

07-407-CD  
HSBC Bank vs Paul Kolesar Jr al

HSBC Bank et al vs Paul Kolesar et al  
2007-407-CD

PHELAN HALLINAN & SCHMIEG, LLP  
LAWRENCE T. PHELAN, ESQ., Id. No. 32227  
FRANCIS S. HALLINAN, ESQ., Id. No. 62695  
DANIEL G. SCHMIEG, ESQ., Id. No. 62205  
ONE PENN CENTER PLAZA, SUITE 1400  
PHILADELPHIA, PA 19103  
(215) 563-7000

149431

HSBC BANK USA AS TRUSTEE IN TRUST  
OF CITIGROUP MORTGAGE LOAN TRUST  
INC. ASSET BACKED PASS THROUGH  
CERTIFICATES SERIES 2003-HE4  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

Plaintiff

v.

PAUL A. KOLESAR, JR  
A/K/A PAUL A. KOLESAR, JR.  
KRISTINE J. KOLESAR  
A/K/A KRISTINE J. KOLESAR, JR.  
BOX 338 A/K/A 710 BIRCH STREET  
WINBURNE, PA 16879

Defendants

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

FILED *pd \$85.00 Atty*  
*M/11:45am No CC*  
*MAR 16 2008 2CC Shff.*

William A. Shaw  
Prothonotary Clerk of Courts

**NOTICE**

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

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

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

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

**THE LAW DOES NOT REQUIRE US TO WAIT UNTIL  
THE END OF THE THIRTY (30) DAY PERIOD  
FOLLOWING FIRST CONTACT WITH YOU BEFORE  
SUING YOU TO COLLECT THIS DEBT. EVEN THOUGH  
THE LAW PROVIDES THAT YOUR ANSWER TO THIS**

**COMPLAINT IS TO BE FILED IN THIS ACTION WITHIN TWENTY (20) DAYS, YOU MAY OBTAIN AN EXTENSION OF THAT TIME. FURTHERMORE, NO REQUEST WILL BE MADE TO THE COURT FOR A JUDGMENT UNTIL THE EXPIRATION OF THIRTY (30) DAYS AFTER YOU HAVE RECEIVED THIS COMPLAINT. HOWEVER, IF YOU REQUEST PROOF OF THE DEBT OR THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR WITHIN THE THIRTY (30) DAY PERIOD THAT BEGINS UPON YOUR RECEIPT OF THIS COMPLAINT, THE LAW REQUIRES US TO CEASE OUR EFFORTS (THROUGH LITIGATION OR OTHERWISE) TO COLLECT THE DEBT UNTIL WE MAIL THE REQUESTED INFORMATION TO YOU. YOU SHOULD CONSULT AN ATTORNEY FOR ADVICE CONCERNING YOUR RIGHTS AND OBLIGATIONS IN THIS SUIT.**

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

1. Plaintiff is

HSBC BANK USA AS TRUSTEE IN TRUST  
OF CITIGROUP MORTGAGE LOAN TRUST  
INC. ASSET BACKED PASS THROUGH  
CERTIFICATESSERIES 2003-HE4  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

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

PAUL A. KOLESAR, JR  
A/K/A PAUL A. KOLESAR, JR.  
KRISTINE J. KOLESAR  
A/K/A KRISTINE J. KOLESAR, JR.  
BOX 338 A/K/A 710 BIRCH STREET  
WINBURNE, PA 16879

*mis from  
NO.*

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

3. On 03/12/1996 mortgagor(s) made, executed, and delivered a mortgage upon the premises hereinafter described to ALTEGRA CREDIT COMPANY which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Book: 1745, Page: 181. By Assignment of Mortgage recorded 11/4/04 the mortgage was Assigned to PLAINTIFF which Assignment is recorded in Assignment of Mortgage in Assignment of Mortgage Book: 200418031, Page: . The mortgage and assignment(s), if any, are matters of public record and are incorporated herein by reference in accordance with Pa.R.C.P. 1019(g); which Rule relieves the Plaintiff from its obligations to attach documents to pleadings if those documents are of public record.
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 11/01/2006 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	\$43,961.14
Interest	\$1,980.38
10/01/2006 through 03/15/2007 (Per Diem \$11.93)	
Attorney's Fees	\$1,250.00
Cumulative Late Charges 03/12/1996 to 03/15/2007	\$1,698.27
Cost of Suit and Title Search	<u>\$550.00</u>
Subtotal	\$49,439.79
Escrow	
Credit	\$0.00
Deficit	\$0.00
Subtotal	<u>\$0.00</u>
<b>TOTAL</b>	<b>\$49,439.79</b>

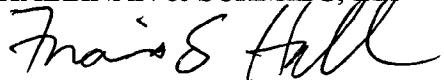
7. If the mortgage is reinstated prior to a Sheriff's Sale, the attorney's fee set forth above may be less than the amount demanded based on work actually performed. The attorney's fees requested are in conformity with the mortgage and Pennsylvania law. Plaintiff reserves its right to collect attorney's fees up to 5% of the remaining principal balance in the event the property is sold to a third party purchaser at Sheriff's Sale, or if the complexity of the action requires additional fees in excess of the amount demanded in the Action.
8. Plaintiff is not seeking a judgment of personal liability (or an in personam judgment) against the Defendant(s) in the Action; however, Plaintiff reserves its right to bring a separate Action to establish that right, if such right exists. If Defendant(s) has/have received a discharge of personal liability in a bankruptcy proceeding, this Action of Mortgage Foreclosure is in no way an attempt to reestablish such personal liability

discharged in bankruptcy, but only to foreclose the mortgage and sell the mortgaged premises pursuant to Pennsylvania Law.

9. 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.
10. Plaintiff hereby releases JOAN L. HOUSER from liability for the debt secured by the mortgage.
11. By virtue of the Death of JOAN L. HOUSER on 01/09/04, Defendant became sole owner of the mortgage premises as surviving tenant by entireties

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$49,439.79, together with interest from 03/15/2007 at the rate of \$11.93 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  
DANIEL G. SCHMIEG, ESQUIRE  
FRANCIS S. HALLINAN, ESQUIRE  
Attorneys for Plaintiff

## **LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND situate, lying and being in the Township of Cooper, County of Clearfield and State of Pennsylvania bounded and described as follows:

Tax Map #110.0-R09-000-00070

Being the same premises conveyed to Paul A. Kolesar and Esther A. Kolesar by Warranty Deed recorded 1/20/72 in Liber 586 page 307.

Address: R.R. 2, Box 325

Cooper, Pennsylvania

**VERIFICATION**

FRANCIS S. HALLINAN, ESQUIRE hereby states that he is attorney for PLAINTIFF in this matter, that Plaintiff is outside the jurisdiction of the court and or the Verification could not be obtained within the time allowed for the filing on the pleading, that he is authorized to make this verification pursuant to Pa. R. C. P. 1024 ( c ) and that the statements made in the foregoing Civil Action in Mortgage Foreclosure are based upon information supplied by Plaintiff and are true and correct to the best of his knowledge, information and belief.

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

Francis S. Hallinan

FRANCIS S. HALLINAN, ESQUIRE  
Attorney for Plaintiff

DATE: 3/15/07

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

HSBC BANK USA AS TRUSTEE IN TRUST OF  
CITIGROUP MORTGAGE LOAN TRUST INC.  
ASSET BACKED PASS THROUGH  
CERTIFICATES SERIES 2003-HE4

Plaintiff

vs.

PAUL A. KOLESAR, JR.

A/K/A PAUL A. KOLESAR, JR.

KRISTINE J. KOLESAR

A/K/A KRISTINE J. KOLESAR, JR.

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: NO. 2007-407-CD

: CLEARFIELD COUNTY

Defendant

NO CC  
M 11/05/07  
MAR 22 2007 (4)

William A. Shaw  
Prothonotary/Clerk of Courts

TO THE PROTHONOTARY:

Daniel G. Schmieg, Esquire, attorney for the Plaintiff, hereby certifies that, to the best of his knowledge, information and belief that the defendants' names were erroneously listed in the caption of this Action as:

PAUL A. KOLESAR, JR.  
A/K/A PAUL A. KOLESAR, JR.  
KRISTINE J. KOLESAR  
A/K/A KRISTINE J. KOLESAR, JR.

Kindly change the information on the docket to read as follows to correct this defect:

PAUL A. KOLESAR, JR.  
KRISTINE J. KOLESAR

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

Date: March 21, 2007

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102571  
NO: 07-407-CD  
SERVICE # 1 OF 2  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: HSNC BANK USA as Trustee

vs.

DEFENDANT: PAUL A. KOLESAR, JR. aka PAUL A. KOLESAR JR. and KRISTINE J. KOLESAR  
aka KRISTINE J. KOLESAR JR.

**SHERIFF RETURN**

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NOW, March 22, 2007 AT 10:04 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON PAUL A. KOLESAR JR. DEFENDANT AT 710 BIRCH ST., LANSE, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO KRISTEN KOLESAR, WIFE A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: HUNTER /

**FILED**  
013:15601  
JUL 13 2007  
LM  
William A. Shaw  
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102571  
NO: 07-407-CD  
SERVICE # 2 OF 2  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: HSNC BANK USA as Trustee

vs.

DEFENDANT: PAUL A. KOLESAR, JR. aka PAUL A. KOLESAR JR. and KRISTINE J. KOLESAR  
aka KRISTINE J. KOLESAR JR.

**SHERIFF RETURN**

---

NOW, March 22, 2007 AT 10:04 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON KRISTINE J. KOLESAR DEFENDANT AT 710 BIRCH ST., LANSE, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO KRISTINE J. KOLESAR, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: HUNTER /

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102571  
NO: 07-407-CD  
SERVICES 2  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: HSNC BANK USA as Trustee

vs.

DEFENDANT: PAUL A. KOLESAR, JR. aka PAUL A. KOLESAR JR. and KRISTINE J. KOLESAR  
aka KRISTINE J. KOLESAR JR.

**SHERIFF RETURN**

---

RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	PHELAN	581922	20.00
SHERIFF HAWKINS	PHELAN	581922	43.40

Sworn to Before Me This

So Answers,

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

  
Chester A. Hawkins  
Sheriff

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. 20.00  
JUL 11 2007 10:20 AM  
JUL 27 2007 Notice to Defs.  
William A. Shaw Statement  
Prothonotary/Clerk of Courts to Atty  
GR

HSBC BANK USA AS TRUSTEE IN TRUST  
OF CITIGROUP MORTGAGE LOAN TRUST  
INC. ASSET BACKED PASS THROUGH  
CERTIFICATES SERIES 2003-HE4  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715

:  
: CLEARFIELD COUNTY  
: COURT OF COMMON PLEAS  
: CIVIL DIVISION  
: NO. 2007-407-CD

Plaintiff,

v.

PAUL A. KOLESAR, JR.  
KRISTINE J. KOLESAR  
BOX 338 A/K/A 710 BIRCH STREET  
WINBURNE, PA 16879

:  
:  
:  
:  
:

**Defendant(s).**

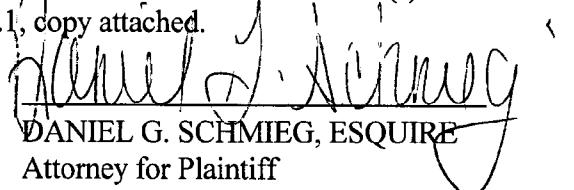
**PRAECIPE FOR IN REM JUDGMENT FOR FAILURE TO  
ANSWER AND ASSESSMENT OF DAMAGES**

TO THE OFFICE OF THE PROTHONOTARY:

Kindly enter an in rem judgment in favor of the Plaintiff and against **PAUL A. KOLESAR, JR. and KRISTINE J. KOLESAR**, 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:

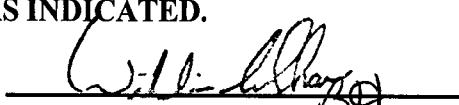
As set forth in the Complaint	\$ 49,439.79
Interest - 03/16/07 - 07/25/07	\$ 1,574.76
<b>TOTAL</b>	<b><u>\$ 51,014.55</u></b>

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

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

DAMAGES ARE HEREBY ASSESSED AS INDICATED.

DATE: 7/27/07

  
PRO PROTHY

149431

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

ATTORNEY FOR PLAINTIFF

HSBC BANK USA AS TRUSTEE IN TRUST OF  
CITIGROUP MORTGAGE LOAN TRUST INC.,  
ASSET BACKED PASS THROUGH CERTIFICATES  
SERIES 2003-HE4

: COURT OF COMMON PLEAS

: CIVIL DIVISION

Plaintiff : CLEARFIELD COUNTY

Vs. : NO. 2007-407-CD

PAUL A. KOLESAR, JR.  
KRISTINE J. KOLESAR  
Defendants

FILE

TO: KRISTINE J. KOLESAR  
BOX 338 A/K/A 710 BIRCH STREET  
WINBURN, PA 16879

DATE OF NOTICE: APRIL 19, 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

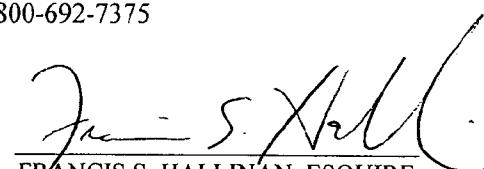
YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT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

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

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

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

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

  
FRANCIS S. HALLINAN, ESQUIRE  
Attorneys for Plaintiff

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

ATTORNEY FOR PLAINTIFF

HSBC BANK USA AS TRUSTEE IN TRUST OF  
CITIGROUP MORTGAGE LOAN TRUST INC.,  
ASSET BACKED PASS THROUGH CERTIFICATES  
SERIES 2003-HE4

: COURT OF COMMON PLEAS

: CIVIL DIVISION

Plaintiff : CLEARFIELD COUNTY

Vs. : NO. 2007-407-CD

PAUL A. KOLESAR, JR.  
KRISTINE J. KOLESAR  
Defendants

FILE COPY

TO: PAUL A. KOLESAR, JR.  
BOX 338 A/K/A 710 BIRCH STREET  
WINBURN, PA 16879

DATE OF NOTICE: APRIL 19, 2007

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

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

  
FRANCIS S. HALLINAN, ESQUIRE  
Attorneys for Plaintiff

**PHELAN HALLINAN & SCHMIEG**

**By: DANIEL G. SCHMIEG**

**Identification No. 62205**

**ATTORNEY FOR PLAINTIFF**

**Suite 1400**

**One Penn Center at Suburban Station**

**1617 John F. Kennedy Boulevard**

**Philadelphia, PA 19103-1814**

**(215) 563-7000**

**HSBC BANK USA AS TRUSTEE IN TRUST** :  
**OF CITIGROUP MORTGAGE LOAN TRUST** :  
**INC. ASSET BACKED PASS THROUGH** :  
**CERTIFICATES SERIES 2003-HE4** :  
**3476 STATEVIEW BLVD.** :  
**FORT MILL, SC 29715** :

**Plaintiff,** : **NO. 2007-407-CD**

**v.**

**PAUL A. KOLESAR, JR.** :  
**KRISTINE J. KOLESAR** :  
**BOX 338 A/K/A 710 BIRCH STREET** :  
**WINBURNE, PA 16879** :

**Defendant(s).**

**VERIFICATION OF NON-MILITARY SERVICE**

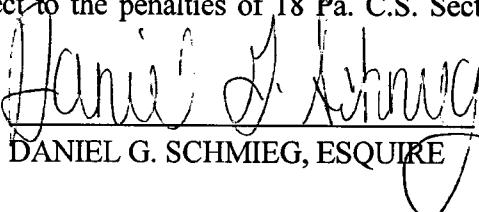
DANIEL G. SCHMIEG, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 **PAUL A. KOLESAR, JR.** is over 18 years of age and resides at **BOX 338 A/K/A 710 BIRCH STREET, WINBURNE, PA 16879.**

(c) that defendant **KRISTINE J. KOLESAR** is over 18 years of age, and resides at **BOX 338 A/K/A 710 BIRCH STREET, WINBURNE, PA 16879.**

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

COF

HSBC BANK USA AS TRUSTEE IN TRUST :  
OF CITIGROUP MORTGAGE LOAN TRUST :  
INC. ASSET BACKED PASS THROUGH : CLEARFIELD COUNTY  
CERTIFICATES SERIES 2003-HE4 : COURT OF COMMON PLEAS  
3476 STATEVIEW BLVD. :  
FORT MILL, SC 29715 : CIVIL DIVISION

Plaintiff, : NO. 2007-407-CD  
v.

PAUL A. KOLESAR, JR. :  
KRISTINE J. KOLESAR :  
BOX 338 A/K/A 710 BIRCH STREET :  
WINBURNE, PA 16879 :

Defendant(s).

Notice is given that a Judgment in the above captioned matter has been entered against you  
on July 27, 2007.

BY Daniel G. Schmieg 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.

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

COPY

HSBC Bank of USA  
Citigroup Mortgage Loan Trust Inc.  
Plaintiff(s)

No.: 2007-00407-CD

Real Debt: \$51,014.55

Atty's Comm: \$

Vs. Costs: \$

Int. From: \$

Paul A. Kolesar Jr. Entry: \$20.00  
Kristine J. Kolesar  
Defendant(s)

Instrument: In Rem Judgment

Date of Entry: July 27, 2007

Expires: July 27, 2012

Certified from the record this 27th day of July, 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

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

HSBC BANK USA AS TRUSTEE  
IN TRUST OF CITIGROUP  
MORTGAGE LOAN TRUST INC.  
ASSET BACKED PASS THROUGH  
CERTIFICATES SERIES 2003-HE4

vs.

PAUL A. KOLESAR, JR.  
KRISTINE L. KOLESAR

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

No. 2007-407-CD. Term 2005 .....

PRAECLPICE 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 \$51,014.55

Interest from JULY 25, 2007 to Sale \$ \_\_\_\_\_  
Per diem \$8.39 **Prothonotary costs** 125.00

Add'l Costs \$ 6,027.50

**Prothonotary costs** 125.00

\$ 125.00

Note: Please attach description of Property.

149431

FILED 100066000  
MFT:5884 w/prop. desc.  
JUL 27 2007 to Staff  
William A. Shaw  
Prothonotary/Clerk of Courts  
Atty pd.  
20.00  
(GK)

No. 2007-407-CD ..... Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

HSBC BANK USA AS TRUSTEE IN TRUST OF  
CITIGROUP MORTGAGE LOAN TRUST INC.  
ASSET BACKED PASS THROUGH CERTIFICATES  
SERIES 2003-HE4

vs.

PAUL A. KOLESAR, JR.  
KRISTINE J. KOLESAR

---

PRAECLICE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)

Filed:

William A. Sharrow  
Prothonotary/Clerk of Courts

JUL 27 2007  
FILED

Address: PAUL A. KOLESAR, JR. KRISTINE J. KOLESAR  
BOX 338 A/K/A 710 BIRCH STREET BOX 338 A/K/A 710 BIRCH  
STREET WINBURN, PA 16879 WINBURN, PA 16879

  
Attorney for Plaintiff(s)

**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**

HSBC BANK USA AS TRUSTEE IN TRUST :  
OF CITIGROUP MORTGAGE LOAN TRUST :  
INC. ASSET BACKED PASS THROUGH :  
CERTIFICATES SERIES 2003-HE4 :  
3476 STATEVIEW BLVD. :  
FORT MILL, SC 29715 :  
CLEARFIELD COUNTY  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
NO. 2007-407-CD

Plaintiff, :  
v. :  
PAUL A. KOLESAR, JR. :  
KRISTINE J. KOLESAR :  
BOX 338 A/K/A 710 BIRCH STREET :  
WINBURNE, PA 16879 :

**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

HSBC BANK USA AS TRUSTEE IN TRUST :  
OF CITIGROUP MORTGAGE LOAN TRUST :  
INC. ASSET BACKED PASS THROUGH :  
CERTIFICATES SERIES 2003-HE4 :  
3476 STATEVIEW BLVD. :  
FORT MILL, SC 29715 :  
CLEARFIELD COUNTY :  
COURT OF COMMON PLEAS :  
CIVIL DIVISION :

Plaintiff, : NO. 2007-407-CD  
v. :

PAUL A. KOLESAR, JR. :  
KRISTINE J. KOLESAR :  
BOX 338 A/K/A 710 BIRCH STREET :  
WINBURNE, PA 16879 :

Defendant(s).

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

**HSBC BANK USA AS TRUSTEE IN TRUST OF CITIGROUP MORTGAGE LOAN TRUST INC. ASSET BACKED PASS THROUGH CERTIFICATES SERIES 2003-HE4**, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQUIRE, sets forth as of the date the Praecept for the Writ of Execution was filed, the following information concerning the real property located at **BOX 338 A/K/A 701 BIRCH STREET, WINBURNE, PA 16879**.

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

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

**PAUL A. KOLESAR, JR.** BOX 338 A/K/A 710 BIRCH STREET  
WINBURNE, PA 16879

**KRISTINE J. KOLESAR** BOX 338 A/K/A 710 BIRCH STREET  
WINBURNE, PA 16879

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

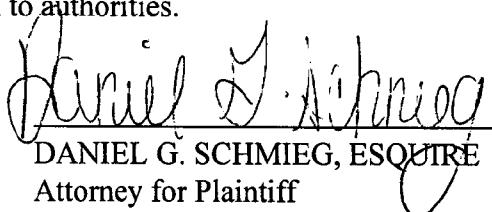
NAME LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**Same as Above**

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

JULY 25, 2007

Date

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

**HSBC BANK USA AS TRUSTEE IN TRUST :  
OF CITIGROUP MORTGAGE LOAN TRUST :  
INC. ASSET BACKED PASS THROUGH :  
CERTIFICATES SERIES 2003-HE4 :  
3476 STATEVIEW BLVD. :  
FORT MILL, SC 29715 :**

**Plaintiff, :**

**v. :**

**PAUL A. KOLESAR, JR. :  
KRISTINE J. KOLESAR :  
BOX 338 A/K/A 710 BIRCH STREET :  
WINBURNE, PA 16879 :**

**Defendant(s).**

**AFFIDAVIT PURSUANT TO RULE 3129**

**HSBC BANK USA AS TRUSTEE IN TRUST OF CITIGROUP MORTGAGE LOAN  
TRUST INC. ASSET BACKED PASS THROUGH CERTIFICATES SERIES 2003-HE4, 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 BOX 338 A/K/A  
701 BIRCH STREET, WINBURNE, PA 16879.**

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.)
HOWARD MURPHY ESQUIRE FOR ALTEGRA CREDIT COMPANY	4268 NORTHERN PIKE MONROEVILLE, PA 15146

LOUIS P. VITTI AND ASSOC., P.C. FOR NATIONAL CITY HOME LOAN SERVICES, INC., F/K/A ALTEGRA CREDIT COMPANY	916 FIFTH AVENUE PITTSBURGH, PA 15219
---	--

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.)
<b>HSBC BANK, USA, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN</b>	C/O WELLS FARGO 3476 STATEVIEW BLVD. FORT MILL, SC 29715

# **MORTGAGE LOAN TRUST, INC.**

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

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

None

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

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

None

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

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

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

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

**DIVISION  
ATTN: JOHN MURPHY**

**DEPT. OF PUBLIC  
WELFARE  
TPL CASUALTY UNIT  
ESTATE RECOVERY  
PROGRAM**

**INTERNAL REVENUE  
SERVICE  
FEDERATED INVESTORS  
TOWER**

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

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

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

JULY 25, 2007

Date

DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

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

COPIED

HSBC BANK USA AS TRUSTEE  
IN TRUST OF CITIGROUP  
MORTGAGE LOAN TRUST INC.  
ASSET BACKED PASS THROUGH  
CERTIFICATES SERIES 2003-HE4

vs.

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

No. ..... Term 20  
No. 2007-407-CD Term 20 05  
No. ..... Term 20

WRIT OF EXECUTION  
(Mortgage Foreclosure)

PAUL A. KOLESAR, JR.

KRISTINE J. KOLESAR

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: BOX 338 A/K/A 701 BIRCH STREET, WINBURNE, PA 16879  
(See Legal Description attached)

Amount Due \$51,014.55

Interest from JULY 25, 2007 to Sale \$-----  
per diem \$8.39

Total \$-----

Add'l Costs \$ 6,027.50

Prothonotary costs

Dated 7/27/07  
(SEAL)

149431

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

No. 2007-407-CD ..... Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

HSBC BANK USA AS TRUSTEE IN TRUST OF  
CITIGROUP MORTGAGE LOAN TRUST INC.  
ASSET BACKED PASS THROUGH CERTIFICATES  
SERIES 2003-HE4

vs.

PAUL A. KOLESAR, JR.  
KRISTINE J. KOLESAR

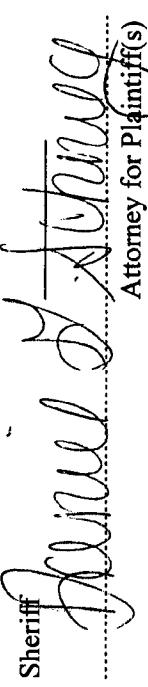
---

WRIT OF EXECUTION  
(Mortgage Foreclosure)

---

Costs  
Real Debt \$51,014.55

Int. from JULY 25, 2007  
To Date of Sale (\$8.39 per diem)

Costs  
Prothy Pd. 125.00  
Sheriff   
Attorney for Plaintiff(s)

Address: PAUL A. KOLESAR, JR. KRISTINE J. KOLESAR  
BOX 338 A/K/A 710 BIRCH STREET BOX 338 A/K/A 710 BIRCH  
STREET WINBURN, PA 16879 WINBURN, PA 16879

**DESCRIPTION**

ALL that certain lot or piece of land situate in the Township of Cooper, County of Clearfield and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stake in right of way line of Township Road No-T-720 and the Northeast corner of Lot No. 43, the property of Hilma Lundquist; thence along said Lot No. 43, North Eighty-five degrees Forty-Nine minutes West (N 85 degrees 49 minutes W) a distance of One hundred twenty-five (125) feet to a stake; thence still by the lands of Hilma Lundquist Lot No. 105, from which this is a port, North Five degrees Fifty-three minutes East (N 5 degrees 53 minutes E) a distance of One hundred (100) feet to a stake; thence still by the same lands of Hilma Lundquist, South Eighty-five degrees Forty-nine minutes East (S 85 degrees 49 minutes E) a distance of one hundred twenty-five (125) feet to a stake in right of way line of Township Road, No-T-720; thence along said right of way line of South five degrees Fifty-three minutes West (S 5 degrees 53 minutes W) a distance of one hundred (100) feet to a stake and the place of beginning. This piece of land containing .0287 acres, as shown on plan and map prepared by Bernard Lucas Associates.

UNDER AND SUBJECT to all exceptions, reservations, restrictions, conditions, easements, rights and rights of way as contained in prior deeds and instruments of record.

BEING the same premises which became vested in William L Houser and Joan L. Houser, as Tenants by the Entirety by Deed dated July 17, 1970 and recorded in Clearfield County Deed Book 563, page 318. William L. Houser subsequently died thus vesting title in Joan L. Houser as Surviving Spouse.

Being Parcel # 110-0-509-000-187.1

Premises: P.O. Box 338, a/k/a 710 Birch Street, Winburne, PA 16879  
Copper Township, Clearfield County  
Pennsylvania

**TITLE TO SAID PREMISES IS VESTED IN** the Estate of Joan L. Houser, Deceased by reason of the following:

BEING THE SAME premises which Joan L. Houser and Paul A. Kolesar, Jr. and Kristine J. Kolesar, as Joint Tenants with the Right of Survivorship, by Deed from Joan L. Houser, dated 3-12-96, recorded 3-22-96 in Deed Book 1745, page 178.

AND THE SAID Joan L. Houser being so seized thereof, departed this life on 1-9-04, intestate, leaving to survive the following heir(s) at law:

Donna J. Lippert - Addr: 1518 Pine Top Road, Woodland, PA 16881  
William W. Houser - Addr: 50 Bedford Street, Grassflat, PA 16839  
Kristine J. Kolesar - Addr: P.O. Box 338, 710 Birch St., Winburne, PA 16879

AND Letters of Administration on the Estate of Joan L. Houser aforesaid were duly granted unto Donna J. Lippert by the Register of Wills of Clearfield County, Pennsylvania on 1-16-04 at Estate Docket # 17-2004-0036.

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

HSBC BANK USA AS TRUSTEE IN TRUST : COURT OF COMMON PLEAS  
OF CITIGROUP MORTGAGE LOAN :  
TRUST INC. ASSET BACKED PASS : CIVIL DIVISION  
THROUGH CERTIFICATES SERIES 2003- :  
HE4 : CLEARFIELD COUNTY

Plaintiff

vs.

PAUL A. KOLESAR, JR. :  
KRISTINE J. KOLESAR : No. 2007-407-CD  
Defendants :  
: :  
:

**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. Schmiege  
DANIEL G. SCHMIEG, ESQUIRE  
Attorneys for Plaintiff

Date: September 25, 2007

PAW.  
PHS # 149431

FILED 1cc ATT  
M/12:30pm  
SEP 26 2007  
S

William M. Orlaw  
Prothonotary, Clearfield County

## AFFIDAVIT OF SERVICE

PLAINTIFF HSBC BANK USA AS TRUSTEE IN TRUST OF CLEARFIELD County  
CITIGROUP MORTGAGE LOAN TRUST INC. No. 2007-407-CD  
ASSET BACKED PASS THROUGH Our File #: 149431  
CERTIFICATES SERIES 2003-HE4 Type of Action  
PAUL A. KOLESAR, JR. - Notice of Sheriff's Sale  
KRISTINE J. KOLESAR  
PAUL A. KOLESAR, JR.  
SERVE AT: BOX 338 A/K/A 710 BIRCH STREET  
WINBURNE, PA 16879 Sale Date: *November 2, 2007*

Please serve upon: SERVED  
Served and made known to PAUL A. KOLESAR, JR., Defendant, on the 10th day of SEPTEMBER,  
2007, at 12:56, o'clock P.m., at 710 BIRCH ST, LANSE, PA 16849,

Commonwealth of Pennsylvania, in the manner described below:

Defendant personally served.  
 Adult family member with whom Defendant(s) reside(s). Relationship is wife, KRISTINE J. KOLESAR  
 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 40 Height 5'8 Weight 270 Race auc Sex F Other

I, DM. ELLIS, 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 11th day  
of September, 2007

Notary:

By: DM Ellis  
NOT SERVED

*Marilyn A. Campbell*  
COMMONWEALTH OF PENNSYLVANIA

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

Member, Pennsylvania Association of Notaries

\*\*\*ATTEMPT SERVICE\*\*\* LT THPEE (3 TIMES)\*\*\*

On the      day of     , 200     at      o'clock   .m., Defendant NOT FOUND because:

Moved  Unknown  No Answer  Vacant

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

attempt Date:      Time:     .

Other:

Sworn to and subscribed  
before me this      day  
of     , 200    .

Notary: By:

Attorney for Plaintiff

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

### AFFIDAVIT OF SERVICE

PLAINTIFF      HSBC BANK USA AS TRUSTEE IN TRUST OF      CLEARFIELD County  
CITIGROUP MORTGAGE LOAN TRUST INC.      No. 2007-407-CD  
ASSET BACKED PASS THROUGH      Our File #: 149431  
CERTIFICATES SERIES 2003-HE4

DEFENDANT(S)      PAUL A. KOLESAR, JR.  
KRISTINE J. KOLESAR

Please serve upon: KRISTINE J. KOLESAR

SERVE AT: BOX 338 A/K/A 710 BIRCH STREET  
WINBURNE, PA 16879

#### SERVED

Served and made known to KRISTINE J. KOLESAR, Defendant, on the 10th day of SEPTEMBER,  
2007, at 12:57 o'clock P.m., at 710 Birch St., Lanse, PA 16849,

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 40      Height 5'8"      Weight 270      Race Cauc Sex F Other

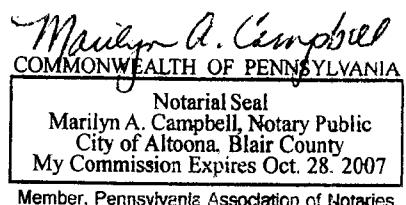
I, D.M. Ellis, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed  
before me this 11th day  
of SEPTEMBER, 2007

Notary:

By: D.M. Ellis

NOT SERVED



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

On the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_.m., Defendant NOT FOUND because:

Moved       Unknown       No Answer       Vacant

1st attempt Date: \_\_\_\_\_ Time: \_\_\_\_\_, 2nd attempt Date: \_\_\_\_\_ Time: \_\_\_\_\_, 3rd

attempt Date: \_\_\_\_\_ Time: \_\_\_\_\_.

Other:

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 200\_\_.

Notary:      By:

Attorney for Plaintiff

DANIEL G. SCHMIEG, Esquire - I.D. No. 62205

One Penn Center at Suburban Station, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

IN THE COURT OF COMMON PLEAS  
OF CLEARFIELD COUNTY, PENNSYLVANIA

HSBC BANK USA AS TRUSTEE IN TRUST OF : CLEARFIELD COUNTY  
CITIGROUP MORTGAGE LOAN TRUST INC. ASSET : COURT OF COMMON PLEAS  
BACKED PASS THROUGH CERTIFICATES SERIES :  
2003-HE4 : CIVIL DIVISION  
Plaintiff, :  
v. : NO. 2007-407-CD  
:

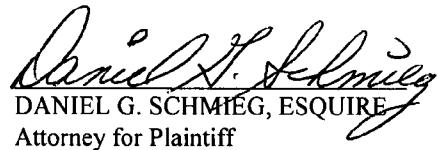
PAUL A. KOLESAR, JR.  
KRISTINE J. KOLESAR  
Defendant(s)

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: BOX 338 A/K/A 701 BIRCH STREET, WINBURNE, PA 16879.

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders 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: September 27, 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.

149431

FILED  
OCT 01 2007  
M 110:45 PM  
NOCC  
W.A. Shaw  
Prothonotary/Clerk of Courts

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

OKA

Line	Article Number	Name of Addressee, Street, and Post Office Address
1		TENANT/OCCUPANT BOX 338 A/K/A 701 BIRCH STREET WINBURNE, PA 16879
2		DOMESTIC RELATIONS CLEARFIELD COUNTY CLEARFIELD COUNTY COURTHOUSE 230 EAST MARKET STREET CLEARFIELD, PA 16830
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE PO BOX 2675 HARRISBURG, PA 17105
4		HOWARD MURPHY ESQUIRE FOR ALTEGRA CREDIT COMPANY 4268 MONROEVILLE, PA 15146
5		LOUIS P. WITTI AND ASSOC., P.C. FOR NATIONAL CITY HOME LOAN SERVICES, INC. F/K/A ALTEGRA CREDIT COMPANY 916 FIFTH AVENUE PITTSBURGH, PA 15219
6		HSBC BANK, USA, AS TRUSTEE IN TRUST FOR CITIGROUP MORTGAGE LOAN TRUST INC. C/O WELLS FARGO 3476 STATEVIEW BLVD. FORT MILL, SC 29715
7		COMMONWEALTH OF PA BUREAU OF INDIVIDUAL TAX INHERITANCE TAX DIVISION ATTN: JOHN MURPHY 6TH FL. STRAWBERRY SQUARE DEPT. 280601 HARRISBURG, PA 17128
8		DEPT. OF PUBLIC WELFARE TPL CASUALTY UNIT ESTATE RECOVERY PROGRAM P.O. BOX 8486 WILLOW OAK BLDG. HARRISBURG, PA 17105
9		INTERNAL REVENUE SERVICE FEDERATED INVESTORS TOWER 13TH FLOOR, SUITE 1300 1001 LIBERTY AVENUE PITTSBURGH, PA 15222

Re: PAUL A. KOLESAR, JR. 149431 TEAM 4

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic maximum indemnity payable for the reconstruction of document reconstruction insurance is \$50,000 per piece occurrence. The maximum indemnity payable on Express indemnity payable is \$25,000 for registered mail, sent Manual R900, S913 and S921 for limitations of coverage
--	---	---	--



PHELAN HALLINAN & SCHMIEG, LLP  
BY: FRANCIS S. HALLINAN, ESQUIRE  
Identification No. 62695  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

HSBC Bank USA as trustee in trust of Citigroup  
Mortgage Loan Trust Inc. Asset backed pass  
Through Certificates series 2003-HE4

ATTORNEY FOR PLAINTIFF

: Court of Common Pleas

Plaintiff

: Civil Division

vs.

: Clearfield County

Paul A. Kolesar, Jr., a/k/a Paul A. Kolesar, Jr.  
Kristine J. Kolesar, a/k/a Kristine J. Kolesar, Jr.

Defendant(s)

: No. 2007-407-CD

**PRAECIPE**

TO THE PROTHONOTARY:

Please mark the above referenced case Discontinued and Ended without prejudice.

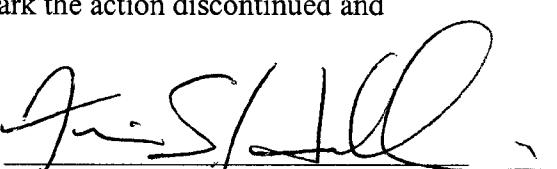
Please mark the above referenced case Settled, Discontinued and Ended.

Please mark Judgments satisfied and the Action settled, discontinued and ended.

Please Vacate the judgment entered and mark the action discontinued and ended without prejudice.

Please withdraw the complaint and mark the action discontinued and ended without prejudice.

Date: 1/4/08

  
Francis S. Hallinan, Esquire  
Attorney for Plaintiff

PHS # 149431

FILED NO  
M 11/08/08 CC  
JAN 14 2008 Atty pd. 700  
William A. Shaw  
Prothonotary/Clerk of Courts Cert. of Disc.  
to Atty  
6K

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

COPIED

CIVIL DIVISION

**HSBC Bank of USA**  
**Citigroup Mortgage Loan Trust Inc.**

Vs.

No. 2007-00407-CD

**Paul A. Kolesar Jr.**  
**Kristine J. Kolesar**

**CERTIFICATE OF DISCONTINUATION**

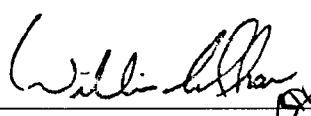
Commonwealth of PA  
County of Clearfield

I, William A. Shaw, Prothonotary of the Court of Common Pleas in and for the County and Commonwealth aforesaid do hereby certify that the above case was on January 14, 2008, marked:

Discontinued and Ended without Prejudice

Record costs in the sum of \$132.00 have been paid in full by Francis S. Hallinan, Esq.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal of this Court at Clearfield, Clearfield County, Pennsylvania this 14th day of January A.D. 2008.

  
\_\_\_\_\_  
William A. Shaw, Prothonotary

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20635

NO: 07-407-CD

PLAINTIFF: HSBC BANK USA AS TRUSTEE IN TRUST OF CITIGROUP MORTGAGE LOAN TRUST INC. ASSET BACKED PASS THROUGH CERTIFICATES SERIES 2003-HE4

vs.

DEFENDANT: PAUL A. KOLESAR, JR AND KRISTINE J. KOLESAR

Execution REAL ESTATE

**SHERIFF RETURN**

DATE RECEIVED WRIT: 7/27/2007

LEVY TAKEN 8/22/2007 @ 9:36 AM

POSTED 8/22/2007 @ 9:36 AM

SALE HELD

SOLD TO

SOLD FOR AMOUNT PLUS COSTS

WRIT RETURNED 2/11/2008

DATE DEED FILED **NOT SOLD**

01912801



PA CLEARFIELD COUNTY, PENNSYLVANIA

**DETAILS**

8/22/2007 @ 9:36 AM SERVED PAUL A. KOLESAR, JR.

SERVED PAUL A. KOLESAR, JR., DEFENDANT, AT HIS RESIDENCE 710 BIRCH STREET, WINBURN, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO KRISTINE KOLESAR, WIFE/CO-DEFENDANT

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.

8/22/2007 @ 9:36 AM SERVED KRISTINE J. KOLESAR

SERVED KRISTINE J. KOLESAR, DEFENDANT, AT HER RESIDENCE 710 BIRCH STREET, WINBURN, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO KRISTINE J. KOLESAR

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

@ SERVED

NOW, NOVEMBER 1, 2007 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO CONTINUE THE SHERIFF SALE SCHEDULED FOR NOVEMBER 2, 2007 TO DECEMBER 7, 2007.

@ SERVED

NOW, DECEMBER 6, 2007 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO CONTINUE THE SHERIFF SALE SCHEDULED FOR DECEMBER 7, 2007 TO JANUARY 4, 2008.

@ SERVED

NOW, DECEMBER 28, 2007 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SALE SCHEDULED FOR JANUARY 4, 2008. THE SUM OF \$17,207.31 WAS RECEIVED TO CURE THE DEFAULT.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20635

NO: 07-407-CD

PLAINTIFF: HSBC BANK USA AS TRUSTEE IN TRUST OF CITIGROUP MORTGAGE LOAN TRUST INC. ASSET BACKED PASS THROUGH CERTIFICATES SERIES 2003-HE4

vs.

DEFENDANT: PAUL A. KOLESAR, JR AND KRISTINE J. KOLESAR

Execution REAL ESTATE

**SHERIFF RETURN**

---

SHERIFF HAWKINS \$595.33

SURCHARGE \$40.00 PAID BY ATTORNEY

So Answers,

*Chester Hawkins*  
Deputy Sheriff - Clearfield  
Chester A. Hawkins  
Sheriff

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

HSBC BANK USA AS TRUSTEE  
IN TRUST OF CITIGROUP  
MORTGAGE LOAN TRUST INC.  
ASSET BACKED PASS THROUGH  
CERTIFICATES SERIES 2003-HE4

vs.

PAULA KOLESAR, JR.

KRISTINE J. KOLESAR

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: BOX 338 A/K/A 701 BIRCH STREET, WINBURN, PA 16879  
(See Legal Description attached)

Amount Due	\$51,014.55
Interest from JULY 25, 2007 to Sale per diem \$8.39	\$-----
Total	\$-----
Add'l Costs	125.00 \$ 6,027.50

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

Dated 7/27/07  
(SEAL)  
149431

Received this writ this 27th day  
of July A.D. 2007  
At 3:00 A.M./P.M.

Chesler A. Hawkeis  
Sheriff by Cynthia Butler Aufdenb

No. 2007-407-CD..... Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

HSBC BANK USA AS TRUSTEE IN TRUST OF  
CITIGROUP MORTGAGE LOAN TRUST INC.  
ASSET BACKED PASS THROUGH CERTIFICATES  
SERIES 2003-HE4

vs.

PAUL A. KOLESAR, JR.  
KRISTINE J. KOLESAR

---

WRIT OF EXECUTION  
(Mortgage Foreclosure)

---

Costs

Real Debt \$51,014.55

Int. from JULY 25, 2007  
To Date of Sale (\$8.39 per diem)

Costs \_\_\_\_\_

Prothy Pd. 125.00

Sheriff Paul J. Hough  
Attorney for Plaintiff(s)

Address: PAUL A. KOLESAR, JR. KRISTINE J. KOLESAR  
BOX 338 A/K/A 710 BIRCH STREET BOX 338 A/K/A 710 BIRCH  
STREET

WINBURN, PA 16879 WINBURN, PA 16879

**DESCRIPTION**

ALL that certain lot or piece of land situate in the Township of Cooper, County of Clearfield and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stake in right of way line of Township Road No-T-720 and the Northeast corner of Lot No. 43, the property of Hilma Lundquist; thence along said Lot No. 43, North Eighty-five degrees Forty-Nine minutes West (N 85 degrees 49 minutes W) a distance of One hundred twenty-five (125) feet to a stake; thence still by the lands of Hilma Lundquist Lot No. 105, from which this is a port, North Five degrees Fifty-three minutes East (N 5 degrees 53 minutes E) a distance of One hundred (100) feet to a stake; thence still by the same lands of Hilma Lundquist, South Eighty-five degrees Forty-nine minutes East (S 85 degrees 49 minutes E) a distance of one hundred twenty-five (125) feet to a stake in right of way line of Township Road, No-T-720; thence along said right of way line of South five degrees Fifty-three minutes West (S 5 degrees 53 minutes W) a distance of one hundred (100) feet to a stake and the place of beginning. This piece of land containing .0287 acres, as shown on plan and map prepared by Bernard Lucas Associates.

UNDER AND SUBJECT to all exceptions, reservations, restrictions, conditions, easements, rights and rights of way as contained in prior deeds and instruments of record.

BEING the same premises which became vested in William L Houser and Joan L. Houser, as Tenants by the Entirety by Deed dated July 17, 1970 and recorded in Clearfield County Deed Book 563, page 318. William I. Houser subsequently died thus vesting title in Joan L. Houser as Surviving Spouse.

Being Parcel # 110-0-509-000-187.1

Premises: P.O. Box 338, a/k/a 710 Birch Street, Winburne, PA 16879  
Copper Township, Clearfield County  
Pennsylvania

**TITLE TO SAID PREMISES IS VESTED IN** the Estate of Joan L. Houser, Deceased by reason of the following:

BEING THE SAME premises which Joan L. Houser and Paul A. Kolesar, Jr. and Kristine J. Kolesar, as Joint Tenants with the Right of Survivorship, by Deed from Joan L. Houser, dated 3-12-96, recorded 3-22-96 in Deed Book 1745, page 178.

AND THE SAID Joan L. Houser being so seized thereof, departed this life on 1-9-04, intestate, leaving to survive the following heir(s) at law:

Donna J. Lippert - Addr: 1518 Pine Top Road, Woodland, PA 16881  
William W. Houser - Addr: 50 Bedford Street, Grassflat, PA 16839  
Kristine J. Kolesar - Addr: P.O. Box 338, 710 Birch St., Winburne, PA 16879

AND Letters of Administration on the Estate of Joan L. Houser aforesaid were duly granted unto Donna J. Lippert by the Register of Wills of Clearfield County, Pennsylvania on 1-16-04 at Estate Docket # 17-2004-0036.

**REAL ESTATE SALE  
SCHEDULE OF DISTRIBUTION**

NAME PAUL A. KOLESAR, JR.

NO. 07-407-CD

NOW, February 09, 2008, by virtue of the Writ of Execution hereunto attached, after having given due and legal notice of time and place of sale by publication in a newspaper published in this County and by handbills posted on the premises setting for the date, time and place of sale at the Court House in Clearfield on , I exposed the within described real estate of Paul A. Kolesar, Jr And Kristine J. Kolesar to public venue or outcry at which time and place I sold the same to he/she being the highest bidder, for the sum of \$17,207.31 and made the following appropriations, viz:

**SHERIFF COSTS:**

RDR	15.00
SERVICE	15.00
MILEAGE	19.40
LEVY	15.00
MILEAGE	19.40
POSTING	15.00
CSDS	10.00
COMMISSION	344.15
POSTAGE	7.38
HANDBILLS	15.00
DISTRIBUTION	25.00
ADVERTISING	15.00
ADD'L SERVICE	15.00
DEED	
ADD'L POSTING	
ADD'L MILEAGE	
ADD'L LEVY	
BID/SETTLEMENT AMOUNT	17,207.31
RETURNS/DEPUTIZE	
COPIES	15.00
	5.00
BILLING/PHONE/FAX	5.00
CONTINUED SALES	40.00
MISCELLANEOUS	
<b>TOTAL SHERIFF COSTS</b>	<b>\$595.33</b>

**DEED COSTS:**

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

**PLAINTIFF COSTS, DEBT AND INTEREST:**

DEBT-AMOUNT DUE	51,014.55
INTEREST @ 8.3900	0.00
FROM TO	
ATTORNEY FEES	
PROTH SATISFACTION	
LATE CHARGES AND FEES	
COST OF SUIT-TO BE ADDED	
FORECLOSURE FEES	
ATTORNEY COMMISSION	
REFUND OF ADVANCE	
REFUND OF SURCHARGE	40.00
SATISFACTION FEE	
ESCROW DEFICIENCY	
PROPERTY INSPECTIONS	
INTEREST	
MISCELLANEOUS	
<b>TOTAL DEBT AND INTEREST</b>	<b>\$51,054.55</b>
<b>COSTS:</b>	
ADVERTISING	559.06
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
DUE	
LIEN SEARCH	200.00
ACKNOWLEDGEMENT	
DEED COSTS	0.00
SHERIFF COSTS	595.33
LEGAL JOURNAL COSTS	180.00
PROTHONOTARY	125.00
MORTGAGE SEARCH	80.00
MUNICIPAL LIEN	
<b>TOTAL COSTS</b>	<b>\$1,739.39</b>

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

CHESTER A. HAWKINS, Sheriff

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

Christine Schoffler  
Judgment Department, Ext. 1286

Representing Lenders in  
Pennsylvania and New Jersey

November 1, 2007

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

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

**Re: HSBC BANK USA AS TRUSTEE IN TRUST OF CITIGROUP  
MORTGAGE LOAN TRUST INC. ASSET BACKED PASS THROUGH  
CERTIFICATES SERIES 2003-HE4 v. PAUL A. KOLESAR, JR. and KRISTINE  
J. KOLESAR**

**No. 2007-407-CD  
BOX 338 A/K/A 701 BIRCH STREET, WINBURNE, PA 16879**

Dear Cindy:

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

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

Very truly yours,  
CQS  
Christine Schoffler

CC: **PAUL A. KOLESAR, JR.  
KRISTINE J. KOLESAR**

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

Christine Schoffler  
Judgment Department, Ext. 1286

Representing Lenders in  
Pennsylvania and New Jersey

December 6, 2007

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

ATTENTION: CINDY (814) 765-5915

**Re: HSBC BANK USA AS TRUSTEE IN TRUST OF CITIGROUP  
MORTGAGE LOAN TRUST INC. ASSET BACKED PASS THROUGH  
CERTIFICATES SERIES 2003-HE4 v. PAUL A. KOLESAR, JR. AND  
KRISTINE J. KOLESAR**  
No. 2007-407-CD  
BOX 338 A/K/A 701 BIRCH STREET, WINBURNE, PA 16879

Dear Cindy:

Please postpone the Sheriff's Sale of the above referenced property which  
is scheduled for DECEMBER 7, 2007.

The property is to be relisted for the JANUARY 4, 2008 Sheriff's Sale.

Very truly yours,

Christine Schoffler

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

Christine Schoffler  
Judgment Department, Ext. 1286

Representing Lenders in  
Pennsylvania and New Jersey

December 28, 2007

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

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

Re: HSBC BANK USA AS TRUSTEE IN TRUST OF CITIGROUP MORTGAGE LOAN TRUST  
INC. ASSET BACKED PASS THROUGH CERTIFICATES SERIES 2003-HE4  
v. PAUL A. KOLESAR, JR. and KRISTINE J. KOLESAR  
BOX 338 A/K/A 701 BIRCH STREET, WINBURN, PA 16879  
No. 2007-407-CD  
PHS # 149431

Dear Cindy:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for \_\_\_\_.

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

The sum of \$17,207.31 was received in consideration for the stay.

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

Very truly yours,

Christine Schoffler  
Christine Schoffler (for)  
Phelan Hallinan & Schmieg, LLP