

06-1310-CD

Wells Fargo Bank vs Kimberly Hepfer al

2006-1310-CD

Wells Fargo vs Kimberly Hepfer

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

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

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

NO. 06-1310-CD

CLEARFIELD COUNTY

FILED *1/18/06 Atty
M/11:20 am Nucc
AUG 16 2006 ICC Shfp*

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

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. Meholic, Court Administrator
Clearfield County Courthouse
2nd and Market Streets
Clearfield, PA 16830
814-765-2641 x 5982

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

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

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

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

1. Plaintiff is

WELLS FARGO 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>
TOTAL	\$ 125,704.30

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

*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
01212006
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,

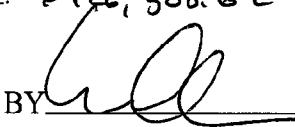
*Chester A. Hawkins
by Marilyn Hays*
Chester A. Hawkins
Sheriff

(Rule of Civil Procedure No. 236 - Revised

IN THE COURT OF COMMON PLEAS
CLEARFIELD PENNSYLVANIA

WELLS FARGO BANK, N.A. :
3476 STATEVIEW BOULEVARD :
FORT MILL, SC 29715 : **CLEARFIELD COUNTY**
Plaintiff, : **COURT OF COMMON PLEAS**
v. : **CIVIL DIVISION**
: :
KIMBERLY A. HEPFER A/K/A KIMBERLY : **NO. 06-1310-CD**
A. MCDERMOTT :
92 HEPFER LANE :
GRAMPIAN, PA 16838 :
Defendant(s). :
:

Notice is given that a Judgment in the above captioned matter has been entered against you
on SEPTEMBER 29, 2006 *8136, 508.62*

BY  DEPUTY

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

Daniel G. Schmieg

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.

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

Attorney for Plaintiff

Plaintiffs

Y.

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

**CLEARFIELD COUNTY
COURT OF COMMON PLEAS**

CIVIL DIVISION

NO. 06-1310-CD

Defendant(s):

1

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

FILED

SEP 29 2006

11/2/30/2
William A. Shaw
Administrator/Clark of Court

Prothonotary/Clerk of Courts

Notice to Dea-

CONFIDENTIAL COPY

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	\$ 126,508.62

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.

Denis M. Johnson

DANIEL G. SCHMIEG, ESQUIRE

Attorney for Plaintiff

DAMAGES ARE HEREBY ASSESSED AS INDICATED.

DATE: 9-29-08

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. : COURT OF COMMON PLEAS
Plaintiff : CIVIL DIVISION
Vs. : CLEARFIELD COUNTY
KIMBERLY A. HEPFER A/K/A KIMBERLY A. : NO. 06-1310-CD
MCDERMOTT
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

PHELAN HALLINAN & SCHMIEG

By: DANIEL G. SCHMIEG

Identification No. 62205 ATTORNEY FOR PLAINTIFF

Suite 1400

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(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
:
:
:
:
:

VERIFICATION OF NON-MILITARY SERVICE

DANIEL G. SCHMIEG, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

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

(b) that defendant **KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT** is over 18 years of age and resides at **92 HEPFER LANE, GRAMPIAN, PA 16838**.

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


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 Melching
Attorney for the Plaintiff(s)

Note: Please attach description of Property.

139017

FILED 1000le Writs
M 11/3/06 w/prop.
OCT 09 2006 descr. to Shff

William A. Shaw
Prothonotary/Clerk of Courts

Atty pd. 20.00

(6K)

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

PRAECLP 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	:	CLEARFIELD COUNTY
	:	COURT OF COMMON PLEAS
Plaintiff,	:	
v.	:	CIVIL DIVISION
KIMBERLY A. HEPFER A/K/A KIMBERLY	:	NO. 06-1310-CD
A. MCDERMOTT	:	
92 HEPFER LANE	:	
GRAMPIAN, PA 16838	:	
Defendant(s).	:	
	:	

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 Praeclipe 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
 DANIEL G. SCHMIEG, ESQUIRE
 Attorney for Plaintiff

WELLS FARGO BANK, N.A.	:	
3476 STATEVIEW BOULEVARD	:	
FORT MILL, SC 29715	:	CLEARFIELD COUNTY
	:	COURT OF COMMON PLEAS
Plaintiff,	:	
v.	:	CIVIL DIVISION
KIMBERLY A. HEPFER A/K/A KIMBERLY	:	NO. 06-1310-CD
A. MCDERMOTT	:	
92 HEPFER LANE	:	
GRAMPIAN, PA 16838	:	
Defendant(s).	:	
	:	

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 Praeclipe 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.)

**DOMESTIC
RELATIONS
CLEARFIELD** **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
DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG

By: DANIEL G. SCHMIEG

Identification No. 62205

Suite 1400

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A.

3476 STATEVIEW BOULEVARD

FORT MILL, SC 29715

Plaintiff,

v.

KIMBERLY A. HEPFER A/K/A KIMBERLY

A. MCDERMOTT

92 HEPPER 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

CC.

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

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

Dated 10/9/06
(SEAL)

No. 06-1310-CD Term 2005 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	
Prothry Pd.	<u>125.00</u>
Sheriff	

Denied a Lien
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

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

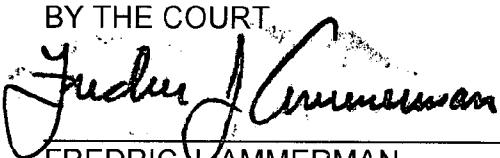
*
*
* NO. 06-1310-CD
*
*
*

ORDER

NOW, this 22nd 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

11:40 AM

William A. Shaw
Prothonotary/Clerk of Courts

3 CCR to ATT

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

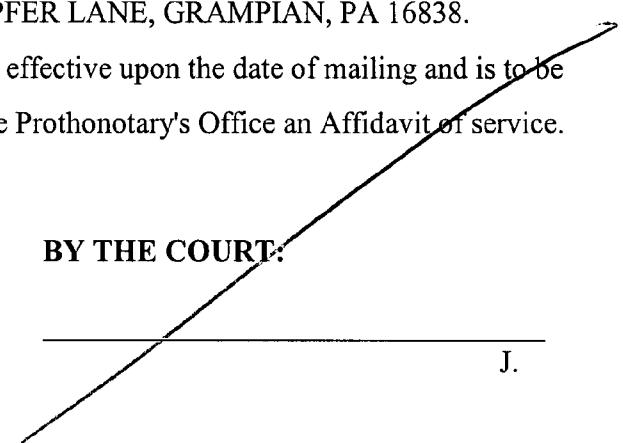
WELLS FARGO BANK, NA :
: Plaintiff : CIVIL DIVISION
v. : : NO. 06-1310-CD
: :
KIMBERLY A. HEPFER :
A/K/A KIMBERLY A. MCDERMOTT :
: :
: :
Defendant :
: :
: :

ORDER

AND NOW, this ____ day of _____, 2006, upon consideration of Plaintiff's Motion for Service of Notice of Sale Pursuant to Special Order of Court and the Affidavit of Good Faith Investigation attached thereto, 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 mailing a true and correct copy of the Notice of Sale by certified mail and regular mail to 92 HEPFER LANE, GRAMPIAN, PA 16838.

Service of the aforementioned mailings is effective upon the date of mailing and is to be done by Plaintiff's attorney, who will file with the Prothonotary's Office an Affidavit of service.

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

	:	CLEARFIELD COUNTY
Plaintiff	:	COURT OF COMMON PLEAS
v.	:	CIVIL DIVISION
KIMBERLY A. HEPFER	:	NO. 06-1310-CD
A/K/A KIMBERLY A. MCDERMOTT	:	
	:	
Defendant	:	
	:	
	:	

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

FILED ^{1cc}
M 11/24/06 Atty
NOV 22 2006 Schmieg
GD
William A. Shaw
Prothonotary/Clerk of Courts

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:

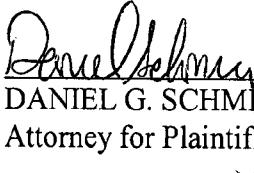
1. A Sheriff's Sale of the mortgaged property involved herein has been scheduled for **JANUARY 5, 2007**.
2. Pennsylvania Rule of Civil Procedure (Pa.R.C.P.) 3129.2 requires that the Defendant be served with a notification of Sheriff's Sale at least thirty (30) days prior to the scheduled sale date.

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, GRAMPLAN, 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 statements 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 9th 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

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

Please serve upon: **KIMBERLY A. HEPFER A/K/A KIMBERLY A.** Type of Action
MCDERMOTT - Notice of Sheriff's Sale

SERVE AT: **92 HEPFER LANE** Sale Date: **1/5/07**
GRAMPIAN, PA 16838

SERVED

Served and made known to _____, Defendant, on the _____ day of _____, 200____, at _____, o'clock _____, 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 12th 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 door

Sworn to and subscribed
before me this 13th day
of November, 2006

Notary:

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

By: Thomas Holmberg

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
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

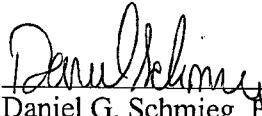
WELLS FARGO BANK, NA

	:	CLEARFIELD COUNTY
Plaintiff	:	COURT OF COMMON PLEAS
v.	:	CIVIL DIVISION
KIMBERLY A. HEPFER	:	
A/K/A KIMBERLY A. MCDERMOTT	:	NO. 06-1310-CD
	:	
Defendant	:	
	:	
	:	

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 *No cc*
M 110:37 AM
JAN 03 2007
WPS

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 G. Schmieg

DANIEL SCHMIEG, ESQUIRE
Attorney for Plaintiff

January 2, 2007

CQS

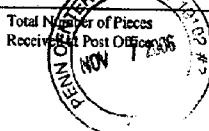
Name and
Address
of Sender



PHELAN 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: KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT TEAM 4	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 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 Manual R900, S913 and S921 for limitations of coverage.

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 Schmieg
DANIEL G. SCHMIEG, ESQUIRE

Dated: January 24, 2007

FILED
M 11/21/07
JAN 25 2007
NO. 06-1310-CD

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

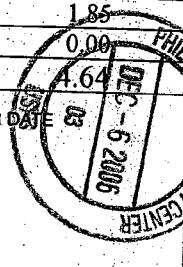
RETURN	Postage	39
RECEIPT	Certified Fee	2.40
SERVICE	Return Receipt Fee	1.85
	Restricted Delivery	0.00
	Total Postage & Fees	4.64

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 22nd 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. Brown
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
WELLSFARGOBANK,
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 five 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
My Commission Expires
October 31, 2007

COMMONWEALTH OF PENNSYLVANIA

Notary 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 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 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

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.

Baile

Gary A. Knaresboro, Esquire
Editor

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

Sharon J. Pusey
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 situated 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.

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

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 or 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

01/14/07
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

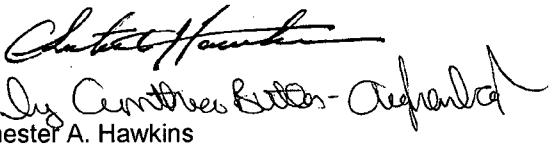
SHERIFF HAWKINS \$238.50

SURCHARGE \$20.00 PAID BY ATTORNEY

Sworn to Before Me This

____ Day of _____ 2007

So Answers,


by Courtney Bitter-Arendall
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 1,250.00

Will Ellingson

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

Dated 10/9/06
(SEAL)

Received October 9, 2006 @ 11:45 a.m.

Chester A. Hauflein

by Cynthia Butler-Chegashaway

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.	<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

**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	
TOTAL SHERIFF COSTS	\$238.50

DEED COSTS:

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

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	
TOTAL DEBT AND INTEREST	\$129,170.22
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	
TOTAL COSTS	\$1,152.00

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 Station1617 John F. Kennedy BoulevardSuite 1400Philadelphia, PA 19103-1814Christine.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. HEFFER 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 JANUARY 5, 2007.

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

Very truly yours,
CCS
Christine Schoffler

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A. , : Court of Common Pleas
3476 Stateview Boulevard :
Fort Mill, SC 29715 : Civil Division
vs. :
Kimberly A. Hepfer : Clearfield County
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 9th day of May, 2007, at 10:30 A.M. in Courtroom No. 1, Clearfield County Courthouse, Clearfield, PA.

BY THE COURT



FILED
1cc
04/23/2007 Atty Davey
APR 03 2007
GP

William A. Shaw
Prothonotary/Clerk of Courts

DATE: 4/3/07

You are responsible for serving all appropriate parties.

The Probationary'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
Probationary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A. , : Court of Common Pleas
3476 Stateview Boulevard :
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 :

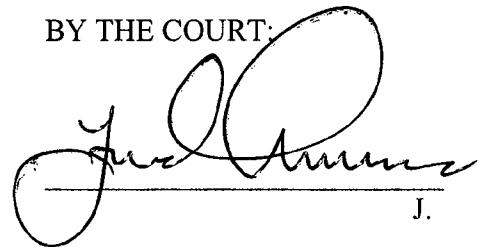
ORDER

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 2cc
03/17/07 Atty Lhota
MAY 09 2007 (will serve)
William A. Shaw
Prothonotary/Clerk of Courts (GK)

FILED *No*
m 110-2741 CC
MAR 26 2007 *6K*

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.

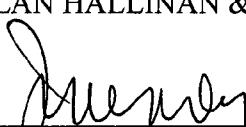
4. On or about February 19, 2007, Plaintiff advised its counsel to rescind the Sheriff's sale as the Defendant was approved for a short sale.

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

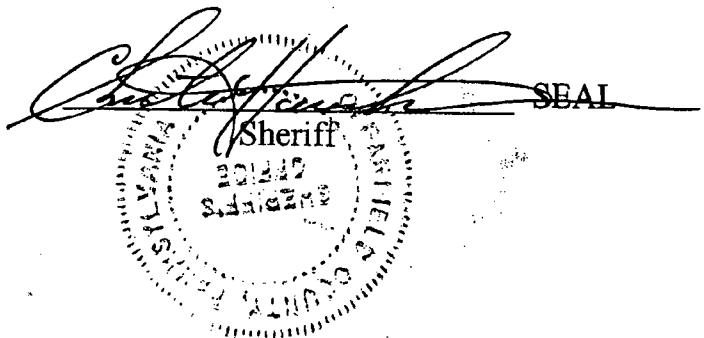
Now, February 13, 2007 the same having been sold by me to the said grantee on February 02, 2007 after due advertisement according to law, under and by virtue of writ of execution issued on October 09, 2006 out of the Court of Common Pleas of said County of Clearfield as of case number 06-1310-CD at the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

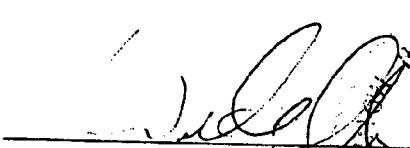


A handwritten signature of "Sheriff S. Dale Zane" is written over a circular official seal. The seal contains the text "SHERIFF" at the top, "201212" in the center, and "S. DALE ZANE" at the bottom. The entire signature and seal are enclosed in a decorative, multi-layered oval border.

State of Pennsylvania
County of Clearfield

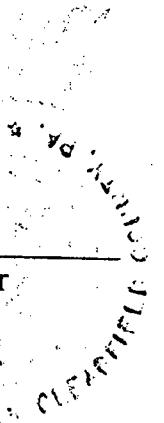
On February 13, 2007 before me a Prothonotary, the undersigned officer personally appeared, **Chester A. Hawkins**, High Sheriff of the State of Pennsylvania known to me, (or satisfactory proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the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

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



Prothonotary, Title of Officer

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



CERTIFICATE OF RESIDENCE

"I hereby Certify that the percise 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

S H E R I F F D E E D

Dated February 13, 2007

For \$1.00 + COSTS

Sold as the property of

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

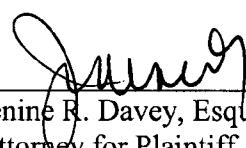
Sold on 06-1310-CD

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	:	

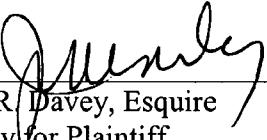
CERTIFICATION OF SERVICE

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	:	

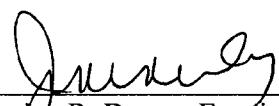
CERTIFICATION OF SERVICE

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 NO cc
MAY 12 2007
APR 13 2007
JS

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

Daniel M. Sny
133.00
Prothonotary costs
Attorney for the Plaintiff(s)

Note: Please attach description of Property.

139017

FILED
M 10:56 AM 20.00
JUL 11 2007
1CC&6wnts
William A. Shaw w/prop descr
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

**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**

**CLEARFIELD COUNTY
COURT OF COMMON PLEAS**

CIVIL DIVISION

NO. 06-1310-CD

Defendant(s).

**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 Praeclipe 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

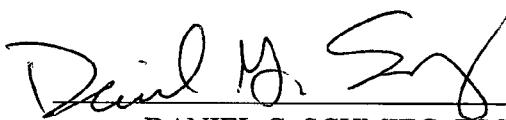
2. Name and address of Defendant(s) in the judgment:

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.

JULY 9, 2007

Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

WELLS FARGO BANK, N.A.	:	
3476 STATEVIEW BOULEVARD	:	
FORT MILL, SC 29715	:	CLEARFIELD COUNTY
	:	COURT OF COMMON PLEAS
Plaintiff,	:	
v.	:	CIVIL DIVISION
	:	
KIMBERLY A. HEPFER	:	NO. 06-1310-CD
A/K/A KIMBERLY A. MCDERMOTT	:	
92 HEPFER LANE	:	
GRAMPIAN, PA 16838	:	
Defendant(s).	:	
	:	

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 Praeclipe 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	

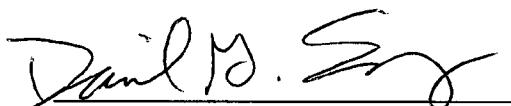
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:

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

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

COPY

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

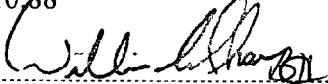
TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA:

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

132.00 Prothonotary costs


(Clerk) Office of the Prothonotary, 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 Dawn H. S.
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:

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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

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 sched-
uled 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 particu-
larly bounded and described as fol-
lows:

BEGINNING at an iron pin (found)
thence, South sixty-six (66 de-
grees) degrees forty-six (46 min-
utes) minutes twenty-three (23
seconds) seconds East one hun-
dred 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 min-
utes) minutes West two hundred
sixty-one and one tenth (261.1)
feet along Lot #2 to an iron pin,
thence South one (01 degree) de-
gree forty-two (42 minutes) min-
utes 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) de-
grees fifty-seven (57 minutes) min-
utes 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 pre-
pared by William N. Green, PLS, da-
ted 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 con-
veyed to the Grantors herein by
deed dated March 17, 2003,
which deed is recorded in the Of-
fice 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 KIM-
BERLY A. HEPFER, A/K/A KIM-
BERLY A. MCDERMOTT

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

TERMS: The purchaser will be re-
quired 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 Sher-
iff at the next Court of Common
Pleas for Clearfield County, con-
veying to the purchase all the right,
title, interest and claim which said
defendant has in and to said proper-
ty 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 Sher-
iff on NOVEMBER 5, 2007, dis-
tribution will be made in accordance
with the schedule unless exceptions
are filed within ten days there-
to.

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.

Margaret E. Krebs

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

Cheryl J. Robison COMMONWEALTH OF PENNSYLVANIA
Notary Public Clearfield, Pa. Notarial Seal
My Commission Expires Cheryl J. Robison, Notary Public
October 31, 2007 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 hundredth (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 Ho. 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# 20000772.

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
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 No. 6
m 10:32 am
AUG 24 2007 *WS*

William A. Shaw
Prothonotary/Clerk of Courts

Name and
Address
of Sender

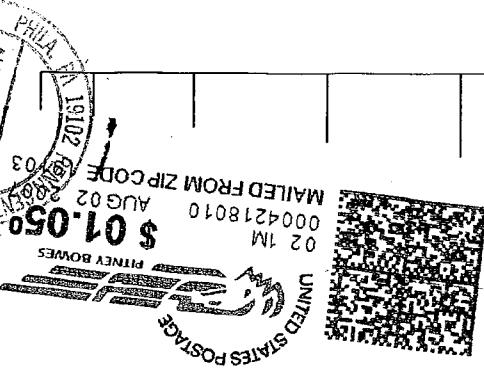
COS
PHELAN HALLINAN & SCHMIEG
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814



COS

Line	Article Number	Name of Addressee, Street, and Post Office Address	Po.
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	<i>KYL</i>	<i>TEAM 4</i>	<i>Re: KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT 139017</i>
Total Number of Pieces Listed by Sender		Postmaster, Per (Name of Receiving Employee)	
		Total Number of Pieces Received at Post Office	

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



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, \$913 and \$921 for limitations of coverage.

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,

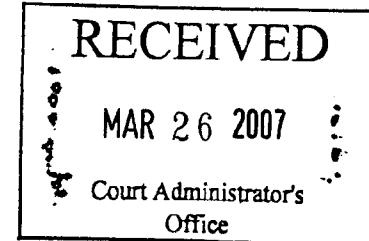
PHELAN HALLINAN & SCHMIEG

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. ,	:	Court of Common Pleas
3476 Stateview Boulevard	:	
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

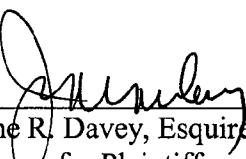
An in rem judgment was entered in favor of Plaintiff in the above-referenced mortgage foreclosure action on September 29, 2006. Pursuant to a Writ of Execution issued on October 9, 2006 to enforce the aforementioned judgment, the mortgaged premises was sold to Plaintiff at the Clearfield County Sheriff's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

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



PHELAN
HALLINAN
SCHMIEG

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
DANIEL G. SCHMIEG, ESQUIRE

Dated: October 23, 2007

FILED
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
	Certified Fee	2.65
	Return Receipt Fee	2.15
	Restricted Delivery	0.00
	Total Postage & Fees	5.21

US Postal Service
**Receipt for
Certified Mail**
No Insurance Coverage Provided
Do Not Use for International Mail



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

WELLS FARGO BANK, NA
Plaintiff

vs.

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

NO. 06-1310-CD

ORDER

NOW, this 22nd 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. Bane
Prothonotary/
Clerk of Courts

AFFIDAVIT OF SERVICE

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

Please serve upon: **KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT** **Type of Action** **- Notice of Sheriff's Sale**

PLEASE POST PREMISES WITH NOTICE OF SALE PER COURT ORDER **Sale Date: OCTOBER 5, 2007**

PERIOD
ORDER

**ORDER
SERVE AT: 92 HEPFER LANE
GRAMPIAN, PA 16838**

SERVED

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

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.

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

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.

Sworn to and subscribed
before me this 27th day
of August, 2007
Notary:

By: D.M. ELLIS

Marilyn A. Campbell
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

NOT SERVED

NOT SERVED
ATTEMPT SERVICE NLT THREE (3) TIMES

On the 12 day of July, 2012, at 10:30 o'clock a.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 .

By:

Notary:
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 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.

Sharon J. Pusey
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

THE JOURNAL OF THE AMERICAN
PHOTOGRAPHIC SOCIETY.

Vol. 12, No. 12, December, 1905.

THE AMERICAN PHOTOGRAPHIC SOCIETY.

THE JOURNAL OF THE AMERICAN PHOTOGRAPHIC SOCIETY
is published monthly, except in August, September, October, November, and December, when it is published bi-monthly, by the American Photographic Society, 1000 Broadway, New York, N. Y. The Society is a non-profit organization, and its object is to promote the study and practice of photography, and to further the interests of the photographic art. The Society is composed of men and women who are interested in photography, and who are willing to work for the promotion of the photographic art. The Society is open to all who are interested in photography, and who are willing to work for the promotion of the photographic art.

THE JOURNAL OF THE AMERICAN
PHOTOGRAPHIC SOCIETY.

THE JOURNAL OF THE AMERICAN PHOTOGRAPHIC SOCIETY.

THE JOURNAL OF THE AMERICAN
PHOTOGRAPHIC SOCIETY.

THE JOURNAL OF THE AMERICAN
PHOTOGRAPHIC SOCIETY.

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
07/16/07
JAN 28 2008
LAW
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, GRAMPIAN, PENNSYLVANIA FORWARDED TO 7 SWOOP 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
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	\$----- 132.00 Prothonotary costs
Add'l Costs	\$8,410.88

Willie L. Thompson
.....
(Clerk) Office of the Prothonotary, Common Pleas Court
of CLEARFIELD County, Penna.

Dated 7/11/07
(SEAL)

139017

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

Chesler A. Hawkins
Sheriff by Cynthia Butch - Deafendorf

No. 06-1310-CD Term 2005 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 item)

Costs

Protho Pd. 132.00

Sheriff



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	
TOTAL SHERIFF COSTS	\$193.34

DEED COSTS:

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

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
TOTAL DEBT AND INTEREST	\$134,939.50

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	
TOTAL COSTS	\$1,094.96

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 22nd 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. Ammerman
Prothonotary/
Clerk of Courts


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Track & Confirm

Search Results

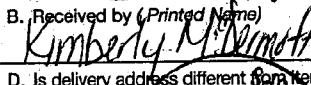
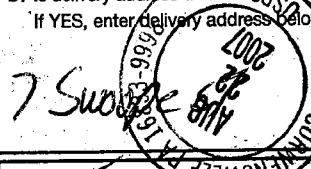
Label/Receipt Number: 7006 0810 0001 4507 2391

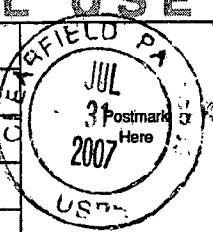
Detailed Results:

- 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

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[Track & Confirm](#)

Enter Label/Receipt Number.

SENDER: COMPLETE THIS SECTION <ul style="list-style-type: none"> 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. 		COMPLETE THIS SECTION ON DELIVERY <p>A. Signature  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)  <input type="checkbox"/> C. Date of Delivery </p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below: <i>7 Swoope St</i></p> <p>7 Swoope St CURWENSVILLE, PA 16833</p> <p>3. Service type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>1. Article Addressed to:</p> <p>KIMBERLY A. HEPFER A/K/A KIMBERLY A. MCDERMOTT 92 HEPFER LANE GRAMPIAN, PA 16838</p> <p><i>7 Swoope St</i></p>		<p>by email. Go ></p> <p>National & Premier Accounts</p> <p>d. Terms of Use Privacy Policy</p>
<p>2. Article Number (Transfer from service label)</p> <p>7006 0810 0001 4507 2391</p>		<p>102595-02-M-1540</p>
<p>PS Form 3811, February 2004</p>		
<p>Domestic Return Receipt</p>		

<p>7006 0810 0001 4507 2391</p> <p>CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)</p> <p>For delivery information visit our website at www.usps.com</p> <p>OFFICIAL USE</p>	
<p>Postage \$ <input type="text"/></p> <p>Certified Fee <input type="text"/></p> <p>Return Receipt Fee (Endorsement Required) <input type="text"/></p> <p>Restricted Delivery Fee (Endorsement Required) <input type="text"/></p> <p>Total Postage & Fees \$ 5.38</p>	<p></p>
<p>Sent To</p> <p>Street, Apt. No.; or P.O. Box No. <input type="text"/></p> <p>City, State, ZIP+4 <input type="text"/></p> <p>KIMBERLY A. HEPFER A/K/A <input type="text"/> KIMBERLY A. MCDERMOTT <input type="text"/> 92 HEPFER LANE <input type="text"/> GRAMPIAN, PA 16838 <input type="text"/></p>	

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
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MCDERMOTT
92 HEPFER LANE
GRAMPIAN, PA 16838**