

07-1186-CD  
Wells Fargo vs Edith Ery et al

MILSTEAD & ASSOCIATES, LLC  
**BY: Chrisovalante P. Fliakos, Esquire**  
ATTORNEY ID NO.: 94620  
Woodland Falls Corporate Park  
220 Lake Drive E., Ste 301  
Cherry Hill, NJ 08002  
(856) 482-1400

Wells Fargo Bank, NA as Trustee

Plaintiff,

Vs.

Edith M. Ery and  
Amos G. Hixon and  
Known/ Unknown Occupants  
108 West 7<sup>th</sup> Avenue  
Clearfield, PA 16830

Defendants.

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

Case No.: 07-1186(CD)

FILED *Act \$85.00 Atty  
m/12:00 pm 3cc snfl  
1cc Atty*  
JUL 25 2007  
*LSM*

William A. Shaw  
Prothonotary/Clerk of Courts

**CIVIL ACTION (REAL PROPERTY)  
LEASE OR EJECTMENT**

You have been sued in Court. If you wish to defend against the claims set forth on 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 an attorney and filing in writing with the Court, your defense or objects 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 claims or relief requested by the Plaintiff. You may lose money or personal or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

LAWYER REFERRAL AND INFORMATION SERVICE  
CLEARFIELD COUNTY BAR ASSOCIATION  
CLEARFIELD COUNTY COURTHOUSE  
203 E. MARKET STREET  
CLEARFIELD, NJ 16830  
800-692-7375

MILSTEAD & ASSOCIATES, LLC  
**BY: Chrisovalante P. Fliakos, Esquire**  
ATTORNEY ID NO.: 94620  
Woodland Falls Corporate Park  
220 Lake Drive E., Ste 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorneys for Plaintiff,

---

Wells Fargo Bank, NA as Trustee

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

Plaintiff,

Vs.

Edith M. Ery and  
Amos G. Hixon and  
Known/ Unknown Occupants  
108 West 7<sup>th</sup> Avenue  
Clearfield, PA 16830

Case No.:

---

Defendants.

COMPLAINT IN EJECTMENT

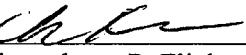
1. Plaintiff, Wells Fargo Bank, NA as Trustee, (herein referred to as Plaintiff") is a bank, conducting business under the laws of the Commonwealth of Pennsylvania and brings this Ejectment action against Edith M. Ery and Amos G. Hixon and Known/ Unknown Occupants (hereinafter referred to collectively as "Defendants".
2. Defendants are the individuals occupying 108 West 7<sup>th</sup> Avenue, Clearfield, PA 16830 (hereinafter referred to as "Premises") more fully described in the legal description attached as Exhibit "A".
3. Plaintiff is the record owner of the Premises where Defendants reside, having filed a Complaint in Mortgage Foreclosure proceeded to judgment in that action and acquired Title to the Premises by a Sheriff Sale, which took place on July 6, 2007 in favor of Plaintiff. Please see a

copy of the filed Writ of Execution attached hereto as Exhibit "B".

4. The Defendants have no valid legal right to possession and Title to the Premises.
5. Plaintiff claims the right to possession of the Premises to the exclusion of the Defendants.

WHEREFORE, Plaintiff requests that this Court enter a Judgment for Possession against the defendants, Edith M. Ery and Amos G. Hixon and Known/ Unknown Occupants.

Milstead & Associates, LLC

By:   
Chrisovalante P. Fliakos, Esquire  
#94620

MILSTEAD & ASSOCIATES, LLC  
**BY: Chrisovalante P. Fliakos, Esquire**  
ATTORNEY ID NO.: 94620  
Woodland Falls Corporate Park  
220 Lake Drive E., Ste 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorneys for Plaintiff,

Wells Fargo Bank, NA as Trustee

Plaintiff,

Vs.

Edith M. Ery and  
Amos G. Hixon and  
Known/ Unknown Occupants  
108 West 7<sup>th</sup> Avenue  
Clearfield, PA 16830

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

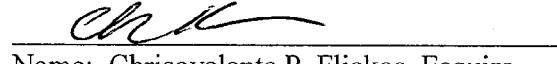
Case No.:

**CIVIL ACTION COMPLAINT  
IN EJECTMENT**

Defendants.

## VERIFICATION

I, Chrisovalante P. Fliakos, hereby certify that I am an Attorney for Plaintiff and am authorized to make this verification on Plaintiff's behalf. I verify that the facts and statements set forth in the forgoing Complaint in Ejectment are true and correct to the best of my knowledge, information and belief. This Verification is made subject to the penalties of 18 Pa. C.S. § 4904, relating to unsworn falsification to authorities.



Name: Chrisovalante P. Fliakos, Esquire  
Title: Attorney

\*\*\*\*\*

**NOTICE PURSUANT TO FAIR DEBT COLLECTION PRACTICES ACT**

1. This communication is from a debt collector. This is an attempt to collect a debt and any information obtained will be used for that purpose.
2. Unless you dispute the validity of this debt, or any portion thereof, within 30 days after receipt of this notice, the debt will be assumed to be valid by our offices.
3. If you notify our offices in writing within 30 days of receipt of this notice that the debt, or any portion thereof, is disputed, our offices will provide you with verification of the debt or copy of the judgment against you, and a copy of such verification or judgment will be mailed to you by our offices.

# EXHIBIT A

ALL THAT CERTAIN piece or parcel of land, SITUATE in the First Ward (formerly in the Third Ward) of the Borough of Clearfield, County of Clearfield and Commonwealth of Pennsylvania, bounded and described as follows;

BEGINNING at an iron pin at the Northwesterly corner of West Locust Street extension and West 7th Avenue; thence along West 7th Avenue in a Northerly direction, Five Hundred Twenty-five and Five Tents (225.5) feet to the intersection of West 7th Avenue and an alley; thence along said alley in a Westerly direction, Two Hundred Twenty-two and Five Tents (222.5) feet to an iron pin on the Isaac Stage Estates Lands; thence along the line of Isaac Stage Estate Lands, South One degree, Forty minutes East, Five Hundred Twenty-five and Five Tents (525.5) feet to an iron pin at West Locust Street extension; thence along West Locust Street in an Easterly direction, Two Hundred Seven and Six Tents (207.6) feet to West 7th Avenue and place of beginning.

BEING known as County Parcel Number 4-1-K8-205-85

THE SECOND THEREOF;

ALL THAT CERTAIN piece or parcel of land, SITUATE in the Township of Lawrence, County of Clearfield and Commonwealth of Pennsylvania, bounded and described as follows;

BEGINNING at a corner on the line of West Locust Street and land now owned by Glenn Hixon; thence North One-half degree East along said line and along land of George W. Gaylor, Five Hundred Fifty-eight (558) feet, more or less, to corner of land of the Jacob Gulich Estate; thence by land of the Gulich Estate, North Eighty-seven and One-half degrees West, Two Hundred Twenty-two (222) feet, more or less, to a post on the East side of Spoil Pile of open pit mining; thence in a Southern direction along said Spoil Pile, Five Hundred Forty (540) feet, more or less, to line of West Locust Street; thence Eastward along the line of West Locust Street, Four Hundred Twenty (420) feet more or less to corner and place of beginning.

BEING known as County Parcel Number 123-J8-84.2

Being known as 108 West 7th Avenue, Clearfield, PA 16830

Tax Parcel Number: 4-1-K8-208-85 and 123-J8-84.2

SEIZED, taken in execution to be sold as the property of Edith M. Ery and Amos G. Hixon, at the suit of Wells Fargo Bank, NA as Trustee.

Judgment No. 06-295 CD.

(00162920)

# EXHIBIT B

5.0363

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

Wells Fargo Bank, NA as Trustee  
Plaintiff

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

Vs.

NO.: 06-295 CD

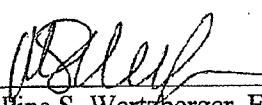
Edith M. Ery  
Amos G. Hixon  
Defendant(s)

To the Prothonotary:

Issue Writ of Execution in the above matter:

AMOUNT DUE	\$64,144.18
INTEREST	
From 4/19/07 to Date of	\$
Sale at \$10.54 per diem	
(Costs to be added)	\$
Prothonotary costs	153.00
TOTAL DUE:	\$

Date: April 18, 2007

  
\_\_\_\_\_  
Pina S. Wertzberger, Esquire  
Attorney for Plaintiff  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney ID No.: 77274

Note: Please furnish description of Property.

{00162920}

  
FILED  
C.A.R. 9 2007  
William A. Shaw  
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

WELLS FARGO BANK, NA as Trustee,  
Plaintiff,

v.

EDITH M. ERY and AMOS G. HIXON and  
Known/Unknown Occupants,  
Defendants.

) No. 07-1186-CD

Type of Pleading: CERTIFICATE OF SERVICE

) Filed on behalf of Plaintiff:  
Wells Fargo Bank, NA, as Trustee

) Counsel of record for Plaintiff:

) Chrisovalante P. Fliakos, Attorney at Law  
MILSTEAD & ASSOCIATES, L.L.C.  
Woodland Falls Corporate Park  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Pa. I.D. #94620

) Co-counsel of record for Plaintiff:

) John R. Lhota, Attorney at Law  
JOHN R. LHOTA, P.C.  
110 North Second Street  
Clearfield, PA 16830  
(814) 765-9611  
Pa. I.D. #22492

FILED  
NOV 07 2007  
2cc  
Atty Lhota  
WM

William A. Shaw  
Prothonotary/Clerk of Courts

MILSTEAD & ASSOCIATES, L.L.C.  
BY: **Chrisovalante P. Fliakos, Esquire**  
Attorney ID# 94620  
Woodland Falls Corporate Park  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

**ATTORNEY FOR PLAINTIFF**

Our file No. 5.04363

Wells Fargo Bank, NA as Trustee

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

Plaintiff,

Vs.

Edith M. Ery and  
Amos G. Hixon and  
Known/ Unknown Occupants

Case No.: 07-1186-CD

Defendants.

CERTIFICATE OF SERVICE

I, Chrisovalante P. Fliakos, Esquire, counsel for Plaintiff, Wels Fargo Bank, NA as Trustee, hereby certify that a copy of the foregoing Motion to Compel the Sheriff to Return Any and All Service Forms to the Prothonotary's Office for filing was served on the following persons by first class mail, postage pre-paid, on the 24th day of October 2007:

Edith M. Ery  
108 West 7<sup>th</sup> Avenue  
Clearfield, PA 16830

Amos G. Hixon  
108 West 7<sup>th</sup> Avenue  
Clearfield, PA 16830

Known/Unknown Occupants  
108 West 7<sup>th</sup> Avenue  
Clearfield, PA 16830

Sheriff of Clearfield County  
230 E. Market Street  
Clearfield, PA 16830

  
Chrisovalante P. Fliakos, Esquire  
Attorney ID No. 94620

JOHN R. LHOTA, P.C.  
ATTORNEY AT LAW  
110 NORTH SECOND STREET  
CLEARFIELD, PENNSYLVANIA 16830

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

WELLS FARGO BANK, NA as Trustee,  
Plaintiff,

v.

EDITH M. ERY and AMOS G. H IXON  
and Known/Unknow Occupants  
Defendants.

) No. 07-1186-CD

) Type of Pleading: ENTRY OF APPEARANCE

) Filed on behalf of Plaintiff:  
Wells Fargo Bank, NA, Trustee

) Counsel of record for Plaintiff:

) John R. Lhota, Attorney at Law  
JOHN R. LHOTA, P.C.  
110 North Second Street  
Clearfield, PA 16830  
(814) 765-9611  
Pa. I.D. #22492

FILED  
01/10/2007 1CC  
NOV 07 2007 Atty Lhota  
William A. Shaw  
Prothonotary/Clerk of Courts  
(6A)

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

WELLS FARGO BANK, NA as Trustee,  
Plaintiff,  
v.  
EDITH M. ERY and AMOS G. HIXON  
and Known/Unknown Occupants.  
Defendants.

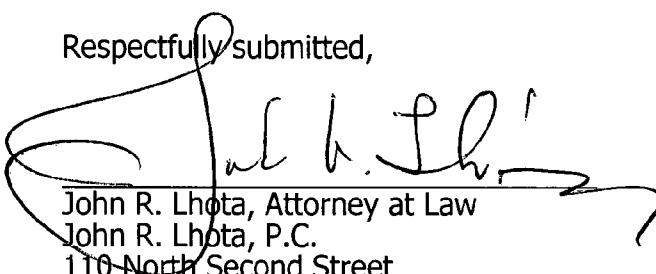
No. 07-1186-CD

ENTRY OF APPEARANCE

TO: William A. Shaw, Prothonotary:

Please enter my appearance as co-counsel to Wells Fargo Bank, NA as Trustee, plaintiff in the above-captioned matter.

Respectfully submitted,

  
John R. Lhota, Attorney at Law  
John R. Lhota, P.C.  
110 North Second Street  
Clearfield, PA 16830  
(814) 765-9611  
Pa. I. D. No. 22492

Dated: November 6, 2007

C:\clients\MISC\MILSTEADENTRY.OFAPPEARANCE

JOHN R. LHOTA, P.C.  
ATTORNEY AT LAW  
110 NORTH SECOND STREET  
CLEARFIELD, PENNSYLVANIA 16830

---

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

WELLS FARGO BANK, NA as Trustee,  
Plaintiff,  
v.  
EDITH M. ERY and AMOS G. HIXON and  
Known/Unknown Occupants,  
Defendants.

No. 07-1186-CD

Type of Pleading: MOTION TO COMPEL  
SHERIFF TO RETURN ANY AND ALL  
SERVICE FORMS TO THE PROTHONOTARY

Filed on behalf of Plaintiff:  
Wells Fargo Bank, NA, as Trustee

Counsel of record for Plaintiff:  
Chrisovalante P. Fliakos, Attorney at Law  
MILSTEAD & ASSOCIATES, L.L.C.  
Woodland Falls Corporate Park  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Pa. I.D. #94620

Co-counsel of record for Plaintiff:  
John R. Lhota, Attorney at Law  
JOHN R. LHOТА, P.C.  
110 North Second Street  
Clearfield, PA 16830  
(814) 765-9611  
Pa. I.D. #22492

FILED  
01012007 2 CC  
NOV 07 2007 Atty Lhota

William A. Shaw  
Prothonotary/Clerk of Courts

(6W)

MILSTEAD & ASSOCIATES, L.L.C.  
BY: **Chrisovalante P. Fliakos, Esquire**  
Attorney ID# 94620  
Woodland Falls Corporate Park  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

**ATTORNEY FOR PLAINTIFF**

Our file No. 5.04363

Wells Fargo Bank, NA as Trustee

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

Plaintiff,

Vs.

Edith M. Ery and  
Amos G. Hixon and  
Known/ Unknown Occupants

Case No.: 07-1186-CD

Defendants.

**MOTION TO COMPEL SHERIFF TO RETURN ANY AND ALL SERVICE  
FORMS TO THE PROTHONOTARY**

TO THE HONORABLE JUDGE OF SAID COURT:

AND NOW, comes plaintiff, Wells Fargo Bank, NA as Trustee, by its attorney Chrisovalante P. Fliakos, Esquire and moves this Honorable Court for an Order to Compel the Sheriff to Return any and all Service Forms to the Prothonotary's Office to be filed for this case and avers in support thereof:

1. Plaintiff filed an Eviction Complaint against the Defendants on or about July 25, 2007.
2. Plaintiff was advised by the Sheriff's Department via telephone that the Defendants were served with the Eviction Complaint on July 27, 2007.
3. On August 21, 2007, Plaintiff sent out Notice, Rule 237.1 to the Defendants at their place of residence of 108 West 7<sup>th</sup> Avenue, Clearfield, PA 16830.

4. To date, Defendants have not filed an Answer to the Eviction Complaint.

5. In an attempt to continue with the proceedings, Plaintiff sent out the Judgment and Writ of Possession package to the Prothonotary's Office for filing and service on September 7, 2007.

6. Counsel for Plaintiff received a telephone call from the Prothonotary's Office stating that the Judgment and Writ of Possession cannot be filed, as the Sheriff has not returned the Service Forms to the Prothonotary's Office for filing.

7. The Sheriff's refusal to return the Service Forms to the Prothonotary's Office for filing has greatly prejudiced the Plaintiff to continue with their Eviction action.

**WHEREFORE**, Plaintiff respectfully requests that this Honorable Court enter an Order to Compel the Sheriff to return any and all Service Forms to the Prothonotary's Office for filing in this case.

Respectfully submitted,  
MILSTEAD & ASSOCIATES, LLC



Chrisovalante P. Fliakos, Esquire  
Attorney ID No.: 94620

JOHN R. LHOTA, P.C.  
ATTORNEY AT LAW  
110 NORTH SECOND STREET  
CLEARFIELD, PENNSYLVANIA 16830

UR

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

WELLS FARGO BANK, NA as Trustee,  
Plaintiff,

v.

EDITH M. ERY and AMOS G. HIXON and  
Known/Unknown Occupants,  
Defendants.

) No. 07-1186-CD

Type of Pleading: ORDER

Filed on behalf of Plaintiff:  
Wells Fargo Bank, NA, as Trustee

Counsel of record for Plaintiff:

Chrisovalante P. Fliakos, Attorney at Law  
MILSTEAD & ASSOCIATES, L.L.C.  
Woodland Falls Corporate Park  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Pa. I.D. #94620

Co-counsel of record for Plaintiff:

John R. Lhota, Attorney at Law  
JOHN R. LHOTA, P.C.  
110 North Second Street  
Clearfield, PA 16830  
(814) 765-9611  
Pa. I.D. #22492

FILED  
01/19/07  
NOV 15 2007  
GK  
6cc  
Atty Lhota

William A. Shaw  
Prothonotary/Clerk of Courts  
100 Sheriff  
(without memo)

MILSTEAD & ASSOCIATES, L.L.C.  
BY: **Chrisovalante P. Fliakos, Esquire**  
Attorney ID# 94620  
Woodland Falls Corporate Park  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

**ATTORNEY FOR PLAINTIFF**

Wells Fargo Bank, NA as Trustee

Our file No. 5.04363

Plaintiff,

Vs.

Edith M. Ery and  
Amos G. Hixon and  
Known/ Unknown Occupants

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

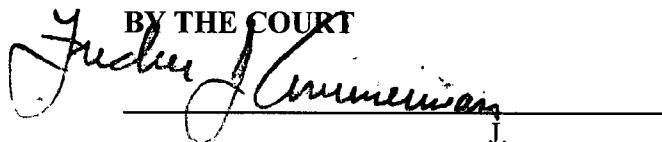
Case No.: 07-1186-CD

Defendants.

**ORDER**

This matter being opened to the Court by Chrisovalante P. Fliakos, Esquire, attorney for Plaintiff, Wells Fargo Bank, NA as Trustee, upon a Motion to Compel Sheriff to Return Service Forms to the Prothonotary for filing, and the Court having reviewed and considered the pleading submitted in connection with this matter and good cause shown:

IT IS on this 14<sup>th</sup> day of November, 2007 ORDERED that the Motion to Compel Sheriff's Department to Return Service Forms to the Prothonotary for filing is GRANTED and IT IS FURTHER ORDERED that the Sheriff shall return any and all Service Forms in regards to this case to the Prothonotary's Office to be filed ~~within three (3) days~~

BY THE COURT  
  
J.

JOHN R. LHOTA, P.C.  
ATTORNEY AT LAW  
110 NORTH SECOND STREET  
CLEARFIELD, PENNSYLVANIA 16830

up

**FILED**

NOV 15 2007

William A. Shaw  
Prothonotary/Clerk of Courts

DATE: 11/15/07

You are responsible for serving all appropriate parties.

The Prothonotary's office has provided service to the following parties:

Plaintiff(s)  Plaintiff(s) Attorney  Other

Defendant(s)  Defendant(s) Attorney

Special Instructions:

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

DOCKET # 103027  
NO: 07-1186-CD  
SERVICE # 1 OF 3  
COMPLAINT IN EJECTMENT

PLAINTIFF: WELLS FARGO BANK, NA as Trustee

vs.

DEFENDANT: EDITH M. ERY and AMOS G. HIXON and KNOWN/UNKNOWN OCCUPANTS

**SHERIFF RETURN**

---

NOW, July 27, 2007 AT 2:00 PM SERVED THE WITHIN COMPLAINT IN EJECTMENT ON EDITH M. ERY DEFENDANT AT 108 WEST 7th AVE, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO EDITH M. ERY, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN EJECTMENT AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: HUNTER /

FILED  
OCT 21 2007  
NOV 16 2007

William A. Shaw  
Prothonotary/Clerk of Courts

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

Service # 2 of 3 Services

Sheriff Docket # **103027**

WELLS FARGO BANK, NA as Trustee

Case # **07-1186-CD**

vs.

EDITH M. ERY and AMOS G. HIXON and KNOWN/UNKNOWN OCCUPANTS

TYPE OF SERVICE COMPLAINT IN EJECTMENT

**SHERIFF RETURNS**

NOW November 16, 2007 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURNED THE WITHIN COMPLAINT IN EJECTMENT "NOT FOUND" AS TO AMOS G. HIXON, DEFENDANT. WHEREABOUTS UNKNOWN.

SERVED BY: /

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

DOCKET # 103027  
NO: 07-1186-CD  
SERVICE # 3 OF 3  
COMPLAINT IN EJECTMENT

PLAINTIFF: WELLS FARGO BANK, NA as Trustee

vs.

DEFENDANT: EDITH M. ERY and AMOS G. HIXON and KNOWN/UNKNOWN OCCUPANTS

**SHERIFF RETURN**

---

NOW, July 27, 2007 AT 2:00 PM SERVED THE WITHIN COMPLAINT IN EJECTMENT ON KNOWN/UNKNOWN OCCUPANTS DEFENDANT AT 108 WEST 7th AVE., CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO EDITH ERY, OCCUPANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN EJECTMENT AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: HUNTER /

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 103027  
NO: 07-1186-CD  
SERVICES 3  
COMPLAINT IN EJECTMENT

PLAINTIFF: WELLS FARGO BANK, NA as Trustee

vs.

DEFENDANT: EDITH M. ERY and AMOS G. HIXON and KNOWN/UNKNOWN OCCUPANTS

**SHERIFF RETURN**

---

**RETURN COSTS**

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	MILSTEAD	35217	30.00
SHERIFF HAWKINS	MILSTEAD	35217	31.00

Sworn to Before Me This

So Answers,

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

  
Chester A. Hawkins  
Sheriff

MILSTEAD & ASSOCIATES, LLC  
BY: Chrisovalante P. Fliakos, Esquire  
ATTORNEY ID NO.: 94620  
Woodland Falls Corporate Park  
220 Lake Drive E., Ste 301  
Cherry Hill, NJ 08002  
(856) 482-1400

Wells Fargo Bank, NA as Trustee

Plaintiff,

Vs.

Edith M. Ery and  
Amos G. Hixon and  
Known/ Unknown Occupants  
108 West 7<sup>th</sup> Avenue  
Clearfield, PA 16830

Defendants.

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

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

Case No.:

07-1186-C JUL 25 2007

Attest.

*William J. C. ...*  
Prothonotary/  
Clerk of Courts

**CIVIL ACTION (REAL PROPERTY)  
LEASE OR EJECTMENT**

You have been sued in Court. If you wish to defend against the claims set forth on 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 an attorney and filing in writing with the Court, your defense or objects 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 claims or relief requested by the Plaintiff. You may lose money or personal or other rights important to you.  
**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

LAWYER REFERRAL AND INFORMATION SERVICE  
CLEARFIELD COUNTY BAR ASSOCIATION  
CLEARFIELD COUNTY COURTHOUSE  
203 E. MARKET STREET  
CLEARFIELD, NJ 16830  
800-692-7375

MILSTEAD & ASSOCIATES, LLC  
**BY: Chrisovalante P. Fliakos, Esquire**  
ATTORNEY ID NO.: 94620  
Woodland Falls Corporate Park  
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(856) 482-1400  
Attorneys for Plaintiff,

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Wells Fargo Bank, NA as Trustee

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

Plaintiff,

Vs.

Edith M. Ery and  
Amos G. Hixon and  
Known/ Unknown Occupants  
108 West 7<sup>th</sup> Avenue  
Clearfield, PA 16830

Case No.:

---

Defendants.

COMPLAINT IN EJECTMENT

1. Plaintiff, Wells Fargo Bank, NA as Trustee, (herein referred to as Plaintiff") is a bank, conducting business under the laws of the Commonwealth of Pennsylvania and brings this Ejectment action against Edith M. Ery and Amos G. Hixon and Known/ Unknown Occupants (hereinafter referred to collectively as "Defendants").
2. Defendants are the individuals occupying 108 West 7<sup>th</sup> Avenue, Clearfield, PA 16830 (hereinafter referred to as "Premises") more fully described in the legal description attached as Exhibit "A".
3. Plaintiff is the record owner of the Premises where Defendants reside, having filed a Complaint in Mortgage Foreclosure proceeded to judgment in that action and acquired Title to the Premises by a Sheriff Sale, which took place on July 6, 2007 in favor of Plaintiff. Please see a

copy of the filed Writ of Execution attached hereto as Exhibit "B".

4. The Defendants have no valid legal right to possession and Title to the Premises.
5. Plaintiff claims the right to possession of the Premises to the exclusion of the Defendants.

WHEREFORE, Plaintiff requests that this Court enter a Judgment for Possession against the defendants, Edith M. Ery and Amos G. Hixon and Known/ Unknown Occupants.

Milstead & Associates, LLC

By: Chris  
Chrisovalante P. Fliakos, Esquire  
#94620

MILSTEAD & ASSOCIATES, LLC  
BY: Chrisovalante P. Fliakos, Esquire  
ATTORNEY ID NO.: 94620  
Woodland Falls Corporate Park  
220 Lake Drive E., Ste 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorneys for Plaintiff,

---

Wells Fargo Bank, NA as Trustee

Plaintiff,

Vs.

Edith M. Ery and  
Amos G. Hixon and  
Known/ Unknown Occupants  
108 West 7<sup>th</sup> Avenue  
Clearfield, PA 16830

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

Case No.:

**CIVIL ACTION COMPLAINT  
IN EJECTMENT**

---

Defendants.

## VERIFICATION

I, Chrisovalante P. Fliakos, hereby certify that I am an Attorney for Plaintiff and am authorized to make this verification on Plaintiff's behalf. I verify that the facts and statements set forth in the forgoing Complaint in Ejectment are true and correct to the best of my knowledge, information and belief. This Verification is made subject to the penalties of 18 Pa. C.S. § 4904, relating to unsworn falsification to authorities.



Name: Chrisovalante P. Fliakos, Esquire  
Title: Attorney

\*\*\*\*\*

**NOTICE PURSUANT TO FAIR DEBT COLLECTION PRACTICES ACT**

1. This communication is from a debt collector. This is an attempt to collect a debt and any information obtained will be used for that purpose.
2. Unless you dispute the validity of this debt, or any portion thereof, within 30 days after receipt of this notice, the debt will be assumed to be valid by our offices.
3. If you notify our offices in writing within 30 days of receipt of this notice that the debt, or any portion thereof, is disputed, our offices will provide you with verification of the debt or copy of the judgment against you, and a copy of such verification or judgment will be mailed to you by our offices.

# EXHIBIT A

ALL THAT CERTAIN piece or parcel of land, SITUATE in the First Ward (formerly in the Third Ward) of the Borough of Clearfield, County of Clearfield and Commonwealth of Pennsylvania, bounded and described as follows;

BEGINNING at an iron pin at the Northwesterly corner of West Locust Street extension and West 7th Avenue; thence along West 7th Avenue in a Northerly direction, Five Hundred Twenty-five and Five Tents (225.5) feet to the intersection of West 7th Avenue and an alley; thence along said alley in a Westerly direction, Two Hundred Twenty-two and Five Tents (222.5) feet to an iron pin on the Isaac Stage Estates Lands; thence along the line of Isaac Stage Estate Lands, South One degree, Forty minutes East, Five Hundred Twenty-five and Five Tents (525.5) feet to an iron pin at West Locust Street extension; thence along West Locust Street in an Easterly direction, Two Hundred Seven and Six Tents (207.6) feet to West 7th Avenue and place of beginning.

BEING known as County Parcel Number 4-1-K8-205-85

THE SECOND THEREOF;

ALL THAT CERTAIN piece or parcel of land, SITUATE in the Township of Lawrence, County of Clearfield and Commonwealth of Pennsylvania, bounded and described as follows;

BEGINNING at a corner on the line of West Locust Street and land now owned by Glenn Hixon; thence North One-half degree East along said line and along land of George W. Gaylor, Five Hundred Fifty-eight (558) feet, more or less, to corner of land of the Jacob Gulich Estate; thence by land of the Gulich Estate, North Eighty-seven and One-half degrees West, Two Hundred Twenty-two (222) feet, more or less, to a post on the East side of Spoil Pile of open pit mining; thence in a Southern direction along said Spoil Pile, Five Hundred Forty (540) feet, more or less, to line of West Locust Street; thence Eastward along the line of West Locust Street, Four Hundred Twenty (420) feet more or less to corner and place of beginning.

BEING known as County Parcel Number 123-J8-84.2

Being known as 108 West 7th Avenue, Clearfield, PA 16830

Tax Parcel Number: 4-1-K8-208-85 and 123-J8-84.2

SEIZED, taken in execution to be sold as the property of Edith M. Ery and Amos G. Hixon, at the suit of Wells Fargo Bank, NA as Trustee.

Judgment No. 06-295 CD.

# EXHIBIT B

5.0363

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

Wells Fargo Bank, NA as Trustee  
Plaintiff

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

Vs.

NO.: 06-295 CD

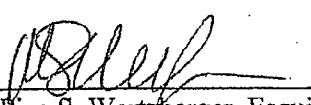
Edith M. Ery  
Amos G. Hixon  
Defendant(s)

To the Prothonotary:

Issue Writ of Execution in the above matter:

AMOUNT DUE	\$64,144.18
INTEREST	
From 4/19/07 to Date of	\$
Sale at \$10.54 per diem	
(Costs to be added)	\$
Prothonotary costs	153.00
TOTAL DUE:	\$

Date: April 18, 2007

  
Pina S. Wertzberger, Esquire  
Attorney for Plaintiff  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney ID No.: 77274

Note: Please furnish description of Property.

{00162920}

  
William A. Shaw  
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

WELLS FARGO BANK, NA as Trustee  
Plaintiff,

v.

EDITH M. ERY and AMOS G. HIXON and  
Known/Unknown Occupants  
Defendants.

No. 07-1186-CD

Type of Pleading: CERTIFICATE OF SERVICE

Filed on behalf of Plaintiff:  
Wells Fargo Bank, NA, as Trustee

Counsel of record for Plaintiff:

Chrisovalante P. Fliakos, Attorney at Law  
MILSTEAD & ASSOCIATES, L.L.C.  
Woodland Falls Corporate Park  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Pa. I.D. #94620

Co-counsel of record for Plaintiff:

John R. Lhota, Attorney at Law  
JOHN R. LHOТА, P.C.  
110 North Second Street  
Clearfield, PA 16830  
(814) 765-9611  
Pa. I.D. #22492

FILED  
03/16/07 acc  
NOV 27 2007 Atty Lhota  
WAS

William A. Shaw  
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

WELLS FARGO BANK, NA as Trustee Plaintiff, )  
v. ) No. 07-1186-CD  
EDITH M. ERY and AMOS G. HIXON and )  
Known/Unknown Occupants )  
Defendants. )

CERTIFICATE OF SERVICE

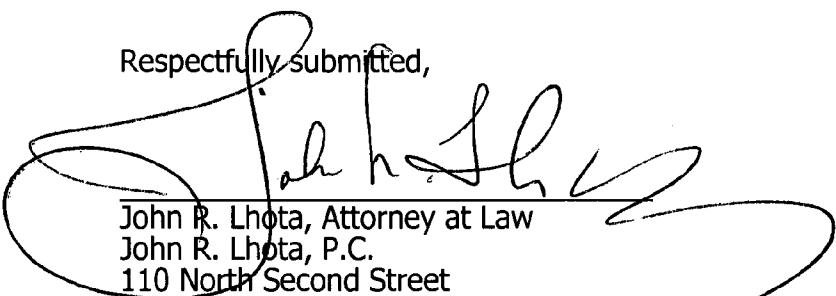
I, John R. Lhota, Attorney at Law, co-counsel to the above captioned plaintiff, Wells Fargo Bank, NA as Trustee, hereby certify that a copy of an Order dated November 14, 2007, which has been issued in the above-captioned matter, was served on the following persons by first class mail, postage prepaid, on November 19, 2007:

Edith M. Ery 108 West 7 <sup>th</sup> Avenue Clearfield, PA 16830	Amos G. Hixon 108 West 7 <sup>th</sup> Avenue Clearfield, PA 16830	Known/Unknown Occupants 108 West 7 <sup>th</sup> Avenue Clearfield, PA 16830
---	--	--

and upon the following county official by hand delivery on November 19, 2007:

Chester A. Hawkins, Sheriff  
Clearfield County Courthouse  
230 East Market Street  
Clearfield, PA 16830

Respectfully submitted,

  
John R. Lhota, Attorney at Law  
John R. Lhota, P.C.  
110 North Second Street  
Clearfield, PA 16830  
(814) 765-9611  
Pa. I. D. No. 22492

Dated: November 27, 2007

C:\clients\MISC\ERY.CERTIFICATE.OFSERVICE

JOHN R. LHOTA, P.C.  
ATTORNEY AT LAW  
110 NORTH SECOND STREET  
CLEARFIELD, PENNSYLVANIA 16830

---

MILSTEAD & ASSOCIATES, LLC  
BY: Chrisovalante P. Fliakos, Esquire  
ID No. 94620  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney for Plaintiff

**Wells Fargo Bank, NA as Trustee,**

**Plaintiff,**

**Vs.**

**Edith M. Ery and Amos G. Hixon,  
and Known/Unknown Occupants**

**Defendants.**

Our file number: 5.04363

**COURT OF COMMON PLEAS  
CLEARFIELD COUNTY**

**No.: 07-1186 CD**

**PRAECIPE TO DISMISS DEFENDANT  
AMOS G. HIXON FROM THE  
EJECTION ACTION WITHOUT  
PREJUDICE**

TO THE PROTHONOTARY:

Kindly dismiss Amos G. Hixon Only as a Defendant in the above captioned Ejection Action without Prejudice.

MILSTEAD & ASSOCIATES, LLC

By: Chrisovalante P. Fliakos, Esquire  
ID No. 94620  
Attorney for Plaintiff

**FILED NOCC**  
M/12:58 PM  
NOV 29 2007  
WAS  
William A. Shaw  
Prothonotary/Clerk of Courts

Milstead & Associates, LLC  
BY: Chrisovalante P. Fliakos, Esquire  
Attorney ID# 94620  
Woodland Falls Corporate Park  
220 Lake Drive E., Ste 301  
Cherry Hill, NJ 08002  
856-482-1400

Attorney for Plaintiff

File No. 5.04363

---

Wells Fargo Bank NA as Trustee,  
Plaintiff,

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

Vs.

Edith M. Ery, and  
Known/ Unknown Occupants  
Defendants.

Case No.: 07-1186CD

Praeclipe to Enter Judgment for Possession

---

TO THE PROTHONOTARY:

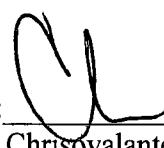
Kindly enter Judgment in favor of Plaintiff, Wells Fargo Bank NA as Trustee and against the Defendants, Edith M. Ery and Known/Unknown Occupants for failure to Answer the Complaint in Civil Action - Ejectment.

Service was completed on the Defendants on July 27, 2007.

Kindly enter Judgment as to Possession of the property located at 108 West 7<sup>th</sup> Avenue,  
Clearfield, PA 16830.

Milstead & Associates, LLC

BY:

  
Chrisovalante P. Fliakos, Esquire #94620

{00190365}

FILED Atty pd.20.00  
11/1/04 2004  
NOV 29 2004 Notice to Defs.

William A. Shaw  
Prothonotary/Clerk of Courts  
CC to Sheriff  
with writs  
of possession

**OFFICE OF THE PROTHONOTARY  
COURT OF COMMON PLEAS CLEARFIELD COUNTY**

**Prothonotary**

To: Edith M. Ery, and  
Known/Unknown Occupants  
108 West 7<sup>th</sup> Avenue  
Clearfield, PA 16830

---

Wells Fargo Bank NA as Trustee  
Plaintiff,

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

Vs.

Edith M. Ery, and  
Known/ Unknown Occupants  
Defendants.

Case No.: 07-1186 CD

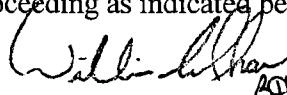
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**NOTICE PURSUANT TO RULE 236**

**Notice**

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a Judgment has been entered against you in the above proceeding as indicated below.

Prothonotary

 11/29/07  
BSA

---

**JUDGMENT AS TO POSSESSION**

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE, PLEASE CALL:

Chrisovalante P. Fliakos, Esquire  
Milstead & Associates, LLC  
856-482-1400

Milstead & Associates, LLC  
BY: Chrisovalante P. Fliakos, Esquire  
Attorney ID# 94620  
Woodland Falls Corporate Park  
220 Lake Drive E., Ste 301  
Cherry Hill, NJ 08002  
856-482-1400

Attorney for Plaintiff

---

Wells Fargo Bank NA as Trustee,  
Plaintiff,

File No. 5.04363  
COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

Vs.

Edith M. Ery, and  
Known/ Unknown Occupants,  
Defendants.

Case No.: 07-1186 CD

Affidavit of Addresses

---

STATE OF NEW JERSEY:

SS

COUNTY OF CAMDEN:

I, Chrisovalante P. Fliakos, being duly sworn according to law, upon my oath, depose and say:

1. I certify that the Plaintiff's is a bank, conducting business under the laws of the Commonwealth of Pennsylvania and brings this Ejectment action against Edith M. Ery and Known/ Unknown Occupants (hereinafter referred to collectively as "Defendants").
2. I certify that the Defendants' address is 108 West 7<sup>th</sup> Avenue, Clearfield, PA 16830.
3. I certify that the foregoing information is true and correct to the best of my knowledge, information and belief.

Milstead & Associates, LLC



---

Chrisovalante P. Fliakos, Esquire  
Attorney I.D. No. 94620

Milstead & Associates, LLC  
BY: Chrisovalante P. Fliakos, Esquire  
Attorney ID# 94620  
Woodland Falls Corporate Park  
220 Lake Drive E., Ste 301  
Cherry Hill, NJ 08002  
856-482-1400

Attorney for Plaintiff

File No. 5.04363

856-482-1401  
Wells Fargo Bank NA as Trustee,  
Plaintiff,

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

Vs.

Edith M. Ery and  
Known/ Unknown Occupants,  
Defendants.

Case No.: 07-1186 CD

AFFIDAVIT OF NON-MILITARY  
SERVICE

STATE OF NEW JERSEY:

SS

COUNTY OF CAMDEN:

I, Chrisovalante P. Fliakos, Esquire, Attorney at Law, being duly sworn according to law,  
upon my oath, depose and say:

1. That the Defendant is not in the Military, Naval of Air Services of the United States of  
any other Country within the provision of the Soldiers' and Sailors' Civil Relief Action of  
Congress, as amended; and
2. That the Defendant is at least 21 years of age and resides at 108 West 7<sup>th</sup> Avenue,  
Clearfield, PA 16830. The affiant has ascertained the foregoing information by personal inquiry  
and knowledge and makes this Affidavit with the authority.

Milstead & Associates, LLC

  
Chrisovalante P. Fliakos, Esquire  
Attorney I.D. No. 94620

Milstead & Associates, LLC  
BY: Chrisovalante P. Fliakos, Esquire  
Attorney ID# 94620  
Woodland Falls Corporate Park  
220 Lake Drive E., Ste 301  
Cherry Hill, NJ 08002  
856-482-1400

Attorney for Plaintiff

File No. 5.04363

---

Wells Fargo Bank NA as Trustee,  
Plaintiff,

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

Vs.

Edith M. Ery and  
Known/ Unknown Occupants,  
Defendants.

Case No.: 07-1186 CD

---

AFFIDAVIT OF SERVICE

---

STATE OF NEW JERSEY:

SS

COUNTY OF CAMDEN:

I, Chrisovalante P. Fliakos, Esquire, Attorney at Law, being duly sworn according to law,  
upon my oath, depose and say:

1. I am a member of the firm of Milstead & Associates, LLC, attorneys for Plaintiff in  
the above entitled cause of action.
2. Notice, Rule 237.1 was forwarded to the Defendants at their place of residence by  
regular mail on August 21, 2007 and has not been returned to this office, so it can be assumed  
that same has been delivered to Defendants. A true and correct copy of said Notice is attached  
hereto as Exhibit "A."

Milstead & Associates, LLC



---

Chrisovalante P. Fliakos, Esquire  
Attorney I.D. No. 94620

MILSTEAD & ASSOCIATES, LLC  
BY: Chrisovalante P. Fliakos, Esquire  
ID No. 94620  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney for Plaintiff

Our file number: 5.04363

**Wells Fargo Bank, NA as Trustee,**

**Plaintiff,**

**Vs.**

**Edith M. Ery**

**and**

**Amos G. Hixon,**

**Defendants.**

**COURT OF COMMON PLEAS  
CLEARFIELD COUNTY**

**No.: 07-1186-CD**

<b>TO:</b>	Edith M. Ery 108 West 7th Avenue, Clearfield, PA 16830	Amos G. Hixon 108 West 7th Avenue, Clearfield, PA 16830	Known/Unknown Occupants 108 West 7 <sup>th</sup> Avenue Clearfield, PA 16830
------------	--	---	---

**DATE OF NOTICE: August 21, 2007**

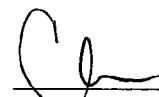
THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT THE INDEBTEDNESS REFERRED TO HEREIN, AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT 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 claims set forth against you. Unless you act within ten (10) 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.

LAWYERS REFERRAL AND INFORMATION SERVICES  
CLEARFIELD COUNTY BAR ASSOCIATION  
CLEARFIELD COUNTY COURTHOUSE  
230 E. MARKET STREET  
CLEARFIELD, NJ 16830  
800-692-7375

MILSTEAD & ASSOCIATES, LLC

  
By: Chrisovalante P. Fliakos, Esquire  
ID No. 94620  
Attorney for Plaintiff

COF  
NOTICE OF JUDGMENT

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY,  
PENNSYLVANIA

CIVIL DIVISION

Wells Fargo Bank, N.A.

Vs.

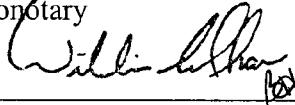
No. 2007-01186-CD

Edith M. Ery and Known/Unknown Occupants

To: DEFENDANT(S)

NOTICE is given that a JUDGMENT for Possession in the above captioned matter has been entered against you on November 29, 2007.

William A. Shaw  
Prothonotary

  
\_\_\_\_\_  
William A. Shaw

PRAECIPE TO ISSUE WRIT OF POSSESSION

**Commonwealth of Pennsylvania  
County of Clearfield**

**COURT OF COMMON PLEAS**

Wells Fargo Bank, NA as Trustee,

CASE NO. 07-1186 CD

vs.

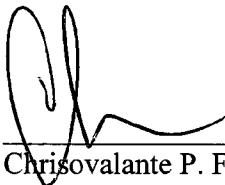
Edith M. Ery, and  
Known/Unknown Occupants

**Praecipe to Issue Writ of Possession**

**TO THE PROTHONOTARY:**

Issue Writ of Possession in the above matter for possession of :

108 West 7<sup>th</sup> Avenue, Clearfield, PA 16830  
(see attached description)



Chrisovalante P. Fliakos, Esquire  
Attorney for Plaintiff  
Attorney ID # 94620  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

FILED 6 CC & 6 wnts  
11/17/07 to Sheriff  
NOV 29 2007  
Atty pd. 20.00  
William A. Shaw  
Prothonotary/Clerk of Courts

Commonwealth of Pennsylvania  
County of Clearfield  
Court of Common Pleas

COPY

Wells Fargo Bank NA, as Trustee

Case No.: 07-1186 CD

Vs.

Edith M. Ery, and  
Known/Unknown Occupants

Writ of Possession

To the Sheriff of Clearfield County:

(1) To Satisfy the judgment for possession in the above matter you are directed to deliver possession of the following described property to: Wells Fargo Bank NA, as Trustee

108 West 7<sup>th</sup> Avenue, Clearfield, PA 16830  
(see attached description)

(2) To satisfy costs against the defendants, you are directed to levy upon the property of the defendants and sell his/her/their interest therein

Edith M. Ery  
108 West 7<sup>th</sup> Avenue  
Clearfield, PA 16830

Known/Unknown Occupants  
108 West 7<sup>th</sup> Avenue  
Clearfield, PA 16830

Chrisovalante P. Fliakos # 94620

 11/29/07  
\_\_\_\_\_  
Prothonotary

\_\_\_\_\_  
Deputy

(Seal)

# Court of Common Pleas

Case No.: 07-1186 CD

Wells Fargo Bank NA, as Trustee

Plaintiff,

Vs.

Edith M. Ery, and  
Known/Unknown Occupants of  
108 West 7<sup>th</sup> Avenue, Clearfield, PA 16830

Defendants,

## Writ of Possession

---

Chrisovalante P. Fliakos, Esq.  
Milstead & Associates, LLC  
Woodland Falls Corporate Park  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

SCHEDULE "A"

90-01419362

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITuate IN THE THIRD WARD OF THE BOROUGH OF CLEARFIELD, COUNTY OF CLEARFIELD AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE NORTHWESTERN CORNER OF WEST LOCUST STREET EXTENSION AND WEST 7TH AVENUE; THENCE ALONG WEST 7TH AVENUE IN A NORTHERLY DIRECTION FIVE HUNDRED TWENTY-FIVE AND FIVE TENTHS (225.5) FEET TO THE INTERSECTION OF WEST 7TH AVENUE AND AN ALLEY; THENCE ALONG SAID ALLEY IN A WESTERLY DIRECTION TWO HUNDRED TWENTY-TWO AND FIVE TENTHS (222.5) FEET TO AN IRON PIN ON THE ISAAC STAGE ESTATES LANDS; THENCE ALONG THE LINE OF ISAAC STAGE ESTATE LANDS SOUTH ONE (1°) DEGREEDEE FORTY (40') MINUTES EAST FIVE HUNDRED TWENTY-FIVE AND FIVE TENTHS (525.5) FEET TO AN IRON PIN AT WEST LOCUST STREET EXTENSION; THENCE ALONG WEST LOCUST STREET IN AN EASTERLY DIRECTION TWO HUNDRED SEVEN AND SIX TENTHS (207.6) FEET TO WEST 7TH AVENUE AND PLACE OF BEGINNING.

THE SECOND THEREOF:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITuate IN THE TOWNSHIP OF LAWRENCE, COUNTY OF CLEARFIELD AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER ON THE LINE OF WEST LOCUST STREET AND LAND NOW OWNED BY GLENN HIXON; THENCE NORTH ONE-HALF (1/2°) DEGREE EAST ALONG SAID LINE AND ALONG LAND OF GEORGE W. GAYLOR FIVE HUNDRED FIFTY-EIGHT (558) FEET, MORE OR LESS, TO CORNER OF LAND OF THE JACOB GULICH ESTATE; THENCE BY LAND OF THE GULICH ESTATE NORTH EIGHTY-SEVEN AND ONE HALF (87 1/2°) DEGREES WEST TWO HUNDRED TWENTY-TWO (222) FEET, MORE OR LESS, TO A POST ON THE EAST SIDE OF SPOIL PILE OF OPEN PIT MINING; THENCE IN A SOUTHERN DIRECTION ALONG SAID SPOIL PILE FIVE HUNDRED FORTY (540) FEET, MORE OR LESS, TO LINE OF WEST LOCUST STREET; THENCE EASTWARD ALONG THE LINE OF WEST LOCUST STREET FOUR HUNDRED TWENTY (420) FEET MORE OR LESS TO CORNER AND PLACE OF BEGINNING.

SUBJECT TO ANY RESTRICTIONS, CONDITIONS, COVENANTS, RIGHTS, RIGHTS OF WAY, AND EASEMENTS NOW OR RECORD.

BEING THE SAME PROPERTY CONVEYED TO EDITH M. ERY, AN UNMARRIED

EXHIBIT A

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 103484  
NO: 07-1186-CD  
SERVICE # 1 OF 2  
WRIT OF POSSESSION

PLAINTIFF: WELLS FARGO BANK NA, as Trustee  
vs.  
DEFENDANT: EDITH M. ERY and known/UNKNOWN OCCUPANTS

**SHERIFF RETURN**

NOW, December 06, 2007 AT 10:28 AM SERVED THE WITHIN WRIT OF POSSESSION ON EDITH M. ERY DEFENDANT AT 108 WEST 7th AVE., CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO EDITH M. ERY, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF POSSESSION AND MADE KNOWN THE CONTENTS THEREOF.

LOCKOUT WAS SET FOR 1/23/08 @ 9:00AM. AFTER DEPUTIES ARRIVED AT PROPERTY ADDRESS LOCK OUT WAS CANCELLED DUE TO DEFENDANTS HEALTH.

RE-CHECKED PROPERTY 1/30/08 "VACANT".

SERVED BY: HUNTER /

FILED  
02/00/08  
FEB 04 2008  
*LS*

William A. Shaw  
Prothonotary/Clerk of Courts

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

DOCKET # 103484  
NO: 07-1186-CD  
SERVICE # 2 OF 2  
WRIT OF POSSESSION

PLAINTIFF: WELLS FARGO BANK NA, as Trustee  
VS.  
DEFENDANT: EDITH M. ERY and known/UNKNOWN OCCUPANTS

**SHERIFF RETURN**

---

NOW, December 06, 2007 AT 10:27 AM SERVED THE WITHIN WRIT OF POSSESSION ON KNOWN/UNKNOWN OCCUPANTS DEFENDANT AT 108 WEST 7th AVE., CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO EDITH ERY, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF POSSESSION AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: HUNTER /

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 103484  
NO: 07-1186-CD  
SERVICES 2  
WRIT OF POSSESSION

PLAINTIFF: WELLS FARGO BANK NA, as Trustee  
vs.  
DEFENDANT: EDITH M. ERY and kNOWN/UNKNOWN OCCUPANTS

**SHERIFF RETURN**

---

RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	MILSTEAD	39204	20.00
SHERIFF HAWKINS	MILSTEAD	39204	62.00

Sworn to Before Me This

So Answers,

\_\_\_\_ Day of \_\_\_\_\_ 2008

  
My Marilyn Harris  
Chester A. Hawkins  
Sheriff

Commonwealth of Pennsylvania  
County of Clearfield  
Court of Common Pleas

Wells Fargo Bank NA, as Trustee

Case No.: 07-1186 CD

Vs.

Edith M. Ery, and  
Known/Unknown Occupants

Writ of Possession

To the Sheriff of Clearfield County:

(1) To Satisfy the judgment for possession in the above matter you are directed to deliver possession of the following described property to: Wells Fargo Bank NA, as Trustee

108 West 7<sup>th</sup> Avenue, Clearfield, PA 16830  
(see attached description)

(2) To satisfy costs against the defendants, you are directed to levy upon the property of the defendants and sell his/her/their interest therein

Edith M. Ery  
108 West 7<sup>th</sup> Avenue  
Clearfield, PA 16830

Known/Unknown Occupants  
108 West 7<sup>th</sup> Avenue  
Clearfield, PA 16830

Chrisovalante P. Fliakos # 94620

*Willie L. Shan* 11/29/07  
Prothonotary

Received this writ this 29 day  
of Nov. A.D. 2007  
At 3:00 A.M./P.M.

Deputy

(Seal)

*Chester A. Hamper*  
Sheriff *Lynda Herren*

**Court of Common Pleas**

Case No.: 07-1186 CD

Wells Fargo Bank NA, as Trustee

Plaintiff,

Vs.

Edith M. Ery, and

Known/Unknown Occupants of  
108 West 7<sup>th</sup> Avenue, Clearfield, PA 16830

Defendants,

**Writ of Possession**

Chrisovalante P. Fliakos, Esq.  
Milstead & Associates, LLC  
Woodland Falls Corporate Park  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

SCHEDULE "A"

90-01419362

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE THIRD WARD OF THE BOROUGH OF CLEARFIELD, COUNTY OF CLEARFIELD AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE NORTHWESTERN CORNER OF WEST LOCUST STREET EXTENSION AND WEST 7TH AVENUE; THENCE ALONG WEST 7TH AVENUE IN A NORTHERLY DIRECTION FIVE HUNDRED TWENTY-FIVE AND FIVE TENTHS (225.5) FEET TO THE INTERSECTION OF WEST 7TH AVENUE AND AN ALLEY; THENCE ALONG SAID ALLEY IN A WESTERLY DIRECTION TWO HUNDRED TWENTY-TWO AND FIVE TENTHS (222.5) FEET TO AN IRON PIN ON THE ISAAC STAGE ESTATES LANDS; THENCE ALONG THE LINE OF ISAAC STAGE ESTATE LANDS SOUTH ONE (1°) DEGREE FORTY (40') MINUTES EAST FIVE HUNDRED TWENTY-FIVE AND FIVE TENTHS (525.5) FEET TO AN IRON PIN AT WEST LOCUST STREET EXTENSION; THENCE ALONG WEST LOCUST STREET IN AN EASTERLY DIRECTION TWO HUNDRED SEVEN AND SIX TENTHS (207.6) FEET TO WEST 7TH AVENUE AND PLACE OF BEGINNING.

THE SECOND THEREOF:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF LAWRENCE, COUNTY OF CLEARFIELD AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER ON THE LINE OF WEST LOCUST STREET AND LAND NOW OWNED BY CLEM HIXON; THENCE NORTH ONE-HALF (1/2°) DEGREE EAST BEING SAID LINE AND ALONG LAND OF GEORGE W. GAYLOR FIVE HUNDRED FIFTY-EIGHT (558) FEET, MORE OR LESS, TO CORNER OF LAND OF THE JACOB GULICH ESTATE; THENCE BY LAND OF THE GULICH ESTATE NORTH EIGHTY-SEVEN AND ONE HALF (87 1/2°) DEGREES WEST TWO HUNDRED TWENTY-TWO (222) FEET, MORE OR LESS, TO A POST ON THE EAST SIDE OF SPOIL PILE OF OPEN PIT MINING; THENCE IN A SOUTHERN DIRECTION ALONG SAID SPOIL PILE FIVE HUNDRED FORTY (540) FEET, MORE OR LESS, TO LINE OF WEST LOCUST STREET; THENCE EASTWARD ALONG THE LINE OF WEST LOCUST STREET FOUR HUNDRED TWENTY (420) FEET MORE OR LESS TO CORNER AND PLACE OF BEGINNING.

SUBJECT TO ANY RESTRICTIONS, CONDITIONS, COVENANTS, RIGHTS, RIGHTS OF WAY, AND EASEMENTS NOW OR RECORD.

BEING THE SAME PROPERTY CONVEYED TO EDITH M. ERY, AN UNMARRIED

**EXHIBIT A**

PRAECIPE TO ISSUE WRIT OF POSSESSION

**Commonwealth of Pennsylvania  
County of Clearfield**

COURT OF COMMON PLEAS

Wells Fargo Bank, NA as Trustee,

CASE NO. 07-1186 CD

vs.

Edith M. Ery, and  
Known/Unknown Occupants

**Praecipe to Issue Writ of Possession**

**TO THE PROTHONOTARY:**

Issue Writ of Possession in the above matter for possession of :

108 West 7<sup>th</sup> Avenue, Clearfield, PA 16830  
(see attached description)



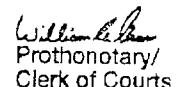
Chrisovalante P. Fliakos, Esquire  
Attorney for Plaintiff  
Attorney ID # 94620  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

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

NOV 29 2007

{00190360}

Attest.



William L. Lash  
Prothonotary/  
Clerk of Courts

Milstead & Associates, LLC  
BY: Chrisovalante P. Fliakos, Esquire  
Attorney ID# 94620  
Woodland Falls Corporate Park  
220 Lake Drive E., Ste 301  
Cherry Hill, NJ 08002  
856-482-1400

Attorney for Plaintiff

File No. 5.04363

---

Wells Fargo Bank NA as Trustee,  
Plaintiff,

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

Vs.

Edith M. Ery, and  
Known/ Unknown Occupants  
Defendants.

Case No.: 07-1186CD

Praecipe to Enter Judgment for Possession

---

TO THE PROTHONOTARY:

Kindly enter Judgment in favor of Plaintiff, Wells Fargo Bank NA as Trustee and against  
the Defendants, Edith M. Ery and Known/Unknown Occupants for failure to Answer the  
Complaint in Civil Action - Ejectment.

Service was completed on the Defendants on July 27, 2007.

Kindly enter Judgment as to Possession of the property located at 108 West 7<sup>th</sup> Avenue,  
Clearfield, PA 16830.

Milstead & Associates, LLC

BY:

  
Chrisovalante P. Fliakos, Esquire #94620

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

{00190365}

NOV 29 2007

Attest.

  
William J. Prothonotary  
Clerk of Courts

OFFICE OF THE PROTHONOTARY  
COURT OF COMMON PLEAS CLEARFIELD COUNTY

**Prothonotary**

To: Edith M. Ery, and  
Known/Unknown Occupants  
108 West 7<sup>th</sup> Avenue  
Clearfield, PA 16830

Wells Fargo Bank NA as Trustee  
Plaintiff,

Vs.

Edith M. Ery, and  
Known/ Unknown Occupants  
Defendants.

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

Case No.: 07-1186 CD

**NOTICE PURSUANT TO RULE 236**

**Notice**

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a Judgment has been entered against you in the above proceeding as indicated below.

Prothonotary

*Willie Shan* 11/29/07

**JUDGMENT AS TO POSSESSION**

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE, PLEASE CALL:

Chrisovalante P. Fliakos, Esquire  
Milstead & Associates, LLC  
856-482-1400

Milstead & Associates, LLC  
BY: Chrisovalante P. Fliakos, Esquire  
Attorney ID# 94620  
Woodland Falls Corporate Park  
220 Lake Drive E., Ste 301  
Cherry Hill, NJ 08002  
856-482-1400

Attorney for Plaintiff

File No. 5.04363

Wells Fargo Bank NA as Trustee,  
Plaintiff,

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

Vs.

Edith M. Ery, and  
Known/ Unknown Occupants,  
Defendants.

Case No.: 07-1186 CD

Affidavit of Addresses

STATE OF NEW JERSEY:

SS

COUNTY OF CAMDEN:

I, Chrisovalante P. Fliakos, being duly sworn according to law, upon my oath, depose and say:

1. I certify that the Plaintiff's is a bank, conducting business under the laws of the Commonwealth of Pennsylvania and brings this Ejectment action against Edith M. Ery and Known/ Unknown Occupants (hereinafter referred to collectively as "Defendants").
2. I certify that the Defendants' address is 108 West 7<sup>th</sup> Avenue, Clearfield, PA 16830.
3. I certify that the foregoing information is true and correct to the best of my knowledge, information and belief.

Milstead & Associates, LLC



Chrisovalante P. Fliakos, Esquire  
Attorney I.D. No. 94620

Milstead & Associates, LLC  
BY: Chrisovalante P. Fliakos, Esquire  
Attorney ID# 94620  
Woodland Falls Corporate Park  
220 Lake Drive E., Ste 301  
Cherry Hill, NJ 08002  
856-482-1400

Attorney for Plaintiff

File No. 5.04363

856-482-1401  
Wells Fargo Bank NA as Trustee,  
Plaintiff,

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

Vs.

Edith M. Ery and  
Known/ Unknown Occupants,  
Defendants.

Case No.: 07-1186 CD

AFFIDAVIT OF NON-MILITARY  
SERVICE

STATE OF NEW JERSEY:

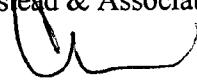
SS

COUNTY OF CAMDEN:

I, Chrisovalante P. Fliakos, Esquire, Attorney at Law, being duly sworn according to law,  
upon my oath, depose and say:

1. That the Defendant is not in the Military, Naval or Air Services of the United States or  
any other Country within the provision of the Soldiers' and Sailors' Civil Relief Action of  
Congress, as amended; and
2. That the Defendant is at least 21 years of age and resides at 108 West 7<sup>th</sup> Avenue,  
Clearfield, PA 16830. The affiant has ascertained the foregoing information by personal inquiry  
and knowledge and makes this Affidavit with the authority.

Milstead & Associates, LLC

  
Chrisovalante P. Fliakos, Esquire  
Attorney I.D. No. 94620

Milstead & Associates, LLC  
BY: Chrisovalante P. Fliakos, Esquire  
Attorney ID# 94620  
Woodland Falls Corporate Park  
220 Lake Drive E., Ste 301  
Cherry Hill, NJ 08002  
856-482-1400

Attorney for Plaintiff

File No. 5.04363

---

Wells Fargo Bank NA as Trustee,  
Plaintiff,

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

Vs.

Edith M. Ery and  
Known/ Unknown Occupants,  
Defendants.

Case No.: 07-1186 CD

---

AFFIDAVIT OF SERVICE

---

STATE OF NEW JERSEY:

SS

COUNTY OF CAMDEN:

I, Chrisovalante P. Fliakos, Esquire, Attorney at Law, being duly sworn according to law,  
upon my oath, depose and say:

1. I am a member of the firm of Milstead & Associates, LLC, attorneys for Plaintiff in  
the above entitled cause of action.
2. Notice, Rule 237.1 was forwarded to the Defendants at their place of residence by  
regular mail on August 21, 2007 and has not been returned to this office, so it can be assumed  
that same has been delivered to Defendants. A true and correct copy of said Notice is attached  
hereto as Exhibit "A."

Milstead & Associates, LLC



---

Chrisovalante P. Fliakos, Esquire  
Attorney I.D. No. 94620

MILSTEAD & ASSOCIATES, LLC  
BY: Chrisovalante P. Fliakos, Esquire  
ID No. 94620  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney for Plaintiff

Our file number: 5.04363

Wells Fargo Bank, NA as Trustee,  
Plaintiff,  
Vs.  
Edith M. Ery  
and  
Amos G. Hixon,  
Defendants.

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY  
No.: 07-1186-CD

<b>TO:</b>	Edith M. Ery 108 West 7th Avenue, Clearfield, PA 16830	Amos G. Hixon 108 West 7th Avenue, Clearfield, PA 16830	Known/Unknown Occupants 108 West 7 <sup>th</sup> Avenue Clearfield, PA 16830
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**DATE OF NOTICE: August 21, 2007**

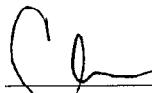
THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT THE INDEBTEDNESS REFERRED TO HEREIN, AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT 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 claims set forth against you. Unless you act within ten (10) 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.

LAWYERS REFERRAL AND INFORMATION SERVICES  
CLEARFIELD COUNTY BAR ASSOCIATION  
CLEARFIELD COUNTY COURTHOUSE  
230 E. MARKET STREET  
CLEARFIELD, NJ 16830  
800-692-7375

MILSTEAD & ASSOCIATES, LLC

  
By: Chrisovalante P. Fliakos, Esquire  
ID No. 94620  
Attorney for Plaintiff

Commonwealth of Pennsylvania  
County of Clearfield  
Court of Common Pleas

Wells Fargo Bank NA, as Trustee

Case No.: 07-1186 CD

Vs.

Edith M. Ery, and  
Known/Unknown Occupants

Writ of Possession

To the Sheriff of Clearfield County:

(1) To Satisfy the judgment for possession in the above matter you are directed to deliver possession of the following described property to: Wells Fargo Bank NA, as Trustee

108 West 7<sup>th</sup> Avenue, Clearfield, PA 16830  
(see attached description)

(2) To satisfy costs against the defendants, you are directed to levy upon the property of the defendants and sell his/her/their interest therein

Edith M. Ery  
108 West 7<sup>th</sup> Avenue  
Clearfield, PA 16830

Known/Unknown Occupants  
108 West 7<sup>th</sup> Avenue  
Clearfield, PA 16830

Chrisovalante P. Fliakos # 94620

Willie H. Hayes 11/29/07  
Prothonotary

Received this writ this 29 day  
of Nov A.D. 2007  
At 3:00 A.M./P.M.

Deputy

(Seal)

Chester A. Hampers  
Sheriff by Marilyn Hanna

**Court of Common Pleas**

Case No.: 07-1186 CD

Wells Fargo Bank NA, as Trustee

Plaintiff,

Vs.

Edith M. Ery, and  
Known/Unknown Occupants of  
108 West 7<sup>th</sup> Avenue, Clearfield, PA 16830

Defendants,

**Writ of Possession**

Chrisovalante P. Fliakos, Esq.  
Milstead & Associates, LLC  
Woodland Falls Corporate Park  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

SCHEDULE "A"

90-01419362

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE THIRD WARD OF THE BOROUGH OF CLEARFIELD, COUNTY OF CLEARFIELD AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE NORTHWESTERN CORNER OF WEST LOCUST STREET EXTENSION AND WEST 7TH AVENUE; THENCE ALONG WEST 7TH AVENUE IN A NORTHELY DIRECTION FIVE HUNDRED TWENTY-FIVE AND FIVE TENTHS (225.5) FEET TO THE INTERSECTION OF WEST 7TH AVENUE AND AN ALLEY; THENCE ALONG SAID ALLEY IN A WESTERLY DIRECTION TWO HUNDRED TWENTY-TWO AND FIVE TENTHS (222.5) FEET TO AN IRON PIN ON THE ISAAC STAGE ESTATES LANDS; THENCE ALONG THE LINE OF ISAAC STAGE ESTATE LANDS SOUTH ONE (1°) DEGREE FORTY (40') MINUTES EAST FIVE HUNDRED TWENTY-FIVE AND FIVE TENTHS (525.5) FEET TO AN IRON PIN AT WEST LOCUST STREET EXTENSION; THENCE ALONG WEST LOCUST STREET IN AN EASTERLY DIRECTION TWO HUNDRED SEVEN AND SIX TENTHS (207.6) FEET TO WEST 7TH AVENUE AND PLACE OF BEGINNING.

THE SECOND THEREOF:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF LAWRENCE, COUNTY OF CLEARFIELD AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER ON THE LINE OF WEST LOCUST STREET AND LAND NOW OWNED BY GLENN HIXON; THENCE NORTH ONE-HALF (1/2°) DEGREE EAST ALONG SAID LINE AND ALONG LAND OF GEORGE W. GAYLOR FIVE HUNDRED FIFTY-EIGHT (558) FEET, MORE OR LESS, TO CORNER OF LAND OF THE JACOB GULICH ESTATE; THENCE BY LAND OF THE GULICH ESTATE NORTH EIGHTY-SEVEN AND ONE HALF (87 1/2°) DEGREES WEST TWO HUNDRED TWENTY-TWO (222) FEET, MORE OR LESS, TO A POST ON THE EAST SIDE OF SPOIL PILE OF OPEN PIT MINING; THENCE IN A SOUTHEAN DIRECTION ALONG SAID SPOIL PILE FIVE HUNDRED FORTY (540) FEET, MORE OR LESS, TO LINE OF WEST LOCUST STREET; THENCE EASTWARD ALONG THE LINE OF WEST LOCUST STREET FOUR HUNDRED TWENTY (420) FEET MORE OR LESS TO CORNER AND PLACE OF BEGINNING.

SUBJECT TO ANY RESTRICTIONS, CONDITIONS, COVENANTS, RIGHTS, RIGHTS OF WAY, AND EASEMENTS NOW OR RECORD.

BEING THE SAME PROPERTY CONVEYED TO EDITH M. ERY, AN UNMARRIED

**EXHIBIT A**

PRAECIPE TO ISSUE WRIT OF POSSESSION

**Commonwealth of Pennsylvania  
County of Clearfield**

**COURT OF COMMON PLEAS**

Wells Fargo Bank, NA as Trustee,

CASE NO. 07-1186 CD

vs.

Edith M. Ery, and  
Known/Unknown Occupants

**Praeclipe to Issue Writ of Possession**

***TO THE PROTHONOTARY:***

Issue Writ of Possession in the above matter for possession of :

108 West 7<sup>th</sup> Avenue, Clearfield, PA 16830  
(see attached description)



Chrisovalante P. Fliakos, Esquire  
Attorney for Plaintiff  
Attorney ID # 94620  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

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

NOV 29 2007

{00190360}

Attest.



William L. Hause  
Prothonotary/  
Clerk of Courts

Milstead & Associates, LLC  
BY: Chrisovalante P. Fliakos, Esquire  
Attorney ID# 94620  
Woodland Falls Corporate Park  
220 Lake Drive E., Ste 301  
Cherry Hill, NJ 08002  
856-482-1400

Attorney for Plaintiff

File No. 5.04363

Wells Fargo Bank NA as Trustee,  
Plaintiff,

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

Vs.

Edith M. Ery, and  
Known/ Unknown Occupants  
Defendants.

Case No.: 07-1186CD

Praecipe to Enter Judgment for Possession

TO THE PROTHONOTARY:

Kindly enter Judgment in favor of Plaintiff, Wells Fargo Bank NA as Trustee and against  
the Defendants, Edith M. Ery and Known/Unknown Occupants for failure to Answer the  
Complaint in Civil Action - Ejectment.

Service was completed on the Defendants on July 27, 2007.

Kindly enter Judgment as to Possession of the property located at 108 West 7<sup>th</sup> Avenue,  
Clearfield, PA 16830.

Milstead & Associates, LLC

BY:

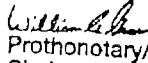
  
Chrisovalante P. Fliakos, Esquire #94620

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

{00190365}

NOV 29 2007

Attest.

  
William E. Chan  
Prothonotary/  
Clerk of Courts

OFFICE OF THE PROTHONOTARY  
COURT OF COMMON PLEAS CLEARFIELDCOUNTY

**Prothonotary**

To: Edith M. Ery, and  
Known/Unknown Occupants  
108 West 7<sup>th</sup> Avenue  
Clearfield, PA 16830

Wells Fargo Bank NA as Trustee  
Plaintiff,

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

Vs.

Edith M. Ery, and  
Known/ Unknown Occupants  
Defendants.

Case No.: 07-1186 CD

NOTICE PURSUANT TO RULE 236

Notice

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a Judgment has been entered against you in the above proceeding as indicated below.

Prothonotary

*Willie L. Lillian* 11/29/07  
BSA

JUDGMENT AS TO POSSESSION

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE, PLEASE CALL:

Chrisovalante P. Fliakos, Esquire  
Milstead & Associates, LLC  
856-482-1400

Milstead & Associates, LLC  
BY: Chrisovalante P. Fliakos, Esquire  
Attorney ID# 94620  
Woodland Falls Corporate Park  
220 Lake Drive E., Ste 301  
Cherry Hill, NJ 08002  
856-482-1400

Wells Fargo Bank NA as Trustee,  
Plaintiff,

Vs.

Edith M. Ery, and  
Known/ Unknown Occupants,  
Defendants.

Attorney for Plaintiff

File No. 5.04363

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

Case No.: 07-1186 CD

Affidavit of Addresses

STATE OF NEW JERSEY:

SS

COUNTY OF CAMDEN:

I, Chrisovalante P. Fliakos, being duly sworn according to law, upon my oath, depose and say:

1. I certify that the Plaintiff's is a bank, conducting business under the laws of the Commonwealth of Pennsylvania and brings this Ejectment action against Edith M. Ery and Known/ Unknown Occupants (hereinafter referred to collectively as "Defendants").
2. I certify that the Defendants' address is 108 West 7<sup>th</sup> Avenue, Clearfield, PA 16830.
3. I certify that the foregoing information is true and correct to the best of my knowledge, information and belief.

Milstead & Associates, LLC



Chrisovalante P. Fliakos, Esquire  
Attorney I.D. No. 94620

Milstead & Associates, LLC  
BY: Chrisovalante P. Fliakos, Esquire  
Attorney ID# 94620  
Woodland Falls Corporate Park  
220 Lake Drive E., Ste 301  
Cherry Hill, NJ 08002  
856-482-1400

Attorney for Plaintiff

File No. 5.04363

856-482-1401  
Wells Fargo Bank NA as Trustee,  
Plaintiff,

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

Vs.

Edith M. Ery and  
Known/ Unknown Occupants,  
Defendants.

Case No.: 07-1186 CD

AFFIDAVIT OF NON-MILITARY  
SERVICE

STATE OF NEW JERSEY:

SS

COUNTY OF CAMDEN:

I, Chrisovalante P. Fliakos, Esquire, Attorney at Law, being duly sworn according to law,  
upon my oath, depose and say:

1. That the Defendant is not in the Military, Naval or Air Services of the United States or  
any other Country within the provision of the Soldiers' and Sailors' Civil Relief Action of  
Congress, as amended; and
2. That the Defendant is at least 21 years of age and resides at 108 West 7<sup>th</sup> Avenue,  
Clearfield, PA 16830. The affiant has ascertained the foregoing information by personal inquiry  
and knowledge and makes this Affidavit with the authority.

Milstead & Associates, LLC

  
Chrisovalante P. Fliakos, Esquire  
Attorney I.D. No. 94620

Milstead & Associates, LLC  
BY: Chrisovalante P. Fliakos, Esquire  
Attorney ID# 94620  
Woodland Falls Corporate Park  
220 Lake Drive E., Ste 301  
Cherry Hill, NJ 08002  
856-482-1400

Attorney for Plaintiff

File No. 5.04363

---

Wells Fargo Bank NA as Trustee,  
Plaintiff,

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

Vs.

Edith M. Ery and  
Known/ Unknown Occupants,  
Defendants.

Case No.: 07-1186 CD

---

AFFIDAVIT OF SERVICE

STATE OF NEW JERSEY:

SS

COUNTY OF CAMDEN:

I, Chrisovalante P. Fliakos, Esquire, Attorney at Law, being duly sworn according to law,  
upon my oath, depose and say:

1. I am a member of the firm of Milstead & Associates, LLC, attorneys for Plaintiff in  
the above entitled cause of action.
2. Notice, Rule 237.1 was forwarded to the Defendants at their place of residence by  
regular mail on August 21, 2007 and has not been returned to this office, so it can be assumed  
that same has been delivered to Defendants. A true and correct copy of said Notice is attached  
hereto as Exhibit "A."

Milstead & Associates, LLC



---

Chrisovalante P. Fliakos, Esquire  
Attorney I.D. No. 94620

MILSTEAD & ASSOCIATES, LLC  
BY: Chrisovalante P. Fliakos, Esquire  
ID No. 94620  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney for Plaintiff

Our file number: 5.04363

**Wells Fargo Bank, NA as Trustee,**  
**Plaintiff,**  
**Vs.**  
**Edith M. Ery**  
**and**  
**Amos G. Hixon,**  
**Defendants.**

**COURT OF COMMON PLEAS  
CLEARFIELD COUNTY**

**No.: 07-1186-CD**

<b>TO:</b>	<b>Edith M. Ery</b> 108 West 7th Avenue, Clearfield, PA 16830	<b>Amos G. Hixon</b> 108 West 7th Avenue, Clearfield, PA 16830	<b>Known/Unknown Occupants</b> 108 West 7 <sup>th</sup> Avenue Clearfield, PA 16830
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**DATE OF NOTICE: August 21, 2007**

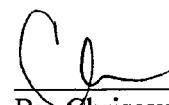
THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT THE INDEBTEDNESS REFERRED TO HEREIN, AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT 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 claims set forth against you. Unless you act within ten (10) 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.

LAWYERS REFERRAL AND INFORMATION SERVICES  
CLEARFIELD COUNTY BAR ASSOCIATION  
CLEARFIELD COUNTY COURTHOUSE  
230 E. MARKET STREET  
CLEARFIELD, NJ 16830  
800-692-7375

MILSTEAD & ASSOCIATES, LLC

  
By: Chrisovalante P. Fliakos, Esquire  
ID No. 94620  
Attorney for Plaintiff

Commonwealth of Pennsylvania  
County of Clearfield  
Court of Common Pleas

Wells Fargo Bank NA, as Trustee

Case No.: 07-1186 CD

Vs.

Edith M. Ery, and  
Known/Unknown Occupants

Writ of Possession

To the Sheriff of Clearfield County:

(1) To Satisfy the judgment for possession in the above matter you are directed to deliver possession of the following described property to: Wells Fargo Bank NA, as Trustee

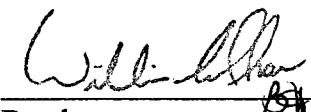
108 West 7<sup>th</sup> Avenue, Clearfield, PA 16830  
(see attached description)

(2) To satisfy costs against the defendants, you are directed to levy upon the property of the defendants and sell his/her/their interest therein

Edith M. Ery  
108 West 7<sup>th</sup> Avenue  
Clearfield, PA 16830

Known/Unknown Occupants  
108 West 7<sup>th</sup> Avenue  
Clearfield, PA 16830

Chrisovalante P. Fliakos # 94620

  
\_\_\_\_\_  
Prothonotary

11/29/07

\_\_\_\_\_  
Deputy

(Seal)

Received this writ this 29 day  
of Nov A.D. 2007  
At 3:00 A.M (P.M.)

Chester A. Hawkins  
\_\_\_\_\_  
Sheriff by Marlyn Hamn

SCHEDULE "A"

99-01419362

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE THIRD WARD OF THE BOROUGH OF CLEARFIELD, COUNTY OF CLEARFIELD AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE NORTHWESTERN CORNER OF WEST LOCUST STREET EXTENSION AND WEST 7TH AVENUE; THENCE ALONG WEST 7TH AVENUE IN A NORTHERLY DIRECTION FIVE HUNDRED TWENTY-FIVE AND FIVE TENTHS (225.5) FEET TO THE INTERSECTION OF WEST 7TH AVENUE AND AN ALLEY; THENCE ALONG SAID ALLEY IN A WESTERLY DIRECTION TWO HUNDRED TWENTY-TWO AND FIVE TENTHS (222.5) FEET TO AN IRON PIN ON THE ISAAC STAGE ESTATES LANDS; THENCE ALONG THE LINE OF ISAAC STAGE ESTATES LANDS SOUTH ONE (1°) DEGREE FORTY (40') MINUTES EAST FIVE HUNDRED TWENTY-FIVE AND FIVE TENTHS (525.5) FEET TO AN IRON PIN AT WEST LOCUST STREET EXTENSION; THENCE ALONG WEST LOCUST STREET IN AN EASTERLY DIRECTION TWO HUNDRED SEVEN AND SIX TENTHS (207.6) FEET TO WEST 7TH AVENUE AND PLACE OF BEGINNING.

THE SECOND THEREOF:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF LAWRENCE, COUNTY OF CLEARFIELD AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER ON THE LINE OF WEST LOCUST STREET AND LAND NOW OWNED BY GLENN HIXON; THENCE NORTH ONE-HALF (1/2°) DEGREE EAST ALONG SAID LINE AND ALONG LAND OF GEORGE W. GAYLOR FIVE HUNDRED FIFTY-EIGHT (558) FEET, MORE OR LESS, TO CORNER OF LAND OF THE JACOB GULICH ESTATE; THENCE BY LAND OF THE GULICH ESTATE NORTH EIGHTY-SEVEN AND ONE HALF (87 1/2°) DEGREES WEST TWO HUNDRED TWENTY-TWO (222) FEET, MORE OR LESS, TO A POST ON THE EAST SIDE OF SPOIL PILE OF OPEN PIT MINING; THENCE IN A SOUTHERN DIRECTION ALONG SAID SPOIL PILE FIVE HUNDRED FORTY (540) FEET, MORE OR LESS, TO LINE OF WEST LOCUST STREET; THENCE EASTWARD ALONG THE LINE OF WEST LOCUST STREET FOUR HUNDRED TWENTY (420) FEET MORE OR LESS TO CORNER AND PLACE OF BEGINNING.

SUBJECT TO ANY RESTRICTIONS, CONDITIONS, COVENANTS, RIGHTS, RIGHTS OF WAY, AND EASEMENTS NOW OR RECORD.

BEING THE SAME PROPERTY CONVEYED TO EDITH M. ERY, AN UNMARRIED

**EXHIBIT A**

PRAECIPE TO ISSUE WRIT OF POSSESSION

**Commonwealth of Pennsylvania  
County of Clearfield**

**COURT OF COMMON PLEAS**

Wells Fargo Bank, NA as Trustee,

CASE NO. 07-1186 CD

vs.

Edith M. Ery, and  
Known/Unknown Occupants

**Praecipe to Issue Writ of Possession**

**TO THE PROTHONOTARY:**

Issue Writ of Possession in the above matter for possession of :

108 West 7<sup>th</sup> Avenue, Clearfield, PA 16830  
(see attached description)



Chrisovalante P. Fliakos, Esquire  
Attorney for Plaintiff  
Attorney ID # 94620  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

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

NOV 20 2007

{00190360}

Attest.



William L. Brown  
Prothonotary/  
Clerk of Courts

Milstead & Associates, LLC  
BY: Chrisovalante P. Fliakos, Esquire  
Attorney ID# 94620  
Woodland Falls Corporate Park  
220 Lake Drive E., Ste 301  
Cherry Hill, NJ 08002  
856-482-1400

Attorney for Plaintiff

File No. 5.04363

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Wells Fargo Bank NA as Trustee,  
Plaintiff,

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

Vs.

Edith M. Ery, and  
Known/ Unknown Occupants  
Defendants.

Case No.: 07-1186CD

Praecipe to Enter Judgment for Possession

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TO THE PROTHONOTARY:

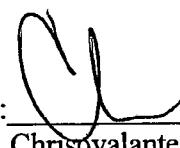
Kindly enter Judgment in favor of Plaintiff, Wells Fargo Bank NA as Trustee and against  
the Defendants, Edith M. Ery and Known/Unknown Occupants for failure to Answer the  
Complaint in Civil Action - Ejectment.

Service was completed on the Defendants on July 27, 2007.

Kindly enter Judgment as to Possession of the property located at 108 West 7<sup>th</sup> Avenue,  
Clearfield, PA 16830.

Milstead & Associates, LLC

BY:

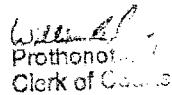
  
Chrisovalante P. Fliakos, Esquire #94620

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

{00190365}

NOV 29 2007

Attest.

  
William L. Fliakos  
Prothonotary  
Clerk of Courts

OFFICE OF THE PROTHONOTARY  
COURT OF COMMON PLEAS CLEARFIELD COUNTY

**Prothonotary**

To: Edith M. Ery, and  
Known/Unknown Occupants  
108 West 7<sup>th</sup> Avenue  
Clearfield, PA 16830

Wells Fargo Bank NA as Trustee  
Plaintiff,

Vs.

Edith M. Ery, and  
Known/ Unknown Occupants  
Defendants.

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

Case No.: 07-1186 CD

**NOTICE PURSUANT TO RULE 236**

**Notice**

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a Judgment has been entered against you in the above proceeding as indicated below.

Prothonotary

 11/29/07

**JUDGMENT AS TO POSSESSION**

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE, PLEASE CALL:

Chrisovalante P. Fliakos, Esquire  
Milstead & Associates, LLC  
856-482-1400

Milstead & Associates, LLC  
BY: Chrisovalante P. Fliakos, Esquire  
Attorney ID# 94620  
Woodland Falls Corporate Park  
220 Lake Drive E., Ste 301  
Cherry Hill, NJ 08002  
856-482-1400

Attorney for Plaintiff

Wells Fargo Bank NA as Trustee,  
Plaintiff,

File No. 5.04363

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

Vs.

Edith M. Ery, and  
Known/ Unknown Occupants,  
Defendants.

Case No.: 07-1186 CD

Affidavit of Addresses

STATE OF NEW JERSEY:

SS

COUNTY OF CAMDEN:

I, Chrisovalante P. Fliakos, being duly sworn according to law, upon my oath, depose and say:

1. I certify that the Plaintiff's is a bank, conducting business under the laws of the Commonwealth of Pennsylvania and brings this Ejectment action against Edith M. Ery and Known/ Unknown Occupants (hereinafter referred to collectively as "Defendants").
2. I certify that the Defendants' address is 108 West 7<sup>th</sup> Avenue, Clearfield, PA 16830.
3. I certify that the foregoing information is true and correct to the best of my knowledge, information and belief.

Milstead & Associates, LLC



Chrisovalante P. Fliakos, Esquire  
Attorney I.D. No. 94620

Milstead & Associates, LLC  
BY: Chrisovalante P. Fliakos, Esquire  
Attorney ID# 94620  
Woodland Falls Corporate Park  
220 Lake Drive E., Ste 301  
Cherry Hill, NJ 08002  
856-482-1400

856-482-1401

Attorney for Plaintiff

File No. 5.04363

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Wells Fargo Bank NA as Trustee,  
Plaintiff,

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

Vs.

Edith M. Ery and  
Known/ Unknown Occupants,  
Defendants.

Case No.: 07-1186 CD

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AFFIDAVIT OF NON-MILITARY  
SERVICE

---

STATE OF NEW JERSEY:

SS

COUNTY OF CAMDEN:

I, Chrisovalante P. Fliakos, Esquire, Attorney at Law, being duly sworn according to law,  
upon my oath, depose and say:

1. That the Defendant is not in the Military, Naval or Air Services of the United States or  
any other Country within the provision of the Soldiers' and Sailors' Civil Relief Action of  
Congress, as amended; and
2. That the Defendant is at least 21 years of age and resides at 108 West 7<sup>th</sup> Avenue,  
Clearfield, PA 16830. The affiant has ascertained the foregoing information by personal inquiry  
and knowledge and makes this Affidavit with the authority.

Milstead & Associates, LLC

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Chrisovalante P. Fliakos, Esquire  
Attorney I.D. No. 94620

Milstead & Associates, LLC  
BY: Chrisovalante P. Fliakos, Esquire  
Attorney ID# 94620  
Woodland Falls Corporate Park  
220 Lake Drive E., Ste 301  
Cherry Hill, NJ 08002  
856-482-1400

Attorney for Plaintiff

File No. 5.04363

---

Wells Fargo Bank NA as Trustee,  
Plaintiff,

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

Vs.

Edith M. Ery and  
Known/ Unknown Occupants,  
Defendants.

Case No.: 07-1186 CD

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AFFIDAVIT OF SERVICE

---

STATE OF NEW JERSEY:

SS

COUNTY OF CAMDEN:

I, Chrisovalante P. Fliakos, Esquire, Attorney at Law, being duly sworn according to law,  
upon my oath, depose and say:

1. I am a member of the firm of Milstead & Associates, LLC, attorneys for Plaintiff in  
the above entitled cause of action.

2. Notice, Rule 237.1 was forwarded to the Defendants at their place of residence by  
regular mail on August 21, 2007 and has not been returned to this office, so it can be assumed  
that same has been delivered to Defendants. A true and correct copy of said Notice is attached  
hereto as Exhibit "A."

Milstead & Associates, LLC



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Chrisovalante P. Fliakos, Esquire  
Attorney I.D. No. 94620

MILSTEAD & ASSOCIATES, LLC  
BY: Chrisovalante P. Fliakos, Esquire  
ID No. 94620  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney for Plaintiff

Our file number: 5.04363

**Wells Fargo Bank, NA as Trustee,**

**Plaintiff,**

**Vs.**

**Edith M. Ery**

**and**

**Amos G. Hixon,**

**Defendants.**

**COURT OF COMMON PLEAS  
CLEARFIELD COUNTY**

**No.: 07-1186-CD**

<b>TO:</b>	<b>Edith M. Ery</b> 108 West 7th Avenue, Clearfield, PA 16830	<b>Amos G. Hixon</b> 108 West 7th Avenue, Clearfield, PA 16830	<b>Known/Unknown</b> Occupants 108 West 7 <sup>th</sup> Avenue Clearfield, PA 16830
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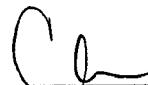
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{00187048}

LAWYERS REFERRAL AND INFORMATION SERVICES  
CLEARFIELD COUNTY BAR ASSOCIATION  
CLEARFIELD COUNTY COURTHOUSE  
230 E. MARKET STREET  
CLEARFIELD, NJ 16830  
800-692-7375

MILSTEAD & ASSOCIATES, LLC

  
By: Chrisovalante P. Fliakos, Esquire  
ID No. 94620  
Attorney for Plaintiff