

06-1868-CD

Wells Fargo Bank vs Jean Vionito et al

Wells Fargo vs Jean Vionito et al
2006-1868-CD

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

137918

ATTORNEY FOR PLAINTIFF

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

Plaintiff

v.

JEAN A. VIONITO
A/K/A JEAN ANN MCCONNELL
A/K/A JEAN ANN VIONITO
TIMOTHY M. VIONITO
467 TREASURE LAKE
DUBOIS, PA 15801

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

Dec 26, 2006 Document
Reinstated/Reissued to Sheriff/Attorney
for service.
Will A. Shaw
File # 137918
6K

March 8, 2007 Document
Reinstated/Reissued to Sheriff/Attorney
for service.
Will A. Shaw
Deputy Prothonotary
6K

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

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

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

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

1. Plaintiff is

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

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

JEAN A. VIONITO
A/K/A JEAN ANN MCCONNELL
A/K/A JEAN ANN VIONITO
TIMOTHY M. VIONITO
467 TREASURE LAKE
DUBOIS, PA 15801

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

3. On 09/30/2005 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 Instrument No: 200516433.
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	\$134,122.51
Interest	6,734.60
04/01/2006 through 11/09/2006	
(Per Diem \$30.20)	
Attorney's Fees	1,250.00
Cumulative Late Charges	255.45
09/30/2005 to 11/09/2006	
Cost of Suit and Title Search	<u>\$ 550.00</u>
Subtotal	\$ 142,912.56
Escrow	
Credit	0.00
Deficit	2,028.54
Subtotal	<u>\$ 2,028.54</u>
TOTAL	\$ 144,941.10

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.

10. This action does not come under Act 91 of 1983 because the mortgage premises is not the principal residence of Defendant(s).

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$ 144,941.10, together with interest from 11/09/2006 at the rate of \$30.20 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 tracts of land designated as Lot No. 814 and 815, Section No. 15, in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, in the Recorder of Deeds Office in Miscellaneous Docket No. 25.

BEING KNOWN AS: 15 TREASURE LAKE A/K/A SECTER 15 LOT 814.

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.

21 Lee.

FRANCIS S. HALLINAN, ESQUIRE
Attorney for Plaintiff

DATE: 11/9/06

PHELAN HALLINAN & SCHMIEG, LLP
LAWRENCE T. PHELAN, ESQ., Id. No. 32227
FRANCIS S. HALLINAN, ESQ., Id. No. 62695
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103
(215) 563-7000

WELLS FARGO BANK, N.A.

ATTORNEY FOR PLAINTIFF

Plaintiff

vs.

JEAN A. VIONITO
A/K/A JEAN ANN MCCONNELL
A/K/A JEAN ANN VIONITO
TIMOTHY M. VIONITO

COURT OF COMMON PLEAS
CIVIL DIVISION
CLEARFIELD COUNTY

No. 2006-1868-CD

Defendants

PRAECIPE TO REINSTATE CIVIL ACTION/MORTGAGE FORECLOSURE

TO THE PROTHONOTARY:

Kindly reinstate the Civil Action in Mortgage Foreclosure with reference to the above captioned matter.

PHELAN HALLINAN & SCHMIEG, LLP
By: 
FRANCIS S. HALLINAN, ESQUIRE
LAWRENCE T. PHELAN, ESQUIRE
DANIEL G. SCHMIEG, ESQUIRE
Attorneys for Plaintiff

Date: December 21, 2006

/jmr, Svc Dept.
File# 137918

FILED Atty pd. 7.00
m 10:12 AM
DEC 26 2006 2 Complaints
Reinstated
to Sheriff
William A. Shaw
Prothonotary/Clerk of Courts
(6W)

In The Court of Common Pleas of Clearfield County, Pennsylvania

Service # 1 of 4 Services

Sheriff Docket # **102136**

WELLS FARGO BANK, N.A.

Case # **06-1868-CD**

vs.

JEAN A. VIONITO a/k/a JEAN ANN MCCONNELL a/k/a JEAN ANN VIONITO
TIMOTHY M. VIONITO

TYPE OF SERVICE COMPLAINT IN MORTGAGE FORECLOSURE

SHERIFF RETURNS

NOW February 27, 2007 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURNED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE "NOT FOUND" AS TO JEAN A. VIONITO AKA JEAN ANN MCCONNELL AKA JEAN ANN VIONITO, DEFENDANT. 467 TREASURE LAKE, DUBOIS, "EMPTY".

SERVED BY: /

SA
Service

FILED
01/37en
FEB 27 2007
5

William A. Shaw
Prothonotary/Clerk of Courts

In The Court of Common Pleas of Clearfield County, Pennsylvania

Service # 2 of 4 Services

Sheriff Docket # **102136**

WELLS FARGO BANK, N.A.

Case # 06-1868-CD

vs.

JEAN A. VIONITO a/k/a JEAN ANN MCCONNELL a/k/a JEAN ANN VIONITO
TIMOTHY M. VIONITO

TYPE OF SERVICE COMPLAINT IN MORTGAGE FORECLOSURE

SHERIFF RETURNS

NOW February 27, 2007 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURNED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE "NOT FOUND" AS TO JEAN A. VIONITO AKA JEAN ANN MCCONNELL AKA JEAN ANN VIONITO, DEFENDANT. 15 TREASURE LAKE, DUBOIS, PA. "EMPTY".

SERVED BY: /

In The Court of Common Pleas of Clearfield County, Pennsylvania

Service # 3 of 4 Services

Sheriff Docket # **102136**

WELLS FARGO BANK, N.A.

Case # **06-1868-CD**

VS.

JEAN A. VIONITO a/k/a JEAN ANN MCCONNELL a/k/a JEAN ANN VIONITO
TIMOTHY M. VIONITO

TYPE OF SERVICE COMPLAINT IN MORTGAGE FORECLOSURE

SHERIFF RETURNS

NOW February 27, 2007 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURNED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE "NOT FOUND" AS TO TIMOTHY M. VIONITO, DEFENDANT. 467 TREASURE LAKE, DUBOIS, PA. "EMPTY".

SERVED BY: /

In The Court of Common Pleas of Clearfield County, Pennsylvania

Service # 4 of 4 Services

Sheriff Docket # **102136**

WELLS FARGO BANK, N.A.

Case # **06-1868-CD**

vs.

JEAN A. VIONITO a/k/a JEAN ANN MCCONNELL a/k/a JEAN ANN VIONITO
TIMOTHY M. VIONITO

TYPE OF SERVICE COMPLAINT IN MORTGAGE FORECLOSURE

SHERIFF RETURNS

NOW February 27, 2007 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURNED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE "NOT FOUND" AS TO TIMOTHY M. VIONITO, DEFENDANT. 15 TREASURE LAKE, DUBOIS, PA. "EMPTY".

SERVED BY: /

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102136
NO: 06-1868-CD
SERVICES 4
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: WELLS FARGO BANK, N.A.

vs.

DEFENDANT: JEAN A. VIONITO a/k/a JEAN ANN MCCONNELL a/k/a JEAN ANN VIONITO
TIMOTHY M. VIONITO

SHERIFF RETURN

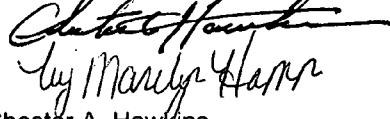
RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	PHELAN	550368	40.00
SHERIFF HAWKINS	PHELAN	550368	45.91

Sworn to Before Me This

So Answers,

____ Day of _____ 2007


Chester A. Hawkins
Sheriff

PHELAN HALLINAN & SCHMIEG, LLP
LAWRENCE T. PHELAN, ESQ., Id. No. 32227
FRANCIS S. HALLINAN, ESQ., Id. No. 62695
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103
(215) 563-7000

137918

ATTORNEY FOR PLAINTIFF

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

Plaintiff

v.

JEAN A. VIONITO
A/K/A JEAN ANN MCCONNELL
A/K/A JEAN ANN VIONITO
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David S. Meholic, Court Administrator
Clearfield County Courthouse
2nd and Market Streets
Clearfield, PA 16830
814-765-2641 x 5982

We hereby certify the within to be correct and original. *W.C. 11/11/06
William S. Meholic
Court Administrator
Clearfield County Courthouse
2nd and Market Streets
Clearfield, PA 16830
814-765-2641 x 5982*

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

NOV 13 2006

File #: 137918

Attest.

William S. Meholic
Prothonotary/
Clerk of Courts

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

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

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

1. Plaintiff is

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

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

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A/K/A JEAN ANN MCCONNELL
A/K/A JEAN ANN VIONITO
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467 TREASURE LAKE
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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:

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04/01/2006 through 11/09/2006	
(Per Diem \$30.20)	
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Cumulative Late Charges	255.45
09/30/2005 to 11/09/2006	
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Credit	0.00
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TOTAL	\$ 144,941.10

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.

10. This action does not come under Act 91 of 1983 because the mortgage premises is not the principal residence of Defendant(s).

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$ 144,941.10, together with interest from 11/09/2006 at the rate of \$30.20 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 tracts of land designated as Lot No. 814 and 815, Section No. 15, in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, in the Recorder of Deeds Office in Miscellaneous Docket No. 25.

BEING KNOWN AS: 15 TREASURE LAKE A/K/A SECTER 15 LOT 814.

VERIFICATION

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2/1/06.

FRANCIS S. HALLINAN, ESQUIRE
Attorney for Plaintiff

DATE: 11/9/06

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LAWRENCE T. PHELAN, ESQ., Id. No. 32227
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137918

ATTORNEY FOR PLAINTIFF

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

Plaintiff

v.

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

NO. *2006-1868-CD*

CLEARFIELD COUNTY

JEAN A. VIONITO
A/K/A JEAN ANN MCCONNELL
A/K/A JEAN ANN VIONITO
TIMOTHY M. VIONITO
467 TREASURE LAKE
DUBOIS, PA 15801

Defendants

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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

*We hereby certify that and
within to be correct and the
original filed of record*

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

NOV 13 2006

File #: 137918

Attest.

William L. Brown
Prothonotary/
Clerk of Courts

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3476 STATEVIEW BOULEVARD
FORT MILL, SC 29715

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

JEAN A. VIONITO
A/K/A JEAN ANN MCCONNELL
A/K/A JEAN ANN VIONITO
TIMOTHY M. VIONITO
467 TREASURE LAKE
DUBOIS, PA 15801

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

3. On 09/30/2005 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 Instrument No: 200516433.
4. The premises subject to said mortgage is described as attached.
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6. The following amounts are due on the mortgage:

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04/01/2006 through 11/09/2006	
(Per Diem \$30.20)	
Attorney's Fees	1,250.00
Cumulative Late Charges	255.45
09/30/2005 to 11/09/2006	
Cost of Suit and Title Search	<u>\$ 550.00</u>
Subtotal	\$ 142,912.56
Escrow	
Credit	0.00
Deficit	2,028.54
Subtotal	<u>\$ 2,028.54</u>
TOTAL	\$ 144,941.10

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.
10. This action does not come under Act 91 of 1983 because the mortgage premises is not the principal residence of Defendant(s).

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$ 144,941.10, together with interest from 11/09/2006 at the rate of \$30.20 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

LAWRENCE T. PHELAN, ESQUIRE
FRANCIS S. HALLINAN, ESQUIRE

Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL that certain tracts of land designated as Lot No. 814 and 815, Section No. 15, in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, in the Recorder of Deeds Office in Miscellaneous Docket No. 25.

BEING KNOWN AS: 15 TREASURE LAKE A/K/A SECTER 15 LOT 814.

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.

21 Lee.

FRANCIS S. HALLINAN, ESQUIRE
Attorney for Plaintiff

DATE: 11/9/06

PHELAN HALLINAN & SCHMIEG, LLP
LAWRENCE T. PHELAN, ESQ., Id. No. 32227
FRANCIS S. HALLINAN, ESQ., Id. No. 62695
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103
(215) 563-7000

137918

ATTORNEY FOR PLAINTIFF

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

Plaintiff

v.

JEAN A. VIONITO
A/K/A JEAN ANN MCCONNELL
A/K/A JEAN ANN VIONITO
TIMOTHY M. VIONITO
467 TREASURE LAKE
DUBOIS, PA 15801

Defendants

CIVIL ACTION - LAW
COMPLAINT IN MORTGAGE FORECLOSURE

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

We hereby certify and
within to be the
correct and original record

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

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

NOV 13 2006

File #: 137918

Attest.

William Schaeffer
Prothonotary/
Clerk of Courts

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

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1. Plaintiff is

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

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

JEAN A. VIONITO
A/K/A JEAN ANN MCCONNELL
A/K/A JEAN ANN VIONITO
TIMOTHY M. VIONITO
467 TREASURE LAKE
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TOTAL	\$ 144,941.10

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PHELAN HALLINAN & SCHMIEG, LLP

By:


/s/ Francis S. Hallinan

LAWRENCE T. PHELAN, ESQUIRE
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Attorney for Plaintiff

DATE: 11/9/06

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

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By:


/s/ Francis S. Hallinan
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FRANCIS S. HALLINAN, ESQUIRE

Attorneys for Plaintiff

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2/1/06

FRANCIS S. HALLINAN, ESQUIRE
Attorney for Plaintiff

DATE: 11/9/06

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102286
NO: 06-1868-CD
SERVICE # 1 OF 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: WELLS FARGO BANK, N.A.

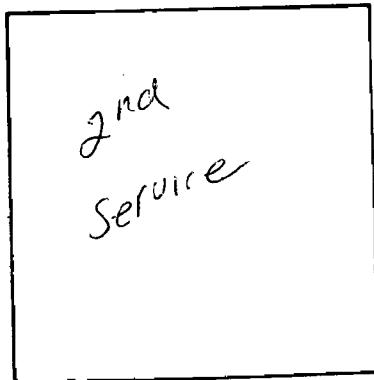
vs.

DEFENDANT: JEAN A. VIONITO a/k/a JEAN ANN MCCONNELL a/k/a JEAN ANN VIONITO and
TIMOTHY M. VIONITO

SHERIFF RETURN

NOW, January 04, 2007, SHERIFF OF JEFFERSON COUNTY WAS DEPUTIZED BY CHESTER A. HAWKINS,
SHERIFF OF CLEARFIELD COUNTY TO SERVE THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON
JEAN A. VIONITO aka JEAN ANN MCCONNELL aka JEAN M. VIONITO.

NOW, January 10, 2007 AT 10:52 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON
JEAN A. VIONITO aka JEAN ANN MCCONNELL aka JEAN M. VIONITO, DEFENDANT. THE RETURN OF
JEFFERSON COUNTY IS HERETO ATTACHED AND MADE PART OF THIS RETURN.



FILED
01/30/07
FEB 27 2007
JAS

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102286
NO: 06-1868-CD
SERVICE # 2 OF 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: WELLS FARGO BANK, N.A.

VS.

DEFENDANT: JEAN A. VIONITO a/k/a JEAN ANN MCCONNELL a/k/a JEAN ANN VIONITO and
TIMOTHY M. VIONITO

SHERIFF RETURN

NOW, January 04, 2007, SHERIFF OF JEFFERSON COUNTY WAS DEPUTIZED BY CHESTER A. HAWKINS,
SHERIFF OF CLEARFIELD COUNTY TO SERVE THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON
TIMOTHY M. VIONITO.

NOW, January 10, 2007 ATTEMPTED TO SERVE THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON
TIMOTHY M. VIONITO, DEFENDANT. THE RETURN OF JEFFERSON COUNTY IS HERETO ATTACHED AND MADE
PART OF THIS RETURN MARKED "NOT FOUND".

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102286
NO: 06-1868-CD
SERVICES 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: WELLS FARGO BANK, N.A.

vs.

DEFENDANT: JEAN A. VIONITO a/k/a JEAN ANN MCCONNELL a/k/a JEAN ANN VIONITO and
TIMOTHY M. VIONITO

SHERIFF RETURN

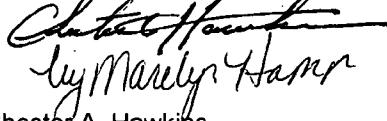
RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	PHELAN	561106	20.00
SHERIFF HAWKINS	PHELAN	561106	12.00
JEFFERSON CO.	PHELAN	561113	43.46

Sworn to Before Me This

So Answers,

____ Day of _____ 2007


Chester A. Hawkins
Sheriff

No. 2006-1868 C.D.

Personally appeared before me, Andrew Perry, Deputy for Thomas A. Demko, Sheriff of Jefferson County, Pennsylvania, who according to law deposes and says that on January 10, 2007 at 10:52 o'clock A.M. served the Notice and Complaint in Mortgage Foreclosure upon JEAN A. VIONITO a/k/a JEAN ANN MCCONNELL, Defendant, at the address of 44 Short Street, Borough of Falls Creek, County of Jefferson, State of Pennsylvania, by handing to the defendant personally, a true copy of the Notice and Complaint and by making known to her the contents thereof.

Now, January 10, 2007 I return the Notice and Complaint in Mortgage Foreclosure for TIMOTHY M. VIONITO, Defendant, to the Clearfield County Sheriff's Office marked "not found; defendant is living somewhere in New Jersey".

Advance Costs Received:	\$125.00	
My Costs:	41.46	Paid
Prothy:	2.00	
Total Costs:	43.46	
REFUNDED:	\$ 81.54	

Sworn and subscribed
to before me this 12th
day of Jan 2007
By Thomas A. Demko
My Commission expires
The 1st mon. Jan. 2010.

So Answers,

Andrew Perry Deputy
Thomas A. Demko Sheriff
JEFFERSON COUNTY, PENNSYLVANIA

12/26/06 Document
Reinstated/Re~~ferred~~ to Sheriff ~~for service~~
Will L. Shaw

~~RE~~ Prothonotary

PHELAN HALLINAN & SCHMIEG, LLP
LAWRENCE T. PHELAN, ESQ., Id. No. 32227
FRANCIS S. HALLINAN, ESQ., Id. No. 62695
ONE PENN CENTER PLAZA, SUITE 1400
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137918

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

Plaintiff

v.

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

NO. 2006-1868-CD

CLEARFIELD COUNTY

JEAN A. VIONITO
A/K/A JEAN ANN MCCONNELL
A/K/A JEAN ANN VIONITO
TIMOTHY M. VIONITO
467 TREASURE LAKE
DUBOIS, PA 15801

Defendants

William A. Shaw
Prothonotary/Clerk of Courts

COPY
FILED
11:51 p.m. 6K
NOV 13 2006

CIVIL ACTION - LAW
COMPLAINT IN MORTGAGE FORECLOSURE

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814-765-2641 x 5982

We certify
with the
Correct copy of the
original filed of record

ATTORNEY FILE COPY
PLEASE RETURN

PHELAN HALLINAN & SCHMIEG, LLP
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NO.

CLEARFIELD COUNTY

JEAN A. VIONITO
A/K/A JEAN ANN MCCONNELL
A/K/A JEAN ANN VIONITO
TIMOTHY M. VIONITO
467 TREASURE LAKE
DUBOIS, PA 15801

Defendants

CIVIL ACTION - LAW
COMPLAINT IN MORTGAGE FORECLOSURE

NOTICE

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

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

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

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

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

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

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

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

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

1. Plaintiff is

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

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

JEAN A. VIONITO
A/K/A JEAN ANN MCCONNELL
A/K/A JEAN ANN VIONITO
TIMOTHY M. VIONITO
467 TREASURE LAKE
DUBOIS, PA 15801

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

3. On 09/30/2005 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 Instrument No: 200516433.
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	\$134,122.51
Interest	6,734.60
04/01/2006 through 11/09/2006	
(Per Diem \$30.20)	
Attorney's Fees	1,250.00
Cumulative Late Charges	255.45
09/30/2005 to 11/09/2006	
Cost of Suit and Title Search	<u>\$ 550.00</u>
Subtotal	\$ 142,912.56
Escrow	
Credit	0.00
Deficit	2,028.54
Subtotal	<u>\$ 2,028.54</u>
TOTAL	\$ 144,941.10

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.

10. This action does not come under Act 91 of 1983 because the mortgage premises is not the principal residence of Defendant(s).

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$ 144,941.10, together with interest from 11/09/2006 at the rate of \$30.20 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 tracts of land designated as Lot No. 814 and 815, Section No. 15, in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, in the Recorder of Deeds Office in Miscellaneous Docket No. 25.

BEING KNOWN AS: 15 TREASURE LAKE A/K/A SECTER 15 LOT 814.

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.

2/1/06

FRANCIS S. HALLINAN, ESQUIRE
Attorney for Plaintiff

DATE: 11/9/06

PHELAN HALLINAN & SCHMIEG, LLP
LAWRENCE T. PHELAN, ESQ., Id. No. 32227
FRANCIS S. HALLINAN, ESQ., Id. No. 62695
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103
(215) 563-7000

WELLS FARGO BANK, N.A.

Plaintiff

vs.

JEAN A. VIONITO
A/K/A JEAN ANN MCCONNELL
A/K/A JEAN ANN VIONITO
TIMOTHY M. VIONITO
Defendants

ATTORNEY FOR PLAINTIFF

: COURT OF COMMON PLEAS
: CIVIL DIVISION
: CLEARFIELD COUNTY

: No. 2006-1868-CD

PRAECIPE TO REINSTATE CIVIL ACTION/MORTGAGE FORECLOSURE

TO THE PROTHONOTARY:

Kindly reinstate the Civil Action in Mortgage Foreclosure with reference to the above captioned matter.

PHELAN HALLINAN & SCHMIEG, LLP
By: Francis S. Hallinan
FRANCIS S. HALLINAN, ESQUIRE
LAWRENCE T. PHELAN, ESQUIRE
DANIEL G. SCHMIEG, ESQUIRE
Attorneys for Plaintiff

Date: March 7, 2007

/jmr, Svc Dept.
File# 137918

FILED Atty pd. 7-00
m/11/32007 1 Comp.
MAR 08 2007
Reinstated
William A. Shaw
Prothonotary/Clerk of Courts to Atty
68

UA
FILED
010:09:07
MAR 15 2007

William A. Shaw
Prothonotary/Clerk of Courts
1CC Atty Schmieg

IN THE COURT OF COMMON PLEAS
CLEARFIELD COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.

:

CIVIL DIVISION
NO. 2006-1868-CD

vs.

Jean A. Vionito
a/k/a Jean Ann McConnell
a/k/a Jean Ann Vionito
Timothy M. Vionito

ORDER

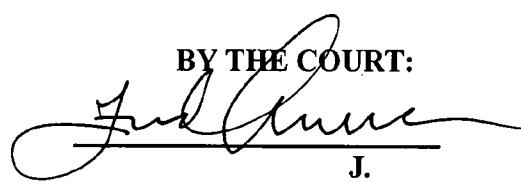
AND NOW, this 14 day of March, 2007, upon consideration of Plaintiff's Motion for Service Pursuant to Special Order of Court, it is hereby ORDERED and DECREED that said Motion is GRANTED.

It is further ORDERED and DECREED that Plaintiff may obtain service of the Complaint and all future pleadings on the above captioned Defendant, Timothy M. Vionito, by:

1. First class mail to Timothy M. Vionito at the last known addresses, 467 Treasure Lake, DuBois, PA 15801, 44 Short Street, Falls Creek, PA 15840 and 24 Drake Avenue, Monroe Township, NJ 08831-8506 and the mortgaged premises located at 15 Treasure Lake, DuBois, PA 15801; and

2. Certified mail to Timothy M. Vionito at the last known addresses, 467 Treasure Lake, DuBois, PA 15801, 44 Short Street, Falls Creek, PA 15840 and 24 Drake Avenue, Monroe Township, NJ 08831-8506 and the mortgaged premises located at 15 Treasure Lake, DuBois, PA 15801.

BY THE COURT:



J. J. Flaherty

FILED NO CC
m 11:30 a.m.
MAR 08 2007 (6A)

William A. Shaw
Prothonotary/Clerk of Courts

Phelan Hallinan & Schmieg, L.L.P.
By: Daniel G. Schmieg, Esquire No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Attorney for Plaintiff

Wells Fargo Bank, N.A.	:	COURT OF COMMON PLEAS
	:	
	:	CIVIL DIVISION
vs.	:	
	:	CLEARFIELD COUNTY
Jean A. Vionito	:	
a/k/a Jean Ann McConnell		
a/k/a Jean Ann Vionito		
Timothy M. Vionito	:	NO. 2006-1868-CD

MOTION FOR SERVICE PURSUANT TO
SPECIAL ORDER OF COURT

Plaintiff, by its counsel, Phelan Hallinan & Schmieg, L.L.P., moves this Honorable Court for an Order directing service of the Complaint upon the above-captioned Defendant, Timothy M. Vionito, by first class mail and certified mail to the last known addresses, 467 Treasure Lake, DuBois, PA 15801, 44 Short Street, Falls Creek, PA 15840 and 24 Drake Avenue, Monroe Township, NJ 08831-8506 and the mortgaged premises, 15 Treasure Lake, DuBois, PA 15801, and in support thereof avers the following:

1. Attempts to serve Defendant, Timothy M. Vionito, with the Complaint have been unsuccessful. The Sheriff of Clearfield County attempted to serve the Defendant at the mortgaged premises, 15 Treasure Lake, DuBois, PA 15801. As indicated by the Sheriff's Return of Service attached hereto as Exhibit "A", this property is empty.

2. The Sheriff of Clearfield County also attempted to serve the Defendant, Timothy M. Vionito, at 467 Treasure Lake, DuBois, PA 15801. As indicated by the Sheriff's Return of Service attached hereto as Exhibit "B", this property is also vacant.

3. The Sheriff of Clearfield County deputized the Sheriff of Jefferson County in an attempt to serve Timothy M. Vionito at 44 Short Street, Falls Creek, PA 15840. As indicated by the Sheriff's Return of Service attached hereto as Exhibit "C", the Defendant moved to New Jersey.

4. Plaintiff, by way of Private Process Server, attempted to serve the Defendant, Timothy M. Vionito, at 24 Drake Avenue, Monroe Township, NJ 08831-8506. As indicated by the Affidavit of Service attached hereto as Exhibit "D", the Defendant sold this property in October of 2006.

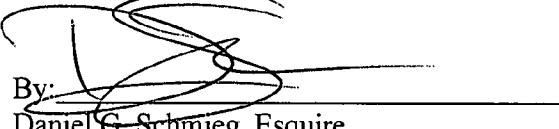
5. Pursuant to Pa.R.C.P. 430, Plaintiff has made a good faith effort to locate the Defendant. An Affidavit of Reasonable Investigation setting forth the specific inquiries made and the results is attached hereto as Exhibit "E".

6. Plaintiff has reviewed its internal records and has not been contacted by the Defendant as of March 7, 2007 to bring loan current.

7. Plaintiff submits that it has made a good faith effort to locate the Defendant but has been unable to do so.

WHEREFORE, Plaintiff respectfully requests this Honorable Court enter an Order pursuant to Pa.R.C.P. 430 directing service of the Complaint by first class mail and certified mail.

Respectfully submitted,
Phelan Hallinan & Schmieg, L.L.P.

By: 
Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Date: March 7, 2007

Exhibit A

In The Court of Common Pleas of Clearfield County, Pennsylvania

Service # 4 of 4 Services

Sheriff Docket # **102136**

WELLS FARGO BANK, N.A.

Case # **06-1868-CD**

VS.

JEAN A. VIONITO a/k/a JEAN ANN MCCONNELL a/k/a JEAN ANN VIONITO
TIMOTHY M. VIONITO

TYPE OF SERVICE COMPLAINT IN MORTGAGE FORECLOSURE

SHERIFF RETURNS

NOW February 27, 2007 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURNED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE "NOT FOUND" AS TO TIMOTHY M. VIONITO, DEFENDANT. 15 TREASURE LAKE, DUBOIS, PA. "EMPTY".

SERVED BY: /

Exhibit B

In The Court of Common Pleas of Clearfield County, Pennsylvania

Service # 3 of 4 Services

Sheriff Docket # **102136**

WELLS FARGO BANK, N.A.

Case # **06-1868-CD**

VS.

JEAN A. VIONITO a/k/a JEAN ANN MCCONNELL a/k/a JEAN ANN VIONITO
TIMOTHY M. VIONITO

TYPE OF SERVICE COMPLAINT IN MORTGAGE FORECLOSURE

SHERIFF RETURNS

NOW February 27, 2007 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURNED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE "NOT FOUND" AS TO TIMOTHY M. VIONITO, DEFENDANT. 467 TREASURE LAKE, DUBOIS, PA. "EMPTY".

SERVED BY: /

Exhibit C

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102286
NO: 06-1868-CD
SERVICE # 2 OF 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: WELLS FARGO BANK, N.A.

VS.

DEFENDANT: JEAN A. VIONITO a/k/a JEAN ANN MCCONNELL a/k/a JEAN ANN VIONITO and
TIMOTHY M. VIONITO

SHERIFF RETURN

NOW, January 04, 2007, SHERIFF OF JEFFERSON COUNTY WAS DEPUTIZED BY CHESTER A. HAWKINS,
SHERIFF OF CLEARFIELD COUNTY TO SERVE THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON
TIMOTHY M. VIONITO.

NOW, January 10, 2007 ATTEMPTED TO SERVE THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON
TIMOTHY M. VIONITO, DEFENDANT. THE RETURN OF JEFFERSON COUNTY IS HERETO ATTACHED AND MADE
PART OF THIS RETURN MARKED "NOT FOUND".

No. 2006-1868 C.D.

Personally appeared before me, Andrew Perry, Deputy for Thomas A. Demko, Sheriff of Jefferson County, Pennsylvania, who according to law deposes and says that on January 10, 2007 at 10:52 o'clock A.M. served the Notice and Complaint in Mortgage Foreclosure upon JEAN A. VIONITO a/k/a JEAN ANN MCCONNELL, Defendant, at the address of 44 Short Street, Borough of Falls Creek, County of Jefferson, State of Pennsylvania, by handing to the defendant personally, a true copy of the Notice and Complaint and by making known to her the contents thereof.

Now, January 10, 2007 I return the Notice and Complaint in Mortgage Foreclosure for TIMOTHY M. VIONITO, Defendant, to the Clearfield County Sheriff's Office marked "not found; defendant is living somewhere in New Jersey".

Advance Costs Received:	\$125.00	
My Costs:	41.46	Paid
Prothy:	2.00	
Total Costs:	43.46	
REFUNDED:	\$ 81.54	

Sworn and subscribed
to before me this 12th
day of Jan. 2007
By Andrew A. Perry
My Commission expires
The 1st mon. Jan. 2010.

So Answers,

Andrew Perry Deputy
Thomas A. Demko Sheriff
JEFFERSON COUNTY, PENNSYLVANIA

Exhibit D

AFFIDAVIT OF SERVICE - CLEARFIELD COUNTY (JMR)

WELLS FARGO BANK, N.A.
Plaintiff

Vs.

JEAN A. VIONITO A/K/A JEAN ANN MCCONNELL
A/K/A JEAN ANN VIONITO
TIMOTHY M. VIONITO
Defendants

TYPE OF ACTION
XX Mortgage Foreclosure
XX Civil Action
NO. 2006-1868-CD
File Number137918

SERVE AT: **24 DRAKE AVENUE**
MONROW TOWNSHIP, NJ 08831-8506

SERVED

Served and made known to TIMOTHY M. VIONITO, Defendant on the _____ day of _____, 20____, at _____ o'clock, __. M., at _____, City in the manner described below:

Defendant personally served.

Adult family member with whom Defendant(s) reside(s).

Relationship is _____

Adult in charge of Defendant's residence who refused to give name/relationship.

Manager/Clerk of place of lodging in which Defendant(s) reside(s)

Agent or person in charge of Defendant's office or usual place of business.

_____ and officer of said defendant company.

Other: _____

I, _____, A Private Process Server and competent adult, being duly sworn according to law, depose and state that I personally handed to _____
_____ a true and correct copy of the _____
issued in the captioned case on the date and at the address indicated above.

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

Sworn to and subscribed

Before me this _____ day

Served By: _____

Of _____, 20____.

Notary:

Full Spectrum Legal Services

400 Fellowship Road, Suite 220

Mt. Laurel, NJ 08054

Ralph P. Schritenthal

1-609-221-8443

On the 15th day of February, 2007 at 9:17 o'clock
P.M., Defendant NOT FOUND because:

Moved Unknown No Answer Vacant

Other: Defendant's home and moved out in Oct. 2006

Sworn to and subscribed

Before me the 15 day

Not Served By: _____

Of Feb, 2007

Notary:


Phelan Hallinan & Schmieg, LLP

Attorneys For Plaintiff

Francis S. Hallinan, Esquire - I.D.#62695

Suite 1400- One Penn Center Plaza at Suburban Station

Philadelphia, PA 19103-1799

(215)563-7000

COMMONWEALTH OF PENNSYLVANIA	
NOTARIAL SEAL	
THOMAS P. STRAIN, Notary Public	
City of Philadelphia, Phila. County	
My Commission Expires February 4, 2010	

✓
Prom
90%
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✓
McCull
V/C
to S/H

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

File Number: 137918
Attorney Firm: **Phelan, Hallinan & Schmieg, LLP**
Subject: Jean A. Vionito & Timothy M. Vionito

Property Address: 15 Treasure Lake, Dubois, PA 15801
Possible Mailing Address: 467 Treasure Lake, Dubois, PA 15801

I, Brendan Booth, being duly sworn according to law, do hereby depose and state as follows, I have conducted an investigation into the whereabouts of the above-noted individual(s) and have discovered the following:

I. CREDIT INFORMATION

A. SOCIAL SECURITY NUMBER

Our search verified the following information to be true and correct

Jean A. Vionito - 190-60-0769

Timothy M. Vionito - 146-78-4277

B. EMPLOYMENT SEARCH

Jean A. Vionito & Timothy M. Vionito - A review of the credit reporting agencies provided no employment information.

C. INQUIRY OF CREDITORS

Our inquiry of creditors indicated that Jean A. Vionito & Timothy M. Vionito reside(s) at: 467 Treasure Lake, Dubois, PA 15801.

II. INQUIRY OF TELEPHONE COMPANY

A. DIRECTORY ASSISTANCE SEARCH

Our office contacted directory assistance, which had no listing for Jean A. Vionito & Timothy M. Vionito.

B. On 09-29-06 our office made a telephone call to the phone number (814) 416-0835 and received the following information: wrong number.

III. INQUIRY OF NEIGHBORS

On 09-29-06 our office made several phone calls in an attempt to contact J. Dahrouge (814) 371-5675, 14 Treasure Lake, Du Bois, PA 15801: answering machine.

On 09-29-06 our office made several phone calls in an attempt to contact Maureen Horan (814) 371-7282, 12 Treasure Lake, Du Bois, PA 15801: no answer.

On 09-29-06 our office made several phone calls in an attempt to contact Richard T. Rehermann (814) 371-4554, 11 Treasure Lake, Du Bois, PA 15801: no answer.

On 09-29-06 our office made a phone call in an attempt to contact Math Ruttinger (814) 371-3007, 468 Treasure Lake, Du Bois, PA 15801: spoke with an unidentified female who could not confirm that the subjects reside(s) at 467 Treasure Lake, Dubois, PA 15801.

On 09-29-06 our office made several phone calls in an attempt to contact David J. Moorhouse (814) 375-2416, 469 Treasure Lake, Du Bois, PA 15801: no answer.

On 09-29-06 our office made several phone calls in an attempt to contact Bernie Pisarchick (814) 372-1026, 471 Treasure Lake, Du Bois, PA 15801: no answer.

IV. ADDRESS INQUIRY

A. NATIONAL ADDRESS UPDATE

On 09-29-06 we reviewed the National Address database and found the following information: Jean A. Vionito & Timothy M. Vionito - 467 Treasure Lake, Dubois, PA 15801.

B. ADDITIONAL ACTIVE MAILING ADDRESSES

Per our inquiry of creditors, the following is a possible mailing address: 467 Treasure Lake, Dubois, PA 15801.

V. DRIVERS LICENSE INFORMATION

A. MOTOR VEHICLE & DMV OFFICE

Per the PA Department of Motor Vehicles, we were unable to obtain address information on Jean A. Vionito & Timothy M. Vionito.

VI. OTHER INQUIRIES

A DEATH RECORDS

As of 09-29-06 Vital Records and all public databases have no death record on file for Jean A. Vionito & Timothy M. Vionito.

B. COUNTY VOTER REGISTRATION

The county voter registration was unable to confirm a registration for Jean A. Vionito & Timothy M. Vionito residing at: last registered address.

VII. ADDITIONAL INFORMATION OF SUBJECT

A DATE OF BIRTH

Jean A. Vionito - 07-18-1968

Timothy M. Vionito - 11-1969

B. A.K.A.

Jean Ann Vionito; Jean Ann McConnell

* Our accessible databases have been checked and cross-referenced for the above named individual(s).

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

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

I hereby verify that the statements made herein are true and correct to the best of my knowledge, information and belief and that this affidavit of investigation is made subject to the penalties of 18 Pa C.S. Sec. 4904 relating to unsworn falsification to authorities.

AFFIANT - Brendan Booth
Full Spectrum Legal Services, Inc.

NOTARIAL SEAL
NOTARY PUBLIC, Notary Public
City of Philadelphia, Phila. County
Commissioned November 22, 2000

Sworn to and subscribed before me this 29th day of September, 2006.

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

IND

VERIFICATION

Daniel G. Schmieg, Esquire, hereby states that he is the Attorney for the Plaintiff in this action, that he is authorized to make this Affidavit, and that the statements made in the foregoing MOTION FOR SERVICE PURSUANT TO SPECIAL ORDER OF COURT are true and correct to the best of his knowledge, information and belief.

The undersigned understands that the statements made are subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

Respectfully submitted,
Phelan Hallinan & Schmieg, L.L.P.

By: _____
Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Date: March 7, 2007

Phelan Hallinan & Schmieg, L.L.P.
By: Daniel G. Schmieg, Esquire No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Attorney for Plaintiff

Wells Fargo Bank, N.A.	:	COURT OF COMMON PLEAS
	:	CIVIL DIVISION
Vs.	:	CLEARFIELD COUNTY
Jean A. Vionito a/k/a Jean Ann McConnell a/k/a Jean Ann Vionito Timothy M. Vionito	:	NO. 2006-1868-CD

CERTIFICATION OF SERVICE

I, Daniel G. Schmieg, Esquire, hereby certify that a copy of the foregoing Motion for Service Pursuant to Special Order of Court, Memorandum of Law, Proposed Order and attached exhibits have been sent to the individual as indicated below by first class mail, postage prepaid, on the date listed below.

Jean A. Vionito a/k/a Jean Ann McConnell a/k/a Jean Ann Vionito at:

44 Short Street
Falls Creek, PA 15840

Timothy M. Vionito at:
15 Treasure Lake
DuBois, PA 15801

467 Treasure Lake
DuBois, PA 15801

44 Short Street
Falls Creek, PA 15840

24 Drake Avenue
Monroe Township, NJ 08831-8506

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

Respectfully submitted,
Phelan Hallinan & Schmieg, L.L.P.

By: 
Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Date: March 7, 2007

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

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A.
Plaintiff

: COURT OF COMMON PLEAS

vs.

JEAN A. VIONITO
A/K/A JEAN ANN MCCONNELL
A/K/A JEAN ANN VIONITO
TIMOTHY M. VIONITO

: CIVIL DIVISION

: CLEARFIELD COUNTY

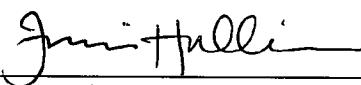
Defendant(s)

: NO. 2006-1868-CD

**AFFIDAVIT OF SERVICE OF COMPLAINT
BY MAIL PURSUANT TO COURT ORDER**

I hereby certify that a true and correct copy of the Civil Action Complaint in Mortgage Foreclosure in the above captioned matter was sent by regular and certified mail, return receipt requested, to the following person, **TIMOTHY M. VIONITO at 15 TREASURE LAKE, DUBOIS, PA 15801, 467 TREASURE LAKE, DUBOIS, PA 15801; 44 SHORT STREET, FALLS CREEK, PA 15840; 24 DRAKE AVENUE, MONROE TOWNSHIP, NJ 08831-8506** on **APRIL 4, 2007**, in accordance with the Order of Court dated **MARCH 14, 2007**. The undersigned understands that this statement is made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

Date: April 4, 2007



FRANCIS S. HALLINAN, ESQUIRE
Attorney for Plaintiff

FILED *No*
M 12:55 AM
APR 09 2007
LM

William A. Shaw
Prothonotary/Clerk of Courts

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

Attorney for Plaintiff

FILED Atty pd.
M13:42 CD 20.00
JUN 26 2007 ICC Notice
to Defs.

William A. Shaw
Prothonotary/Clerk of Courts
Statement +
to Atty
EN

WELLS FARGO BANK, N.A.
467 TREASURE LAKE
DUBOIS, PA 15801

Plaintiff,

v.

TIMOTHY M. VIONITO
JEAN A. VIONITO A/K/A JEAN ANN
MCCONNELL A/K/A JEAN ANN VIONITO
15 TREASURE LAKE
DUBOIS, PA 15801

Defendant(s).

:
: CLEARFIELD COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
: NO. 2006-1868-CD
:
:
:
:
:
:
:

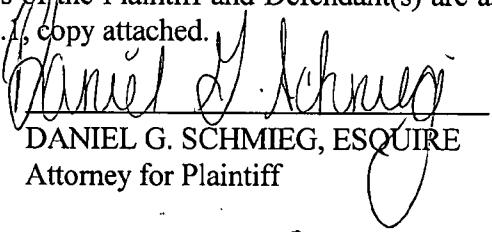
PRAECIPE FOR IN REM JUDGMENT FOR FAILURE TO
ANSWER AND ASSESSMENT OF DAMAGES

TO THE OFFICE OF THE PROTHONOTARY:

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

As set forth in the Complaint	\$ 144,941.10
Interest - 11/10/06	\$06/22/07
TOTAL	<u>\$ 151,736.10</u>

I hereby certify that (1) the addresses of the Plaintiff and Defendant(s) are as shown above, and (2) notice has been given in accordance with Rule 237, a copy attached.


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DAMAGES ARE HEREBY ASSESSED AS INDICATED.

DATE: 6/26/07


PRO PROTHY

137918

PHELAN HALLINAN & SCHMIEG, L.L.P.

By: Lawrence T. Phelan, Esq., Id. No. 32227

Francis S. Hallinan, Esq., Id. No. 62695

Daniel G. Schmieg, Esq., Id. No. 62205

One Penn Center Plaza, Suite 1400

Philadelphia, PA 19103

(215) 563-7000

WELLS FARGO BANK, N.A.

Plaintiff

ATTORNEY FOR PLAINTIFF

Vs.

JEAN A. VIONITO A/K/A JEAN ANN MCCONNELL

A/K/A JEAN ANN VIONITO

TIMOTHY M. VIONITO

Defendants

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: MONTGOMERY COUNTY

: NO. 2006-1868-CD

TO: TIMOTHY M. VIONITO
15 TREASURE LAKE
DUBOIS, PA 15801

FILE COPY

DATE OF NOTICE: APRIL 25, 2007

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.

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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.

MONTGOMERY COUNTY
LAWYER REFERRAL SERVICES
MONTGOMERY BAR ASSOCIATION
100 WEST AIRY STREET
PO BOX 268
NORRISTOWN, PA 19401
(800) 560-5291
610-279-9660



FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

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

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A.

Plaintiff

: COURT OF COMMON PLEAS

Vs.

: CIVIL DIVISION

JEAN A. VIONITO
A/K/A JEAN ANN MCCONNELL
A/K/A JEAN ANN VIONITO
TIMOTHY M. VIONITO
Defendants

: MONTGOMERY COUNTY

: NO. 2006-1868-CD

TO: **TIMOTHY M. VIONITO**
467 TREASURE LAKE
DUBOIS, PA 15801

FILE COPY

DATE OF NOTICE: APRIL 25, 2007

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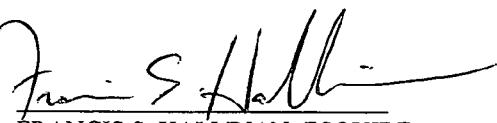
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FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

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

WELLS FARGO BANK, N.A.

Plaintiff

ATTORNEY FOR PLAINTIFF

Vs.

JEAN A. VIONITO
A/K/A JEAN ANN MCCONNELL
A/K/A JEAN ANN VIONITO
TIMOTHY M. VIONITO
Defendants

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: MONTGOMERY COUNTY

: NO. 2006-1868-CD

TO: **TIMOTHY M. VIONITO**
44 SHORT STREET
FALLS CREEK, PA 15840

FILE COPY

DATE OF NOTICE: APRIL 25, 2007

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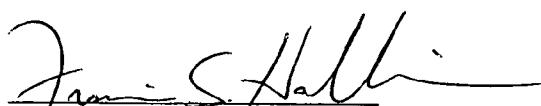
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MONTGOMERY COUNTY
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(800) 560-5291
610-279-9660


FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

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

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A.
Plaintiff

Vs.

JEAN A. VIONITO A/K/A JEAN ANN MCCONNELL
A/K/A JEAN ANN VIONITO
TIMOTHY M. VIONITO
Defendants

COURT OF COMMON PLEAS

CIVIL DIVISION

MONTGOMERY COUNTY

NO. 2006-1868-CD

TO: **TIMOTHY M. VIONITO**
24 DRAKE AVENUE
MONROE TOWNSHIP, NJ 08831

FILE COPY

DATE OF NOTICE: APRIL 25, 2007

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610-279-9660


FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

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

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A. : COURT OF COMMON PLEAS
Plaintiff : CIVIL DIVISION
Vs. : MONTGOMERY COUNTY
JEAN A. VIONITO : NO. 2006-1868-CD
A/K/A JEAN ANN MCCONNELL
A/K/A JEAN ANN VIONITO
TIMOTHY M. VIONITO
Defendants

TO: JEAN A. VIONITO A/K/A JEAN ANN MCCONNELL A/K/A JEAN ANN VIONITO
44 SHORT STREET
FALLS CREEK, PA 15840

DATE OF NOTICE: APRIL 25, 2007

FILE COPY

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MONTGOMERY COUNTY
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(800) 560-5291
610-279-9660


FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG

By: DANIEL G. SCHMIEG

Identification No. 62205

ATTORNEY FOR PLAINTIFF

Suite 1400

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

WELLS FARGO BANK, N.A.

467 TREASURE LAKE

DUBOIS, PA 15801

Plaintiff,

v.

TIMOTHY M. VIONITO

JEAN A. VIONITO A/K/A JEAN ANN

MCCONNELL A/K/A JEAN ANN VIONITO

15 TREASURE LAKE

DUBOIS, PA 15801

Defendant(s).

: CLEARFIELD COUNTY
: COURT OF COMMON PLEAS

: CIVIL DIVISION

: NO. 2006-1868-CD

VERIFICATION OF NON-MILITARY SERVICE

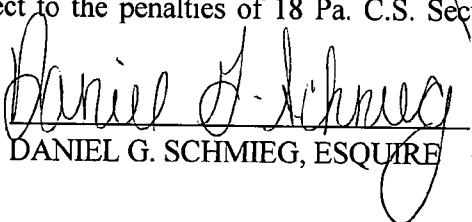
DANIEL G. SCHMIEG, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

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

(b) that defendant **TIMOTHY M. VIONITO** is over 18 years of age and resides at **15 TREASURE LAKE, DUBOIS, PA 15801**.

(c) that defendant **JEAN A. VIONITO A/K/A JEAN ANN MCCONNELL A/K/A JEAN ANN VIONITO** is over 18 years of age, and resides at **15 TREASURE LAKE, DUBOIS, PA 15801**.

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

(Rule of Civil Procedure No. 236 - Revised

IN THE COURT OF COMMON PLEAS
CLEARFIELD PENNSYLVANIA

COPY

WELLS FARGO BANK, N.A.
467 TREASURE LAKE
DUBOIS, PA 15801

:
:
: CLEARFIELD COUNTY
: COURT OF COMMON PLEAS

Plaintiff,

: CIVIL DIVISION

v.

TIMOTHY M. VIONITO
JEAN A. VIONITO A/K/A JEAN ANN
MCCONNELL A/K/A JEAN ANN VIONITO
15 TREASURE LAKE
DUBOIS, PA 15801

: NO. 2006-1868-CD

Defendant(s).

:

Notice is given that a Judgment in the above captioned matter has been entered against you
on June 26, 2007

BY Willie L. Chapman DEPUTY

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

Daniel G. Schmieg

DANIEL G. SCHMIEG, ESQUIRE

Attorney for Plaintiff

One Penn Center at Suburban Station, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

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

COPY

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

Wells Fargo Bank N.A.
Plaintiff(s)

No.: 2006-01868-CD

Real Debt: \$151,736.10

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Jean A. Vionito
Timothy M. Vionito
Defendant(s)

Entry: \$20.00

Instrument: In Rem Judgment

Date of Entry: June 26, 2007

Expires: June 26, 2012

Certified from the record this 26th day of June, 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)
P.R.C.P. 3180-3183

WELLS FARGO BANK, N.A.

vs.

TIMOTHY M. VIONITO

JEAN A. VIONITO A/K/A JEAN
ANN MCCONNELL A/K/A JEAN
ANN VIONITO

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. 2006-1868-CD. Term 2005.....

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

To the Director of the Office of Judicial Support

Issue writ of execution in the above matter:

Amount Due	\$151,736.10
------------	--------------

Interest from JUNE 22, 2007 to Sale	\$
Per diem \$24.94	

Add'l Costs	\$ 139.00
-------------	-----------

Prothonotary costs

\$ 4,758.72

Daniel J. V.
Attorney for the Plaintiff(s)

Note: Please attach description of Property.

137918

FILED 100-6007
M 13:42 6/1 w/prop. desc.
JUN 26 2007 to Sheriff

William A. Shaw
Prothonotary/Clerk of Courts Atty pd. \$0.00
(CK)

No. 2006-1868-CD Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

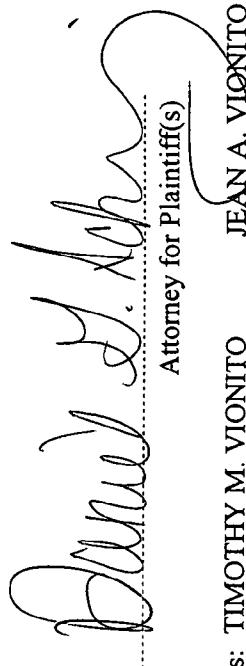
WELLS FARGO BANK, N.A.

vs.

TIMOTHY M. VIONITO
JEAN A. VIONITO A/K/A JEAN ANN MCCONNELL
A/K/A JEAN ANN VIONITO

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed:



Attorney for Plaintiff(s)

Address: TIMOTHY M. VIONITO
MCCONNELL A/K/A JEAN ANN VIONITO
15 TREASURE LAKE
DUBOIS, PA 15801

JEAN A. VIONITO A/K/A JEAN ANN
15 TREASURE LAKE
DUBOIS, PA 15801

DESCRIPTION

ALL those certain tracts of land designated as Section 15, Lots 814 and 815 in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the Clearfield County Recorder's Office.

EXCEPTING AND RESERVING therefrom and subject to:

1. All easements, rights of way, reservations, restrictions and limitations shown or contained in prior instruments of record and in the aforesaid recorded plan.
2. The Declaration of Restrictions, Treasure Lake, Inc. recorded in Misc. Book Vol. 146, p.476; all of said restrictions being covenants which run with the land.
3. All minerals and mining rights of every kind and nature.
4. A lien for all unpaid charges or assessments as may be made by Treasure Lake Property Owners Association, Inc.; which lien shall run with the land and be an encumbrance against it.
5. The right of the owner and/or operator of any recreational facilities within the said Treasure Lake Subdivision to assess fees and charges against Grantee, its heirs, administrators, executors, successors and assigns for the use and/or maintenance of any such facilities which if unpaid, shall become a lien upon the land and be an encumbrance against it.

BEING the same premises conveyed to Susan B. Moore, married, by deed of George R. Moore and Susan B. Moore, husband and wife, dated March 19, 2002, and recorded in the Office of the Recorder of Deeds for Clearfield County as Instrument Number 2002-07332.

PARCEL IDENTIFICATION NO: C02-015-00814-00-21 CONTROL #: 128076843

PARCEL IDENTIFICATION NO: C02-015-00815-00-21 CONTROL #: 128075076

Premises: 15 TREASURE LAKE, DUBOIS, PA 15801
 Clearfield County
 Pennsylvania

TITLE TO SAID PREMISES IS VESTED IN Timothy M. Vionito and Jean A. Vionito, husband and wife, by Deed from Susan B. Moore, A Single Individual, dated 09/26/2005, recorded 10/04/2005, in Deed Mortgage Inst# 200516432.

PHELAN HALLINAN & SCHMIEG

By: DANIEL G. SCHMIEG

Identification No. 62205

Suite 1400

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

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A.

467 TREASURE LAKE

DUBOIS, PA 15801

•

CLEARFIELD COUNTY

COURT OF COMMON PLEAS

1

CIVIL DIVISION

•

NO. 2006-1868-CD

•

TIMOTHY M. VIONITO

JEAN A. VIONITO A/K/A JEAN ANN

JEAN A. VIONITO A/K/A JEAN ANN
MCCONNELL A/K/A JEAN ANN VIONITO

**MCCONNELL AREA
15 TREASURE LAKE**

IS TREASURE EAT
DUBOIS PA 15801

•

Defendant(s)

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
- (X) Act 91 procedures have been fulfilled

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

DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

**WELLS FARGO BANK, N.A.
467 TREASURE LAKE
DUBOIS, PA 15801**

Plaintiff,

v.

**TIMOTHY M. VIONITO
JEAN A. VIONITO A/K/A JEAN ANN
MCCONNELL A/K/A JEAN ANN VIONITO
15 TREASURE LAKE
DUBOIS, PA 15801**

Defendant(s).

**CLEARFIELD COUNTY
COURT OF COMMON PLEAS**

CIVIL DIVISION

NO. 2006-1868-CD

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

WELLS FARGO BANK, N.A., Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQUIRE, sets forth as of the date the Praeclipe for the Writ of Execution was filed, the following information concerning the real property located at **15 TREASURE LAKE, DUBOIS, PA 15801**.

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
TIMOTHY M. VIONITO	15 TREASURE LAKE DUBOIS, PA 15801

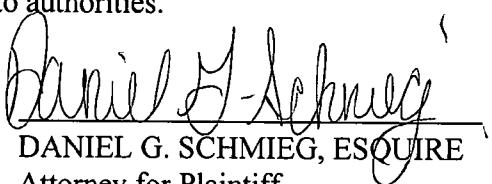
JEAN A. VIONITO A/K/A JEAN ANN MCCONNELL A/K/A JEAN ANN VIONITO	15 TREASURE LAKE DUBOIS, PA 15801
--	--

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

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

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

JUNE 22, 2007
Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

**WELLS FARGO BANK, N.A.
467 TREASURE LAKE
DUBOIS, PA 15801**

**Plaintiff,
v.**

**TIMOTHY M. VIONITO
JEAN A. VIONITO A/K/A JEAN ANN
MCCONNELL A/K/A JEAN ANN VIONITO
15 TREASURE LAKE
DUBOIS, PA 15801**

Defendant(s).

**CLEARFIELD COUNTY
COURT OF COMMON PLEAS**

CIVIL DIVISION

NO. 2006-1868-CD

AFFIDAVIT PURSUANT TO RULE 3129

WELLS FARGO BANK, N.A. , Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQUIRE, sets forth as of the date the Praeclipe for the Writ of Execution was filed, the following information concerning the real property located at **15 TREASURE LAKE, DUBOIS, PA 15801**.

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

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

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
MERS AS A NOMINEE FOR TIMBUKTU, INC.	400 NORTHRIDGE ROAD ATLANTA, GA 30350

MERS AS A NOMINEE FOR TIMBUKTU, INC.	P.O. BOX 2026 FLINT, MI 48501-2026
---	---

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

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

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

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

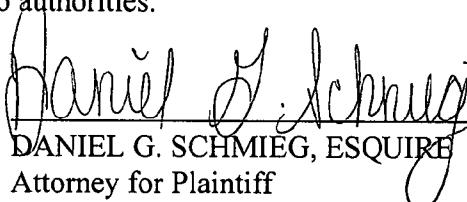
None

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
TENANT/OCCUPANT	15 TREASURE LAKE DUBOIS, PA 15801
DOMESTIC RELATIONS CLEARFIELD COUNTY	CLEARFIELD COUNTY COURTHOUSE 230 EAST MARKET STREET CLEARFIELD, PA 16830
COMMONWEALTH OF PENNSYLVANIA	DEPARTMENT OF WELFARE PO BOX 2675 HARRISBURG, PA 17105

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

JUNE 22, 2007
Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

COPY

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

WELLS FARGO BANK, N.A.

vs.

TIMOTHY M. VIONITO

JEAN A. VIONITO A/K/A JEAN
ANN McCONNELL A/K/A JEAN
ANN VIONITO

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. Term 20
No. 2006-1868-CD Term 20 Q5
No. Term 20

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Clearfield

TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property (specifically described property below):

PREMISES: 15 TREASURE LAKE, DUBOIS, PA 15801
(See Legal Description attached)

Amount Due	\$151,736.10
Interest from JUNE 22, 2007 to Sale per diem \$24.94	\$-----
Total	\$----- 139.00 Prothonotary costs
Add'l Costs	\$ 4,758.72

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

Dated 6/26/07
(SEAL)

137918

No. 2006-1868-CD Term 20 Q5 A.D.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.

vs.

**TIMOTHY M. VIONITO
JEAN A. VIONITO A/K/A JEAN ANN MCCONNELL
A/K/A JEAN ANN VIONITO**

WRIT OF EXECUTION (Mortgage Foreclosure)

Costs

Real Debt \$151,736.10

Int. from JUNE 22, 2007
To Date of Sale (\$24.94 per diem)

Costs

139.00

Sheriff John J. Murray

Attorney for Plaintiff(s)

Address: TIMOTHY M. VIONITO JEAN A. VIONITO A/K/A JEAN ANN
MCCONNELL A/K/A JEAN ANN VIONITO
15 TREASURE LAKE
DUBOIS, PA 15801
15 TREASURE LAKE
DUBOIS, PA 15801

DESCRIPTION

ALL those certain tracts of land designated as Section 15, Lots 814 and 815 in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the Clearfield County Recorder's Office.

EXCEPTING AND RESERVING therefrom and subject to:

1. All easements, rights of way, reservations, restrictions and limitations shown or contained in prior instruments of record and in the aforesaid recorded plan.
2. The Declaration of Restrictions, Treasure Lake, Inc. recorded in Misc. Book Vol. 146, p.476; all of said restrictions being covenants which run with the land.
3. All minerals and mining rights of every kind and nature.
4. A lien for all unpaid charges or assessments as may be made by Treasure Lake Property Owners Association, Inc.; which lien shall run with the land and be an encumbrance against it.
5. The right of the owner and/or operator of any recreational facilities within the said Treasure Lake Subdivision to assess fees and charges against Grantee, its heirs, administrators, executors, successors and assigns for the use and/or maintenance of any such facilities which if unpaid, shall become a lien upon the land and be an encumbrance against it.

BEING the same premises conveyed to Susan B. Moore, married, by deed of George R. Moore and Susan B. Moore, husband and wife, dated March 19, 2002, and recorded in the Office of the Recorder of Deeds for Clearfield County as Instrument Number 2002-07332.

PARCEL IDENTIFICATION NO: C02-015-00814-00-21 CONTROL #: 128076843

PARCEL IDENTIFICATION NO: C02-015-00815-00-21 CONTROL #: 128075076

Premises: 15 TREASURE LAKE, DUBOIS, PA 15801
 Clearfield County
 Pennsylvania

TITLE TO SAID PREMISES IS VESTED IN Timothy M. Vionito and Jean A. Vionito, husband and wife, by Deed from Susan B. Moore, A Single Individual, dated 09/26/2005, recorded 10/04/2005, in Deed Mortgage Inst# 200516432.

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Attorney I.D. No.: 62205
One Penn Center Plaza, Suite 1400
Philadelphia, PA 19102
(215) 563-7000

Attorney for Plaintiff

WELLS FARGO BANK, NA

Plaintiff,
v.

JEAN A. VIONITO
A/K/A JEAN ANN MCCONNELL
A/K/A JEAN ANN VIONITO
TIMOTHY M. VIONITO

Defendant(s).

: **CLEARFIELD COUNTY**
: **COURT OF COMMON PLEAS**
: **CIVIL DIVISION**
: **NO. 2006-1868-CD**

:

AFFIDAVIT OF SERVICE OF NOTICE OF SHERIFF'S SALE
PURSUANT TO P.R.C.P., 404(2)/403

I hereby certify that a true and correct copy of the Notice of Sheriff Sale in the above captioned matter was sent by regular mail and certified mail, return receipt requested, to **TIMOTHY M. VIONITO** on **JULY 31, 2007** at **15 TREASURE LAKE, DUBOIS, PA 15801** & **467 TREASURE LAKE, DUBOIS, PA 15801** & **44 SHORT STREET, FALLS CREEK, PA 15840** & **24 DRAKE AVENUE, MONROE TOWNSHIP, NJ 08831-8506** in accordance with the Order of Court dated **MARCH 14, 2007**.

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

PHELAN HALLINAN & SCHMIEG, LLP

By:

Daniel G. Schmieg
DANIEL G. SCHMIEG, ESQUIRE

Dated: August 7, 2007

FILED
m10:43pm
AUG 08 2007

William A. Shaw
Prothonotary/Clerk of Courts

7160 3901 9845 0726 4077

TO: TIMOTHY M. VIONITO
25 TREASURE LAKE
DUBOIS, PA 15801

TEAM4/AXA

SENDER: 0147289789
REFERENCE: VIONITO

PS Form 3800, January 2005

.41

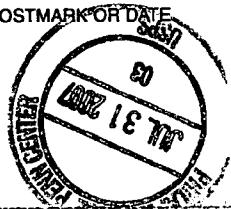
RETURN RECEIPT SERVICE	Postage	2.65
	Certified Fee	2.15
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	5.21

US Postal Service

**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE



7160 3901 9845 0726 4060

TO: TIMOTHY M. VIONITO
24 DRAKE AVENUE
MONROE TOWNSHIP, NJ 08831-850

TEAM4/AXA

SENDER: 0147289789
REFERENCE: VIONITO

PS Form 3800, January 2005

.41

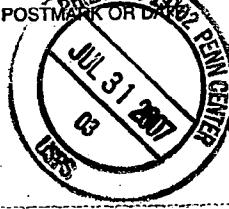
RETURN RECEIPT SERVICE	Postage	2.65
	Certified Fee	2.15
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	5.21

US Postal Service

**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE



7160 3901 9845 0726 4985

TO: TIMOTHY M. VIONITO
467 TREASURE LAKE
DUBOIS, PA 15801

TEAM4/AXA

SENDER: 0147289789
REFERENCE: VIONITO

PS Form 3800, January 2005

.41

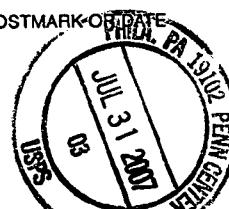
RETURN RECEIPT SERVICE	Postage	2.65
	Certified Fee	2.15
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	5.21

US Postal Service

**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE



7160 3901 9845 0726 4992

TO: TIMOTHY M. VIONITO
44 SHORT STREET
FALLS CREEK, PA 15840

TEAM4/AXA

SENDER: 0147289789
REFERENCE: VIONITO

PS Form 3800, January 2005

.41

RETURN RECEIPT SERVICE	Postage	2.65
	Certified Fee	2.15
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	5.21

US Postal Service

**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE



IN THE COURT OF COMMON PLEAS
CLEARFIELD COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.

vs.

CIVIL DIVISION
NO. 2006-1868-CD

Jean A. Vionito
a/k/a Jean Ann McConnell
a/k/a Jean Ann Vionito
Timothy M. Vionito

ORDER

AND NOW, this 14 day of March, 2007, upon consideration of Plaintiff's Motion for Service Pursuant to Special Order of Court, it is hereby **ORDERED** and **DECREED** that said Motion is **GRANTED**.

It is further **ORDERED** and **DECREED** that Plaintiff may obtain service of the Complaint and all future pleadings on the above captioned Defendant, Timothy M. Vionito, by:

1. First class mail to Timothy M. Vionito at the last known addresses, 467 Treasure Lake, DuBois, PA 15801, 44 Short Street, Falls Creek, PA 15840 and 24 Drake Avenue, Monroe Township, NJ 08831-8506 and the mortgaged premises located at 15 Treasure Lake, DuBois, PA 15801; and

2. Certified mail to Timothy M. Vionito at the last known addresses, 467 Treasure Lake, DuBois, PA 15801, 44 Short Street, Falls Creek, PA 15840 and 24 Drake Avenue, Monroe Township, NJ 08831-8506 and the mortgaged premises located at 15 Treasure Lake, DuBois, PA 15801.

BY THE COURT:
/S/ Fredric J Ammerman

J.

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

MAR 15 2007

Attest.

William L. Her
Prothonotary/
Clerk of Courts

FILED

AUG 24 2007

12:30 PM

William A. Shaw

Prothonotary/Clerk of Courts

No Court Copies

PHELAN HALLINAN & SCHMIEG, LLP
By Daniel G. Schmieg, Esquire, ID No. 62205
One Penn Center at Suburban Station
Suite 1400
Philadelphia, PA 1903-1814
215-563-7000

Attorney for Plaintiff

WELLS FARGO BANK, NA

Plaintiff

Vs.

JEAN A. VIONITO
A/K/A JEAN ANN MCCONNELL
A/K/A JEAN ANN VIONITO
TIMOTHY M. VIONITO

Court of Common Pleas
Civil Division
Clearfield County
NO. 2006-1868-CD

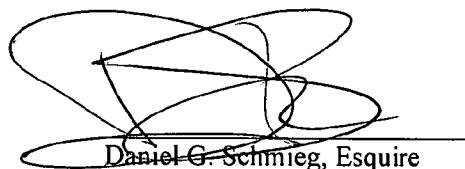
Defendants

PRAECIPE TO SUBSTITUTE LEGAL DESCRIPTION

TO THE PROTHONOTARY:

Kindly substitute the attached legal description for the legal description originally filed with the complaint and the judgment/writ in the instant matter.

August 23, 2007
Date



Daniel G. Schmieg, Esquire

ALL those certain tracts of land designated as Section 15, Lots 814 and 815 in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the Clearfield County Recorder's Office in miscellaneous Docket No. 25.

EXCEPTING AND RESERVING therefrom and subject to:

1. All easements, rights of way, reservations, restrictions and limitations shown or contained in prior instruments of record and in the aforesaid recorded plan.
2. The Declaration of Restrictions, Treasure Lake, Inc. recorded in Misc. Book Vol. 146, p.476; all of said restrictions being covenants which run with the land.
3. All minerals and mining rights of every kind and nature.
4. A lien for all unpaid charges or assessments as may be made by Treasure Lake Property Owners Association, Inc.; which lien shall run with the land and be an encumbrance against it.
5. The right of the owner and/or operator of any recreational facilities within the said Treasure Lake Subdivision to assess fees and charges against Grantee, its heirs, administrators, executors, successors and assigns for the use and/or maintenance of any such facilities which if unpaid, shall become a lien upon the land and be an encumbrance against it.

BEING the same premises conveyed to Susan B. Moore, married, by deed of George R. Moore and Susan B. Moore, husband and wife, dated March 19, 2002, and recorded in the Office of the Recorder of Deeds for Clearfield County as Instrument Number 2002-07332.

PARCEL IDENTIFICATION NO: C02-015-00814-00-21
CONTROL #:128076843

PARCEL IDENTIFICATION NO: C02-015-00815-00-21
CONTROL #: 128075076

Premises: Section 15 Treasure Lake, Lot Numbers 814 and 815
Clearfield County, Pennsylvania

TITLE TO SAID PREMISES IS VESTED IN Timothy M. Vionito and Jean A. Vionito, husband and wife, by Deed from Susan B. Moore, A Single Individual, dated 09/26/2005, recorded 10/04/2005, in Deed Mortgage Inst# 200516432.

**WELLS FARGO BANK, N.A.
467 TREASURE LAKE
DUBOIS, PA 15801**

Plaintiff,

v.

**TIMOTHY M. VIONITO
JEAN A. VIONITO A/K/A JEAN ANN
MCCONNELL A/K/A JEAN ANN VIONITO
15 TREASURE LAKE
DUBOIS, PA 15801**

Defendant(s).

:
:
CLEARFIELD COUNTY
COURT OF COMMON PLEAS
:
CIVIL DIVISION
:
NO. 2006-1868-CD
:
:
:
:
:
:

FILED
M 1145 AM
AUG 28 2007
(6)

William A. Shaw
Prothonotary/Clerk of Courts

AMENDED AFFIDAVIT PURSUANT TO RULE 3129

WELLS FARGO BANK, N.A., Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQUIRE, sets forth as of the date the Praeclipe for the Writ of Execution was filed, the following information concerning the real property located at **15 TREASURE LAKE, DUBOIS, PA 15801**.

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

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

**Treasure Lake Property
Owners Association** **13 Treasure Lake
Dubois, PA 15801**

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

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

**Commonwealth of Pennsylvania
Bureau of Individual Tax
Inheritance Tax Division**

**ATTN: John Murphy
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 knowledge, information or belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.

August 24, 2007
Date

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

IN THE COURT OF COMMON PLEAS
OF CLEARFIELD COUNTY, PENNSYLVANIA

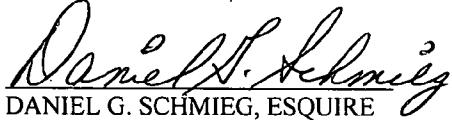
WELLS FARGO BANK, N.A. : CLEARFIELD COUNTY
Plaintiff, : COURT OF COMMON PLEAS
v. :
: CIVIL DIVISION
TIMOTHY M. VIONITO :
JEAN A. VIONITO A/K/A JEAN ANN MCCONNELL : NO. 2006-1868-CD
A/K/A JEAN ANN VIONITO :
Defendant(s) :

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF CLEARFIELD) SS:

Plaintiff in the above action sets forth as of the date the Praecept for the Writ of Execution was filed the following information concerning the real property located at: 15 TREASURE LAKE, DUBOIS, PA 15801.

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 Affidavit No. 2 (previously filed) and/or Amended Affidavit No. 2 on the date indicated. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached for each notice.


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Date: August 24, 2007

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.

Name and
Address
of Sender

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

53

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

Line	Article Number	Name of Addressee, Street, and Post Office Address
------	----------------	--

Name and
Address
of Sender

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

PHELAN HALLINAN & SCHMIEG, LLP
LAWRENCE T. PHELAN, ESQ., Id. No. 32227
FRANCIS S. HALLINAN, ESQ., Id. No. 62695
ONE PENN CENTER PLAZA, SUITE 1400
PLAINTIFF
PHILADELPHIA, PA 19103
(215) 563-7000

ATTORNEY FOR

WELLS FARGO BANK, NA
Plaintiff

vs.

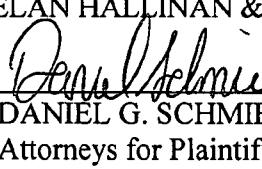
TIMOTHY M. VIONITO
JEAN A. VIONITO
A/K/A JEAN ANN MCCONNELL
A/K/A JEAN ANN VIONITO
Defendants

: COURT OF COMMON PLEAS
: CIVIL DIVISION
: CLEARFIELD COUNTY
: No. 2006-1868-CD
:

PRAECIPE TO FILE AFFIDAVIT OF SERVICE

TO THE PROTHONOTARY:

Kindly file the attached Affidavits of Service with reference to the above captioned matter.

PHELAN HALLINAN & SCHMIEG, LLP
By: 
DANIEL G. SCHMIEG, ESQUIRE
Attorneys for Plaintiff

Date: September 19, 2007

PAW.
PHS # 137918

FILED NO CC
M 11/20/2007
SEP 20 2007
WM
William A. Shaw
Prothonotary/Clerk of Courts

AFFIDAVIT OF SERVICE

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT(S) TIMOTHY M. VIONITO
 JEAN A. VIONITO A/K/A JEAN ANN
 MCCONNELL A/K/A JEAN ANN VIONITO

Please serve upon: JEAN A. VIONITO A/K/A JEAN ANN
 MCCONNELL A/K/A JEAN ANN VIONITO

SERVE AT: 44 SHORT STREET
 FALLS CREEK, PA 15840

CLEARFIELD County
No. 2006-1868-CD
Our File #: 137918

Type of Action
- Notice of Sheriff's Sale

Sale Date: OCTOBER 5, 2007

SERVED

Served and made known to JEAN ANN VIONITO, Defendant, on the 4th day of SEPTEMBER, 2007 at 6:30, o'clock p.m., at 44 Short Street, Falls Creek.

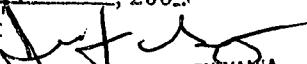
Commonwealth of Pennsylvania, in the manner described below:

Defendant personally served.
 Adult family member with whom Defendant(s) reside(s). Relationship is _____.
 Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
 Manager/Clerk of place of lodging in which Defendant(s) reside(s).
 Agent or person in charge of Defendant(s)'s office or usual place of business.
 _____ an officer of said Defendant(s)'s company.
 Other: _____

Description: Age 30s Height 5'2" Weight 110 Race W Sex F Other

I, Ronald Mole, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed
before me this 4 day
of Sept, 2007

Notary: 

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Joseph J. Saroc - Notary Public ***ATTEMPT SERVICE NOT THREE (3) TIMES***
On the 4 day of Sept, 2007, at 6:30 o'clock p.m., Defendant NOT FOUND because:
MY COMMISSION EXPIRES MAY 23, 2011
I moved _____ Unknown _____ No Answer _____ Vacant _____

1st attempt Date: _____ Time: _____, 2nd attempt Date: _____ Time: _____, 3rd
attempt Date: _____ Time: _____
Other: _____

Sworn to and subscribed
before me this _____ day
of _____, 2007

Notary: By:

Attorney for Plaintiff

DANIEL G. SCHMIEG, Esquire - LD. No. 62205
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

17

284

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20611
NO: 06-1868-CD

PLAINTIFF: WELLS FARGO BANK, N.A.

vs.

DEFENDANT: TIMOTHY M. VIONITO AND JEAN A. VIONITO A/K/A JEAN ANN MCCONNELL A/K/A JEAN ANN VIONITO

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 06/27/2007

LEVY TAKEN 07/31/2007 @ 2:00 PM

POSTED 07/31/2007 @ 1:43 PM

SALE HELD 10/05/2007

SOLD TO US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES
CORPORATION TRUST 2006-WF1

SOLD FOR AMOUNT \$1.00 PLUS COSTS

WRIT RETURNED 11/19/2007

DATE DEED FILED 11/19/2007

PROPERTY ADDRESS 467 TREASURE LAKE A/K/A 993 CARRIBEAN ROAD DUBOIS , PA 15801

SEE ATTACHED SHEETS FOR SERVICE INFORMATION

FILED
10/30/2007
NOV 19 2007
WAS
William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20611
NO: 06-1868-CD

PLAINTIFF: WELLS FARGO BANK, N.A.

vs.

DEFENDANT: TIMOTHY M. VIONITO AND JEAN A. VIONITO A/K/A JEAN ANN MCCONNELL A/K/A JEAN ANN VIONITO

Execution REAL ESTATE

SHERIFF RETURN

SERVICES

09/10/2007 @ SERVED TIMOTHY M. VIONITO

SERVED TIMOTHY M. VIONITO BY REG & CERT MAIL PER COURT ORDER TO 467 TREASURE LAKE A/K/A 993 CARRIBEAN ROAD, DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA CERT #70060810000145073268 CERT MAIL RETURNED 9/17/07 REG MAIL RETURNED 9/11.

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

@ SERVED JEAN A. VIONITO A/K/A JEAN ANN MCCONNELL ET AL

DEPUTIES UNABLE TO SERVE JEAN A. VIONITO, DEFENDANT, AT 467 TREASURE LAKE A/K/A 993 CARRIBEAN ROAD, DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA THE HOUSE WAS EMPTY.

08/27/2007 @ SERVED TIMOTHY M. VIONITO

SERVED TIMOTHY M. VIONITO, DEFENDANT, BY REG & CERT MAIL PER COURT ORDER TO 44 SHORT STREET, FALLS CREEK, PENNSYLVANIA . REG MAIL RETURNED UNCLAIMED TO SHERIFF'S OFFICE 9/8/07. CERT MAIL RETURNED UNCLAIMED 9/13/07.

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

08/27/2007 @ SERVED TIMOTHY M. VIONITO

SERVED TIMOTHY M. VIONITO, DEFENDANT, BY REG & CERT MAIL PER COURT ORDER TO 24 DRAKE AVENUE, MONROE TOWNSHIP, NJ 00031-8506, CERT #/370060810000145073220. CERT. & REG MAIL RETURNED TO SHERIFF'S OFFICE ON 9/5/07 UNCLAIMED.

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

@ SERVED JEAN A. VIONITO A/K/A JEAN ANN MCCONNEL ET AL

THE ATTORNEY OFFICE HAD A PROCESS SERVER PERSONALLY SERVE JEAN VIONITO, DEFENDANT AT 44 SHORT STREET, FALLS CREEK, PENNSYLVANIA.

09/18/2007 @ 5:35 PM SERVED JEAN A. VIONITO A/K/A JEAN ANN MCCONNEL ET AL

HARRY DUNKLE, DEPUTY FOR JEFFERSON COUNTY SERVED JEAN A. VIONITO A/K/A JEAN ANN MCCONNEL AT HER RESIDENCE 44 SHORT STREET, FALLS CREEK, JEFFERSON COUNTY, PENNSYLVANIA BY HANDING TO JEAN A. VIONITO A/K/A JEAN ANN MCCONNEL

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.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20611
NO: 06-1868-CD

PLAINTIFF: WELLS FARGO BANK, N.A.

vs.

DEFENDANT: TIMOTHY M. VIONITO AND JEAN A. VIONITO A/K/A JEAN ANN MCCONNELL A/K/A JEAN ANN VIONITO

Execution REAL ESTATE

SHERIFF RETURN

SHERIFF HAWKINS \$245.62

SURCHARGE \$40.00 PAID BY ATTORNEY

Sworn to Before Me This

So Answers,

Day of _____ 2007


Dee Cawthon Bitter-Augherster
Chester A. Hawkins
Sheriff

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

WELLS FARGO BANK, N.A.

vs.

TIMOTHY M. VIONITO

JEAN A. VIONITO A/K/A JEAN
ANN MCCONNELL A/K/A JEAN
ANN VIONITO

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. Term 20
No. 2006-1868-CD. Term 20 05
No. Term 20

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Clearfield

TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property (specifically described property below):

PREMISES: 15 TREASURE LAKE, DUBOIS, PA 15801
(See Legal Description attached)

Amount Due	\$151,736.10
Interest from JUNE 22, 2007 to Sale per diem \$24.94	\$-----
Total	\$----- 139.00 Prothonotary costs
Add'l Costs	\$ 4,758.72

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

Dated 6/26/07
(SEAL)

137918

Received this writ this 27th day
of June A.D. 2007
At 10:15 A.M./P.M.

Chester A. Hausein
Sheriff by Ambera Butler - Depherday

No. 2006-1868-CD..... Term 20 05 A.D.

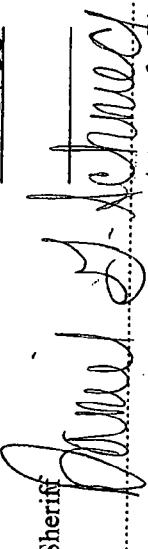
IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.

vs.

TIMOTHY M. VIONITO
JEAN A. VIONITO A/K/A JEAN ANN MCCONNELL
A/K/A JEAN ANN VIONITO

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs	_____
Real Debt	\$151,736.10
Int. from JUNE 22, 2007 To Date of Sale (\$24.94 per diem)	
Costs	_____
Prothy Pd.	134.00
Sheriff	

Attorney for Plaintiff(s)

Address: TIMOTHY M. VIONITO
JEAN A. VIONITO A/K/A JEAN ANN
MCCONNELL A/K/A JEAN ANN VIONITO
15 TREASURE LAKE
DUBOIS, PA 15801

DESCRIPTION

ALL those certain tracts of land designated as Section 15, Lots 814 and 815 in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the Clearfield County Recorder's Office.

EXCEPTING AND RESERVING therefrom and subject to:

1. All easements, rights of way, reservations, restrictions and limitations shown or contained in prior instruments of record and in the aforesaid recorded plan.
2. The Declaration of Restrictions, Treasure Lake, Inc. recorded in Misc. Book Vol. 146, p.476; all of said restrictions being covenants which run with the land.
3. All minerals and mining rights of every kind and nature.
4. A lien for all unpaid charges or assessments as may be made by Treasure Lake Property Owners Association, Inc.; which lien shall run with the land and be an encumbrance against it.
5. The right of the owner and/or operator of any recreational facilities within the said Treasure Lake Subdivision to assess fees and charges against Grantee, its heirs, administrators, executors, successors and assigns for the use and/or maintenance of any such facilities which if unpaid, shall become a lien upon the land and be an encumbrance against it.

BEING the same premises conveyed to Susan B. Moore, married, by deed of George R. Moore and Susan B. Moore, husband and wife, dated March 19, 2002, and recorded in the Office of the Recorder of Deeds for Clearfield County as Instrument Number 2002-07332.

PARCEL IDENTIFICATION NO: C02-015-00814-00-21 CONTROL #: 128076843

PARCEL IDENTIFICATION NO: C02-015-00815-00-21 CONTROL #: 128075076

Premises: 15 TREASURE LAKE, DUBOIS, PA 15801
 Clearfield County
 Pennsylvania

TITLE TO SAID PREMISES IS VESTED IN Timothy M. Vionito and Jean A. Vionito, husband and wife, by Deed from Susan B. Moore, A Single Individual, dated 09/26/2005, recorded 10/04/2005, in Deed Mortgage Inst# 200516432.

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME TIMOTHY M. VIONITO NO. 06-1868-CD

NOW, November 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 October 05, 2007, I exposed the within described real estate of Timothy M. Vionito And Jean A. Vionito A/K/A Jean Ann McConnell A/K/A Jean Ann Vionito to public venue or outcry at which time and place I sold the same to US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION TRUST 2006-WF1 he/she being the highest bidder, for the sum of \$1.00 plus costs and made the following appropriations, viz:

SHERIFF COSTS:

PLAINTIFF COSTS, DEBT AND INTEREST:

RDR SERVICE	15.00	DEBT-AMOUNT DUE	151,736.10
MILEAGE	15.00	INTEREST @ 24.9400 %	2,618.70
LEVY	18.43	FROM 06/22/2007 TO 10/05/2007	
MILEAGE	18.43	PROTH SATISFACTION	
POSTING	15.00	LATE CHARGES AND FEES	
CSDS	10.00	COST OF SUIT-TO BE ADDED	
COMMISSION	0.00	FORECLOSURE FEES	
POSTAGE	28.76	ATTORNEY COMMISSION	
HANDBILLS	15.00	REFUND OF ADVANCE	
DISTRIBUTION	25.00	REFUND OF SURCHARGE	40.00
ADVERTISING	15.00	SATISFACTION FEE	
ADD'L SERVICE	15.00	ESCROW DEFICIENCY	
DEED		PROPERTY INSPECTIONS	
ADD'L POSTING		INTEREST	
ADD'L MILEAGE		MISCELLANEOUS	
ADD'L LEVY			
BID AMOUNT	1.00	TOTAL DEBT AND INTEREST	\$154,394.80
RETURNS/DEPUTIZE	9.00		
COPIES	15.00	COSTS:	
	5.00	ADVERTISING	1,572.15
BILLING/PHONE/FAX	10.00	TAXES - COLLECTOR	
CONTINUED SALES		TAXES - TAX CLAIM	
MISCELLANEOUS		DUE	
TOTAL SHERIFF COSTS	\$245.62	LIEN SEARCH	100.00
DEED COSTS:		ACKNOWLEDGEMENT	5.00
ACKNOWLEDGEMENT	5.00	DEED COSTS	32.50
REGISTER & RECORDER	32.50	SHERIFF COSTS	245.62
TRANSFER TAX 2%	0.00	LEGAL JOURNAL COSTS	180.00
TOTAL DEED COSTS	\$32.50	PROTHONOTARY	139.00
		MORTGAGE SEARCH	40.00
		MUNICIPAL LIEN	
		TOTAL COSTS	
			\$2,314.27

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

CHESTER A. HAWKINS, Sheriff

IN THE COURT OF COMMON PLEAS
CLEARFIELD COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.

vs.

CIVIL DIVISION
NO. 2006-1868-CD

Jean A. Vionito
a/k/a Jean Ann McConnell
a/k/a Jean Ann Vionito
Timothy M. Vionito

ORDER

AND NOW, this 14 day of March, 2007, upon consideration of Plaintiff's Motion for Service Pursuant to Special Order of Court, it is hereby **ORDERED** and **DECREED** that said Motion is **GRANTED**.

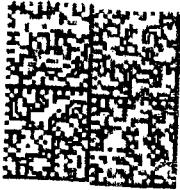
It is further **ORDERED** and **DECREED** that Plaintiff may obtain service of the Complaint and all future pleadings on the above captioned Defendant, Timothy M. Vionito, by:

1. First class mail to Timothy M. Vionito at the last known addresses, 467 Treasure Lake, DuBois, PA 15801, 44 Short Street, Falls Creek, PA 15840 and 24 Drake Avenue, Monroe Township, NJ 08831-8506 and the mortgaged premises located at 15 Treasure Lake, DuBois, PA 15801; and



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

016H16505405
Hassler
\$00.580
08/27/2007
Mailed From 16830
US POSTAGE



TIMOTHY M. VONNICO
468 TREASHIRE LAKES
DUBOIS, PA

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NOT RETURN TO SENDER
UNDELIVERABLE AS ADDRESSED
TO FORWARD

BC: 16830247201 *0596-03793-02-24

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



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TIMOTHY M. VIONITO
468 TREASURE LAKE
DUBOIS, PA 15801

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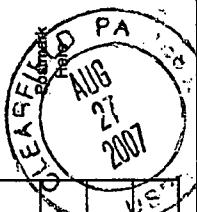
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U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	\$ 0000
Certified Fee	\$ 0000
Return Receipt Fee (Endorsement Required)	\$ 0000
Restricted Delivery Fee (Endorsement Required)	\$ 0000
Total Postage & Fees	\$ 0000



Timothy M. Vionito
468 Treasure Lake
Dubois, PA 15801
[REDACTED]

PS Form 3800, June 2002

See Reverse for Instructions

CERTIFIED MAIL

PLACE STICKER OR ZIP CODE ON THIS LINE

OF THE RECIPIENT ADDRESS FOR MAILROUTING

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

TIMOTHY M. VIONITO
468 TREASURE LAKE
DUBOIS, PA 15801

COMPLETE THIS SECTION ON DELIVERY			
<p>A. Signature X</p>			
<p>B. Received by (Printed Name)</p>			
<p>C. Date of Delivery</p>			
<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>			
<p>1. Article Addressed to:</p>			
<p>2. Article Number (Transfer from service label) 111 7006 0810 0001 4507 3237</p>			
<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>			
<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>			
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>			

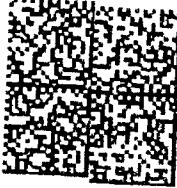
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CHESTER A. HAWKINS
SHERIFF
COURTHOUSE
1 NORTH SECOND STREET - SUITE 116
CLEARFIELD, PENNSYLVANIA 16830

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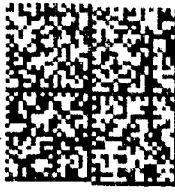
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TIMOTHY M. VIONITO
44 SHORT STREET
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CHESTER A. HAWKINS
SHERIFF

COURTHOUSE
NORTH SECOND STREET - SUITE 116
CLEARFIELD, PENNSYLVANIA 16830



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TO SENDER
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S. S. T. C. ADDRESS

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3 3rd Notice 3-22-07
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See Reverse for Instructions

SENDER: COMPLETE THIS SECTION**COMPLETE THIS SECTION ON DELIVERY**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TIMOTHY M. VONITO
44 SHORT STREET
FALLSCREEK, PA 15840

A. Signature**X** Agent Addressee**B. Received by (Printed Name)****C. Date of Delivery**

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

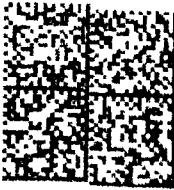
- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes**2. Article Number****(Transfer from service label)****7006 0810 0001 4507 3473****PS Form 3811, February 2004****Domestic Return Receipt****102595-02-M-1540**



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

016H16505405
\$00.580
08/27/2007
Mailed From 16830
US POSTAGE



TIMOTHY M. VIONITO
24 DRAKE AVENUE
MONROE TOWNSHIP, PA 16835

NIXIE 088 4E 1 74 09/04/07
NOT RETURNABLE TO SENDER
UNABLE TO ADDRESS
TO FORWARD
BC: 168300247201 4154-02979-04-23
1683002472

TO. 5

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TIMOTHY M. VIONITO
24 DRAKE AVENUE
MONROE TOWNSHIP, NJ 08831-8506

COMPLETE THIS SECTION ON DELIVERY

A. Signature	
<input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	
B. Received by (Printed Name)	
C. Date of Delivery	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If YES, enter delivery address below:	



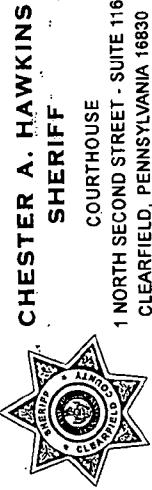
3. Service Type	
<input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail	
<input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise	
<input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

2. Article Number
(Transfer from service label)

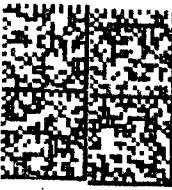
7006 0810 0001 4507 3220
PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540



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

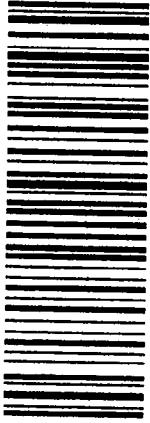
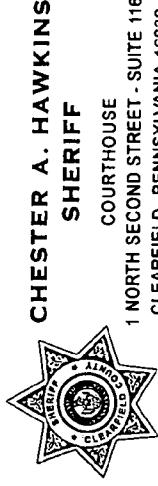


016H16505405
\$00.580
09/10/2007
Mailed From 16830
US POSTAGE

Hasler

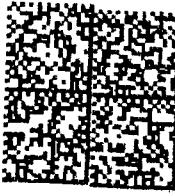
TIMOTHY M. VIONITO
467 TREASURE LAKE
DUBOIS, PA 15801

165 NFE 1 ADG1 00 09/11/070
VIONITO, TIMOTHY M
MOVED LEFT NO ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER
BC: 16800247201
15801683062472



016H16505405
\$ 05.380
09/10/2007
Mailed From 16830
US POSTAGE

Harler



7006 0810 0001 4507 3268

TIMOTHY M. VIONITO
467 TREASURE LAKE
DUBOIS, PA 15801

NIXIE 165 5C 1 25 09/13/07
NOT DELIVERABLE TO SENDER
AS ADDRESSED
TO FORWARD
BC: 169300247201 *0596-09037-13-26
1693002472 [REDACTED]

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$ 5.38
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.38
Sent To	
Street, Apt. No., or PO Box No.	
City, State, ZIP-4	
TIMOTHY M. VIONITO 467 TREASURE LAKE DUBOIS, PA 15801	
See Reverse for Instructions	

PS Form 3800, June 2002

Clearfield, PA
SEP 10 2007

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TIMOTHY M VIONITO
467 TREASURE LAKE
DUBOIS, PA, 15801

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label)

7006 0810 0001 4507 3268

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

PS
SEP 15 2001
YEARFIELD

DEPUTATION

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

PAGE 20611

TERM & NO. 06-1868-CD

WELLS FARGO BANK, N.A.

vs.

TIMOTHY M. VIONITO AND JEAN A. VIONITO A/K/A JEAN ANN MCCONNELL A/K/A JEAN ANN VIONITO

DOCUMENTS TO BE SERVED:
NOTICE OF SALE
WRIT OF EXECUTION
COPY OF LEVY

SERVE BY: AUGUST 20, 2007

MAKE REFUND PAYABLE TO RETURN TO BE SENT TO THIS OFFICE

SERVE: JEAN A. VIONIOT A/K/A JEAN ANN MCCONNEL ET AL

ADDRESS: 44 SHORT STREET
FALLS CREEK, PA

Know all men by these presents, that I, CHESTER A. HAWKINS, HIGH SHERIFF OF CLEARFIELD COUNTY, State of Pennsylvania, do hereby deputize the SHERIFF OF JEFFERSON COUNTY, Pennsylvania to execute this writ. This Deputation being made at the request and risk of the Plaintiff this day, Thursday, August 30, 2007.

RESPECTFULLY,



CHESTER A. HAWKINS,
SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA

No. 2006-1868 C.D.

Personally appeared before me, Harry Dunkle, Deputy for Thomas A. Demko, Sheriff of Jefferson County, Pennsylvania, who according to law deposes and says that on September 18, 2007 at 5:35 o'clock P.M. served the Notice of Sale, Writ of Execution and a copy of Levy upon JEAN VIONITO a/k/a JEAN MCCONNELL, Defendant, at the address of 44 Short Street, Borough of Falls Creek, County of Jefferson, State of Pennsylvania, by handing to the defendant personally, a true copy of the Notice, Writ and Levy and by making known to her the contents thereof.

Advance Costs Received:	\$125.00	
My Costs:	87.84	Paid
Prothys:	2.00	
Total Costs:	89.84	
REFUNDED:	\$ 35.16	

Sworn and subscribed
to before me this 1st
day of Oct. 2007
By Thomas A. Demko

My Commission Expires the
1st Monday, January 2010

So Answers,

Harry Dunkle Deputy
Thomas A. Demko Sheriff
JEFFERSON COUNTY, PENNSYLVANIA