



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

140808

BANK OF NEW YORK AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF CWABS 2005-06  
7105 CORPORATE DRIVE  
PLANO, TX 75024

Plaintiff

v.

JOHN W. SHEARER  
PAMELA S. SHEARER  
A/K/A PAMELA S ROMANOWSKI  
A/K/A PAMELA S ZIMMERMAN  
424 DRS LANE  
A/K/A 424 DRIVES LANE  
PENFIELD, PA 15849

Defendants

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

**NOTICE**

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

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

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

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

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

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

NO. *06-1503-CD*

CLEARFIELD COUNTY

**FILED** *Any pd.*  
*MT-3661*  
**SEP 26 2006** *85.00*  
*2 cc Shff*  
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

BANK OF NEW YORK AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF CWABS 2005-06  
7105 CORPORATE DRIVE  
PLANO, TX 75024

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

JOHN W. SHEARER  
PAMELA S. SHEARER  
A/K/A PAMELA S ROMANOWSKI  
A/K/A PAMELA S ZIMMERMAN  
424 DRS LANE  
A/K/A 424 DRIVES LANE  
PENFIELD, PA 15849

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

3. On 04/25/2005 mortgagor(s) made, executed and delivered a mortgage upon the premises hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS A NOMINEE FOR AMERICA'S WHOLESALE LENDER which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Instrument No: 200506134. PLAINTIFF is now the legal owner of the mortgage and is in the process of formalizing an assignment of same.
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.

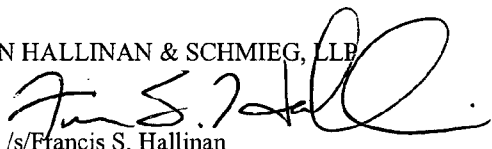
6. The following amounts are due on the mortgage:

Principal Balance	\$116,098.16
Interest	4,461.36
04/01/2006 through 09/21/2006 (Per Diem \$25.64)	
Attorney's Fees	1,250.00
Cumulative Late Charges	170.88
04/25/2005 to 09/21/2006	
Cost of Suit and Title Search	<u>\$ 550.00</u>
Subtotal	\$ 122,530.40
Escrow	
Credit	-1,136.24
Deficit	0.00
Subtotal	<u>\$- 1,136.24</u>
<b>TOTAL</b>	<b>\$ 121,394.16</b>

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

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$ 121,394.16, together with interest from 09/21/2006 at the rate of \$25.64 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, lying and being in Huston Township, Clearfield County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a 3/4 inches steel pin, said pin being on the Easterly right of way line of Township Road 529. also said pin being approximately 0.5 mile in a Northerly direction from the southerly intersection of Township Route 529 and US Route 255; thence by line of lands now or formerly of Steven Saduski, South 29 degrees 23 minutes East, 155.00 feet to a 3/4 inches steel pin; thence by lands now or formerly of the Luchuck Estate 36 degrees 20 minutes West, 100.00 feet to a 3/4 inches steel pin; thence by same lands of the said Luchuck Estate, North 69 degrees 03 minutes 40 seconds West 135.53 feet to a 3/4 inches steel pin located on the Easterly right of way line of Township Route 529; thence by a curve to the right with a long chord bearing North 33 degrees 18 minutes East, 200.00 feet to a 3/4 inches steel pin on the Easterly right of way line of Township Route 529 and the place of beginning.

**BEING KNOWN AS: 424 DRS LANE, A/K/A 424 DRIVES LANE**

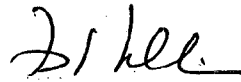
TAX MAP NO. 119-H01-0-99

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**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:

09/21/06

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

DOCKET # 101957  
NO: 06-1563-CD  
SERVICE # 1 OF 2  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: BANK OF NEW YORK AS TRUSTEE

vs.

DEFENDANT: JOHN W. SHEARER and PAMELA S. SHEARER a/k/a PAMELA S. ROMANOWSKI  
a/k/a PAMELA S. ZIMMERMAN

**SHERIFF RETURN**

---

NOW, October 06, 2006 AT 9:42 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON JOHN W. SHEARER DEFENDANT AT SHERIFF'S OFFICE 1 N. 2ND ST., SUITE 116, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO JOHN W. SHEARER, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: HAWKINS /

**FILED**

9/2:20 am  
DEC 14 2006

William A. Shaw  
Deputy Clerk of Courts



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

DOCKET # 101957  
NO: 06-1563-CD  
SERVICE # 2 OF 2  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: BANK OF NEW YORK AS TRUSTEE

vs.

DEFENDANT: JOHN W. SHEARER and PAMELA S. SHEARER a/k/a PAMELA S. ROMANOWSKI  
a/k/a PAMELA S. ZIMMERMAN

**SHERIFF RETURN**

---

NOW, October 06, 2006 AT 9:40 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON PAMELA S. SHEARER aka PAMELA S. ZIMMERMAN aka PAMELA S. ROMANOWSKI DEFENDANT AT SHERIFF'S OFFICE 1 N. 2ND ST., SUITE 116, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO PAMELA S. SHEARER AKA, 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 # 101957  
NO: 06-1563-CD  
SERVICES 2  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: BANK OF NEW YORK AS TRUSTEE

vs.

DEFENDANT: JOHN W. SHEARER and PAMELA S. SHEARER a/k/a PAMELA S. ROMANOWSKI  
a/k/a PAMELA S. ZIMMERMAN

SHERIFF RETURN

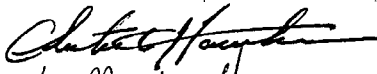

RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	PHELAN	537227	20.00
SHERIFF HAWKINS	PHELAN	537227	53.48

Sworn to Before Me This

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

So Answers,

  
  
Chester A. Hawkins  
Sheriff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

BANK OF NEW YORK AS TRUSTEE FOR  
THE CERTIFICATEHOLDERS OF CWABS  
2005-06  
7105 CORPORATE DRIVE  
PLANO, TX 75024

No.: 06-1563-CD

**FILED** *Atty pd 20.00*  
*m 11:33 AM*  
**JAN 08 2007** *1cc - Notice*  
*(S) to Defs.*  
William A. Shaw  
Prothonotary/Clerk of Courts *Statement to Atty*

vs.

JOHN W. SHEARER  
PAMELA S. SHEARER A/K/A PAMELA S.  
ROMANOWSKI A/K/A PAMELA S.  
ZIMMERMAN  
424 DRS LANE A/K/A 424 DRIVES LANE  
PENFIELD, PA 15849

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

TO THE PROTHONOTARY:

Kindly enter an in rem judgment in favor of the Plaintiff and against JOHN W. SHEARER and PAMELA S. SHEARER A/K/A PAMELA S. ROMANOWSKI A/K/A PAMELA S. ZIMMERMAN, 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 mortgage premises, and assess Plaintiff's damages as follows:

As set forth in Complaint	\$121,394.16
Interest (9/22/06 to 11/9/06)	<u>1,230.72</u>

<b>TOTAL</b>	<b>\$122,624.88</b>
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I hereby certify that (1) the addresses of the Plaintiff and Defendant(s) are as shown above, and (2) that notice has been given in accordance with Rule 237.1, copy attached.

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

Damages are hereby assessed as indicated.

DATE: January 8, 2007

  
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

BANK OF NEW YORK AS TRUSTEE FOR THE : COURT OF COMMON PLEAS  
CERTIFICATEHOLDERS OF CWABS 2005-06

Plaintiff

: CIVIL DIVISION

Vs.

: CLEARFIELD COUNTY

JOHN W. SHEARER  
PAMELA S. SHEARER A/K/A PAMELA S.  
ROMANOWSKI A/K/A PAMELA S. ZIMMERMAN  
Defendants

: NO. 06-1563-CD

TO: JOHN W. SHEARER  
424 DRS LANE A/K/A 424 DRIVES LANE  
PENFIELD, PA 15849

**FILE COPY**

DATE OF NOTICE: OCTOBER 27, 2006

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

**IMPORTANT NOTICE**

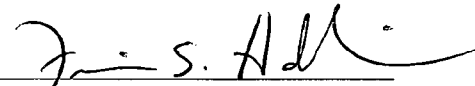
YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT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

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

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

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

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

  
FRANCIS S. HALLINAN, ESQUIRE  
Attorneys for Plaintiff

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

ATTORNEY FOR PLAINTIFF

BANK OF NEW YORK AS TRUSTEE FOR THE : COURT OF COMMON PLEAS  
CERTIFICATEHOLDERS OF CWABS 2005-06

Plaintiff

: CIVIL DIVISION

Vs.

: CLEARFIELD COUNTY

JOHN W. SHEARER  
PAMELA S. SHEARER A/K/A PAMELA S.  
ROMANOWSKI A/K/A PAMELA S. ZIMMERMAN  
Defendants

: NO. 06-1563-CD

**FILE COPY**

TO: PAMELA S. SHEARER A/K/A PAMELA S. ROMANOWSKI A/K/A PAMELA S. ZIMMERMAN  
424 DRS LANE A/K/A 424 DRIVES LANE  
PENFIELD, PA 15849

**DATE OF NOTICE: OCTOBER 27, 2006**

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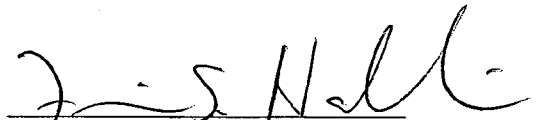
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CLEARFIELD COUNTY  
DAVID S. MEHOLICK, COURT  
ADMINISTRATOR  
CLEARFIELD COUNTY COURTHOUSE  
CLEARFIELD, PA 16830  
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SERVICE  
PENNSYLVANIA BAR ASSOCIATION  
100 SOUTH STREET  
P.O. BOX 186  
HARRISBURG, PA 17108  
800-692-7375

  
FRANCIS S. HALLINAN, ESQUIRE  
Attorneys for Plaintiff

PHELAN HALLINAN & 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

BANK OF NEW YORK AS TRUSTEE FOR  
THE CERTIFICATEHOLDERS OF CWABS  
2005-06

CLEARFIELD COUNTY

No.: 06-1563-CD

vs.

JOHN W. SHEARER

PAMELA S. SHEARER A/K/A PAMELA S.

ROMANOWSKI A/K/A PAMELA S.

ZIMMERMAN

**VERIFICATION OF NON-MILITARY SERVICE**

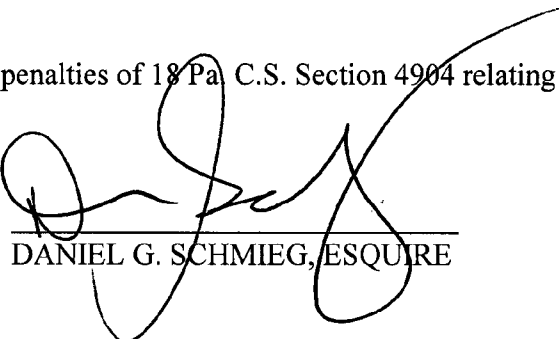
DANIEL G. SCHMIEG, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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, JOHN W. SHEARER , is over 18 years of age, and resides at 424 DRS LANE A/K/A 424 DRIVE LANE, PENFIELD, PA 15849 .

(c) that defendant, PAMELA S. SHEARER A/K/A PAMELA S. ROMANOWSKI A/K/A PAMELA S. ZIMMERMAN, is over 18 years of age, and resides at 424 DRS LANE A/K/A 424 DRIVE LANE, PENFIELD, PA 15849.

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

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

BANK OF NEW YORK AS TRUSTEE FOR  
THE CERTIFICATEHOLDERS OF CWABS  
2005-06

No.: 06-1563-CD

Plaintiff

vs.

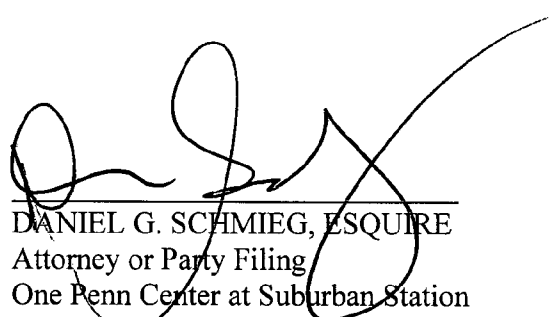
JOHN W. SHEARER  
PAMELA S. SHEARER A/K/A PAMELA S.  
ROMANOWSKI A/K/A PAMELA S.  
ZIMMERMAN

Defendant(s)

Notice is given that a Judgment in the above captioned matter has been entered  
against you on January 8, 2007.

By: William L. 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.\*\***

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

CO. 1

Bank of New York  
Plaintiff(s)

No.: 2006-01563-CD

Real Debt: \$122,624.88

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

John W. Shearer  
Pamela S. Shearer  
Defendant(s)

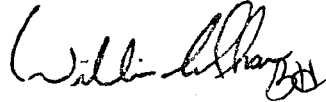
Entry: \$20.00

Instrument: In Rem Judgment

Date of Entry: January 8, 2007

Expires: January 8, 2012

Certified from the record this 8th day of January, 2007.



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**

**BANK OF NEW YORK AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF CWABS 2005-06**

**vs.**

**JOHN W. SHEARER  
PAMELA S. SHEARER A/K/A PAMELA S.  
ROMANOWSKI A/K/A PAMELA S.  
ZIMMERMAN**

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

**No. 06-1563-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

Interest from 11/9/06 to  
Date of Sale (\$20.16 per diem)  
Add'l fees

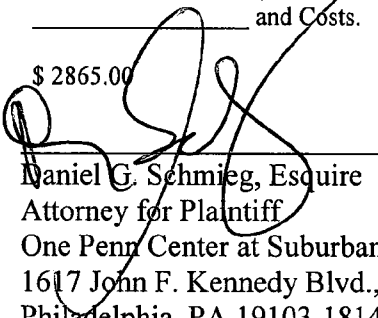
\$122,624.88

125.00

**Prothonotary costs**


and Costs.

\$ 2865.00

  
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.

140808

**FILED** Any pd. 20.00  
m/10:47/64  
JAN 09 2007 ICC & Lowits  
w/ Property  
desc. to Sheriff  
William A. Shaw  
Prothonotary/Clerk of Courts  


No. 06-1563-CD

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

BANK OF NEW YORK AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF CWABS 2005-06

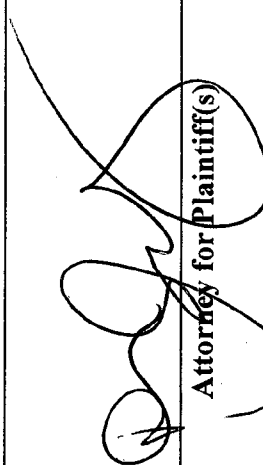
vs.

JOHN W. SHEARER  
PAMELA S. SHEARER A/K/A PAMELA S.  
ROMANOWSKI A/K/A PAMELA S.  
ZIMMERMAN

---

PRAECIPE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)

---

  
Attorney for Plaintiff(s)

Address: 424 DRS LANE A/K/A 424 DRIVE LANE, PENFIELD, PA 15849  
424 DRS LANE A/K/A 424 DRIVE LANE, PENFIELD, PA 15849  
Where papers may be served.

140808

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN HUSTON TOWNSHIP, CLEARFIELD COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A 3/4" STEEL PIN, SAID PIN BEING ON THE EASTERLY RIGHT OF WAY LINE OF TOWNSHIP ROAD 529, ALSO SAID PIN BEING APPROXIMATELY 0.5 MILE IN A NORTHERLY DIRECTION FROM THE SOUTHERLY INTERSECTION OF TOWNSHIP ROUTE 529 AND US ROUTE 255; THENCE BY LINE OF LANDS NOW OR FORMERLY OF STEVEN SADUSKI, SOUTH 29° 23' EAST, 155.00 FEET TO A 3/4" STEEL PIN; THENCE BY LANDS NOW OR FORMERLY OF THE LUCHUCK ESTATE 36° 20' WEST, 100.00 FEET TO A 3/4" STEEL PIN; THENCE BY SAME LANDS OF THE SAID LUCHUCK ESTATE, NORTH 69° 03' 40" WEST 135.53 FEET TO A 3/4" STEEL PIN LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF TOWNSHIP ROUTE 529; THENCE BY A CURVE TO THE RIGHT WITH A LONG CHORD BEARING NORTH 33° 18' EAST, 200.00 FEET TO A 3/4" STEEL PIN ON THE EASTERLY RIGHT OF WAY LINE OF TOWNSHIP ROUTE 529 AND THE PLACE OF BEGINNING.

1) Vested by Special Warranty Deed, dated 4/19/2005, given by Karla J. Korb, formerly Karla J. Gornati, and Joseph O. Korb, her husband to John W. Shearer and Pamela S. Shearer, husband and wife and recorded 4/27/2005 Instrument # 200506133

Borrower Name: John W. and Pamela S. Shearer  
Property Address: 424 DRS Lane, Penfield, PA 15849

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

BANK OF NEW YORK AS TRUSTEE  
FOR THE CERTIFICATEHOLDERS OF      No.: 06-1563-CD  
CWABS 2005-06

vs.

CLEARFIELD COUNTY

JOHN W. SHEARER  
PAMELA S. SHEARER A/K/A PAMELA  
S. ROMANOWSKI A/K/A PAMELA S.  
ZIMMERMAN

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

CLEARFIELD COUNTY

BANK OF NEW YORK AS TRUSTEE FOR  
THE CERTIFICATEHOLDERS OF CWABS No.: 06-1563-CD  
2005-06

vs.

JOHN W. SHEARER  
PAMELA S. SHEARER A/K/A PAMELA S.  
ROMANOWSKI A/K/A PAMELA S.  
ZIMMERMAN

**AFFIDAVIT PURSUANT TO RULE 3129**  
**(Affidavit No. 1)**

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2005-06,  
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 424 DRS  
LANE A/K/A 424 DRIVES LANE, PENFIELD, PA 15849:

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

Name

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

JOHN W. SHEARER

424 DRS LANE A/K/A 424 DRIVE LANE  
PENFIELD, PA 15849

PAMELA S. SHEARER  
A/K/A PAMELA S. ROMANOWSKI  
A/K/A PAMELA S. ZIMMERMAN

424 DRS LANE A/K/A 424 DRIVE LANE  
PENFIELD, PA 15849

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 8, 2006

CLEARFIELD COUNTY

BANK OF NEW YORK AS TRUSTEE FOR  
THE CERTIFICATEHOLDERS OF CWABS No.: 06-1563-CD  
2005-06

vs.

JOHN W. SHEARER  
PAMELA S. SHEARER A/K/A PAMELA S.  
ROMANOWSKI A/K/A PAMELA S.  
ZIMMERMAN

**AFFIDAVIT PURSUANT TO RULE 3129**  
**(Affidavit No. 2)**

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2005-06,  
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 424 DRS  
LANE A/K/A 424 DRIVES LANE, PENFIELD, PA 15849:

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)
------	--

None.

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)
------	--

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 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

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

424 DRS LANE A/K/A 424 DRIVES LANE  
PENFIELD, PA 15849

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 8, 2006

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

COPY

BANK OF NEW YORK AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF CWABS 2005-06

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY,  
PENNSYLVANIA

vs.

NO.: 06-1563-CD

JOHN W. SHEARER  
PAMELA S. SHEARER A/K/A PAMELA S.  
ROMANOWSKI A/K/A PAMELA S.  
ZIMMERMAN

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: 424 DRS LANE A/K/A 424 DRIVES LANE, PENFIELD, PA 15849

(See legal description attached.)

Amount Due	\$122,624.88	
Interest from 11/9/06 to	\$	
Date of Sale (\$20.16 per diem)	125.00	Prothonotary costs
Total	\$	Plus costs as endorsed.
Add'l fees	\$2865.00	

Will. L. Harris  
Prothonotary, Common Pleas Court of  
Clearfield County, Pennsylvania

Dated 11/9/07  
(SEAL)

By:

Deputy

140808

**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. 06-1563-CD

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

BANK OF NEW YORK AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF CWABS 2005-06

vs.

JOHN W. SHEARER  
PAMELA S. SHEARER A/K/A PAMELA S. ROMANOWSKI A/K/A  
PAMELA S. ZIMMERMAN

---

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

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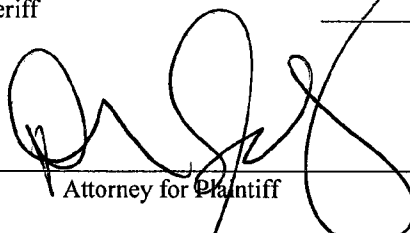
Real Debt \$122,624.88

Int. from 11/9/06 \_\_\_\_\_  
to Date of Sale (\$20.16 per diem) \_\_\_\_\_

Costs \_\_\_\_\_

Prothy. Pd. 125.00

Sheriff \_\_\_\_\_

  
\_\_\_\_\_  
Attorney for Plaintiff

Address: 424 DRS LANE A/K/A 424 DRIVE LANE, PENFIELD, PA 15849  
424 DRS LANE A/K/A 424 DRIVE LANE, PENFIELD, PA 15849  
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

140808

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN HUSTON TOWNSHIP, CLEARFIELD COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A 3/4" STEEL PIN, SAID PIN BEING ON THE EASTERLY RIGHT OF WAY LINE OF TOWNSHIP ROAD 529, ALSO SAID PIN BEING APPROXIMATELY 0.5 MILE IN A NORTHERLY DIRECTION FROM THE SOUTHERLY INTERSECTION OF TOWNSHIP ROUTE 529 AND US ROUTE 255; THENCE BY LINE OF LANDS NOW OR FORMERLY OF STEVEN SADUSKI, SOUTH 29° 23' EAST, 155.00 FEET TO A 3/4" STEEL PIN; THENCE BY LANDS NOW OR FORMERLY OF THE LUCHUCK ESTATE 36° 20' WEST, 100.00 FEET TO A 3/4" STEEL PIN; THENCE BY SAME LANDS OF THE SAID LUCHUCK ESTATE, NORTH 69° 03' 40" WEST 135.53 FEET TO A 3/4" STEEL PIN LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF TOWNSHIP ROUTE 529; THENCE BY A CURVE TO THE RIGHT WITH A LONG CHORD BEARING NORTH 33° 18' EAST, 200.00 FEET TO A 3/4" STEEL PIN ON THE EASTERLY RIGHT OF WAY LINE OF TOWNSHIP ROUTE 529 AND THE PLACE OF BEGINNING.

1) Vested by Special Warranty Deed, dated 4/19/2005, given by Karla J. Korb, formerly Karla J. Gornati, and Joseph O. Korb, her husband to John W. Shearer and Pamela S. Shearer, husband and wife and recorded 4/27/2005 Instrument # 200506133

Borrower Name: John W. and Pamela S. Shearer  
Property Address: 424 DRS Lane, Penfield, PA 15849

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20498

NO: 06-1563-CD

PLAINTIFF: BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLLERS OF CWABS 2005-06  
vs.

DEFENDANT: JOHN W. SHEARER AND PAMELA S. SHEARER A/K/A PAMELA S. ROMANOWSKI A/K/A PAMELA S. ZIMMERMAN

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 01/09/2007

LEVY TAKEN 02/01/2007 @ 12:05 PM

POSTED 02/01/2007 @ 12:05 PM

SALE HELD

SOLD TO

WRIT RETURNED 10/19/2007

DATE DEED FILED **NOT SOLD**

**FILED**

9/2:55:01  
OCT 19 2007

William A. Shaw  
Prothonotary/Clerk of Courts

DETAILS

@

SERVED JOHN W. SHEARER

DEPUTIES UNABLE TO SERVE JOHN W. SHEARER, DEFENDANT, AT HIS RESIDENCE 424 DRS LANE A/K/A 424 DRIVES LANE, PENFIELD, CLEARFIELD COUNTY, PENNSYLVANIA, DEFENDANT NOT HOME.

@

SERVED PAMELA S. SHEARER A/K/A PAMELA S. ROMANOWSKI ET AL

DEPUTIES UNABEL TO SERVE PAMELA S. SHEARER A/K/A PAMELA S. ROMANOWSKI ET AL, DEFENDANT AT HER RESIDENCE 424 DRS LANE A/K/A 424 DRIVE LANE, PENFIELD, CLEARFIELD COUNTY, PENNSYLVANIA DEFENDANT NOT HOME.

@

SERVED

NOW, FEBRUARY 21, 2007 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF SALE SCHEDULED FOR APRIL 13, 2007.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20498

NO: 06-1563-CD

PLAINTIFF: BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLLERS OF CWABS 2005-06  
vs.

DEFENDANT: JOHN W. SHEARER AND PAMELA S. SHEARER A/K/A PAMELA S. ROMANOWSKI A/K/A PAMELA S.  
ZIMMERMAN

Execution REAL ESTATE

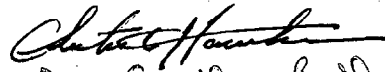
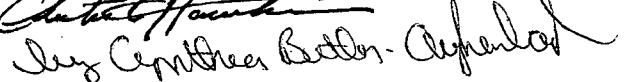
SHERIFF RETURN

---

SHERIFF HAWKINS \$200.72

SURCHARGE \$40.00 PAID BY ATTORNEY

So Answers,

Chester A. Hawkins  
Sheriff

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

**BANK OF NEW YORK AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF CWABS 2005-06**

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

**vs.**

**NO.: 06-1563-CD**

**JOHN W. SHEARER  
PAMELA S. SHEARER A/K/A PAMELA S.  
ROMANOWSKI A/K/A PAMELA S.  
ZIMMERMAN**

**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: 424 DRS LANE A/K/A 424 DRIVES LANE, PENFIELD, PA 15849**

**(See legal description attached.)**

Amount Due	\$122,624.88	
Interest from 11/9/06 to Date of Sale (\$20.16 per diem)	\$ <u>125.00</u>	<b>Prothonotary costs</b>
Total	\$ _____	Plus costs as endorsed.
Add'l fees	\$2865.00	

*William L. Hargan*  
Prothonotary, Common Pleas Court of  
Clearfield County, Pennsylvania

Dated 1/9/07  
(SEAL)

By: \_\_\_\_\_

~~Deputy~~

140808

**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 January 9, 2007 @ 3:00 P.M.  
Chester A. Hargan  
By Cynthia Butler-Ayherley*

No. 06-1563-CD

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

**BANK OF NEW YORK AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF CWABS 2005-06**

vs.

**JOHN W. SHEARER  
PAMELA S. SHEARER A/K/A PAMELA S. ROMANOWSKI A/K/A  
PAMELA S. ZIMMERMAN**

---

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

---

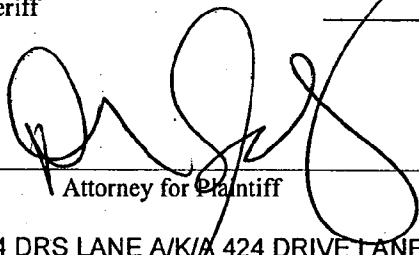
Real Debt \$122,624.88

Int. from 11/9/06  
to Date of Sale (\$20.16 per diem) \_\_\_\_\_

Costs \_\_\_\_\_

Prothy. Pd. 125.00

Sheriff \_\_\_\_\_

  
\_\_\_\_\_  
Attorney for Plaintiff

Address: 424 DRS LANE A/K/A 424 DRIVE LANE, PENFIELD, PA 15849  
424 DRS LANE A/K/A 424 DRIVE LANE, PENFIELD, PA 15849  
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

140808

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN HUSTON TOWNSHIP, CLEARFIELD COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

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Borrower Name: John W. and Pamela S. Shearer  
Property Address: 424 DRS Lane, Penfield, PA 15849

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 21, 2007

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

ATTENTION: CINDY (814) 765-5915

Re: **BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF  
CWA BS 2005-06 v. JOHN W. SHEARER and PAMELA S. SHEARER A/K/A PAMELA S.  
ROMANOWSKI A/K/A PAMELA S. ZIMMERMAN**

**No. 06-1563-CD**

**424 DRS LANE A/K/A 424 DRIVES LANE, PENFIELD, PA 15849**

Dear Cindy:

Please stay the Sheriff's Sale of the above referenced property, which is scheduled for APRIL 13, 2007, return the original writ of execution to the Prothonotary's office and refund any unused money to our office.

Please be further advised that no consideration was reported to have been received by our office.

Very truly yours,  
CQS  
Christine Schoffler

VIA TELECOPY (814) 765-5915



**REAL ESTATE SALE  
SCHEDULE OF DISTRIBUTION**

NAME JOHN W. SHEARER

NO. 06-1563-CD

NOW, October 19, 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 John W. Shearer And Pamela S. Shearer A/K/A Pamela S. Romanowski A/K/A Pamela S. Zimmerman 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	15.52
LEVY	15.00
MILEAGE	15.52
POSTING	15.00
CSDS	10.00
COMMISSION	0.00
POSTAGE	4.68
HANDBILLS	15.00
DISTRIBUTION	25.00
ADVERTISING	15.00
ADD'L SERVICE	15.00
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	
MISCELLANEOUS	
<b>TOTAL SHERIFF COSTS</b>	<b>\$200.72</b>

**DEED COSTS:**

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

**PLAINTIFF COSTS, DEBT AND INTEREST:**

DEBT-AMOUNT DUE	122,624.88
INTEREST @ 20.1600	(14,769,699.
FROM 11/09/2006 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	40.00
SATISFACTION FEE	
ESCROW DEFICIENCY	
PROPERTY INSPECTIONS	
INTEREST	
MISCELLANEOUS	2,865.00
<b>TOTAL DEBT AND INTEREST</b>	<b>(\$14,644,169.96)</b>

**COSTS:**

ADVERTISING	0.00
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
DUE	
LIEN SEARCH	
ACKNOWLEDGEMENT	
DEED COSTS	0.00
SHERIFF COSTS	200.72
LEGAL JOURNAL COSTS	0.00
PROTHONOTARY	125.00
MORTGAGE SEARCH	
MUNICIPAL LIEN	
<b>TOTAL COSTS</b>	<b>\$325.72</b>

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

CHESTER A. HAWKINS, Sheriff