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**FILED** ICC AHF  
m/11:45am ICC SHFF  
DEC 06 2007  
William A. Shaw  
Prothonotary/Clerk of Courts

Phelan, Hallinan & Schmieg, LLP  
By: Francis S. Hallinan, Esquire  
Identification No. 62695  
One Penn Center A Suburban Station  
Suite 1400  
Philadelphia, PA 19103  
(215) 563-7000

Attorney for Plaintiff

Wells Fargo Bank, N.A. As Trustee For Option One  
Mortgage Loan Trust 2006-1 Asset-Backed Certificates, : Court of Common Pleas  
Series 2006-1  
6531 Irvine Center Drive : Civil Division  
Irvine, CA 92618  
v. : Clearfield County  
Sandra Bressler  
Or Occupants : Term  
1008 Smay Road  
Curwensville, PA 16833 : No. 07-1988-CD

**CIVIL ACTION - EJECTMENT**

\*\*This firm is a debt collector attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, 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.\*\*

**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 (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 and 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 or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help. 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

PHS #: 162652

1. Plaintiff is **Wells Fargo Bank, N.A. As Trustee For Option One Mortgage Loan Trust 2006-1 Asset-Backed Certificates, Series 2006-1.**
2. Defendant is **Sandra Bressler Or Occupants.**
3. Plaintiff is equitable owner of premises located at **1008 Smay Road, Curwensville, PA 16833**, a legal description of which is attached.
4. Plaintiff became owner of said premises as a result of foreclosure and judicial sale by the Sheriff of **Clearfield County, on September 7, 2007.**
5. Plaintiff, by virtue of the above, is the equitable owner of said premises, and is entitled to possession thereof. The defendant is occupying the said premises without right and so far as the plaintiff is informed, without claim of title.
6. Plaintiff has demanded possession of the said premises from the said defendant who has refused to deliver up possession of same.

WHEREFORE, plaintiff seeks to recover possession of said premises.

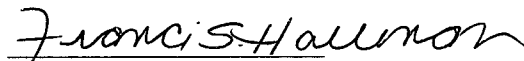
  
Francis S. Hallinan, Esquire  
Attorney for Plaintiff

EXHIBIT "A"

10-00693819

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

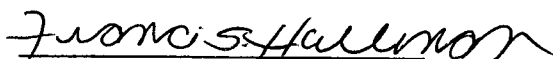
BEGINNING AT A PITCH PINE CORNER OF LAND OF PIKE  
TOWNSHIP MUNICIPAL AUTHORITY, THE SAID PITCH PINE  
BEING IN THE LINE OF LAND NOW OR FORMERLY OF JOSEPH  
BAILEY; THENCE BY THE SAID LINE OF LAND OF JOSEPH  
BAILEY, SOUTH TWENTY-EIGHT (28 DEG.) DEGREES ZERO  
(00') MINUTES EAST SIX HUNDRED SIXTY AND SEVEN TENTH  
(660.7) FEET TO A STATE AND STONE; THENCE BY OTHER  
LAND OF CRISSMAN ET AL, THE GRANTORS HEREIN, SOUTH  
SIXTY-THREE (63 DEG.) DEGREES FORTY-FIVE (45')  
MINUTES WEST, SEVEN HUNDRED FORTY-EIGHT ONE TENTH  
(748.1) FEET TO A STAKE IN THE EAST RIGHT-OF-WAY LINE  
OF THE PUBLIC ROAD LEADING FROM CURWENSVILLE TO THE  
BAILEY QUARRY; THENCE BY THE SAID RIGHT-OF-WAY LINE  
OF THE SAID ROAD, NORTH TWENTY-NINE (29 DEG.) DEGREES  
THIRTEEN (13') MINUTES WEST, THREE HUNDRED NINETY-TWO  
AND EIGHT TENTHS (392.8) FEET TO A STAKE; THENCE  
STILL BY THE SAME, NORTH FORTY-FIVE (45 DEG.) DEGREES  
SEVEN (07') MINUTES WEST, THREE HUNDRED THIRTY-SIX  
AND FIVE TENTHS (336.5) FEET TO A STAKE; THENCE STILL  
BY THE SAME, NORTH THIRTY-FIVE (35 DEG.) DEGREES  
THIRTEEN (13') MINUTES WEST, TWO HUNDRED NINETY-THREE  
AND NINE TENTHS (392.9) FEET TO A STAKE IN THE LINE  
OF LAND OF PIKE TOWNSHIP MUNICIPAL AUTHORITY; THENCE  
BY THE SAID LINE NORTH FIFTY-TWO (52 DEG.) DEGREES  
ZERO (00') MINUTES EAST, TWO HUNDRED FORTY-FIVE  
(245.0) FEET TO A STAKE; THENCE STILL BY THE SAME,  
SOUTH EIGHTY-EIGHT (88 DEG.) DEGREES ZERO (00')  
MINUTES EAST, EIGHT HUNDRED TWENTY-FIVE (825.0) FEET  
TO A PITCH PINE CORNER, THE PLACE OF BEGINNING.  
CONTAINING SEVENTEEN AND NINE TENTHS (17.9) ACRES.

EXCEPTING AND RESERVING THEREFROM ALL THE COAL, FIRE  
CLAY, AND ALL OTHER MINERALS. ALSO, EXCEPTING AND

## VERIFICATION

Francis S. Hallinan, Esquire hereby states that he is the Attorney for the 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 of the pleading, that he is authorized to take this Verification, pursuant to Pa. R.C.P. 1024 (c) and that the statements made in the foregoing Civil Action in Ejectment are true and correct to the best of his knowledge, information and belief. Furthermore, it is counsel's intention to substitute a verification from Plaintiff as soon as it is received by counsel.

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



Francis S. Hallinan, Esquire  
Attorney for Plaintiff

Date: 12/4/07

**PHELAN HALLINAN & SCHMIEG, LLP**  
By: Lawrence T. Phelan, Esquire I.D. No. 32227  
Francis S. Hallinan, Esquire I.D. No. 62695  
One Penn Center at Suburban Station  
Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

Attorney for Plaintiff

**WELLS FARGO BANK, N.A. AS TRUSTEE FOR  
OPTION ONE MORTGAGE LOAN TRUST 2006-1  
ASSET-BACKED CERTIFICATES, SERIES 2006-1**

**Plaintiff**

**Court of Common Pleas  
CLEARFIELD County  
No. 07-1988-CD**

**vs.**

**SANDRA BRESSLER OR OCCUPANTS**

**Defendant(s)**

**FILED** *iced / cost  
of disc  
issued to  
Atty,*  
*m/1: 45m*  
**JAN 09 2008**

William A. Shaw  
Prothonotary/Clerk of Courts

**PRAECIPE TO WITHDRAW COMPLAINT, WITHOUT PREJUDICE,  
AND DISCONTINUE AND END**

TO THE PROTHONOTARY:

Kindly withdraw the complaint filed in the instant matter, without prejudice, and mark this case discontinued and ended, upon payment of your costs only.

01/07/08  
Date

Francis Hallinan

Lawrence T. Phelan, Esquire  
Francis S. Hallinan, Esquire  
Daniel G. Schmieg, Esquire  
Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

COPY

Wells Fargo Bank, N.A.

Vs.

No. 2007-01988-CD

Sandra Bressler

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 9, 2008, marked:

Withdraw Complaint, with prejudice, and discontinued and ended

Record costs in the sum of \$85.00 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 9th day of January A.D. 2008.



LM

William A. Shaw, Prothonotary

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 103515  
NO: 07-1988-CD  
SERVICE # 1 OF 1  
COMPLAINT IN EJECTMENT

PLAINTIFF: WELLS FARGO BANK, N.A. As Trustee  
vs.  
DEFENDANT: SANDRA BRESSLER or OCCUPANTS

SHERIFF RETURN

NOW, January 02, 2008 AT 9:18 AM SERVED THE WITHIN COMPLAINT IN EJECTMENT ON SANDRA BRESSLER or OCCUPANTS DEFENDANT AT 1008 SMAY ROAD, CURWENSVILLE, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO DON STILES, HOME OWNER A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN EJECTMENT AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: DAVIS / MORGILLO

PURPOSE	VENDOR	CHECK #	AMOUNT
SURCHARGE	PHELAN	648811	10.00
SHERIFF HAWKINS	PHELAN	648811	24.06

FILED

03:05 PM  
APR 25 2008

William A. Shaw  
Prothonotary/Clerk of Courts

Sworn to Before Me This

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

So Answers,

*Chester A. Hawkins*  
*by Marilyn Hamer*

Chester A. Hawkins  
Sheriff