

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

140125

ATTORNEY FOR PLAINTIFF

CITICORP TRUST BANK, FSB, F/K/A
TRAVELERS BANK & TRUST, FSB
1111 NORTHPOINT DRIVE
BUILDING 4, SUITE 100
COPPELL, TX 75019

Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

NO. *06-1481CD*

CLEARFIELD COUNTY

v.

REBECCA A. VAUX
95 ESTEP LANE
OSCEOLA MILLS, PA 16666

Defendant

CIVIL ACTION - LAW
COMPLAINT IN MORTGAGE FORECLOSURE

NOTICE

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

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

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

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

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

FILED *2cc sh ff*
SEP 11 24 PM
SEP 12 2006 *Any pd.*
85.00
William A. Shaw
Prothonotary/Clerk of Courts

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

CITICORP TRUST BANK, FSB, F/K/A
TRAVELERS BANK & TRUST, FSB
1111 NORTHPOINT DRIVE
BUILDING 4, SUITE 100
COPPELL, TX 75019

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

REBECCA A. VAUX
95 ESTEP LANE
OSCEOLA MILLS, PA 16666

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

3. On 08/07/1998 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 Book: 1958, Page: 225.
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 04/27/2006 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	\$37,168.59
Interest	2,056.66
03/27/2006 through 09/08/2006 (Per Diem \$12.39)	
Attorney's Fees	1,250.00
Cumulative Late Charges	342.46
08/12/1998 to 09/08/2006	
Cost of Suit and Title Search	<u>\$ 550.00</u>
Subtotal	\$ 41,367.71
Escrow	
Credit	0.00
Deficit	3,514.12
Subtotal	<u>\$ 3,514.12</u>
TOTAL	\$ 44,881.83

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 91 of 1983 because the mortgage premises is not the principal residence of Defendant(s).
10. By virtue of the death of CHARLES J. VAUX on 03/31/1995, REBECCA A. VAUX became sole owner of the mortgaged premises as surviving tenant by the entireties.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$ 44,881.83, together with interest from 09/08/2006 at the rate of \$12.39 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: _____

Francis S. Hallinan
/s/Francis S. Hallinan

LAWRENCE T. PHELAN, ESQUIRE

FRANCIS S. HALLINAN, ESQUIRE

Attorneys for Plaintiff

LEGAL DESCRIPTION

All those two (2) certain pieces, parcels, tracts or lots of land situate in Decatur Township, Clearfield County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Northern side of State Highway Route No. 17056, leading from Osceola Mills to Center, and/or Drane, which point is also the Southeasterly corner of lot of Samuel Showers and also the Southwesterly corner of Lot No. One (1) herein described; thence North fifty-five (55 degrees) degrees, thirty-six (36 minutes) minutes East along the eastern boundary line of the aforesaid Samuel Showers lot and the lot formerly of William Burton, now Jack Webster, a distance of one hundred twenty-seven and fifteen hundredths (127.15 feet) feet to a point on the eastern boundary line of the land of said Jack Webster and which point is also the southern boundary or side of a certain Alley; thence South thirty-two (32 degrees) degrees, forty-five (45 minutes) minutes East along the southern side of said alley a distance of one hundred thirty-five and fifty-six one-hundredths (135.56 feet) feet to a point on the southern side of said alley, and which point is also the Northwesterly corner of Lot No. 3; thence South fifty-seven (57 degrees) degrees fifteen (15 minutes) minutes West along the western boundary line of lot No. 3, or the land of George Brocail, et ux., a distance of one hundred twenty-seven and ten hundredths (127.10 feet) feet to a point on the northern side or boundary of the aforesaid Highway Route No. 17056, which point is also the Southwesterly corner of said Lot No. 3; thence North thirty-two (32 degrees) degrees, forty-five (45 minutes) minutes West along the northern side or boundary of said State Highway Route No. 17056, a distance of one hundred thirty-one and ninety one-hundredths (131.90 feet) feet to a point and the place of beginning. Being known as Lots Nos. one (1) and two (2) in the plan of lots laid out and surveyed on August 16, 1954 by Bernard Lucas Associates, Engineers.

A map wherein the above described Lots Nos. one (1) and two (2) are circumscribed in red, is hereunto attached and same is thereby made an integral part hereof.

BEING a part or portion of the same premises which by their deed dated July 17, 1969 Robert L. Estep and Annie M. Estep, his wife, granted and conveyed unto Robert W. Reams and Keturah M. Reams, his wife, the Grantors hereinabove first named; said deed being recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania, on December 9, 1969 in Deed Book Volume 556 at Page 468 thereof.

PROPERTY BEING: RR 1 BOX 537C

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.

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: 9/8/04

FILED

SEP 12 2006

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 101920
NO: 06-1481-CD
SERVICE # 1 OF 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: CITICORP TRUST BANK, FSB
vs.
DEFENDANT: REBECCA A. VAUX

SHERIFF RETURN

NOW, September 19, 2006 AT 2:40 PM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON REBECCA A. VAUX DEFENDANT AT SHERIFF'S OFFICE, 1 N. 2ND ST, SUITE 116, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO REBECCA A. VAUX, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: HAWKINS /

FILED
NOV 13 2006
0/2:30
William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 101920
NO: 06-1481-CD
SERVICE # 2 OF 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: CITICORP TRUST BANK, FSB
vs.
DEFENDANT: REBECCA A. VAUX

SHERIFF RETURN

NOW, September 19, 2006 AT 2:35 PM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON REBECCA A. VAUX DEFENDANT AT SHERIFF'S OFFICE, 1 N. 2ND ST., SUITE 116, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO REBECCA A. VAUX, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: HAWKINS /

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 101920
NO: 06-1481-CD
SERVICES 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: CITICORP TRUST BANK, FSB
vs.
DEFENDANT: REBECCA A. VAUX

SHERIFF RETURN

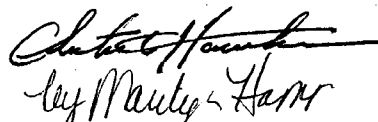
RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	PHELAN	533985	20.00
SHERIFF HAWKINS	PHELAN	533985	42.80

Sworn to Before Me This

_____ Day of _____ 2006

So Answers,



Chester A. Hawkins
Sheriff

William A. Shaw
Prothonotary/Clerk of Courts

NOV 13 2006

FILED

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

CITICORP TRUST BANK, FSB, F/K/A
TRAVELERS BANK & TRUST, FSB

Plaintiff

No.: 06-1481-CD

vs.

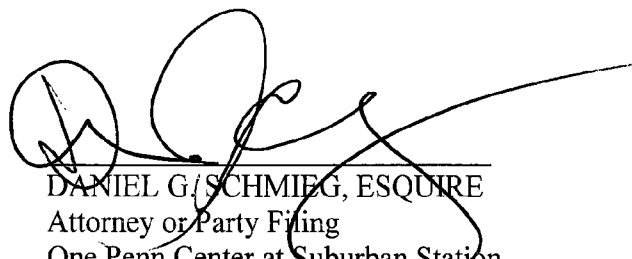
REBECCA A. VAUX

Defendant(s)

Notice is given that a Judgment in the above captioned matter has been entered
against you on November 28, 2006.

By: William H. Schmiege DEPUTY

If you have any questions concerning this matter please contact:


DANIEL G. SCHMIEGE, ESQUIRE
Attorney or Party Filing
One Penn Center at Suburban Station
1617 John F. Kennedy Blvd., Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

PHELAN HALLINAN 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

CITICORP TRUST BANK, FSB, F/K/A TRAVELERS : COURT OF COMMON PLEAS

BANK & TRUST, FSB

Plaintiff

: CIVIL DIVISION

Vs.

: CLEARFIELD COUNTY

REBECCA A. VAUX

: NO. 06-1481-CD

Defendants

TO: REBECCA A. VAUX

RR1 BOX 527C

OSCEOLA MILLS, PA 16666

FILE COPY

DATE OF NOTICE: OCTOBER 18, 2006

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT THE INDEBTEDNESS REFERRED TO HEREIN, AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY AS ENFORCEMENT OF LIEN AGAINST PROPERTY.

IMPORTANT NOTICE

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

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

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

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

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

FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

PHILAN HALLINAN & SCHMIEG
By: DANIEL G. SCHMIEG, ESQUIRE
IDENTIFICATION NO. 62205
ONE PENN CENTER AT SUBURBAN STATION
1617 JOHN F. KENNEDY BLVD., SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION

CITICORP TRUST BANK, FSB, F/K/A
TRAVELERS BANK & TRUST, FSB

CLEARFIELD COUNTY

No.: 06-1481-CD

vs.

REBECCA A. VAUX

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, REBECCA A. VAUX, is over 18 years of age, and resides at RR1 BOX 537C, OSCEOLA MILLS, PA 16666 .

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

FILED

NOV 28 2006

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

CITICORP TRUST BANK, FSB, F/K/A
TRAVELERS BANK & TRUST, FSB

Plaintiff

No.: 06-1481-CD

vs.

REBECCA A. VAUX

Defendant(s)

Notice is given that a Judgment in the above captioned matter has been entered
against you on November 28, 2006.

By: Will. [Signature] DEPUTY

If you have any questions concerning this matter please contact:

[Signature]
DANIEL G. SCHMIEG, ESQUIRE
Attorney or Party Filing
One Penn Center at Suburban Station
1617 John F. Kennedy Blvd., Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

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

Citicorp Trust Bank, FSB
Travelers Bank & Trust, FSB
Plaintiff(s)

No.: 2006-01481-CD

Real Debt: \$45,600.45

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Rebecca A. Vaux
Defendant(s)

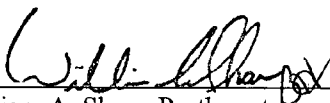
Entry: \$20.00

Instrument: In Rem Judgment

Date of Entry: November 28, 2006

Expires: November 28, 2011

Certified from the record this 28th day of November, 2006.



William A. Shaw, Prothonotary

SIGN BELOW FOR SATISFACTION

Received on _____, _____, of defendant full satisfaction of this Judgment,
Debt, Interest and Costs and Prothonotary is authorized to enter Satisfaction on the same.

Plaintiff/Attorney

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

**CITICORP TRUST BANK, FSB, F/K/A
TRAVELERS BANK & TRUST, FSB**

vs.

REBECCA A. VAUX

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

No. 06-1481-CD

**PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

To the Director of the Office of the Prothonotary:

Issue writ of execution in the above matter:

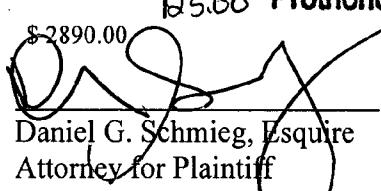
Amount Due

\$45,600.45

Interest from 11/6/06 to
Date of Sale (\$7.50 per diem)
Add'l fees

and Costs.
125.00 Prothonotary costs

\$2890.00


Daniel G. Schmieg, Esquire
Attorney for Plaintiff
One Penn Center at Suburban Station
1617 John F. Kennedy Blvd., Suite 1400
Philadelphia, PA 19103-1814

Note: Please attach description of Property.

140125

FILED Att'y pd. 20.00
m 13:43/11 10096writs
NOV 28 2006 w/prop desc.
to Shff
William A. Shaw
Prothonotary/Clerk of Courts (60)

No. 06-1481-CD

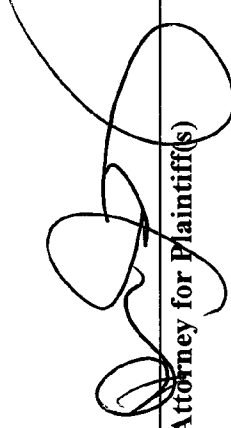
IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

CITICORP TRUST BANK, FSB, F/K/A
TRAVELERS BANK & TRUST, FSB

vs.

REBECCA A. VAUX

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)



Attorney for Plaintiff(s)

Address: RR1 BOX 537C, OSCEOLA MILLS, PA 16666
Where papers may be served.

140125

DESCRIPTION

All those two (2) certain pieces, parcels, tracts or lots of land situate in Decatur Township, Clearfield County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Northern side of State Highway Route No. 17056, leading from Osceola Mills to Center, and/or Drane, which point is also the Southeasterly corner of lot of Samuel Showers and also the Southwesterly corner of Lot No. One (1) herein described; thence North fifty-five (55 degrees) degrees, thirty-six (36 minutes) minutes East along the eastern boundary line of the aforesaid Samuel Showers lot and the lot formerly of William Burton, now Jack Webster, a distance of one hundred twenty-seven and fifteen hundredths (127.15 feet) feet to a point on the eastern boundary line of the land of said Jack Webster and which point is also the southern boundary or side of a certain Alley; thence South thirty-two (32 degrees) degrees, forty-five (45 minutes) minutes East along the southern side of said alley a distance of one hundred thirty-five and fifty-six one-hundredths (135.56 feet) feet to a point on the southern side of said alley, and which point is also the Northwesterly corner of Lot No. 3; thence South fifty-seven (57 degrees) degrees fifteen (15 minutes) minutes West along the western boundary line of lot No. 3, or the land of George Brocail, et ux., a distance of one hundred twenty-seven and ten hundredths (127.10 feet) feet to a point on the northern side or boundary of the aforesaid Highway Route No. 17056, which point is also the Southwesterly corner of said Lot No. 3; thence North thirty-two (32 degrees) degrees, forty-five (45 minutes) minutes West along the northern side or boundary of said State Highway Route No. 17056, a distance of one hundred thirty-one and ninety one-hundredths (131.90 feet) feet to a point and the place of beginning. Being known as Lots Nos. one (1) and two (2) in the plan of lots laid out and surveyed on August 16, 1954 by Bernard Lucas Associates, Engineers.

A map wherein the above described Lots Nos. one (1) and two (2) are circumscribed in red, is hereunto attached and same is thereby made an integral part hereof.

BEING a part or portion of the same premises which by their deed dated July 17, 1969 Robert L. Estep and Annie M. Estep, his wife, granted and conveyed unto Robert W. Reams and Keturah M. Reams, his wife, the Grantors hereinabove first named; said deed being recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania, on December 9, 1969 in Deed Book Volume 556 at Page 468 thereof.

PARCEL IDENTIFICATION NO: 112-013-160

Premises: RR 1 Box 537C, Osceola Mills, PA 16666
Clearfield County
Pennsylvania

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Charles J. Vaux and Rebecca A. Vaux, his wife, by Deed from Robert W. Reams and Keturah M. Reams, his wife, dated 02/29/1972, recorded 04/05/1972, in Deed Book 671, page 154.

FILED

NOV 28 2006

William A. Shaw
Prothonotary/Clerk of Courts

CLEARFIELD COUNTY

CITICORP TRUST BANK, FSB, F/K/A
TRAVELERS BANK & TRUST, FSB

No.: 06-1481-CD

vs.

REBECCA A. VAUX

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

CITICORP TRUST BANK, FSB, F/K/A TRAVELERS BANK & TRUST, FSB, Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at RR1 BOX 537C, OSCEOLA MILLS, PA 16666:

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

Name

Last Known Address (if address cannot be
reasonably ascertained, please indicate)

REBECCA A. VAUX

RR1 BOX 537C
OSCEOLA MILLS, PA 16666

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

SAME AS ABOVE

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.



DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

November 3, 2006

CLEARFIELD COUNTY

CITICORP TRUST BANK, FSB, F/K/A
TRAVELERS BANK & TRUST, FSB

No.: 06-1481-CD

vs.

REBECCA A. VAUX

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 2)

CITICORP TRUST BANK, FSB, F/K/A TRAVELERS BANK & TRUST, FSB, Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at RR1 BOX 537C, OSCEOLA MILLS, PA 16666:

3. Name and last known 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 indicate)

MID-STATE BANK

**1315 11TH AVENUE
ALTOONA, PA 16601**

BERKHEIMER ASSOCIATES

**50 N. 7TH STREET
BANGORK, PA 18013**

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

Name

Last Known Address (if address cannot be reasonable
ascertained, please indicate)

ZMB FINANCIAL, LLC

**140 MOUNTAIN AVE., SUITE 301
SPRINGFIELD, NJ 07081**

PHFA

**2101 NORTH FRONT STREET
HARRISBURG, PA**

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

Name

Last Known Address (if address cannot be
reasonable ascertained, please 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 indicate)

Clearfield County Domestic Relations

Clearfield County Courthouse
230 East Market Street
Clearfield, PA 16830

COMMONWEALTH OF PA
BUREAU OF INDIVIDUAL TAX
INHERITANCE TAX DIVISION
ATTN: JOHN MURPHY

6TH FL. STRAWBERRY SQUARE
DEPT. 280601
HARRISBURG, PA 17128

DEPT. OF PUBLIC WELFARE
TPL CASUALTY UNIT
ESTATE RECOVERY PROGRAM

P.O. BOX 8486
WILLOW OAK BLDG.
HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE
FEDERATED INVESTORS TOWER

13TH FLOOR, SUITE 1300
1001 LIBERTY AVENUE
PITTSBURGH, PA 15222

7. Name and address of every other person of 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 indicate)

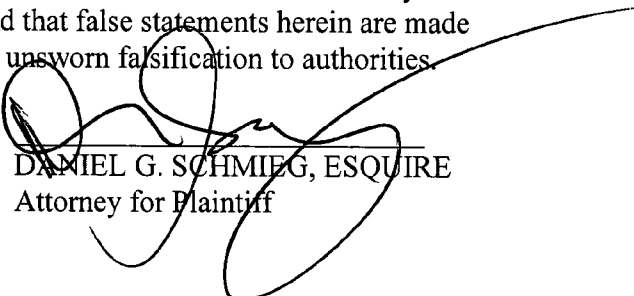
Commonwealth of Pennsylvania
Department of Welfare

PO Box 2675
Harrisburg, PA 17105

Tenant/Occupant

RR1 BOX 537C
OSCEOLA MILLS, PA 16666

I verify that the statements made in this affidavit are true and correct to the best of my
personal knowledge or information and belief. I understand that false statements herein are made
subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

November 3, 2006

PHELAN HALLINAN & SCHMIEG
By: DANIEL G. SCHMIEG, ESQUIRE
ONE PENN CENTER AT
SUBURBAN STATION
1617 JOHN F. KENNEDY BOULEVARD
SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF
COURT OF COMMON PLEAS
CIVIL DIVISION

CITICORP TRUST BANK, FSB, F/K/A
TRAVELERS BANK & TRUST, FSB

No.: 06-1481-CD

vs.

CLEARFIELD COUNTY

REBECCA A. VAUX

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. § 4904 relating to unsworn falsification to authorities.



DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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

CITICORP TRUST BANK, FSB, F/K/A
TRAVELERS BANK & TRUST, FSB

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY,
PENNSYLVANIA

vs.

NO.: 06-1481-CD

REBECCA A. VAUX

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 described property (specifically described property below):

Premises: RR1 BOX 537C, OSCEOLA MILLS, PA 16666

(See legal description attached.)

Amount Due

\$45,600.45

Interest from 11/6/06 to
Date of Sale (\$7.50 per diem)

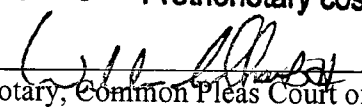
\$ _____

Total

\$ _____ Plus costs as endorsed.

Add'l fees

125.00 Prothonotary costs
\$ 2890.00


Prothonotary, Common Pleas Court of
Clearfield County, Pennsylvania

Dated 11/28/06
(SEAL)

By:

Deputy

140125

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.

No. 06-1481-CD

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

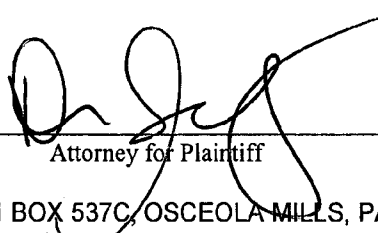
CITICORP TRUST BANK, FSB, F/K/A TRAVELERS BANK & TRUST,
FSB

vs.

REBECCA A. VAUX

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Real Debt	<u>\$45,600.45</u>
Int. from 11/6/06 to Date of Sale (\$7.50 per diem)	_____
Costs	_____
Prothy. Pd.	<u>125.00</u>
Sheriff	_____



Attorney for Plaintiff

Address: RR1 BOX 537C, OSCEOLA MILLS, PA 16666
Where papers may be served.

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

140125

DESCRIPTION

All those two (2) certain pieces, parcels, tracts or lots of land situate in Decatur Township, Clearfield County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Northern side of State Highway Route No. 17056, leading from Osceola Mills to Center, and/or Drane, which point is also the Southeasterly corner of lot of Samuel Showers and also the Southwesterly corner of Lot No. One (1) herein described; thence North fifty-five (55 degrees) degrees, thirty-six (36 minutes) minutes East along the eastern boundary line of the aforesaid Samuel Showers lot and the lot formerly of William Burton, now Jack Webster, a distance of one hundred twenty-seven and fifteen hundredths (127.15 feet) feet to a point on the eastern boundary line of the land of said Jack Webster and which point is also the southern boundary or side of a certain Alley; thence South thirty-two (32 degrees) degrees, forty-five (45 minutes) minutes East along the southern side of said alley a distance of one hundred thirty-five and fifty-six one-hundredths (135.56 feet) feet to a point on the southern side of said alley, and which point is also the Northwesterly corner of Lot No. 3; thence South fifty-seven (57 degrees) degrees fifteen (15 minutes) minutes West along the western boundary line of lot No. 3, or the land of George Brocail, et ux., a distance of one hundred twenty-seven and ten hundredths (127.10 feet) feet to a point on the northern side or boundary of the aforesaid Highway Route No. 17056, which point is also the Southwesterly corner of said Lot No. 3; thence North thirty-two (32 degrees) degrees, forty-five (45 minutes) minutes West along the northern side or boundary of said State Highway Route No. 17056, a distance of one hundred thirty-one and ninety one-hundredths (131.90 feet) feet to a point and the place of beginning. Being known as Lots Nos. one (1) and two (2) in the plan of lots laid out and surveyed on August 16, 1954 by Bernard Lucas Associates, Engineers.

A map wherein the above described Lots Nos. one (1) and two (2) are circumscribed in red, is hereunto attached and same is thereby made an integral part hereof.

BEING a part or portion of the same premises which by their deed dated July 17, 1969 Robert L. Estep and Annie M. Estep, his wife, granted and conveyed unto Robert W. Reams and Keturah M. Reams, his wife, the Grantors hereinabove first named; said deed being recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania, on December 9, 1969 in Deed Book Volume 556 at Page 468 thereof.

PARCEL IDENTIFICATION NO: 112-013-160

Premises: RR 1 Box 537C, Osceola Mills, PA 16666
Clearfield County
Pennsylvania

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Charles J. Vaux and Rebecca A. Vaux, his wife, by Deed from Robert W. Reams and Keturah M. Reams, his wife, dated 02/29/1972, recorded 04/05/1972, in Deed Book 671, page 154.

FILED *no cc*
M 110-3001
JAN 08 2007
William A. Shaw
Prothonotary/Clerk of Courts

SALE DATE: **FEBRUARY 2, 2007**

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

**CITICORP TRUST BANK, FSB, F/K/A
TRAVELERS BANK & TRUST, FSB**

No.: 06-1481-CD

vs.

REBECCA A. VAUX

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

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at:

RR1 BOX 537C, OSCEOLA MILLS, PA 16666.

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 L. Schmieg
DANIEL SCHMIEG, ESQUIRE
Attorney for Plaintiff

January 4, 2007

Name and Address Of Sender

PHILAN HALLINAN & SCHMIEG
One Penn Center at Suburban Station
Philadelphia, PA 19103-1814

Suite 1400
SUPPORT TEAM

PHS # 140125

Name of Addressee, Street, and Post Office Address

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postmaster, Per (Name Of Receiving Employee)	Total Number of Pieces Received at Post Office
1	REBECCA A. VAUX	Tenant/Occupant, RRI BOX 537C, OSCEOLA MILLS, PA 16666		
2	7212514	Clearfield County Domestic Relations Clearfield County Courthouse 230 East Market Street Clearfield, PA 16830		
3		Commonwealth of Pennsylvania Department of Welfare PO Box 2675 Harrisburg, PA 17105		
4		ZMB FINANCIAL, LLC 140 MOUNTAIN AVE., SUITE 301 SPRINGFIELD, NJ 07081		
5		PHFA 2101 NORTH FRONT STREET HARRISBURG, PA		
6		MID-STATE BANK 1315 11 TH AVENUE ALTOONA, PA 16601		
7		BERKHEIMER ASSOCIATES 50 N. 7 TH STREET BANGOR, PA 18013		
8		COMMONWEALTH OF PA BUREAU OF INDIVIDUAL TAX INHERITANCE TAX DIVISION ATTN: JOHN MURPHY 6TH FL. STRAWBERRY SQUARE DEPT. 280601 HARRISBURG, PA 17128		
9		DEPT. OF PUBLIC WELFARE TPL CASUALTY UNIT ESTATE RECOVERY PROGRAM P.O. BOX 8486 WILLOW OAK BLDG. HARRISBURG, PA 17105		
10		INTERNAL REVENUE SERVICE FEDERATED INVESTORS TOWER 13TH FLOOR, SUITE 1300 1001 LIBERTY AVENUE PITTSBURGH, PA 15222		
Total Number of Pieces Listed By Sender		Total Number of Pieces Received at Post Office		

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 \$500,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail/registered mail, sent with optional insurance, is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20480
NO: 06-1481-CD

PLAINTIFF: CITICORP TRUST BANK, FSB F/K/A TRAVELERS BANK & TRUST, FSB

vs.

DEFENDANT: REBECCA A. VAUX

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 11/29/2006

LEVY TAKEN 11/30/2006 @ 9:30 AM

POSTED 11/30/2006 @ 9:35 AM

SALE HELD

SOLD TO

WRIT RETURNED 10/25/2007

DATE DEED FILED **NOT SOLD**

FILED
019:02601
OCT 25 2007

William A. Shaw
Prothonotary/Clerk of Courts

DETAILS

11/30/2006 @ 9:30 AM SERVED REBECCA A. VAUX

SERVED REBECCA A. VAUX, DEFENDANT, AT HER RESIDENCE RR 1, BOX 537C A/K/A 95 ESTEP LANE, OSCEOLA MILLS, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO REBECCA A. VAUX

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, FEBRUARY 1, 2007 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO CONTINUE THE SHERIFF SALE SCHEDULED FOR FEBRUARY 2, 2007 TO MAY 4, 2007.

@ SERVED

NOW, APRIL 26, 2007 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF SALE SCHEDULED FOR MAY 4, 2007 DUE TO A BANKRUPTCY FILING.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20480
NO: 06-1481-CD

PLAINTIFF: CITICORP TRUST BANK, FSB F/K/A TRAVELERS BANK & TRUST, FSB
vs.
DEFENDANT: REBECCA A. VAUX

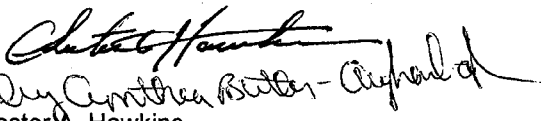
Execution REAL ESTATE

SHERIFF RETURN

SHERIFF HAWKINS \$211.06

SURCHARGE \$20.00 PAID BY ATTORNEY

So Answers,


Chester A. Hawkins
Sheriff

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

CITICORP TRUST BANK, FSB, F/K/A
TRAVELERS BANK & TRUST, FSB

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY,
PENNSYLVANIA

vs.

NO.: 06-1481-CD

REBECCA A. VAUX

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 described property (specifically described property below):

Premises: RR1 BOX 537C, OSCEOLA MILLS, PA 16666

(See legal description attached.)

Amount Due

\$45,600.45

Interest from 11/6/06 to
Date of Sale (\$7.50 per diem)

\$ _____

Total

\$ _____ Plus costs as endorsed.

Add'l fees

\$ 2890.00

Prothonotary costs

Will. L. [Signature]
Prothonotary, Common Pleas Court of
Clearfield County, Pennsylvania

Dated 11/28/06
(SEAL)

By:

Deputy

140125

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.

Received November 29, 2006 @ 8:45 A.M.
Chetan A. Hawkins
By Cynthia Bitter-Aufhauf

No. 06-1481-CD

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

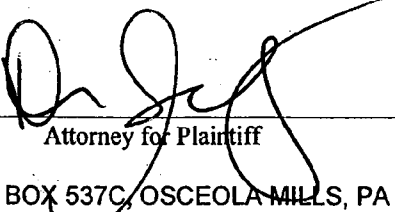
CITICORP TRUST BANK, FSB, F/K/A TRAVELERS BANK & TRUST,
FSB

vs.

REBECCA A. VAUX

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Real Debt	<u>\$45,600.45</u>
Int. from 11/6/06 to Date of Sale (\$7.50 per diem)	<u> </u>
Costs	<u> </u>
Prothy. Pd.	<u>125.00</u>
Sheriff	<u> </u>



Attorney for Plaintiff

Address: RR1 BOX 537C, OSCEOLA MILLS, PA 16666
Where papers may be served.

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

140125

DESCRIPTION

All those two (2) certain pieces, parcels, tracts or lots of land situate in Decatur Township, Clearfield County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Northern side of State Highway Route No. 17056, leading from Osceola Mills to Center, and/or Drane, which point is also the Southeasterly corner of lot of Samuel Showers and also the Southwesterly corner of Lot No. One (1) herein described; thence North fifty-five (55 degrees) degrees, thirty-six (36 minutes) minutes East along the eastern boundary line of the aforesaid Samuel Showers lot and the lot formerly of William Burton, now Jack Webster, a distance of one hundred twenty-seven and fifteen hundredths (127.15 feet) feet to a point on the eastern boundary line of the land of said Jack Webster and which point is also the southern boundary or side of a certain Alley; thence South thirty-two (32 degrees) degrees, forty-five (45 minutes) minutes East along the southern side of said alley a distance of one hundred thirty-five and fifty-six one-hundredths (135.56 feet) feet to a point on the southern side of said alley, and which point is also the Northwesterly corner of Lot No. 3; thence South fifty-seven (57 degrees) degrees fifteen (15 minutes) minutes West along the western boundary line of lot No. 3, or the land of George Brocail, et ux., a distance of one hundred twenty-seven and ten hundredths (127.10 feet) feet to a point on the northern side or boundary of the aforesaid Highway Route No. 17056, which point is also the Southwesterly corner of said Lot No. 3; thence North thirty-two (32 degrees) degrees, forty-five (45 minutes) minutes West along the northern side or boundary of said State Highway Route No. 17056, a distance of one hundred thirty-one and ninety one-hundredths (131.90 feet) feet to a point and the place of beginning. Being known as Lots Nos. one (1) and two (2) in the plan of lots laid out and surveyed on August 16, 1954 by Bernard Lucas Associates, Engineers.

A map wherein the above described Lots Nos. one (1) and two (2) are circumscribed in red, is hereunto attached and same is thereby made an integral part hereof.

BEING a part or portion of the same premises which by their deed dated July 17, 1969 Robert L. Estep and Annie M. Estep, his wife, granted and conveyed unto Robert W. Reams and Keturah M. Reams, his wife, the Grantors hereinabove first named; said deed being recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania, on December 9, 1969 in Deed Book Volume 556 at Page 468 thereof.

PARCEL IDENTIFICATION NO: 112-013-160

Premises: RR 1 Box 537C, Osceola Mills, PA 16666
Clearfield County
Pennsylvania

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Charles J. Vaux and Rebecca A. Vaux, his wife, by Deed from Robert W. Reams and Keturah M. Reams, his wife, dated 02/29/1972, recorded 04/05/1972, in Deed Book 671, page 154.

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME REBECCA A. VAUX

NO. 06-1481-CD

NOW, October 24, 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 , I exposed the within described real estate of Rebecca A. Vaux 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	17.80
LEVY	15.00
MILEAGE	17.80
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	
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	\$211.06

DEED COSTS:

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

PLAINTIFF COSTS, DEBT AND INTEREST:

DEBT-AMOUNT DUE	45,600.45
INTEREST @ 7.5000	(5,494,657.5
FROM 11/06/2006 TO	
ATTORNEY FEES	
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	(\$5,449,037.05)

COSTS:

ADVERTISING	554.02
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
DUE	
LIEN SEARCH	100.00
ACKNOWLEDGEMENT	
DEED COSTS	0.00
SHERIFF COSTS	211.06
LEGAL JOURNAL COSTS	180.00
PROTHONOTARY	125.00
MORTGAGE SEARCH	40.00
MUNICIPAL LIEN	
TOTAL COSTS	\$1,210.08

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

CHESTER A. HAWKINS, Sheriff

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

Christine Schoffler
Judgment Department, Ext. 1286

Representing Lenders in
Pennsylvania and New Jersey

February 1, 2007

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

ATTENTION: CINDY (814) 765-5915

Re: CITICORP TRUST BANK, FSB, F/K/A TRAVELERS BANK & TRUST, FSB
v. REBECCA A. VAUX
No. 06-1481-CD
RR1 BOX 537C, OSCEOLA MILLS, PA 16666

Dear Cindy:

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

The Defendant filed a Chapter 13 Bankruptcy (No.07-70093) on 1/31/07 .

The property is to be relisted for the **MAY 4, 2007** Sheriff's Sale.

Very truly yours,

CQS

Christine Schoffler

VIA TELECOPY (814) 765-5915

CC: REBECCA A. VAUX
RR1 BOX 537C
OSCEOLA MILLS, PA 16666

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

April 26, 2007

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

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

Re: CITICORP TRUST BANK, FSB, F/K/A TRAVELERS BANK & TRUST, FSB v. REBECCA
A. VAUX and
RR1 BOX 537C, OSCEOLA MILLS, PA 16666
No. 06-1481-CD
PHS # 140125

Dear Cindy:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for
5/4/2007.

The Defendant (s) filed a Chapter 13 Bankruptcy (No. 07-70093) on 1/31/2007 .

Please return the original writ of execution to the Prothonotary as soon as possible.

Very truly yours,

Christine Schoffler

Christine Schoffler (for)
Phelan Hallinan & Schmieg, LLP

CC: REBECCA A. VAUX
RR1 BOX 537C
OSCEOLA MILLS, PA 16666

FILED

OCT 25 2007

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS
OF CLEARFIELD COUNTY, PENNSYLVANIA

CITICORP TRUST BANK, FSB, F/K/A
TRAVELERS BANK & TRUST, FSB
Plaintiff,

v.

REBECCA A. VAUX
Defendant(s)

CLEARFIELD COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

No. 06-1481-CD

FILED

JUN 03 2010


William A. Shaw
Prothonotary/Clerk of Courts

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY)

SS:

As required by Pa. R.C.P. 3129.1(a) Notice of Sale has been given to Lienholders and any known interested party 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 Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

- 
- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
 - ☐ Francis S. Hallinan, Esq., Id. No. 52695
 - ☐ Daniel G. Schmieg, Esq., Id. No. 62205
 - ☐ Michele M. Bradford, Esq., Id. No. 69849
 - ☐ Judith T. Romano, Esq., Id. No. 58745
 - ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
 - ☐ Jenine R. Davey, Esq., Id. No. 87077
 - ☐ Lauren R. Tabas, Esq., Id. No. 93337
 - ☐ Vivek Srivastava, Esq., Id. No. 202331
 - ☐ Jay B. Jenes, Esq., Id. No. 86657
 - ☐ Peter J. Mulcahy, Esq., Id. No. 61791
 - ☐ Andrew L. Spivack, Esq., Id. No. 34439
 - ☐ Jaime McGuinness, Esq., Id. No. 90134
 - ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
 - ☐ Joshua I. Goldman, Esq., Id. No. 205047
 - ☒ Courtenay R. Dunn, Esq., Id. No. 206779
 - ☐ Andrew C. Bramblett, Esq., Id. No. 208375
- Attorney for Plaintiff

Date: 6/2/10

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.

**Address
Of Sender**

PHILAN HALLINAN & SCHMIEG
One Penn Center at Suburban Station
Philadelphia, PA 19103-1814

Suite 1400

SUPPORT TEAM

PHS# 140125

Name of Addressee, Street, and Post Office Address

Line	Article Number	Name of Addressee, Street, and Post Office Address
1	REBECCA A. VAUX	Tenant/occupant, RR1 BOX 537C, OSCEOLA MILLS, PA 16666
2	7212514	Clearfield County Domestic Relations Clearfield County Courthouse 230 East Market Street Clearfield, PA 16830
3		Commonwealth of Pennsylvania Department of Welfare PO Box 2675 Harrisburg, PA 17105
4		ZMB FINANCIAL, LLC 140 MOUNTAIN AVE., SUITE 301 SPRINGFIELD, NJ 07081
5		PHEA 2101 NORTH FRONT STREET HARRISBURG, PA
6		MID-STATE BANK 1315 11TH AVENUE ALTOONA, PA 16601
7		BERKHEIMER ASSOCIATES 50 N. 7TH STREET BANGOR, PA 18013
8		COMMONWEALTH OF PA BUREAU OF INDIVIDUAL TAX INHERITANCE TAX DIVISION ATTN: JOHN MURPHY 6TH FL. STRAWBERRY SQUARE DEPT. 280601 HARRISBURG, PA 17128
9		DEPT. OF PUBLIC WELFARE TPL CASUALTY UNIT ESTATE RECOVERY PROGRAM P.O. BOX 8486 WILLOW OAK BLDG. HARRISBURG, PA 17105
10		INTERNAL REVENUE SERVICE FEDERATED INVESTORS TOWER 13TH FLOOR, SUITE 1300 1001 LIBERTY AVENUE PITTSBURGH, PA 15222
Total Number of Pieces		10
Total Number of Pounds		10
Postmaster, Per (Name Of Recipient)		

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity available for registered mail is \$50,000 per piece. For higher values, purchase additional insurance. The maximum indemnity for registered mail sent via Express Mail merchandise insurance is \$50,000 per piece. For higher values, purchase additional insurance.

UNITED STATES POSTAGE
Eagles
FIRST CLASS
02 1M
0004218010
JAN 03 2007
MAILED FROM ZIP CCDE 19103
\$ 03.05⁰



FILED

JUN 03 2010

William A. Shaw
Prothonotary/Clerk of Courts

11

PRAECIPE FOR WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183

**CITICORP TRUST BANK, FSB, F/K/A TRAVELERS BANK &
TRUST, FSB**

vs.

REBECCA A. VAUX

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 06-1481-CD

CLEARFIELD COUNTY

To the PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due

Interest from 11/7/06 to Sale

Per diem \$7.50

Add'l Costs

Writ Total

Prothonotary costs \$45,600.45
145.00

\$ _____

\$5,732.50

\$ _____

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☒ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

Note: Please attach description of Property.

FHS # 140125

FILED
APR 14 2010

William A. Shaw
Prothonotary/Clerk of Courts

Att'y pd. \$20.00
ICC & Lewynts
w/prop desc.
to Sheriff
(60)

No. 06-1481-CD

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

CITICORP TRUST BANK, FSB, F/K/A TRAVELERS BANK & TRUST, FSB

vs.

REBECCA A. VAUX

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed: 

Address where papers may be served:
REBECCA A. VAUX
95 ESTEP LANE
OSCEOLA MILLS, PA 16666

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☒ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
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- ☐ Jenine R. Davey, Esq., Id. No. 87077
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- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
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- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

LEGAL DESCRIPTION

All those two (2) certain pieces, parcels, tracts or lots of land situate in Decatur Township, Clearfield County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Northern side of State Highway Route No. 17056, leading from Osceola Mills to Center, and/or Drane, which point is also the Southeasterly corner of lot of Samuel Showers and also the Southwesterly corner of Lot No. One (1) herein described; thence North fifty-five (55 degrees) degrees, thirty-six (36 minutes) minutes East along the eastern boundary line of the aforesaid Samuel Showers lot and the lot formerly of William Burton, now Jack Webster, a distance of one hundred twenty-seven and fifteen hundredths (127.15 feet) feet to a point on the eastern boundary line of the land of said Jack Webster and which point is also the southern boundary or side of a certain Alley; thence South thirty-two (32 degrees) degrees, forty-five (45 minutes) minutes East along the southern side of said alley a distance of one hundred thirty-five and fifty-six one-hundredths (135.56 feet) feet to a point on the southern side of said alley, and which point is also the Northwesterly corner of Lot No. 3; thence South fifty-seven (57 degrees) degrees fifteen (15 minutes) minutes West along the western boundary line of lot No. 3, or the land of George Brocail, et ux., a distance of one hundred twenty-seven and ten hundredths (127.10 feet) feet to a point on the northern side or boundary of the aforesaid Highway Route No. 17056, which point is also the Southwesterly corner of said Lot No. 3; thence North thirty-two (32 degrees) degrees, forty-five (45 minutes) minutes West along the northern side or boundary of said State Highway Route No. 17056, a distance of one hundred thirty-one and ninety one-hundredths (131.90 feet) feet to a point and the place of beginning. Being known as Lots Nos. one (1) and two (2) in the plan of lots laid out and surveyed on August 16, 1954 by Bernard Lucas Associates, Engineers.

A map wherein the above described Lots Nos. one (1) and two (2) are circumscribed in red, is hereunto attached and same is thereby made an integral part hereof.

TITLE TO SAID PREMISES IS VESTED IN Charles J. Vaux and Rebecca A. Vaux, his wife, by Deed from Robert W. Reams and Keturah M. Reams, his wife, dated 02/29/1972, recorded 04/05/1972, in Deed Book 671, page 154.

Premises being: RR 1 BOX 537C, OSCEOLA MILLS, PA 16666

Tax Parcel No. control # 112-013-160

Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

**CITICORP TRUST BANK, FSB, F/K/A TRAVELERS BANK &
TRUST, FSB**

Plaintiff

v.

REBECCA A. VAUX

Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 06-1481-CD**
:
: **CLEARFIELD COUNTY**
:
:

CERTIFICATION

The undersigned attorney hereby states that he/she 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:

- ☐ the mortgage is an FHA Mortgage
- ☐ the premises is non-owner occupied
- ☐ the premises is vacant
- ☒ Act 91 procedures have been fulfilled

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

By: 

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☒ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
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- ☐ Jenine R. Davey, Esq., Id. No. 87077
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- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

**CITICORP TRUST BANK, FSB, F/K/A TRAVELERS
BANK & TRUST, FSB**
Plaintiff

v.

REBECCA A. VAUX
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 06-1481-CD**
:
: **CLEARFIELD COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

CITICORP TRUST BANK, FSB, F/K/A TRAVELERS BANK & TRUST, FSB, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **RR 1 BOX 537C, OSCEOLA MILLS, PA 16666**.

1. Name and address of Owner(s) or reputed Owner(s):
Name Address (if address cannot be reasonably
ascertained, please so indicate)

REBECCA A. VAUX **95 ESTEP LANE**
OSCEOLA MILLS, PA 16666
2. Name and address of Defendant(s) in the judgment:
Name Address (if address cannot be reasonably
ascertained, please so indicate)

SAME AS ABOVE
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name Address (if address cannot be
reasonably ascertained, please indicate)

MID-STATE BANK **1315 11TH AVENUE**
ALTOONA, PA 10601

MID-STATE BANK c/o **MEARS AND ADAMS**
BEVERLY J MEARS, ESQ **800 N LOGAN BLVD**
ALTOONA, PA 16602

BERKHEIMER ASSOCIATES **50 N. 7TH STREET**
BANGORK, PA 18013
4. Name and address of last recorded holder of every mortgage of record:
Name Address (if address cannot be
reasonably ascertained, please indicate)

ZMB FINANCIAL, LLC **140 MOUNTAIN AVE, SUITE 301**
SPRINGFIELD, NJ 07081

PENNSYLVANIA HOUSING **211 N. NORTH FRONT ST. PO BOX 15530**
FINANCE AGENCY **HARRISBURG, PA 17110**
5. Name and address of every other person who has any record lien on the property:
Name Address (if address cannot be
reasonably ascertained, please 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

Address (if address cannot be reasonably ascertained, please indicate)

None.

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

Name

Address (if address cannot be reasonably ascertained, please indicate)

TENANT/OCCUPANT

**RR 1 BOX 537C
OSCEOLA MILLS, PA 16666**

**DOMESTIC RELATIONS
CLEARFIELD COUNTY**

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

**Commonwealth of Pennsylvania
Department of Welfare**

**P.O. Box 2675
Harrisburg, PA 17105**

**United States Internal Revenue
Special Procedures Branch
Federated Investors Tower**

**13th Floor, Suite 1300
1001 Liberty Avenue
Pittsburgh, PA 15222**

**U.S. Department of Justice
Michael C. Colville, Esquire,
United States Attorney**

**Western District of PA
633 U.S. Post Office & Courthouse
Pittsburgh, PA 15219**

**COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAX
INHERITANCE TAX DIVISION**

**6TH FLOOR, STRAWBERRY SQ., DEPT 28061
HARRISBURG, PA 17128**

**INTERNAL REVENUE SERVICE
FEDERATED INVESTORS TOWER**

**13TH FLOOR, SUITE 1300
1001 LIBERTY AVENUE
PITTSBURGH, PA 15222**

**DEPARTMENT OF PUBLIC WELFARE
TPL CASUALTY UNIT
ESTATE RECOVERY PROGRAM**

**P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105**

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

April 6, 2010

By: 

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☒ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
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- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

CITICORP TRUST BANK, FSB, F/K/A TRAVELERS BANK &
TRUST, FSB

vs.

REBECCA A. VAUX

Commonwealth of Pennsylvania:

County of Clearfield

TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA:

PREMISES: RR 1 BOX 537C, OSCEOLA MILLS, PA 16665
(See Legal Description attached)

Amount Due

Interest from 11/7/06 to Sale
Per diem \$7.50
Add'l Costs
Writ Total

Prothonotary costs \$45,600.45
\$ 145.00
\$5,732.50
\$

William H. Hays

OFFICE OF THE PROTHONOTARY OF CLEARFIELD
COUNTY, PENNSYLVANIA

Dated 4/14/2010
(SEAL)

PHS # 140125

IN THE COURT OF COMMON PLEAS OF
CLERAFIELD COUNTY, PENNSYLVANIA

CITICORP TRUST BANK, FSB, F/K/A TRAVELERS BANK & TRUST, FSB

vs.

REBECCA A. VAUX

WRIT OF EXECUTION
(Mortgage Foreclosure)

	<u>Costs</u>
Real Debt	\$45,600.45

Int. from

To Date of Sale (\$7.50 per diem)

Costs

Prothy Pd.

Sheriff

145.00

Filed

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☒ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
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- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

Address where papers may be served:
REBECCA A. VAUX
95 ESTEP LANE
OSCEOLA MILLS, PA 16666

LEGAL DESCRIPTION

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BEGINNING at a point on the Northern side of State Highway Route No. 17056, leading from Osceola Mills to Center, and/or Drane, which point is also the Southeasterly corner of lot of Samuel Showers and also the Southwesterly corner of Lot No. One (1) herein described; thence North fifty-five (55 degrees) degrees, thirty-six (36 minutes) minutes East along the eastern boundary line of the aforesaid Samuel Showers lot and the lot formerly of William Burton, now Jack Webster, a distance of one hundred twenty-seven and fifteen hundredths (127.15 feet) feet to a point on the eastern boundary line of the land of said Jack Webster and which point is also the southern boundary or side of a certain Alley; thence South thirty-two (32 degrees) degrees, forty-five (45 minutes) minutes East along the southern side of said alley a distance of one hundred thirty-five and fifty-six one-hundredths (135.56 feet) feet to a point on the southern side of said alley, and which point is also the Northwesterly corner of Lot No. 3; thence South fifty-seven (57 degrees) degrees, fifteen (15 minutes) minutes West along the western boundary line of lot No. 3, or the land of George Brocail, et ux., a distance of one hundred twenty-seven and ten hundredths (127.10 feet) feet to a point on the northern side or boundary of the aforesaid Highway Route No. 17056, which point is also the Southwesterly corner of said Lot No. 3; thence North thirty-two (32 degrees) degrees, forty-five (45 minutes) minutes West along the northern side or boundary of said State Highway Route No. 17056, a distance of one hundred thirty-one and ninety one-hundredths (131.90 feet) feet to a point and the place of beginning. Being known as Lots Nos. one (1) and two (2) in the plan of lots laid out and surveyed on August 16, 1954 by Bernard Lucas Associates, Engineers.

A map wherein the above described Lots Nos. one (1) and two (2) are circumscribed in red, is hereunto attached and same is thereby made an integral part hereof.

TITLE TO SAID PREMISES IS VESTED IN Charles J. Vaux and Rebecca A. Vaux, his wife, by Deed from Robert W. Reams and Keturah M. Reams, his wife, dated 02/29/1972, recorded 04/05/1972, in Deed Book 671, page 154.

Premises being: RR 1 BOX 537C, CSCEOLA MILLS, PA 16666

Tax Parcel No. control # 112-013-160

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 21161
NO: 06-1481-CD

PLAINTIFF: CITICORP TRUST BANK, FSB, F/K/A TRAVELERS BANK & TRUST, FSB

vs.

DEFENDANT: REBECCA A. VAUX

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 4/14/2010

LEVY TAKEN 5/3/2010 @ 10:51 AM

POSTED 5/3/2010 @ 10:51 AM

SALE HELD

SOLD TO

SOLD FOR AMOUNT PLUS COSTS

WRIT RETURNED 2/7/0211

DATE DEED FILED NOT SOLD

FILED
019:52801
FEB 07 2011
William A. Shaw
Prothonotary/Clerk of Courts

DETAILS

5/3/2010 @ 10:51 AM SERVED REBECCA A. VAUX

SERVED REBECCA A. VAUX, DEFENDANT, AT HER RESIDENCE 95 ESTEP LANE A/K/A RR #1, BOX 537C, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO REBECCA A. VAUX

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, JUNE 25, 2010 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO POSTPONE THE SHERIFF SALE SCHEDULED FOR JULY 2, 2010 TO SEPTEMBER 3, 2010 DUE TO A LOAN MODIFICATION.

@ SERVED

NOW, AUGUST 30, 2010 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO POSTONE THE SHERIFF SALE SCHEDULED FOR SEPTEMBER 3, 2010 TO NOVEMBER 5, 2010 DUE TO BANKRUPTCY FILING.

@ SERVED

NOW, NOVEMBER 4, 2010 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF SALE SCHEDULED FOR NOVEMBER 5, 2010 DUE TO CHAPTER 13 BANKRUPTCY FILING.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 21161
NO: 06-1481-CD

PLAINTIFF: CITICORP TRUST BANK, FSB, F/K/A TRAVELERS BANK & TRUST, FSB
vs.

DEFENDANT: REBECCA A. VAUX

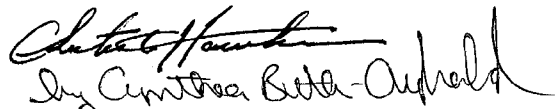
Execution REAL ESTATE

SHERIFF RETURN

SHERIFF HAWKINS \$237.04

SURCHARGE \$20.00 PAID BY ATTORNEY

So Answers,



Chester A. Hawkins
Sheriff

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

CITICORP TRUST BANK, FSB, F/K/A TRAVELERS BANK &
TRUST, FSB

vs.

REBECCA A. VAUX

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 06-1481-CD

CLEARFIELD COUNTY

Commonwealth of Pennsylvania:

County of Clearfield

TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA:

PREMISES: RR 1 BOX 537C, OSCEOLA MILLS, PA 16666
(See Legal Description attached)

Amount Due

Interest from 11/7/06 to Sale
Per diem \$7.50
Add'l Costs
Writ Total

\$45,600.45
Prothonotary costs 145.00
\$ _____
\$5,732.50
\$ _____

Will [Signature]

OFFICE OF THE PROTHONOTARY OF CLEARFIELD
COUNTY, PENNSYLVANIA

Dated 4/14/2010
(SEAL)

PHS # 140125

Received this writ this 14th day
of April A.D. 2010
At 2:00 A.M. (P.M.)

Chester A. Humphries
Sheriff *Joy Cynthia Butler-Caproni*

IN THE COURT OF COMMON PLEAS OF
CLERAFIELD COUNTY, PENNSYLVANIA

CITICORP TRUST BANK, FSB, F/K/A TRAVELERS BANK & TRUST, FSB
vs.
REBECCA A. VAUX

WRIT OF EXECUTION
(Mortgage Foreclosure)

Real Debt Costs
Int. from \$45,600.45

To Date of Sale (\$7.50 per diem)

Costs
Prothy Pd. 145.00
Sheriff

Filed

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
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- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

Address where papers may be served:
REBECCA A. VAUX
95 ESTEP LANE
OSCEOLA MILLS, PA 16666

LEGAL DESCRIPTION

All those two (2) certain pieces, parcels, tracts or lots of land situate in Decatur Township, Clearfield County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Northern side of State Highway Route No. 17056, leading from Osceola Mills to Center, and/or Drane, which point is also the Southeasterly corner of lot of Samuel Showers and also the Southwesterly corner of Lot No. One (1) herein described; thence North fifty-five (55 degrees) degrees, thirty-six (36 minutes) minutes East along the eastern boundary line of the aforesaid Samuel Showers lot and the lot formerly of William Burton, now Jack Webster, a distance of one hundred twenty-seven and fifteen hundredths (127.15 feet) feet to a point on the eastern boundary line of the land of said Jack Webster and which point is also the southern boundary or side of a certain Alley; thence South thirty-two (32 degrees) degrees, forty-five (45 minutes) minutes East along the southern side of said alley a distance of one hundred thirty-five and fifty-six one-hundredths (135.56 feet) feet to a point on the southern side of said alley, and which point is also the Northwesterly corner of Lot No. 3; thence South fifty-seven (57 degrees) degrees fifteen (15 minutes) minutes West along the western boundary line of lot No. 3, or the land of George Brocail, et ux., a distance of one hundred twenty-seven and ten hundredths (127.10 feet) feet to a point on the northern side or boundary of the aforesaid Highway Route No. 17056, which point is also the Southwesterly corner of said Lot No. 3; thence North thirty-two (32 degrees) degrees, forty-five (45 minutes) minutes West along the northern side or boundary of said State Highway Route No. 17056, a distance of one hundred thirty-one and ninety one-hundredths (131.90 feet) feet to a point and the place of beginning. Being known as Lots Nos. one (1) and two (2) in the plan of lots laid out and surveyed on August 16, 1954 by Bernard Lucas Associates, Engineers.

A map wherein the above described Lots Nos. one (1) and two (2) are circumscribed in red, is hereunto attached and same is thereby made an integral part hereof.

TITLE TO SAID PREMISES IS VESTED IN Charles J. Vaux and Rebecca A. Vaux, his wife, by Deed from Robert W. Reams and Keturah M. Reams, his wife, dated 02/29/1972, recorded 04/05/1972, in Deed Book 671, page 154.

Premises being: RR 1 BOX 537C, OSCEOLA MILLS, PA 16666

Tax Parcel No. control # 112-013-160

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME REBECCA A. VAUX

NO. 06-1481-CD

NOW, February 05, 2011, 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 November 05, 2010, I exposed the within described real estate of Rebecca A. Vaux 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	20.00
LEVY	15.00
MILEAGE	20.00
POSTING	15.00
CSDS	10.00
COMMISSION	0.00
POSTAGE	7.04
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	40.00
MISCELLANEOUS	
TOTAL SHERIFF COSTS	\$237.04

DEED COSTS:

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

PLAINTIFF COSTS, DEBT AND INTEREST:

DEBT-AMOUNT DUE	45,600.45
INTEREST @ 7.5000	10,942.50
FROM 11/07/2006 TO 11/05/2010	
ATTORNEY FEES	
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	\$56,562.95

COSTS:

ADVERTISING	253.00
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
ASSESSMENT FEE	
LIEN SEARCH	
ACKNOWLEDGEMENT	
DEED COSTS	0.00
SHERIFF COSTS	237.04
LEGAL JOURNAL COSTS	135.00
PROTHONOTARY	145.00
MORTGAGE SEARCH	
MUNICIPAL LIEN	
TOTAL COSTS	\$770.04

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

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania and New Jersey

Foreclosure Manager

June 25, 2010

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

Attn: Real Estate Department

Fax Number: 814-765-5915

Re: CITICORP TRUST BANK, FSB, F/K/A TRAVELERS BANK & TRUST, FSB v.
REBECCA A. VAUX
RR 1 BOX 537C OSCEOLA MILLS, PA 16666
Court No. 06-1481-CD

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for July 2, 2010 due to the following: Loan Modification.

The Property is to be relisted for the September 3, 2010 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
Matthew Balitzky for
Phelan Hallinan & Schmieg, LLP

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania and New Jersey

Foreclosure Manager

August 30, 2010

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

Attn: Real Estate Department

Fax Number: 814-765-5915

Re: CITICORP TRUST BANK, FSB, F/K/A TRAVELERS BANK & TRUST, FSB v.
REBECCA A. VAUX
RR 1 BOX 537C OSCEOLA MILLS, PA 16666
Court No. 06-1481-CD

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for September 3, 2010 due to the following: Bankruptcy.

The Property is to be relisted for the November 5, 2010 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
Matthew Balitzky for
Phelan Hallinan & Schmieg, LLP

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania and New Jersey

Foreclosure Manager

November 3, 2010

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

Attn: Real Estate Department

Fax Number: 814-765-5915

Re: CITICORP TRUST BANK, FSB, F/K/A TRAVELERS BANK & TRUST, FSB v.
REBECCA A. VAUX
RR 1 BOX 537C OSCEOLA MILLS, PA 16666
No.: 06-1481-CD

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for November 5, 2010 due to the following: Bankruptcy.

Defendants filed a Chapter 13, Bankruptcy Number 10-70950, on August 11, 2010.

You are hereby directed to immediate discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.

Thank you for your cooperation in this matter.

Very Truly Yours,
TOBY BJORKMAN for
Phelan Hallinan & Schmieg, LLP

FILED

FEB 07 2011

William A. Shaw
Prothonotary/Clerk of Courts