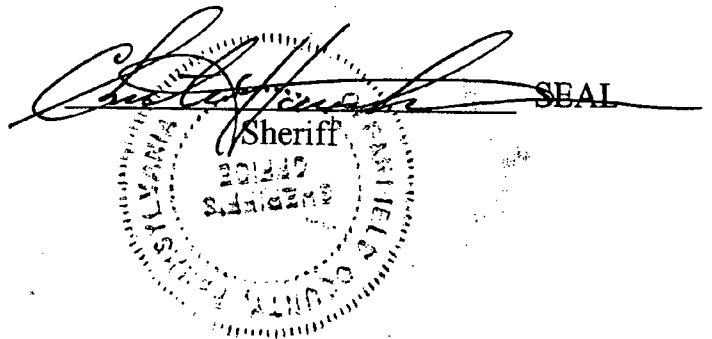
Now, February 13, 2007 the same having been sold by me to the said grantee on February 02, 2007 after due advertisement according to law, under and by virtue of writ of execution issued on October 09, 2006 out of the Court of Common Pleas of said County of Clearfield as of case number 06-1310-CD at the suit of

WELLS FARGO BANK, N.A.

against

KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT

IN WITNESS WHEREOF, I have hereunto affixed by signature the day February 13, 2007

The image shows a handwritten signature in black ink, which appears to be "Charles L. Hefner", written over a circular official seal. The seal contains the text "SHERIFF", "CLEARFIELD COUNTY", and "PENNSYLVANIA". To the right of the signature, the word "SEAL" is printed.

State of Pennsylvania  
County of Clearfield

On February 13, 2007 before me a Prothonotary, the undersigned officer personally appeared, **Chester A. Hawkins**, High Sheriff of the State of Pennsylvania known to me, (or satisfactory proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity thereinstated and for the purposes therein contained.

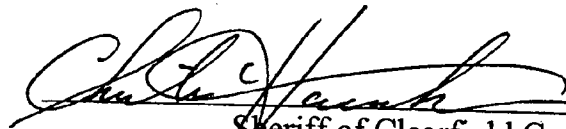
In witness whereof, I have hereunto set my hand and official seal.

  
Prothonotary, Title of Officer

**WILLIAM T. SHAW**  
Prothonotary  
My Commission Expires  
1st Monday in Jan. 2010  
Clearfield Co., Clearfield, PA

#### CERTIFICATE OF RESIDENCE

"I hereby Certify that the precise Residence of the Grantee or Grantees is,

  
Sheriff of Clearfield County

FANNIE MAE  
1900 MARKET STREET, SUITE 800  
PHILADELPHIA, PA 19103

# Deed - Poll.

No.

**Chester A. Hawkins**  
**High Sheriff of Clearfield County**  
**TO**

**FANNIE MAE**  
**1900 MARKET STREET, SUITE 800**  
**PHILADELPHIA, PA 19103**

## SHERIFF DEED

**Dated February 13, 2007**

**For \$1.00 + COSTS**

**Sold as the property of**

**KIMBERLY A. HEPPER A/K/A KIMBERLY A. MCDERMOTT**

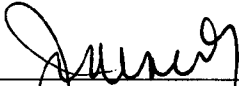
**Sold on 06-1310-CD**

**VERIFICATION**

Jenine R. Davey, Esquire, hereby states that she is the attorney for the Plaintiff in this action, that she is authorized to make this verification, and that the statements made in the foregoing Motion to Set Aside Sheriff's Sale and Strike Sheriff's Deed are true and correct to the best of her knowledge, information and belief.

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

PHELAN HALLINAN & SCHMIEG, LLP

  
\_\_\_\_\_  
Jenine R. Davey, Esquire  
Attorney for Plaintiff

PHELAN HALLINNA & SCHMIEG, LLP  
BY: JENINE R. DAVEY, ESQUIRE  
Identification No. 87077  
One Penn Center at Suburban Station  
1617 J.F.K. Blvd., Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

Attorney for Plaintiff

Wells Fargo Bank, N.A. ,	:	
3476 Stateview Boulevard	:	Court of Common Pleas
Fort Mill, SC 29715	:	
	:	Civil Division
vs.	:	
	:	Clearfield County
Kimberly A. Hepfer	:	
a/k/a Kimberly A. McDermott	:	No. 06-1310-CD
92 Hepfer Lane	:	
Grampian, PA 16838	:	

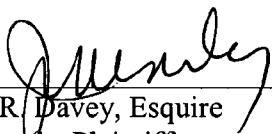
**CERTIFICATION OF SERVICE**

I hereby certify a true and correct copy of the Plaintiff's Motion to Set Aside Sheriff's Sale and Strike Sheriff's Deed, Verification and proposed Order and scheduling Order were served by U.S. first class mail on all parties on the date listed below:

Kimberly A. Hepfer  
A/k/a Kimberly A. McDermott  
92 Hepfer Lane  
Grampian, PA 16838

Sheriff of Clearfield County  
230 East Market Street  
Clearfield, PA 16830

DATE: 3/23/07

BY:   
Jenine R. Davey, Esquire  
Attorney for Plaintiff

**PHELAN HALLINAN & SCHMIEG, LLP**  
**BY: JENINE R. DAVEY, ESQUIRE**  
**Identification No. 87077**  
**One Penn Center at Suburban Station**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**

**Attorney for Plaintiff**

Wells Fargo Bank, N.A. ,	:	
3476 Stateview Boulevard	:	Court of Common Pleas
Fort Mill, SC 29715	:	
	:	Civil Division
vs.	:	
	:	Clearfield County
Kimberly A. Hepfer	:	
a/k/a Kimberly A. McDermott	:	No. 06-1310-CD
92 Hepfer Lane	:	
Grampian, PA 16838	:	

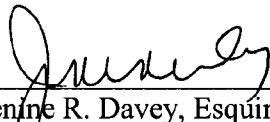
**CERTIFICATION OF SERVICE**


I hereby certify a true and correct copy of the March 28, 2007 Rule to Show was served by regular mail on all interested parties on the date listed below:

Kimberly A. Hepfer  
a/k/a Kimberly A. McDermott  
92 Hepfer Lane  
Grampian, PA 16838

Sheriff of Clearfield County  
230 East Market Street  
Clearfield, PA 16830

4/10/07  
Date

  
Jenine R. Davey, Esquire  
Attorney for Plaintiff

**FILED** <sup>NO</sup> <sub>CC</sub>  
APR 13 2007  
  
William A. Shaw  
Prothonotary/Clerk of Courts

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

WELLS FARGO BANK, N.A.

vs.

KIMBERLY A. HEPFER A/K/A  
KIMBERLY A. MCDERMOTT

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

No. 06-1310-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 \$126,508.62

Interest from 9/29/06 to Sale \$ \_\_\_\_\_  
Per diem \$20.80

Add'l Costs \$8,410.88

<sup>132.00</sup> Prothonotary costs

*David H. Smy*  
\_\_\_\_\_  
Attorney for the Plaintiff(s)

Note: Please attach description of Property.

139017

**FILED** *Att'y pd.*  
*7/12/07 5:56 PM* *20.00*  
**JUL 11 2007** *1009 Lewitz*  
William A. Shaw *w/prop desc.*  
Prothonotary/Clerk of Courts *to Sheriff*  
*(60)*



No. 06-1310-CD..... Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.

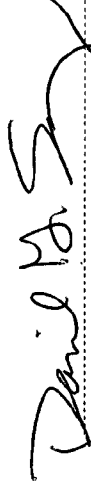
vs.

KIMBERLY A. HEPFER A/K/A KIMBERLY A.  
MCDERMOTT

---

PRAECIPE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)

Filed:



Attorney for Plaintiff(s)

Address: KIMBERLY A. HEPFER  
A/K/A KIMBERLY A. MCDERMOTT  
92 HEPFER LANE  
GRAMPIAN, PA 16838

## LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Penn, County of Clearfield, State of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at an iron pin (found) thence, South sixty-six (66 degrees) degrees forty-six (46 minutes) minutes twenty-three (23 seconds) seconds East one hundred sixty and five tenths (160.5) feet along lands of Chris Hepfer to an iron pin, thence South thirty-four (34 degrees) degrees two (02 minutes) minutes West two hundred sixty-one and one tenth (261.1) feet along Lot #2 to an iron pin, thence South one (01 degree) degree forty-two (42 minutes) minutes West one hundred eighty-eight and one tenth (188.1) feet along Lot #2 to an iron pin; thence, North eighty-three (83 degrees) degrees forty-one (41 minutes) minutes eighteen (18 seconds) seconds West one hundred ninety-five and twenty hundredths (195.20) feet along lands of Sarvis to an iron pin (found); thence, North twenty-three (23 degrees) degrees fifty-seven (57 minutes) minutes three (03 seconds) seconds East four hundred eighty-eight and forty hundredths (488.40) feet along lands of Madera to the place of beginning.

CONTAINING 1.53 acres, as shown on subdivision map prepared by William N. Green, PLS, dated July 8, 2002, and recorded in the Office of the Recorder of Deeds for Clearfield County to Instrument No. 200212582, Map File No. 24202-8.

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

BEING the same premises conveyed to the Grantors herein by deed dated March 17, 2003, which deed is recorded in the Office of the Recorder of Deeds for Clearfield County to Instrument No. 200305485.

PARCEL IDENTIFICATION NO: F10-000-00212      CONTROL #: 125097198

TITLE TO SAID PREMISES IS VESTED IN Kimberly A. McDermott, an individual, by Deed from Chad M. McDermott and Kimberly A. McDermott, husband and wife, dated 12/10/2004, recorded 12/10/2004, in Deed Mortgage Inst# 200419850.

Premises being: 92 HEPFER LANE  
GRAMPIAN, PA 16838

SEIZED, taken in execution to be sold as the property of KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT, at the suit of WELLS FARGO BANK, N.A. JUDGMENT NO. 06-1310-CD.

**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 BANK, N.A.**  
**3476 STATEVIEW BOULEVARD**  
**FORT MILL, SC 29715**

**Plaintiff,**

**v.**

**KIMBERLY A. HEPFER**  
**A/K/A KIMBERLY A. MCDERMOTT**  
**92 HEPFER LANE**  
**GRAMPIAN, PA 16838**

**Defendant(s).**

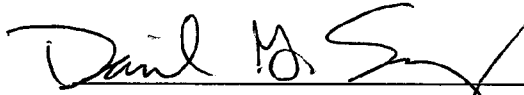
**:**  
**:**  
**:** **CLEARFIELD COUNTY**  
**:** **COURT OF COMMON PLEAS**  
**:**  
**:** **CIVIL DIVISION**  
**:**  
**:** **NO. 06-1310-CD**  
**:**  
**:**  
**:**  
**:**  
**:**

**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

DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

**WELLS FARGO BANK, N.A.**  
**3476 STATEVIEW BOULEVARD**  
**FORT MILL, SC 29715**

**Plaintiff,**

**v.**

**KIMBERLY A. HEPFER**  
**A/K/A KIMBERLY A. MCDERMOTT**  
**92 HEPFER LANE**  
**GRAMPIAN, PA 16838**

**Defendant(s).**

**:**  
**:**  
**:** **CLEARFIELD COUNTY**  
**:** **COURT OF COMMON PLEAS**  
**:**  
**:** **CIVIL DIVISION**  
**:**  
**:** **NO. 06-1310-CD**  
**:**  
**:**  
**:**  
**:**

**AFFIDAVIT PURSUANT TO RULE 3129**

**WELLS FARGO BANK, N.A.,** Plaintiff in the above action, by its attorney, **DANIEL G. SCHMIEG, ESQUIRE,** sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **92 HEPFER LANE, GRAMPIAN, PA 16838.**

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
None	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
None	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
None	

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

NAME	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:

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

TENANT/OCCUPANT	92 HEPFER LANE GRAMPIAN, PA 16838
-----------------	--------------------------------------

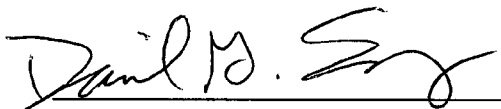
DOMESTIC RELATIONS CLEARFIELD COUNTY	CLEARFIELD COUNTY COURTHOUSE 230 EAST MARKET STREET CLEARFIELD, PA 16830
---	--

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

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.

JULY 9, 2007

Date



DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

COPY

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

WELLS.FARGO.BANK, N.A.

vs.

KIMBERLY.A.HEPFER.A/K/A  
KIMBERLY.A.MCDERMOTT

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

No. .... Term 20  
No. 06-1310-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: 92 HEPFER LANE, GRAMPIAN, PA 16838  
(See Legal Description attached)

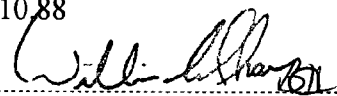
Amount Due \$126,508.62

Interest from JULY 9, 2007 to Sale  
per diem \$20.80 \$-----

Total \$-----

Add'l Costs \$8,410.88

13900 Prothonotary costs



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

Dated 7/11/07  
(SEAL)

No. 06-1310-CD ..... Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.

vs.

KIMBERLY A. HEPFER A/K/A KIMBERLY A.  
MCDERMOTT

---

WRIT OF EXECUTION  
(Mortgage Foreclosure)

---

Costs

Real Debt                      \$126,508.62

Int. from JULY 9, 2007

To Date of Sale (\$20.80 per diem)

Costs

Prothy Pd.

132.00

Sheriff

*Deirdre H. S.*

Attorney for Plaintiff(s)

Address: KIMBERLY A. HEPFER  
A/K/A KIMBERLY A. MCDERMOTT  
92 HEPFER LANE  
GRAMPIAN, PA 16838



## LEGAL DESCRIPTION

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PARCEL IDENTIFICATION NO: F10-000-00212      CONTROL #: 125097198

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Premises being: 92 HEPFER LANE  
GRAMPIAN, PA 16838

SEIZED, taken in execution to be sold as the property of KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT, at the suit of WELLS FARGO BANK, N.A. JUDGMENT NO. 06-1310-CD.

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT  
OF COMMON PLEAS  
OF CLEARFIELD COUNTY,  
PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 06-1310-CD  
WELLS FARGO BANK, NA  
vs.  
KIMBERLY A. HEPFER, A/K/A  
KIMBERLY A. MCDERMOTT  
NOTICE**

**TO:  
KIMBERLY A. HEPFER, A/K/A  
KIMBERLY A. MCDERMOTT  
"NOTICE OF SHERIFF'S  
SALE OF  
REAL PROPERTY"**

TAKE NOTICE that the real estate located at 92 HEPFER LANE, GRAMPIAN, PA 16838 is scheduled to be sold at the Sheriff's Sale on Friday, OCTOBER 5, 2007 at 10:00 A.M., CLEARFIELD County Courthouse, 1 North 2nd Street, Ste. 116, Clearfield, PA 16830, to enforce the court judgment of \$126,508.62, obtained by WELLS FARGO BANK, NA (the mortgagee).

ALL that certain piece or parcel of land situate in the Township of Penn, County of Clearfield, State of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at an iron pin (found) thence, South sixty-six (66 degrees) degrees forty-six (46 minutes) minutes twenty-three (23 seconds) seconds East one hundred sixty and five tenths (160.5) feet along lands of Chris Hepler to an iron pin, thence South thirty-four (34 degrees) degrees two (02 minutes) minutes West two hundred sixty-one and one tenth (261.1) feet along Lot #2 to an iron pin, thence South one (01 degree) degree forty-two (42 minutes) minutes West one hundred eighty-eight and one tenth (188.1) feet along Lot #2 to an iron pin; thence, North eighty-three (83 degrees) degrees forty-one (41 minutes) minutes eighteen (18 seconds) seconds West one hundred ninety-five and twenty hundredths (195.20) feet along lands of Sarvis to an iron pin (found); thence, North twenty-three (23 degrees) degrees fifty-seven (57 minutes) minutes three (03 seconds) seconds East four hundred eighty-eight and forty hundredths (488.40) feet along lands of Madera to the place of beginning.

CONTAINING 1.53 acres, as shown on subdivision map prepared by William N. Green, PLS, dated July 8, 2002, and recorded in the Office of the Recorder of Deeds for Clearfield County to Instrument No. 200212582, Map File No. 24202-9.

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

BEING the same premises conveyed to the Grantors herein by deed dated March 17, 2003, which deed is recorded in the Office of the Recorder of Deeds for Clearfield County to Instrument No. 200305485.

PARCEL IDENTIFICATION  
NO. F10-000-00212  
CONTROL #: 125097198

TITLE TO SAID PREMISES IS VESTED IN Kimberly A. McDermott, an individual, by Deed from Chad M. McDermott and Kimberly A. McDermott, husband and wife, dated 12/10/2004, recorded 12/10/2004, in Deed Mortgage Inst# 200419850.

Being Premises  
92 HEPFER LANE,  
GRAMPIAN, PA 16838  
Improvements consist of residential property.

Sold as the property of KIMBERLY A. HEPFER, A/K/A KIMBERLY A. MCDERMOTT  
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. 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 NOVEMBER 5, 2007, distribution will be made in accordance with the schedule unless exceptions are filed within ten days thereafter.

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

8:24-1d-b

**PROOF OF PUBLICATION**

STATE OF PENNSYLVANIA :

SS:

COUNTY OF CLEARFIELD :

On this 4th day of September, 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 August 24, 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.

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

**SHERIFF'S SALE  
OF VALUABLE REAL ESTATE**

BY VIRTUE OF: Writ of Execution issued out of the Court of Common Pleas of Clearfield County, Pennsylvania and to me directed, there will be exposed to public sale in the Sheriff's Office in the Courthouse in the Borough of Clearfield on Friday, September 7, 2007, 10:00 A.M.

THE FOLLOWING DESCRIBED PROPERTY TO WIT: (SEE ATTACHED DESCRIPTION) TERMS OF SALE

The price of sum at which the property shall be struck off must be paid at the time of sale or such other arrangements made as will be approved, otherwise the property will be immediately put up and sold again at the expense and risk of the person to whom it was struck off and who in case of deficiency of such resale shall make good for the same and in no instance will the deed be presented for confirmation unless the money is actually paid to the Sheriff.

TO all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff in his office the first Monday following the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter.

**LEGAL DESCRIPTION**

THOSE two certain pieces or traces of land located and situate in the Township of Girard, Clearfield County, Pennsylvania, bounded and described as follows:

**THE FIRST THEREOF:**

BEGINNING at a point on the southern right of way line of State Highway Route Number 11126 and on line of Girard Township Supervisors (Election House Building; thence along line of Girard Township Supervisors (Election House Building) South two degrees no minutes West (S 2° 00' W) a distance of 150' and no hundredths (150.00) feet to a point on line of other lands of K & J Coal Company, Inc., Grantors herein of which this is a part; thence along line of other lands of K & J Coal Company, Inc. North eighty-eight degrees no minutes West (N 88° 00' W) a distance of three hundred thirty-five and no hundredths more or less (335.00') feet to line of I.E. Flood and on the aforementioned southern right of way line of State Road Route Number 17126; thence along the southern right of way line of State Road Route Number 17126 North sixty-seven degrees fifty-three minutes East (N 67° 53' E) a distance of three hundred sixty-seven and five hundredths (367.05') feet to a point the place of beginning.

BEING known and designated as Tax Parcel No. 114-OS-77 in the Deed Registry

Office of Clearfield County, Pennsylvania,

THE SECOND THEREOF:

BEGINNING at a pine stump on public road; thence South three degrees West (S 3° W) seventeen and eight tenths (17.8) perches along line of land of R. S. Stewart to a post; thence North thirteen degrees West (N 13° W) sixteen and two tenths (16.2) perches to a stone; thence North along public road sixty-seven and one half degrees East (67 1/2° E) five (5) perches to pine stump and beginning.

BEING known and designated as Tax Parcel No. 114-05-26 in the Deed Registry Office of Clearfield County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Paul R. Meeker, Jr. and Linda L. Meeker, husband and wife, by Deed from Manor Mining and Contracting Corporation, dated 06/05/2000, recorded 06/05/2000, in Deed Mortgage Inst# 2000772.

Premises: 6880 Gillingham Road, Frenchville, PA 16836, Girard Township, Clearfield County, Pennsylvania.

SEIZED, taken in execution to be sold as the property of PAUL R. MEEKER, JR. AND LINDA L. MEEKER, at the suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MBS HEAT 2003-8. JUDGMENT NO. 07-168-CD.

Chester A. Hawkins, Sheriff.

ADV: August 10, 17, 24, 2007.

**TAX SALE**

Notice is hereby given of the proposed private sale by the Clearfield County Tax Claim Bureau on a parcel of land in BURNSIDE TOWNSHIP known as Map # 108-C14-000-00023 MN and assessed to and described as:

BOYNTON D. REED -

33.3% INT IN 1 SEAM OF 106 A COAL RT

EDITH R. BUTTERBAUGH ALLEN -

33.3% INT IN 1 SEAM OF 106 A COAL RT

Sale will be held on OCTOBER 24, 2007 at 9:00 AM in the Tax Claim Bureau, 230 E. Market Street, Clearfield. The property will be sold free and clear of all tax claims and tax judgments. A bid of \$200.00 each has been received and accepted by the Bureau. Any party not satisfied with the accepted sale price must, within forty-five days of this notice, petition the Court of Common Pleas to disapprove the sale.

Clearfield County Tax Claim Bureau, 230 E. Market Street, Suite 121, Clearfield, PA 16830.

ADV: August 24, 2007 & September 7, 2007.

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS  
OF CLEARFIELD COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 06-1310-CD**

WELLS FARGO BANK, NA vs.  
KIMBERLY A. HEPFER A/K/A KIMBERLY  
A. MCDERMOTT

**NOTICE**

TO: KIMBERLY A. HEPFER A/K/A  
KIMBERLY A. MCDERMOTT

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

TAKE NOTICE that the real estate located at 92 HEPFER LANE, GRAMPIAN, PA 16838 is scheduled to be sold at Sheriff's Sale on Friday, OCTOBER 5, 2007 at 10:00 A.M., Clearfield County Courthouse, 1 North 2nd Street, Ste. 116, Clearfield, PA 16830, to enforce the court judgment of \$126,508.62, obtained by WELLS FARGO BANK, NA (the mortgagee).

ALL that certain piece or parcel of land situate in the Township of Penn, County of Clearfield, State of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at an iron pin (found) thence, South sixty-six (66 degrees) degrees forty-six (46 minutes) minutes twenty-three (23 seconds) seconds East one hundred sixty and five tenths (160.5) feet along lands of Chris Hepfer to an iron pin, thence South thirty-four (34 degrees) degrees two (02 minutes) minutes West two hundred sixty-one and one tenth (261.1) feet along Lot #2 to an iron pin, thence South one (01 degree) degree forty-two (42 minutes) minutes West one hundred eighty-eight and one tenth (188.1) feet along Lot #2 to an iron pin; thence, North eighty-three (83 degrees) degrees forty-one (41 minutes) minutes eighteen (18 seconds) seconds West one hundred ninety-five and twenty hundredths (195.20) feet along lands of Sarvis to an iron pin (found); thence, North twenty-three (23 degrees) degrees fifty-seven (57 minutes) minutes three (03 seconds) seconds East four hundred eighty-eight and forty hundredths (488.40) feet along lands of Madera to the place of beginning.

CONTAINING 1.53 acres, as shown on subdivision map prepared by William N. Green, PLS, dated July 8, 2002, and recorded in the Office of the Recorder of Deeds for Clearfield County to Instrument No. 200212582, Map File No. 24202-8.

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

BEING the same premises conveyed to

the Grantors herein by deed dated March 17, 2003, which deed is recorded in the Office of the Recorder of Deeds for Clearfield County to Instrument No. 200305485.

PARCEL IDENTIFICATION NO: F10-000-00212

CONTROL #: 125097198

TITLE TO SAID PREMISES IS VESTED IN Kimberly A. McDermott, an individual, by Deed from Chad M. McDermott and Kimberly A. McDermott, husband and wife, dated 12/10/2004, recorded 12/10/2004, in Deed Mortgage Inst# 200419850.

Being Premises 92 HEPFER LANE, GRAMPIAN, PA 16838.

Improvements consist of residential property.

Sold as the property of KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT

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 NOVEMBER 5, 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

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

IN THE COURT OF COMMON PLEAS  
OF CLEARFIELD COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.  
Plaintiff,  
v.

KIMBERLY A. HEPFER A/K/A KIMBERLY A.  
MCDERMOTT  
Defendant(s)

CLEARFIELD COUNTY  
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 06-1310-CD

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF CLEARFIELD )

SS:

I, DANIEL G. SCHMIEG, ESQUIRE, attorney for WELLS FARGO BANK, N.A. hereby verifies that on 8/21/07 a true and Correct copies of the Notice of Sheriff's Sale were served by certificate of mailing to the Recorded Lienholder(s) and any known interested party.

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

Date:

8/22/07

**IMPORTANT NOTICE:** This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

FILED NOCC.  
m/10:32 am  
AUG 24 2007 (UM)

William A. Shaw  
Prothonotary/Clerk of Courts

CQS

Name and  
Address  
of Sender

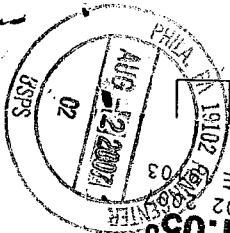
PHILAN HALLINAN & SCHMIEG  
One Penn Center at Suburban Station, Suite 1400  
1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814

Line	Article Number	Name of Addressee, Street, and Post Office Address	Post
1		TENANT/OCCUPANT 92 HEPFER LANE GRAMPIAN, PA 16838	
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			
5			
6			
7			
8			
9			
10			
11			
12		Re: KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT 139017 TEAM 4	
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.



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PHELAN HALLINAN & SCHMIEG  
Suite 1400  
1617 JFK Boulevard  
Philadelphia, PA 19103-1814  
215-563-7000  
Fax (215) 563-5534

CHRISTINE SCHOFFLER  
Legal Assistant, Ext. 1286

Representing Lenders in  
Pennsylvania and New Jersey

Office of the Prothonotary  
CLEARFIELD County Courthouse

Re: WELLS FARGO BANK, N.A. VS. KIMBERLY A. HEPFER A/K/A KIMBERLY A.  
MCDERMOTT and  
NO: 06-1310-CD

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129 with the necessary attachments regarding the above matter.

Please return a time-stamped copy of same in the enclosed self-addressed, stamped envelope.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

**\*\*\*Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.\*\*\***

**\*\*Property is listed for the October 5, 2007 Sheriff Sale.\*\***

**IMPORTANT NOTICE:** This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

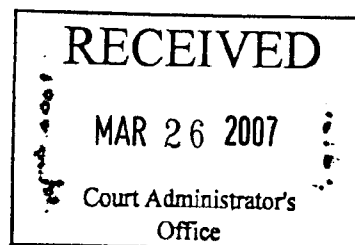
Very truly yours,

PHELAN HALLINAN & SCHMIEG

By:

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of CLEARFIELD County



PHELAN HALLINAN & SCHMIEG, LLP  
 BY: JENINE R. DAVEY, ESQUIRE  
 Identification No. 87077  
 One Penn Center at Suburban Station  
 1617 J.F.K. Blvd., Suite 1400  
 Philadelphia, PA 19103-1814  
 (215) 563-7000

Attorney for Plaintiff

Wells Fargo Bank, N.A. ,	:	
3476 Stateview Boulevard	:	Court of Common Pleas
Fort Mill, SC 29715	:	
	:	Civil Division
vs.	:	
	:	Clearfield County
Kimberly A. Hepfer	:	
a/k/a Kimberly A. McDermott	:	No. 06-1310-CD
92 Hepfer Lane	:	
Grampian, PA 16838	:	

**BRIEF IN SUPPORT OF PLAINTIFF'S**  
**MOTION TO SET ASIDE SHERIFF'S SALE AND STRIKE SHERIFF'S DEED**

An in rem judgment was entered in favor of Plaintiff in the above-referenced mortgage foreclosure action on September 29, 2006. Pursuant to a Writ of Execution issued on October 9, 2006 to enforce the aforementioned judgment, the mortgaged premises was sold to Plaintiff at the Clearfield County Sheriff's Sale held on February 2, 2007. Thereafter, the Sheriff of Clearfield County executed a deed to Wells Fargo Bank, N.A., which was recorded in the Office of the Recorder of Deeds of Clearfield County on February 13, 2007 in Instrument Number 200702415.

On or about February 19, 2007, Plaintiff advised its counsel to rescind the Sheriff's sale as the Defendant was approved for a short sale. Since Defendant will be paying the mortgage loan off, it is appropriate to set the Sheriff's sale aside and re-vest title in Defendant.

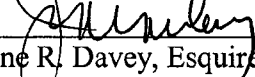


9

**WHEREFORE**, Plaintiff respectfully requests that this Honorable Court enter an Order setting aside the February 2, 2007 Sheriff's sale and directing the Office of the Recorder of Deeds of Clearfield County to strike the Sheriff's deed recorded on February 13, 2007 in Instrument Number 200702415.

Respectfully Submitted,  
PHELAN HALLINAN & SCHMIEG, LLP

DATE: 3/23/07

BY:   
Jenine R. Davey, Esquire  
Attorney for Plaintiff



1617 JFK Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
215-563-7000  
Fax: 215-563-4491  
Email: Jenine.Davey@fedphe.com

Jenine R. Davey, Esquire  
Litigation Department

Representing Lenders in  
Pennsylvania & New Jersey\*

March 23, 2007

Office of the Court Administrator  
Clearfield County Courthouse  
230 East Market Street, Suite 228  
Clearfield, PA 16830

**RE: Wells Fargo Bank, N.A. v. Kimberly A. Hepfer, et al.  
Clearfield County CCP, No. 06-1310-CD**

Dear Sir/Madam:

Enclosed please find Brief in Support of Plaintiff's Motion to Set Aside Sheriff's Sale and Strike Sheriff's Deed. Please file same and return a time-stamped copy of the first page of the Brief. Thank you for your anticipated cooperation.

Very truly yours,

  
Jenine R. Davey, Esquire

enclosures

cc: Kimberly A. Hepfer and a/k/a Kimberly A. McDermott  
Sheriff of Clearfield County

---

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

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 BANK, NA

Plaintiff,

v.

KIMBERLY A. HEPFER  
A/K/A KIMBERLY A. MCDERMOTT

Defendant(s).

:  
:  
: CLEARFIELD COUNTY  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 06-1310-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 **KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT** on **AUGUST 21, 2007** at **92 HEPFER LANE, GRAMPIAN, PA 16838** in accordance with the Order of Court dated **NOVEMBER 22, 2006**. The property was posted on **AUGUST 27, 2007**. Publication was advertised in **CLEARFIELD COUNTY LEGAL JOURNAL** on **AUGUST 24, 2007** & in **THE PROGRESS** on **SEPTEMBER 4, 2007**.


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

PHELAN HALLINAN & SCHMIEG, LLP

By:

  
DANIEL G. SCHMIEG, ESQUIRE

Dated: October 23, 2007

**FILED** *WAC*  
OCT 24 2007  
  
William A. Shaw  
Prothonotary/Clerk of Courts

7160 3901 9845 0729 0304

**TO:** KIMBERLY A. HEPFER A/K/A KIMBERLY  
A. MCDERMOTT  
92 HEPFER LANE  
GRAMPIAN, PA 16838

**SENDER:** TEAM 4 KAZ

**REFERENCE:** KIMBERLY A. HEPFER A/K/A

PS Form 3800, January 2005

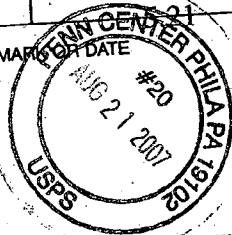
RETURN  
RECEIPT  
SERVICE

Postage	.41
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Return Receipt Fee	2.15
Restricted Delivery	0.00
Total Postage & Fees	5.21

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No Insurance Coverage Provided  
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POSTMARK



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

WELLS FARGO BANK, NA,  
Plaintiff

vs.

KIMBERLY A. HEPFER a/k/a  
KIMBERLY A. MCDERMOTT,  
Defendant

\*  
\*  
\*  
\*  
\*  
\*

NO. 06-1310-CD

ORDER

NOW, this 22<sup>nd</sup> day of November, 2006, upon consideration of Plaintiff's Motion for Service of Notice of Sale Pursuant to Special Order of Court, it is hereby ORDERED that Plaintiff may obtain service of the Notice of Sale on the above-captioned Defendant, **KIMBERLY A. HEPFER a/k/a KIMBERLY A. MCDERMOTT**, 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 92 Hepfer Lane, Grampian, PA 16838 and by posting the mortgaged premises known in this herein action as 92 Hepfer Lane, Grampian, Pa 16838.

Service by the aforementioned means is to be done by Plaintiff's attorney, who will file with the Prothonotary's Office an Affidavit of Service.

BY THE COURT,

/s/ Fredric J. Ammerman

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

FREDRIC J. AMMERMAN  
President Judge

NOV 28 2006

Attest.

*William L. Shaw*  
Prothonotary/  
Clerk of Courts

<b>PLAINTIFF</b>	<b>WELLS FARGO BANK, N.A.</b>	<b>CLEARFIELD County</b>
<b>DEFENDANT(S)</b>	<b>KIMBERLY A. HEPFER A/K/A KIMBERLY A.</b>	<b>No. 06-1310-CD</b>
<b>MCDERMOTT</b>		<b>Our File #: 139017</b>

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

**Sale Date: OCTOBER 5, 2007**

**SERVE AT:**

**92 HEPFER LANE  
GRAMPIAN, PA 16838**

Served and made known to KIMBERLY A. HEPFER, Defendant, on the 27<sup>th</sup> day of August  
2007, at 9:50 o'clock A.m., at 92 HEPFER LANE, GRAMPAN, PA 16838.

\_\_\_\_\_ 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.  
  X   Other: POSTED

I, \_\_\_\_\_, 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.

By: D.M. Ellis

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Marilyn A. Campbell, Notary Public  
City of Altoona, Blair County  
My Commission Expires Oct. 28, 2007  
Member, Pennsylvania Association of Notaries

**\*\*\*ATTEMPT SERVICE NLT THREE (3) TIMES\*\*\***

On the 5 day of June, 2001, at 1 o'clock p.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**


## PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :

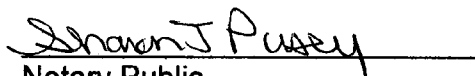
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COUNTY OF CLEARFIELD :

On this 24th day of August AD 2007, 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 August 24, 2007, Vol. 19, No. 34. 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  
Houtzdale, Clearfield County, PA  
My Commission Expires, April 7, 2011

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

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IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20619  
NO: 06-1310-CD

PLAINTIFF: WELLS FARGO BANK, N.A.

vs.

DEFENDANT: KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 7/11/2007

LEVY TAKEN 7/27/2007 @ 10:42 AM

POSTED 7/27/2007 @ 10:42 AM

SALE HELD

SOLD TO

SOLD FOR AMOUNT PLUS COSTS

WRIT RETURNED 1/28/2008

DATE DEED FILED **NOT SOLD**

**FILED**  
01/28/2008  
JAN 28 2008  
William A. Shaw  
Prothonotary/Clerk of Courts

DETAILS

8/22/2007 @ SERVED KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT

SERVED KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT, DEFENDANT, BY REG & CERT MAIL PER COURT ORDER TO 92 HEPFER LANE, GRAMPAN, PENNSYLVANIA FORWARDED TO 7 SWOOPE STREET, CURWENSVILLE, PENNSYLVANIA SIGNED FOR BY

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

@ SERVED

NOW, OCTOBER 3, 2007 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO CONTINUE THE SHERIFF SALE SCHEDULED FOR OCTOBER 5, 2007 TO DECEMBER 7, 2007.

@ SERVED

NOW, OCTOBER 30, 2007 RECEIVED A FAX LETTER TO STAY THE SHERIFF SALE SCHEDULED FOR DECEMBER 7, 2007. THE SUM OF \$72,971.04 WAS RECEIVED IN CONSIDERATION FOR THE STAY.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20619  
NO: 06-1310-CD

PLAINTIFF: WELLS FARGO BANK, N.A.

vs.

DEFENDANT: KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT

Execution REAL ESTATE

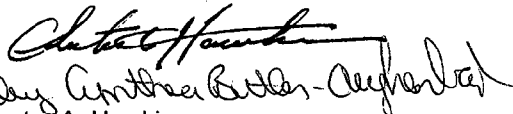
SHERIFF RETURN

---

SHERIFF HAWKINS \$1,652.76

SURCHARGE \$20.00 PAID BY ATTORNEY

So Answers,

  
Chester A. Hawkins  
Sheriff

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

WELLS FARGO BANK, N.A.

vs.

KIMBERLY A. HEPFER A/K/A  
KIMBERLY A. MCDERMOTT

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

No. .... Term 20

No. 06-1310-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: 92 HEPFER LANE, GRAMPIAN, PA 16838  
(See Legal Description attached)

Amount Due \$126,508.62

Interest from JULY 9, 2007 to Sale  
per diem \$20.80 \$-----

Total \$-----

Add'l Costs \$8,410.88

Prothonotary costs

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

Dated 7/11/07  
(SEAL)

139017

Received this writ this 11<sup>th</sup> day  
of July A.D. 2007  
At 3:00 A.M./P.M.

Charles A. Hawkins  
Sheriff Jay Cynthia Butler - Clearfield

No. 06-1310-CD..... Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.

vs.

KIMBERLY A. HEPFER A/K/A KIMBERLY A.  
MCDERMOTT

WRIT OF EXECUTION  
(Mortgage Foreclosure)

	Costs
Real Debt	\$126,508.62

Int. from JULY 9, 2007  
To Date of Sale (\$20.80 per diem)

Costs	_____
Prothy Pd.	<u>132.00</u>

Sheriff

*David H. Smith*

Attorney for Plaintiff(s)

Address: KIMBERLY A. HEPFER  
A/K/A KIMBERLY A. MCDERMOTT  
92 HEPFER LANE  
GRAMPIAN, PA 16838

**LEGAL DESCRIPTION**

ALL that certain piece or parcel of land situate in the Township of Penn, County of Clearfield, State of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at an iron pin (found) thence, South sixty-six (66 degrees) degrees forty-six (46 minutes) minutes twenty-three (23 seconds) seconds East one hundred sixty and five tenths (160.5) feet along lands of Chris Hepfer to an iron pin, thence South thirty-four (34 degrees) degrees two (02 minutes) minutes West two hundred sixty-one and one tenth (261.1) feet along Lot #2 to an iron pin, thence South one (01 degree) degree forty-two (42 minutes) minutes West one hundred eighty-eight and one tenth (188.1) feet along Lot #2 to an iron pin; thence, North eighty-three (83 degrees) degrees forty-one (41 minutes) minutes eighteen (18 seconds) seconds West one hundred ninety-five and twenty hundredths (195.20) feet along lands of Sarvis to an iron pin (found); thence, North twenty-three (23 degrees) degrees fifty-seven (57 minutes) minutes three (03 seconds) seconds East four hundred eighty-eight and forty hundredths (488.40) feet along lands of Madera to the place of beginning.

CONTAINING 1.53 acres, as shown on subdivision map prepared by William N. Green, PLS, dated July 8, 2002, and recorded in the Office of the Recorder of Deeds for Clearfield County to Instrument No. 200212582, Map File No. 24202-8.

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

BEING the same premises conveyed to the Grantors herein by deed dated March 17, 2003, which deed is recorded in the Office of the Recorder of Deeds for Clearfield County to Instrument No. 200305485.

**PARCEL IDENTIFICATION NO:** F10-000-00212      **CONTROL #:** 125097198

TITLE TO SAID PREMISES IS VESTED IN Kimberly A. McDermott, an individual, by Deed from Chad M. McDermott and Kimberly A. McDermott, husband and wife, dated 12/10/2004, recorded 12/10/2004, in Deed Mortgage Inst# 200419850.

Premises being: 92 HEPFER LANE  
GRAMPIAN, PA 16838

SEIZED, taken in execution to be sold as the property of KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT, at the suit of WELLS FARGO BANK, N.A. JUDGMENT NO. 06-1310-CD

**REAL ESTATE SALE  
SCHEDULE OF DISTRIBUTION**

NAME KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT

NO. 06-1310-CD

NOW, January 26, 2008, by virtue of the Writ of Execution hereunto attached, after having given due and legal notice of time and place of sale by publication in a newspaper published in this County and by handbills posted on the premises setting for the date, time and place of sale at the Court House in Clearfield on , I exposed the within described real estate of Kimberly A. Hepfer A/K/A Kimberly A. Mcdermott to public venue or outcry at which time and place I sold the same to he/she being the highest bidder, for the sum of and made the following appropriations, viz:

**SHERIFF COSTS:**

RDR	15.00
SERVICE	15.00
MILEAGE	
LEVY	15.00
MILEAGE	11.64
POSTING	15.00
CSDS	10.00
COMMISSION	0.00
POSTAGE	11.70
HANDBILLS	15.00
DISTRIBUTION	25.00
ADVERTISING	15.00
ADD'L SERVICE	
DEED	
ADD'L POSTING	
ADD'L MILEAGE	
ADD'L LEVY	
BID/SETTLEMENT AMOUNT	
RETURNS/DEPUTIZE	
COPIES	15.00
	5.00
BILLING/PHONE/FAX	5.00
CONTINUED SALES	20.00
MISCELLANEOUS	
<b>TOTAL SHERIFF COSTS</b>	<b>\$193.34</b>

**DEED COSTS:**

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

**PLAINTIFF COSTS, DEBT AND INTEREST:**

DEBT-AMOUNT DUE	126,508.62
INTEREST @ 20.8000	0.00
FROM TO	
PROTH SATISFACTION	
LATE CHARGES AND FEES	
COST OF SUIT-TO BE ADDED	
FORECLOSURE FEES	
ATTORNEY COMMISSION	
REFUND OF ADVANCE	
REFUND OF SURCHARGE	20.00
SATISFACTION FEE	
ESCROW DEFICIENCY	
PROPERTY INSPECTIONS	
INTEREST	
MISCELLANEOUS	8,410.88
<b>TOTAL DEBT AND INTEREST</b>	<b>\$134,939.50</b>

**COSTS:**

ADVERTISING	431.62
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
DUE	
LIEN SEARCH	100.00
ACKNOWLEDGEMENT	
DEED COSTS	0.00
SHERIFF COSTS	193.34
LEGAL JOURNAL COSTS	198.00
PROTHONOTARY	132.00
MORTGAGE SEARCH	40.00
MUNICIPAL LIEN	
<b>TOTAL COSTS</b>	<b>\$1,094.96</b>

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

CHESTER A. HAWKINS, Sheriff

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

WELLS FARGO BANK, NA,  
Plaintiff

vs.

KIMBERLY A. HEPFER a/k/a  
KIMBERLY A. MCDERMOTT,  
Defendant

NO. 06-1310-CD

ORDER

NOW, this 22<sup>nd</sup> day of November, 2006, upon consideration of Plaintiff's Motion for Service of Notice of Sale Pursuant to Special Order of Court, it is hereby ORDERED that Plaintiff may obtain service of the Notice of Sale on the above-captioned Defendant, KIMBERLY A. HEPFER a/k/a KIMBERLY A. MCDERMOTT, 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 92 Hepfer Lane, Grampian, PA 16838 and by posting the mortgaged premises known in this herein action as 92 Hepfer Lane, Grampian, Pa 16838.

Service by the aforementioned means is to be done by Plaintiff's attorney, who will file with the Prothonotary's Office an Affidavit of Service.

BY THE COURT,

/s/ Fredric J. Ammerman

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

FREDRIC J. AMMERMAN  
President Judge

NOV 28 2006

Attest.

*William A. Shaw*  
Prothonotary/  
Clerk of Courts


[Home](#) | [Help](#)

Track &amp; Confirm

## Track & Confirm

### Search Results

Label/Receipt Number: 7006 0810 0001 4507 2391  
Detailed Results:

- Delivered, August 22, 2007, 4:25 pm, CURWENSVILLE, PA 16833
- Notice Left, August 11, 2007, 10:00 am, CURWENSVILLE, PA 16833
- Forwarded, August 01, 2007, 11:12 am, GRAMPIAN, PA

[< Back](#)
[Return to USPS.com Home >](#)

### Track & Confirm

Enter Label/Receipt Number.

### Notification Options

#### 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:

KIMBERLY A. HEPPER A/K/A  
KIMBERLY A. MCDERMOTT  
92 HEPPER LANE  
GRAMPIAN, PA 16838

7 Suope ST

#### COMPLETE THIS SECTION ON DELIVERY

##### A. Signature

*[Signature]*

- ☐ Agent  
☐ Addressee

##### B. Received by (Printed Name)

Kimberly McDermott

##### 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 ☐ 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 2391

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

by email. [Go >](#)

### National & Premier Accounts

[Terms of Use](#) [Privacy Policy](#)

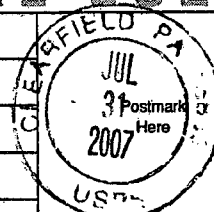
### CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

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

## OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.38



#### Sent To

Street, Apt. No.,  
or PO Box No.  
City, State, ZIP+4

KIMBERLY A. HEPPER A/K/A  
KIMBERLY A. MCDERMOTT  
92 HEPPER LANE  
GRAMPIAN, PA 16838



Law Offices  
**PHELAN HALLINAN & SCHMIEG, LLP**  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
**Christine.Schoffler@fedphe.com**

Christine Schoffler  
Judgment Department, Ext. 1286

Representing Lenders in  
Pennsylvania and New Jersey

October 3, 2007

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

**ATTENTION: CINDY (814) 765-5915**

**Re: WELLS FARGO BANK, N.A. v. KIMBERLY A. HEPFER A/K/A  
KIMBERLY A. MCDERMOTT  
No. 06-1310-CD  
92 HEPFER LANE, GRAMPIAN, PA 16838**

Dear Cindy:

Please postpone the Sheriff's Sale of the above referenced property which  
is scheduled for **OCTOBER 5, 2007**.

The property is to be relisted for the **DECEMBER 7, 2007** Sheriff's Sale.

Very truly yours,  
CQS  
Christine Schoffler

VIA TELECOPY (814) 765-5915

CC: **KIMBERLY A. HEPFER A/K/A KIMBERLY A.  
MCDERMOTT  
92 HEPFER LANE  
GRAMPIAN, PA 16838**

Law Offices

**PHELAN HALLINAN & SCHMIEG, LLP**

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

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MCDERMOTT  
92 HEPFER LANE  
GRAMPIAN, PA 16838**