

08-434-CD

LaSalle Bank vs Glenda D. Sedor

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

LASALLE BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR
FIRST FRANKLIN MORTGAGE LOAN
TRUST 2006-FF18, MORTGAGE LOAN
ASSET-BACKED CERTIFICATES,
SERIES 2006-FF18

Plaintiff,

vs.

GLEND A D. SEDOR

Defendants.

CIVIL DIVISION

NO. 08-434-CD

**COMPLAINT IN MORTGAGE
FORECLOSURE**

Code -MORTGAGE FORECLOSURE

Filed on behalf of
Plaintiff

Counsel of record for this
party:

Louis P. Vitti, Esquire
Supreme Court #01072

Louis P. Vitti & Assoc., P.C.
916 Fifth Avenue
Pittsburgh, PA 15219

(412) 281-1725

FILED ICC Atty
MAR 12 2008 ICC Sheriff
William A. Shaw
Prothonotary/Clerk of Courts Atty pd.
\$95.00

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, ET AL.)	
Plaintiff,)	NO:
vs.)	
)	
GLEND A D. SEDOR)	
Defendant(s).)	

COMPLAINT IN MORTGAGE FORECLOSURE

NOTICE

YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO DEFEND AGAINST THE CLAIMS SET FORTH IN THE FOLLOWING PAGES, YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS AFTER THIS COMPLAINT AND NOTICE ARE SERVED, BY ENTERING A WRITTEN APPEARANCE PERSONALLY OR BY THE ATTORNEY AND FILING IN WRITING WITH THE COURT YOUR DEFENSES AND OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU BY THE COURT WITHOUT FURTHER NOTICE FOR ANY MONEY CLAIMED IN THE COMPLAINT OR FOR ANY OTHER CLAIM OR RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU SHOULD 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 ON AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**PROTHONOTARY
CLEARFIELD COUNTY COURTHOUSE
CLEARFIELD, PA 16830
(814) 765-2641 - EXT. 20**

COMPLAINT IN MORTGAGE FORECLOSURE

NOW, comes the Plaintiff by its attorneys, Louis P. Vitti and Associates, P.C. and Louis P. Vitti, Esquire, and pursuant to the Pennsylvania Rules of Civil Procedure Numbers 1141 through 1150, for its Complaint in Mortgage Foreclosure, sets forth the following:

1. The Plaintiff is a national association duly authorized to conduct business within the laws of the Commonwealth of Pennsylvania, having a principal place of business located at 150 Allegheny Center Mall, Pittsburgh PA 15212.

2. The Defendant(s) is/are individuals with a last known mailing address of 272 Treasure Lake, Dubois, PA 15801. The property address is **Section 5, Lots 126 & 127, Treasure Lake, Dubois, PA 15801** and is the subject of this action.

3. On the 11th day of October, 2006, in consideration of a loan of Seventy Nine Thousand Two Hundred and 00/100 (\$79,200.00) Dollars made by Mortgage Electronic Registration Systems, Inc. ("MERS"), a DE corporation, to Defendant(s), the said Defendant(s) executed and delivered to MERS, a DE corporation, a "Note" secured by a Mortgage with the Defendant(s) as mortgagor(s) and MERS, as mortgagee, which mortgage was recorded on the 12th day of October, 2006, in the Office of the Recorder of Deeds of Clearfield County at Instrument No. 200717224. The said mortgage is incorporated herein by reference thereto as though the same were set forth fully at length.

4. The premises secured by the mortgage are:

SEE EXHIBIT "A" ATTACHED HERETO.

5. On the 2nd day of January, 2008, MERS, a DE corporation, assigned to the Plaintiff, LaSalle Bank National Association, as trustee, et al., the said mortgage, that assignment being recorded in the Office of the Recorder of Deeds of Clearfiled County on the day of , 19, in Mortgage Book Volume , page . The said assignment is incorporated herein by reference.

6. Said mortgage provides, inter alia:

"that when as soon as the principal debt secured shall become due and payable, or in case default shall be made in the payment of any installment of principal and interest, or any monthly payment, keeping and performance by the mortgagor of any of the terms, conditions or covenants of the mortgage or note, it shall be lawful for mortgagee to bring an Action of Mortgage Foreclosure, or other proceedings upon the mortgage, of principal debt, interest and all other recoverable sums, together with attorney's fees."

7. Since November 1, 2007, the mortgage has been in default by reason, inter alia, of the failure of the mortgagor(s) to make payments provided for in the said mortgage (including principal and interest) and, under the terms of the mortgage, the entire principal sum is due and payable.

8. In accordance with the appropriate Pennsylvania Acts of Assembly and the Pennsylvania Rules of Civil Procedure, the mortgagor(s) has been advised in writing of the mortgagees intention to foreclose. The appropriate time period has elapsed since the Notice of Intention to Foreclose has been served upon the mortgagor(s).

9. The amount due on said mortgage is itemized on the attached schedule.

10. Pursuant to Pennsylvania Rules of Civil Procedure 1144 the Plaintiff releases from liability for the debt secured by the mortgage any mortgagor, personal representative, heir or devisee of the mortgagor who is not a real owner of the property as evidenced by the last recorded deed of record at the

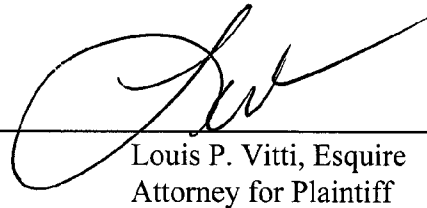
time of filing this Complaint.

WHEREFORE, pursuant to Pennsylvania Rule of Civil Procedure Number 1147(6), Plaintiff demands judgment for the amount due of Ninety Thousand Six Hundred Forty One and 98/100 Dollars (\$90,641.98) with interest and costs.

Respectfully submitted,

LOUIS P. VITTI & ASSOC., P.C.

BY



Louis P. Vitti, Esquire
Attorney for Plaintiff

SEDOR

SCHEDULE OF AMOUNTS DUE UNDER MORTGAGE

Unpaid Principal Balance	78,845.83
Interest @ 10.6000% from 10/01/07 through 3/31/2008 (Plus \$22.8977 per day after 3/31/2008)	4,167.38
Late charges through 3/7/2008 0 months @ 36.52 Accumulated beforehand (Plus \$36.52 on the 17th day of each month after 3/7/2008)	109.56
Attorney's fee	3,942.29
Escrow deficit	<u>3,576.92</u>
(This figure includes projected additional charges that may be incurred by the Plaintiff and transmitted to the sheriff as charges on the writ prior to the date of the sheriff's sale)	
BALANCE DUE	90,641.98

Sedor

Legal Description - Exhibit 'A'

ALL that certain tract of land designated as Section 5, Lot 126 & 127 in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the Recorder of Deeds Office in Misc. Docket Map File No. 24:

EXCEPTING and RESERVING therefrom and subject to:

1. All easements, rights of way, reservations, restrictions and limitations shown or contained in prior instruments of record and in the aforesaid recorded plan.
2. The Declaration of Restrictions, Treasure Lake, Inc. Recorded in Misc. Book Vol. 146, Page 476; all of said restrictions being covenants which run with the land.
3. All minerals and mining rights of every kind and nature.
4. A lien for all unpaid charges or assessments as may be made by Treasure Lake, Inc. Or Treasure Lake Property Owners Association, Inc.; which lien shall run with the land and be an encumbrance against it.

Being identified in the Clearfield County Mapping and Assessment Office as Map Nos. 128-C02-005-00126-00-21 and 123-C02-005-00127-00-21.


BEING the same premises as were conveyed to Glenda D. Sedor, an adult individual by Deed from James P. Finnucan and Donna M. Finnucan, husband and wife, dated October 7, 2006 and filed for record in the Recorder's Office of Clearfield County to Instrument Number 200617223.

Exhibit "A"

VERIFICATION

NOW Louis P. Vitti verifies that the statements made in this Complaint are true and correct to the best of his knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. 4904, relating to unsworn falsification to authorities.

By virtue of the fact that the Plaintiff is outside the jurisdiction of the court and the verification cannot be obtained within the time allowed for the filing of this pleading, the pleading is submitted by counsel having sufficient knowledge, information and belief based upon the information provided him by the Plaintiff.



Louis P. Vitti

Dated: March 7, 2008

OK

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

LASALLE BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR
FIRST FRANKLIN MORTGAGE LOAN
TRUST 2006-FF18, MORTGAGE LOAN
ASSET-BACKED CERTIFICATES,
SERIES 2006-FF18

Plaintiff,

vs.

GLEND A. SEDOR

Defendant.

CIVIL DIVISION

NO. 08-434-CD

**MOTION TO DIRECT
SHERIFF'S RETURN**

Code - Mortgage Foreclosure

Filed on behalf of
Plaintiff

Counsel of record for this
party:

Louis P. Vitti, Esquire
Supreme Court #01072

Louis P. Vitti & Assoc., P.C.
916 Fifth Avenue
Pittsburgh, PA 15219

(412) 281-1725

FILED

APR 30 2008

William A. Shaw
Prothonotary/Clerk of Courts

cc
m/vitti
60

LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR)
 FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF18,) NO. 08-434-CD
 MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES)
 2006-FF18,)
 Plaintiff)
 Vs.)
)
 GLENDA D. SEDOR)
 Defendant.)

TO: Sheriff of Clearfield County
P.O. Box 549
Clearfield, PA 16830-0549

Take notice that the within Motion will be presented before the Motions Judge, Clearfield County, Clearfield County Courthouse, 230 East Market Street, Clearfield Pennsylvania 16830, as unopposed unless a responsive pleading is filed.

LOUIS F. VITTI & ASSOC., P.C.

BY:

~~Louis P. Vitti, Esquire
Attorney for Plaintiff~~

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR)
FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF18,) NO. 08-434-CD
MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES)
2006-FF18,)
)
Plaintiff)
Vs.)
)
GLEND A D. SEDOR)
)
Defendant.)

MOTION TO DIRECT SHERIFF'S RETURN

NOW comes the Plaintiff/Petitioner by and through its attorneys Louis P. Vitti & Associates, P.C.
and Louis P. Vitti, Esquire, and files the within Motion whereof the following is a statement:

1. Petitioner is the Plaintiff at the above captioned number and term.
2. The Defendant Glenda D. Sedor is a defendant/ mortgagor at the above caption number and term.
3. The action that is filed is an action in mortgage foreclosure for obtaining possession of property for failure to pay the mortgage.
4. The Sheriff of Clearfield County stated the Defendant was served with a copy of the Complaint on April 4, 2008.
5. In spite of the status of the case, in that judgment may be entered and sale scheduled, the Sheriff is unable to make the timely return of service.

WHEREFORE, the Petitioner prays that this Honorable Court enter an order directing the Office of the Sheriff to duly required sheriff return of service to allow this case to proceed and protect the security for which the loan was made.

Respectfully submitted,

LOUIS P. VITTI AND ASSOCIATES, P.C.

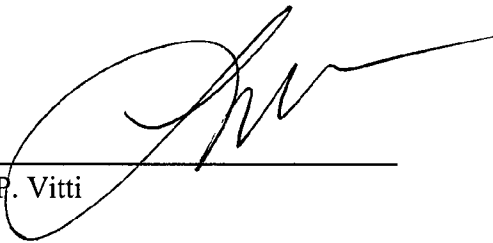
BY: 

Louis P. Vitti, Esquire
Attorney for Petitioner

VERIFICATION

NOW Louis P. Vitti verifies that the statements made in this Motion are true and correct to the best of his knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. 4904, relating to unsworn falsification to authorities.

By virtue of the fact that the Plaintiff is outside the jurisdiction of the Court and the verification cannot be obtained within the time allowed for the filing of this pleading, the pleading is submitted by counsel having sufficient knowledge, information and belief based upon the information provided him by the Plaintiff.



Louis P. Vitti

Dated: April 28, 2008

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF18,
MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES
2006-FF18,

Plaintiff

Vs.

GLEND A D. SEDOR

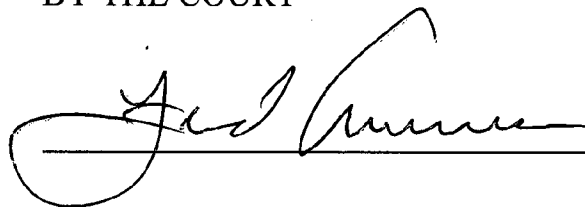
Defendant.

)
) NO. 08-434-CD
)
)
)
)
)
)
)

ORDER OF COURT

NOW, this 1 day of May, 2008, upon consideration of the Motion
for Court Order to Instruct the Clearfield County Sheriff's Office to File Sheriff's Return, it is hereby
ORDERED, ADJUDGED and DECREED that the Sheriff of Clearfield County is to file the Sheriff's
Return with the Prothonotary's Office on or before May 12, 2008.

BY THE COURT

 J.

FILED
O 1:21 P.M. GK
MAY 01 2008
William A. Shaw
Prothonotary/Clerk of Courts
ICC ATTY
ICC Sheriff (without
memo.)

FILED

MAY 01 2008

William A. Shaw
Prothonotary/Clerk of Courts

DATE: 5-1-08

☒ 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:

Sheriff served

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 103873
NO: 08-434-CD
SERVICE # 1 OF 1
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: LASALLE BANK NATIONAL ASSOCIATION, as trustee
vs.
DEFENDANT: GLENDA D. SEDOR

SHERIFF RETURN

NOW, April 04, 2008 AT 9:45 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON GLENDA D. SEDOR DEFENDANT AT OTHER PARKING LOT, PIZZA HUT, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO GLENDA SEDOR, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: COUDRIET /

PURPOSE	VENDOR	CHECK #	AMOUNT
SURCHARGE	VITTI	7037	10.00
SHERIFF HAWKINS	VITTI	7037	38.19

FILED

0111:37pm
MAY 02 2008

William A. Shaw
Prothonotary/Clerk of Courts

Sworn to Before Me This

_____ Day of _____ 2008

So Answers,


Chester A. Hawkins
Sheriff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

LASALLE BANK NATIONAL
ASSOCIATION, as trustee for
FIRST FRANKLIN MORTGAGE LOAN
TRUST 2006-FF18,
MORTGAGE LOAN ASSET BACKED
CERTIFICATES,
SERIES 2006-FF18

Plaintiff,

vs.

GLEND A. SEDOR,

Defendant.

CIVIL DIVISION

NO. 08-434-CD

**PRAECIPE FOR DEFAULT
JUDGMENT, CERTIFICATION OF
MAILING AND AFFIDAVIT OF NON-
MILITARY SERVICE**

Code MORTGAGE FORECLOSURE

Filed on behalf of
Plaintiff

Counsel of record for this
party:

Louis P. Vitti, Esquire
Supreme Court #01072

Louis P. Vitti & Assoc., P.C.
916 Fifth Avenue
Pittsburgh, PA 15219

(412) 281-1725

FILED *Att'y pd. 20.00*
11/10: 34/31
S **OCT 23 2008** *Notice to*
Def.
(OK) William A. Shaw
Prothonotary/Clerk of Courts *Statement*
to Att'y

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

LASALLE BANK NATIONAL ASSOCIATION, as trustee for)	NO. 08-434-CD
FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF18,)	
MORTGAGE LOAN ASSET BACKED CERTIFICATES,)		
SERIES 2006-FF18)	
)	
Plaintiff,)	
vs.)	
GLEND A D. SEDOR,)	
)	
Defendant.)	

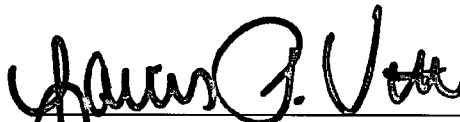
PRAECIPE FOR DEFAULT JUDGMENT
AND ASSESSMENT OF DAMAGES

TO: PROTHONOTARY OF CLEARFIELD

Enter judgment in Default of an Answer in the amount of **\$95,175.72**, in favor of the LaSalle Bank National Association, et al , Plaintiff in the above-captioned action, against the Defendants, **Glenda D. Sedor** and assess Plaintiff's damages as follows and/or as calculated in the Complaint:

Unpaid Principal Balance	\$78,845.83
Interest from 10/01/07-10/15/08 (Plus 6.00% per day after 10/15/08)	8,701.12
Late charges (Plus \$36.52 per month from 3/7/08-Sale Date)	109.56
Attorney's fee	3,942.29
Escrow Deficit (Plus any additional charges that may be incurred by the Plaintiff and transmitted to the sheriff as charges on the writ prior to the date of the sheriff's sale)	<u>3,576.92</u>
Total Amount Due	<u>\$95,175.72</u>

The real estate, which is the subject matter of the Complaint, is situate in Sandy Township, Clearfield Cty, Cmwlth of PA. HET a dwg k/a 272 Treasure Lake, DuBois, PA 15801. Map Nos. 128-C02-005-00126-00-21 and 123-C02-005-00127-00-21.



Louis P. Vitti, Esquire
Attorney for the Plaintiff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

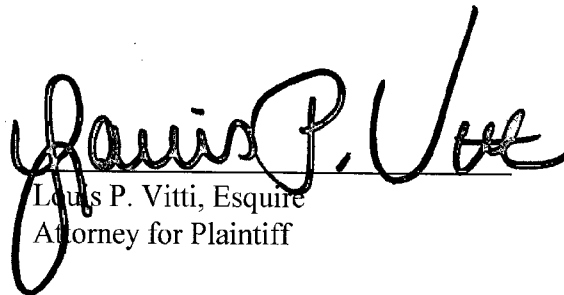
LASALLE BANK NATIONAL ASSOCIATION, as trustee for)	NO. 08-434-CD
FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF18,)	
MORTGAGE LOAN ASSET BACKED CERTIFICATES,)	
SERIES 2006-FF18)	
)	
Plaintiff,)	
vs.)	
GLEND A D. SEDOR,)	
)	
Defendant.)	

CERTIFICATION OF MAILING

I, Louis P. Vitti, do hereby certify that a Notice of Intention to Take Judgment was mailed to the Defendant(s), in the above-captioned case on May 5, 2008, giving ten (10) day notice that judgment would be entered should no action be taken.

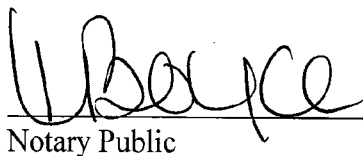
LOUIS P. VITTI & ASSOCIATES, P.C.

BY:


Louis P. Vitti, Esquire
Attorney for Plaintiff

SWORN to and subscribed
before me this 15th day
of October, 2008.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Helen Boyce, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires May 4, 2010
Member, Pennsylvania Association of Notaries


Notary Public

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST
FRANKLIN MORTGAGE LOAN TRUST 2006-FF18, MORTGAGE LOAN
ASSET-BACKED CERTIFICATES, SERIES 2006-FF18,

Plaintiff,

NO. 08-434-CD

vs.

GLENDA D. SEDOR,

Defendant.

IMPORTANT NOTICE

TO: Glenda D. Sedor
272 Treasure Lake
Dubois, PA 15801

Date of Notice: **May 5, 2008**

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (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.

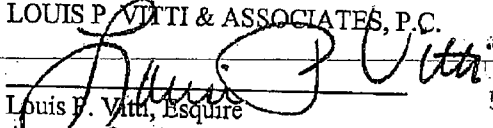
YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

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

PROTHONTOARY
CLEARFIELD COUNTY COURTHOUSE
CLEARFIELD, PA 16830
(814) 765-2641 EXT. 20

LOUIS P. VITTI & ASSOCIATES, P.C.

BY:


Louis P. Vitti, Esquire
Attorney for Plaintiff
916 Fifth Avenue
Pittsburgh, PA 15219

**** THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****


IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

COMMONWEALTH OF PENNSYLVANIA, SS:

COUNTY OF ALLEGHENY

BEFORE me, the undersigned authority, personally appeared Louis P. Vitti, Esquire, who, being duly sworn according to law, deposes and says that he is advised and believes that DEFENDANT(S) is/are not presently in the active military service of the United States of America and not members of the Army of the United States, United States Navy, the Marine Corps, or the Coast Guard, and not officers of the Public Health Service detailed by proper authority for duty with the Army or Navy; nor engaged in any active military service or duty with any military or naval units covered by the Soldiers and Sailors Civil Relief Act of 1940 and designated therein as military service, and to the best of this affiant's knowledge is/are not enlisted in military service covered by said act, and that the averments herein set forth, insofar as they are within his knowledge, are correct, and true; and insofar as they are based on information received from others, are true and correct as he verily believes.

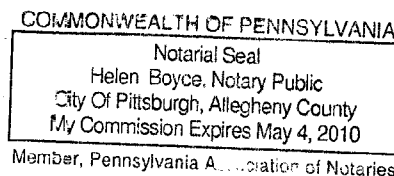
This Affidavit is made under the provisions of the Soldiers and Sailors Civil Relief Act of 1940.

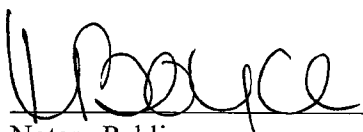

Louis P. Vitti, Esquire

SWORN to and subscribed

before me this 15th day

of October, 2008.




Notary Public

COPY

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION


LASALLE BANK NATIONAL ASSOCIATION, as trustee for)	NO. 08-434-CD
FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF18,)	
MORTGAGE LOAN ASSET BACKED CERTIFICATES,)	
SERIES 2006-FF18)	
)	
Plaintiff,)	
vs.)	
GLEND A. D. SEDOR,)	
)	
Defendant.)	

NOTICE OF ORDER, DECREE OR JUDGMENT

TO: DEFENDANT(S)

You are hereby notified that a judgment was entered in the above-captioned proceeding
on the 23rd day of October 2008.

Judgment is as follows: **\$95,175.72**



Deputy

Copy

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

LaSalle Bank National Association
Plaintiff(s)

No.: 2008-00434-CD

Real Debt: \$95,175.72

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Glenda D. Sedor
Defendant(s)

Entry: \$20.00

Instrument: Default Judgment

Date of Entry: October 23, 2008

Expires: October 23, 2013

Certified from the record this 23rd day of October, 2008.



William A. Shaw, Prothonotary

SIGN BELOW FOR SATISFACTION

Received on _____, _____, of defendant full satisfaction of this Judgment,
Debt, Interest and Costs and Prothonotary is authorized to enter Satisfaction on the same.

Plaintiff/Attorney

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

LASALLE BANK NATIONAL
ASSOCIATION, as trustee for
FIRST FRANKLIN MORTGAGE LOAN
TRUST 2006-FF18,
MORTGAGE LOAN ASSET BACKED
CERTIFICATES,
SERIES 2006-FF18

Plaintiff,

vs.

GLEND A. SEDOR,

Defendant.

CIVIL DIVISION

NO. 08-434-CD

**PRAECIPE TO ISSUE WRIT OF
EXECUTION AND AFFIDAVIT OF
LAST KNOWN ADDRESS**

Code MORTGAGE FORECLOSURE

Filed on behalf of
Plaintiff

Counsel of record for this
party:

Louis P. Vitti, Esquire
Supreme Court #01072

Louis P. Vitti & Assoc., P.C.
916 Fifth Avenue
Pittsburgh, PA 15219

(412) 281-1725

FILED Amy pd. 20.00
m/ 11:10/30
OCT 23 2008 1000 6w nTS
w/prop. desc.
William A. Shaw
Prothonotary/Clerk of Courts to Sheriff
S
(60)

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

LASALLE BANK NATIONAL ASSOCIATION, as trustee for)	NO. 08-434-CD
FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF18,)	
MORTGAGE LOAN ASSET BACKED CERTIFICATES,)		
SERIES 2006-FF18)	
)	
Plaintiff,)	
)	
vs.)	
)	
GLEND A. SEDOR,)	
)	
Defendant.)	

**PRAECIPE TO ISSUE WRIT OF
EXECUTION IN MORTGAGE FORECLOSURE**

TO: PROTHONOTARY OF CLEARFIELD COUNTY

Please, issue a Writ of Execution in favor of the Plaintiff and against the Defendant(s) in
the above-captioned matter as follows:

Amount Due	\$95,175.72	
	135.00	Prothonotary costs
Interest 5/22/08-Sale Date	_____	.
Total	\$ _____	_____

The real estate, which is the subject matter of the Praecipe for Writ of Execution is situate
in:

Sandy Township, Clearfield Cty, Cmwlt h of PA. HET a dwg k/a 272 Treasure Lake, DuBois, PA
15801. Map Nos. 128-C02-005-00126-00-21 and 123-C02-005-00127-00-21.


Louis P. Vitti, Esquire
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

LASALLE BANK NATIONAL ASSOCIATION, as trustee for) NO. 08-434-CD
FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF18,)
MORTGAGE LOAN ASSET BACKED CERTIFICATES,)
SERIES 2006-FF18)
Plaintiff,)
vs.)
GLENDA D. SEDOR,)
Defendant.)

AFFIDAVIT

I, Louis P. Vitti, do hereby swear that, to the best of my knowledge, information and belief,
the Defendant(s), is/are the owners of the real property on which the Plaintiff seeks to execute . That the
Defendants' last known address is 272 Treasure Lake, DuBois, PA 15801.

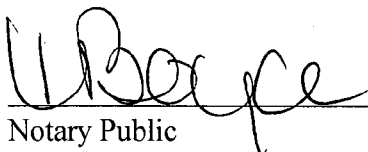

Louis P. Vitti, Esquire

SWORN TO and subscribed

before me this 15th day of

October, 2008.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Helen Boyce, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires May 4, 2010
Member, Pennsylvania Association of Notaries


Notary Public

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

LASALLE BANK NATIONAL ASSOCIATION, as trustee for)	NO. 08-434-CD
FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF18,)	
MORTGAGE LOAN ASSET BACKED CERTIFICATES,)		
SERIES 2006-FF18)	
)	
Plaintiff,)	
vs.)	
GLEND A D. SEDOR,)	
)	
Defendant.)	

AFFIDAVIT PURSUANT TO RULE 3129.1

LaSalle Bank National Association, et al , Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 272 Treasure Lake, DuBois, PA 15801.

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

Name:	Address (Please indicate if this cannot be reasonably ascertained)
Glenda D. Sedor	272 Treasure Lake Dubois, PA 15801

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

Name:	Address (Please indicate if this cannot be reasonably ascertained)
-------	---

Same as No. 1 above.

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

Name:	Address (Please indicate if this cannot be reasonably ascertained)
-------	---

None

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
------	--

None

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
------	--

None

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
------	--

Treasure Lake Property Owners Association, Inc	Tarpum Bay Rd Dubois, PA 15801
--	-----------------------------------

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
------	--

Tax Collector of Sandy Township	PO Box 252 Dubois, PA 15801
---------------------------------	--------------------------------

Commonwealth of PA -DPW	P.O. Box 8016 Harrisburg, PA 17105
-------------------------	---------------------------------------

Clerk of Courts Criminal/Civil Division	P.O. Box 549 Clearfield, PA 16830
--	--------------------------------------

Tax Claim Bureau of Clearfield County	230 East Market Street Clearfield, PA 16830
---------------------------------------	--

Court of Common Pleas of Clearfield County Domestic Relations Division	P.O. Box 549 Clearfield, PA 16830
--	--------------------------------------

PA Dept. of Sheriff Sales Bureau of Compliance	Dept. #281230 Harrisburg, PA 17128-1230
---	--

Tenant/Occupant

272 Treasure Lake
Dubois, PA 15801

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

October 15, 2008

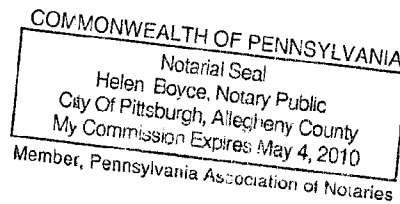
Date

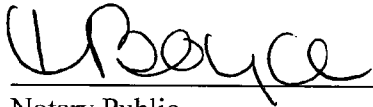

Louis P. Vitti, Esquire
Attorney for Plaintiff

SWORN TO and subscribed

before me this 15th day of

October, 2008.





Notary Public

**WRIT OF EXECUTION and/or ATTACHMENT
COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CLEARFIELD
CIVIL ACTION - LAW**

LaSalle Bank National Association

Vs.

NO.: 2008-00434-CD

Glenda D. Sedor

COPY

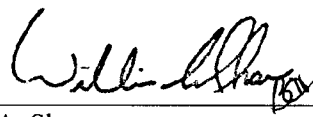
TO THE SHERIFF OF CLEARFIELD COUNTY:

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

- (1) See Attached Description

AMOUNT DUE/PRINCIPAL: \$95,175.72
INTEREST FROM 5/22/08-Sale Date
ATTY'S COMM: \$
DATE: 10/23/2008

PROTH. COSTS PAID: \$135.00
SHERIFF: \$
OTHER COSTS: \$



William A. Shaw
Prothonotary/Clerk Civil Division

Received this writ this _____ day
of _____ A.D. _____
At _____ A.M./P.M.

Sheriff

Requesting Party: Louis P. Vitti, Esq.
916 Fifth Ave.
Pittsburgh, PA 15219
(412) 281-1725

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

LASALLE BANK NATIONAL ASSOCIATION, as trustee for)	NO. 08-434-CD
FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF18,)	
MORTGAGE LOAN ASSET BACKED CERTIFICATES,)		
SERIES 2006-FF18)	
)	
Plaintiff,)	
vs.)	
GLEND A D. SEDOR,)	
)	
Defendant.)	

SHORT DESCRIPTION

Sandy Township, Clearfield County, Commonwealth of Pennsylvania. Having Erected Thereon a dwelling known as 272 Treasure Lake, DuBois, PA 15801. Map Nos. 128-C02-005-00126-00-21 and 123-C02-005-00127-00-21.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

LASALLE BANK NATIONAL ASSOCIATION, as trustee for)	NO. 08-434-CD
FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF18,)	
MORTGAGE LOAN ASSET BACKED CERTIFICATES,)		
SERIES 2006-FF18)	
)	
)	
Plaintiff,)	
vs.)	
GLEND A D. SEDOR,)	
)	
Defendant.)	

LEGAL DESCRIPTION

All that certain tract of land designated as Sections 5, Lot 126 and 127 in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the Recorder of Deeds Office in Misc. Docket Map File No. 24:

Excepting and Reserving therefrom and subject to:

1. All Easements, rights of way, reservations, restrictions and limitations shown or contained in prior instruments of record in the aforesaid recorded plan.
2. The Declaration of Restrictions, Treasure Lake, Inc., Recorded in Misc. Book Vol. 146, page 476; all of said restrictions being covenants which run with the land.
3. All minerals and mining rights of every kind and nature.
4. A lien for all unpaid charges or assessments as may be made by Treasure Lake, Inc., or Treasure Lake Property Owners Association, Inc., which lien shall run with the land and be an encumbrance against it.

Having erected thereon a dwelling known as 272 Treasure Lake, Dubois, PA 15801

Map#s 128-C02-005-00126-00-21 and 123-C02-005-00127-00-21

Being the same premises which James P. Finnucan and Donna M. Finnucan by their deed dated 10/07/2006 and recorded on 10/12/06 in the Recorder of Deeds Office of Clearfield County, Pennsylvania in Instrument#\$200617223 granted and conveyed unto Glenda D. Sedor.

IN THE COURT OF COMMON FLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

LASALLE BANK NATIONAL
ASSOCIATION, as trustee for
FIRST FRANKLIN MORTGAGE LOAN
TRUST 2006-FF18,
MORTGAGE LOAN ASSET BACKED
CERTIFICATES,
SERIES 2006-FF18

Plaintiff,

vs.

GLEND A D. SEDOR,

Defendant.

CIVIL DIVISION

NO. 08-434-CD

**PRAECIPE TO REISSUE WRIT OF
EXECUTION AND AFFIDAVIT OF
LAST KNOWN ADDRESS**

Code MORTGAGE FORECLOSURE

Filed on behalf of
Plaintiff

Counsel of record for this
party:

Louis P. Vitti, Esquire
Supreme Court #01072

Louis P. Vitti & Assoc., P.C.
916 Fifth Avenue
Pittsburgh, PA 15219

(412) 281-1725

FILED

JAN 02 2009

William A. Shaw
Prothonotary/Clerk of Courts

Atty pd. 7.00
ICC @ Le wnts
to Sheriff
(610)

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

LASALLE BANK NATIONAL ASSOCIATION, as trustee for)	NO. 08-434-CD
FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF18,)	
MORTGAGE LOAN ASSET BACKED CERTIFICATES,)		
SERIES 2006-FF18)	
)	
)	
Plaintiff,)	
)	
vs.)	
)	
GLEND A D. SEDOR,)	
)	
Defendant.)	

**PRAECIPE TO ISSUE WRIT OF
EXECUTION IN MORTGAGE FORECLOSURE**

TO: PROTHONOTARY OF CLEARFIELD COUNTY

Please, issue a Writ of Execution in favor of the Plaintiff and against the Defendant(s) in
the above-captioned matter as follows:

Amount Due	\$95,175.72
Interest 5/22/08-Sale Date	_____.
Total	\$_____.

The real estate, which is the subject matter of the Praecipe for Writ of Execution is situate
in:

Sandy Township, Clearfield Cty, Cmwltth of PA. HET a dwg k/a 272 Treasure Lake, DuBois, PA
15801.Map Nos. 128-C02-005-00126-00-21 and 123-C02-005-00127-00-21.

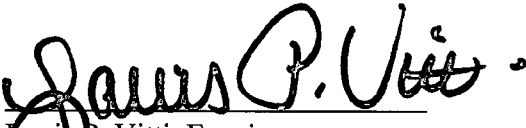

Louis P. Vitti, Esquire
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

LASALLE BANK NATIONAL ASSOCIATION, as trustee for) NO. 08-434-CD
FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF18,)
MORTGAGE LOAN ASSET BACKED CERTIFICATES,)
SERIES 2006-FF18)
Plaintiff,)
vs.)
GLENDA D. SEDOR,)
Defendant.)

AFFIDAVIT

I, Louis P. Vitti, do hereby swear that, to the best of my knowledge, information and belief,
the Defendant(s), is/are the owners of the real property on which the Plaintiff seeks to execute . That the
Defendants' last known address is 272 Treasure Lake, DuBois, PA 15801.


Louis P. Vitti, Esquire

SWORN TO and subscribed

before me this 31st day of

December, 2008.

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Helen Boyce, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires May 4, 2010

Member, Pennsylvania Association of Notaries


Notary Public

COPY

**WRIT OF EXECUTION and/or ATTACHMENT
COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CLEARFIELD
CIVIL ACTION - LAW**

LaSalle Bank National Association

Vs.

NO.: 2008-00434-CD

Glenda D. Sedor

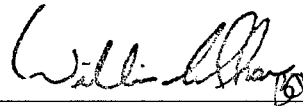
TO THE SHERIFF OF CLEARFIELD COUNTY:

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

- (1) See Attached Description

AMOUNT DUE/PRINCIPAL: \$95,175.72
INTEREST FROM 5/22/08-Sale Date
ATTY'S COMM: \$
DATE: 10/23/2008

PROTH. COSTS PAID: \$135.00
SHERIFF: \$
OTHER COSTS: \$

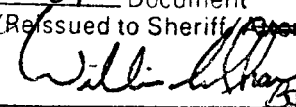


William A. Shaw
Prothonotary/Clerk Civil Division

Received this writ this _____ day
of _____ A.D. _____
At _____ A.M./P.M.

Requesting Party: Louis P. Vitti, Esq.
916 Fifth Ave.
Pittsburgh, PA 15219
(412) 281-1725

Sheriff

11/2/09 Document
Reinstated/Reissued to Sheriff/Deputy
for service. 
~~Deputy~~ Prothonotary

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

LASALLE BANK NATIONAL ASSOCIATION, as trustee for)	NO. 08-434-CD
FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF18,)	
MORTGAGE LOAN ASSET BACKED CERTIFICATES,)		
SERIES 2006-FF18)	
)	
Plaintiff,)	
vs.)	
GLEND A D. SEDOR,)	
)	
Defendant.)	

SHORT DESCRIPTION

Sandy Township, Clearfield County, Commonwealth of Pennsylvania. Having Erected Thereon a dwelling known as 272 Treasure Lake, DuBois, PA 15801. Map Nos. 128-C02-005-00126-00-21 and 123-C02-005-00127-00-21.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

LASALLE BANK NATIONAL ASSOCIATION, as trustee for)	NO. 08-434-CD
FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF18,)	
MORTGAGE LOAN ASSET BACKED CERTIFICATES,)		
SERIES 2006-FF18)	
)	
Plaintiff,)	
vs.)	
GLEND A D. SEDOR,)	
)	
Defendant.)	

LEGAL DESCRIPTION

All that certain tract of land designated as Sections 5, Lot 126 and 127 in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the Recorder of Deeds Office in Misc. Docket Map File No. 24:

Excepting and Reserving therefrom and subject to:

1. All Easements, rights of way, reservations, restrictions and limitations shown or contained in prior instruments of record in the aforesaid recorded plan.
2. The Declaration of Restrictions, Treasure Lake, Inc., Recorded in Misc. Book Vol. 146, page 476; all of said restrictions being covenants which run with the land.
3. All minerals and mining rights of every kind and nature.
4. A lien for all unpaid charges or assessments as may be made by Treasure Lake, Inc., or Treasure Lake Property Owners Association, Inc., which lien shall run with the land and be an encumbrance against it.

Having erected thereon a dwelling known as 272 Treasure Lake, Dubois, PA 15801

Map#s 128-C02-005-00126-00-21 and 123-C02-005-00127-00-21

Being the same premises which James P. Finnucan and Donna M. Finnucan by their deed dated 10/07/2006 and recorded on 10/12/06 in the Recorder of Deeds Office of Clearfield County, Pennsylvania in Instrument#200617223 granted and conveyed unto Glenda D. Sedor.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20869

NO: 08-434-CD

PLAINTIFF: LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF18, MORTGAGE LOAN ASSET BACKED CERTIFICATES,) SERIES 2006-FF18

vs.

DEFENDANT: GLENDA D. SEDOR

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 10/23/2008

LEVY TAKEN 12/2/2008 @ 2:13 PM

POSTED 12/2/2008 @ 2:13 PM

SALE HELD

SOLD TO

SOLD FOR AMOUNT PLUS COSTS

WRIT RETURNED 3/16/2009

DATE DEED FILED **NOT SOLD**

5 FILED

0/8:55 LM
MAR 16 2009

William A. Shaw
Prothonotary/Clerk of Courts

DETAILS

@

SERVED GLENDA D. SEDOR

DEPUTIES UNABLE TO SERVE GLENDA D. SEDOR, DEFENDANT, AT 272 TREASURE LAKE A/K/A 1939 BAY ROAD, SECT 5, LOT 126 & 127, DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA THE PLAINTIFF'S ATTORNEY STAYED SALE.

@

SERVED

NOW, DECEMBER 3, 2009 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE WRIT DUE TO CLIENT'S INSTRUCTION.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20869

NO: 08-434-CD

PLAINTIFF: LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF18, MORTGAGE LOAN ASSET BACKED CERTIFICATES,) SERIES 2006-FF18

vs.

DEFENDANT: GLENDA D. SEDOR

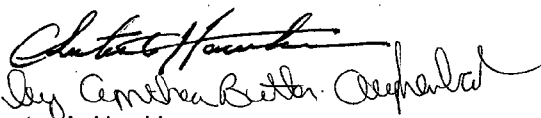
Execution REAL ESTATE

SHERIFF RETURN

SHERIFF HAWKINS \$184.50

SURCHARGE \$20.00 PAID BY ATTORNEY

So Answers,


Chester A. Hawkins
Sheriff

**WRIT OF EXECUTION and/or ATTACHMENT
COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CLEARFIELD
CIVIL ACTION - LAW**

LaSalle Bank National Association

Vs.

NO.: 2008-00434-CD

Glenda D. Sedor

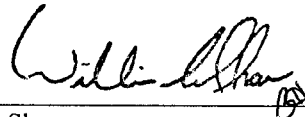
TO THE SHERIFF OF CLEARFIELD COUNTY:

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

(1) See Attached Description

AMOUNT DUE/PRINCIPAL: \$95,175.72
INTEREST FROM 5/22/08-Sale Date
ATTY'S COMM: \$
DATE: 10/23/2008

PROTH. COSTS PAID: \$135.00
SHERIFF: \$
OTHER COSTS: \$



William A. Shaw
Prothonotary/Clerk Civil Division

Received this writ this 23rd day
of October A.D. 2008
At 3:10 A.M./P.M.

Requesting Party: Louis P. Vitti, Esq.
916 Fifth Ave.
Pittsburgh, PA 15219
(412) 281-1725

Charles A. Hunkeler
Sheriff by Cynthia Butler - Clearfield

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

LASALLE BANK NATIONAL ASSOCIATION, as trustee for)	NO. 08-434-CD
FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF18,)	
MORTGAGE LOAN ASSET BACKED CERTIFICATES,)		
SERIES 2006-FF18)	
)	
)	
Plaintiff,)	
)	
vs.)	
GLEND A D. SEDOR,)	
)	
Defendant.)	

SHORT DESCRIPTION

Sandy Township, Clearfield County, Commonwealth of Pennsylvania. Having Erected Thereon a dwelling known as 272 Treasure Lake, DuBois, PA 15801. Map Nos. 128-C02-005-00126-00-21 and 123-C02-005-00127-00-21.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

LASALLE BANK NATIONAL ASSOCIATION, as trustee for)	NO. 08-434-CD
FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF18,)	
MORTGAGE LOAN ASSET BACKED CERTIFICATES,))	
SERIES 2006-FF18)	
)	
Plaintiff,)	
vs.)	
GLEND A D. SEDOR,)	
)	
Defendant.)	

LEGAL DESCRIPTION

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Map#s 128-C02-005-00126-00-21 and 123-C02-005-00127-00-21

Being the same premises which James P. Finnucan and Donna M. Finnucan by their deed dated 10/07/2006 and recorded on 10/12/06 in the Recorder of Deeds Office of Clearfield County, Pennsylvania in Instrument#200617223 granted and conveyed unto Glenda D. Sedor.

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME GLENDA D. SEDOR

NO. 08-434-CD

NOW, March 15, 2009, by virtue of the Writ of Execution hereunto attached, after having given due and legal notice of time and place of sale by publication in a newspaper published in this County and by handbills posted on the premises setting for the date, time and place of sale at the Court House in Clearfield on , I exposed the within described real estate of Glenda D. Sedor to public venue or outcry at which time and place I sold the same to he/she being the highest bidder, for the sum of and made the following appropriations, viz:

SHERIFF COSTS:

RDR	15.00
SERVICE	
MILEAGE	22.23
LEVY	15.00
MILEAGE	22.23
POSTING	15.00
CSDS	10.00
COMMISSION	0.00
POSTAGE	5.04
HANDBILLS	15.00
DISTRIBUTION	25.00
ADVERTISING	15.00
ADD'L SERVICE	
DEED	
ADD'L POSTING	
ADD'L MILEAGE	
ADD'L LEVY	
BID/SETTLEMENT AMOUNT	
RETURNS/DEPUTIZE	
COPIES	15.00
	5.00
BILLING/PHONE/FAX	5.00
CONTINUED SALES	
MISCELLANEOUS	
TOTAL SHERIFF COSTS	\$184.50

DEED COSTS:

ACKNOWLEDGEMENT	
REGISTER & RECORDER	
TRANSFER TAX 2%	0.00
TOTAL DEED COSTS	\$0.00

PLAINTIFF COSTS, DEBT AND INTEREST:

DEBT-AMOUNT DUE	95,175.72
INTEREST @	0.00
FROM TO	
ATTORNEY FEES	
PROTH SATISFACTION	
LATE CHARGES AND FEES	
COST OF SUIT-TO BE ADDED	
FORECLOSURE FEES	
ATTORNEY COMMISSION	
REFUND OF ADVANCE	
REFUND OF SURCHARGE	20.00
SATISFACTION FEE	
ESCROW DEFICIENCY	
PROPERTY INSPECTIONS	
INTEREST	
MISCELLANEOUS	
TOTAL DEBT AND INTEREST	\$95,195.72

COSTS:

ADVERTISING	0.00
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
DUE	
LIEN SEARCH	
ACKNOWLEDGEMENT	
DEED COSTS	0.00
SHERIFF COSTS	184.50
LEGAL JOURNAL COSTS	0.00
PROTHONOTARY	135.00
MORTGAGE SEARCH	
MUNICIPAL LIEN	
TOTAL COSTS	\$319.50

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

CHESTER A. HAWKINS, Sheriff

Louis P. Vitti and Associates, P.C.

COUNSELLORS AT LAW
916 FIFTH AVENUE
PITTSBURGH, PENNSYLVANIA 15219

PHONE: (412) 281-1725

FAX: (412) 281-3810

LOUIS P. VITTI
RODNEY PERMIGIANI



DAVID F. ALPERN ~ *Of Counsel*
Phone: (412) 471-1960 & 1961 / Fax: (412) 232-3666
E-Mail: AlpernDFA@city-net.com

Today is WednesdayDecember 3, 2008

Sheriff of Clearfield County
Clearfield County Courthouse
1/814/765/5915

RE: Glenda Sedor
Sale #: 2008-su-3245-06

To whom it may concern:

Please stay the writ on the above captioned case which is scheduled for the January 9, 2009
_____ Sheriff sale.

REASON: per clients instruction

MONEY REALIZED: YES _____ for the amount of \$ _____

NO XX

Thank you for your attention to this matter.

Very Truly Yours,

Louis P. Vitti

Louis P. Vitti

LPV/

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20900

NO: 08-434-CD

PLAINTIFF: LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF18, MORTGAGE LOAN ASSET BACKED CERTIFICATES SERIES 2006-FF18

vs.

DEFENDANT: GLENDA D. SEDOR

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 1/2/2009

LEVY TAKEN @

POSTED @

SALE HELD

SOLD TO

SOLD FOR AMOUNT PLUS COSTS

WRIT RETURNED 4/7/2009

DATE DEED FILED NOT SOLD

FILED

APR 07 2009

William A. Shaw
Prothonotary/Clerk of Courts

DETAILS

@

SERVED GLENDA D. SEDOR

NOW, JANUARY 26, 2009 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF SALE SCHEDULED FOR APRIL 3, 2009.

@

SERVED

NOW, JANUARY 26, 2009 CANCELED THE ADVERTISING IN THE LEGAL JOURNAL AND THE COURIER EXPRESS

@

SERVED

NOW, APRIL 7, 2009 RETURN THE WRIT AS UNEXECUTED.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20900

NO: 08-434-CD

PLAINTIFF: LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN
TRUST 2006-FF18, MORTGAGE LOAN ASSET BACKED CERTIFICATES SERIES 2006-FF18

vs.

DEFENDANT: GLENDA D. SEDOR

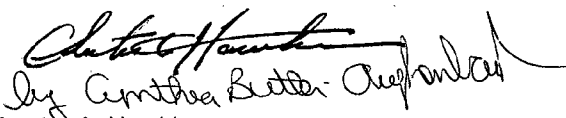
Execution REAL ESTATE

SHERIFF RETURN

SHERIFF HAWKINS \$110.04

SURCHARGE \$20.00 PAID BY ATTORNEY

So Answers,


Chester A. Hawkins
Sheriff

WRIT OF EXECUTION and/or ATTACHMENT
COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CLEARFIELD
CIVIL ACTION - LAW

LaSalle Bank National Association

Vs.

NO.: 2008-00434-CD

Glenda D. Sedor

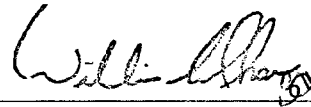
TO THE SHERIFF OF CLEARFIELD COUNTY:

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

- (1) See Attached Description

AMOUNT DUE/PRINCIPAL: \$95,175.72
INTEREST FROM 5/22/08-Sale Date
ATTY'S COMM: \$
DATE: 10/23/2008

PROTH. COSTS PAID: \$135.00
SHERIFF: \$
OTHER COSTS: \$

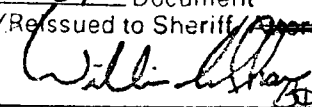


William A. Shaw
Prothonotary/Clerk Civil Division

Received this writ this 2nd day
of January A.D. 2009
At 1:00 A.M./P.M. (P.M.)

Requesting Party: Louis P. Vitti, Esq.
916 Fifth Ave.
Pittsburgh, PA 15219
(412) 281-1725

Charlene A. Hawkins
Sheriff by Cynthia B. Brough

11/21/09 Document
~~Reinstated~~/Reissued to Sheriff ~~for service.~~ for service.

~~Deputy~~ Prothonotary

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

LASALLE BANK NATIONAL ASSOCIATION, as trustee for)	NO. 08-434-CD
FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF18,)	
MORTGAGE LOAN ASSET BACKED CERTIFICATES,)		
SERIES 2006-FF18)	
)	
)	
Plaintiff,)	
vs.)	
GLEND A D. SEDOR,)	
)	
Defendant.)	

SHORT DESCRIPTION

Sandy Township, Clearfield County, Commonwealth of Pennsylvania. Having Erected Thereon a dwelling known as 272 Treasure Lake, DuBois, PA 15801. Map Nos. 128-C02-005-00126-00-21 and 123-C02-005-00127-00-21.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

LASALLE BANK NATIONAL ASSOCIATION, as trustee for)	NO. 08-434-CD
FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF18,)	
MORTGAGE LOAN ASSET BACKED CERTIFICATES,)		
SERIES 2006-FF18)	
)	
)	
Plaintiff,)	
)	
vs.)	
GLEND A. SEDOR,)	
)	
Defendant.)	

LEGAL DESCRIPTION

All that certain tract of land designated as Sections 5, Lot 126 and 127 in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the Recorder of Deeds Office in Misc. Docket Map File No. 24:

Excepting and Reserving therefrom and subject to:

1. All Easements, rights of way, reservations, restrictions and limitations shown or contained in prior instruments of record in the aforesaid recorded plan.
2. The Declaration of Restrictions, Treasure Lake, Inc., Recorded in Misc. Book Vol. 146, page 476; all of said restrictions being covenants which run with the land.
3. All minerals and mining rights of every kind and nature.
4. A lien for all unpaid charges or assessments as may be made by Treasure Lake, Inc., or Treasure Lake Property Owners Association, Inc., which lien shall run with the land and be an encumbrance against it.

Having erected thereon a dwelling known as 272 Treasure Lake, Dubois, PA 15801

Map#s 128-C02-005-00126-00-21 and 123-C02-005-00127-00-21

Being the same premises which James P. Finnucan and Donna M. Finnucan by their deed dated 10/07/2006 and recorded on 10/12/06 in the Recorder of Deeds Office of Clearfield County, Pennsylvania in Instrument#\$200617223 granted and conveyed unto Glenda D. Sedor.

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME GLENDA D. SEDOR

NO. 08-434-CD

NOW, April 07, 2009, by virtue of the Writ of Execution hereunto attached, after having given due and legal notice of time and place of sale by publication in a newspaper published in this County and by handbills posted on the premises setting for the date, time and place of sale at the Court House in Clearfield on , I exposed the within described real estate of Glenda D. Sedor to public venue or outcry at which time and place I sold the same to he/she being the highest bidder, for the sum of and made the following appropriations, viz:

SHERIFF COSTS:

RDR	15.00
SERVICE	
MILEAGE	
LEVY	
MILEAGE	
POSTING	
CSDS	10.00
COMMISSION	0.00
POSTAGE	5.04
HANDBILLS	15.00
DISTRIBUTION	25.00
ADVERTISING	15.00
ADD'L SERVICE	
DEED	
ADD'L POSTING	
ADD'L MILEAGE	
ADD'L LEVY	
BID/SETTLEMENT AMOUNT	
RETURNS/DEPUTIZE	
COPIES	15.00
	5.00
BILLING/PHONE/FAX	5.00
CONTINUED SALES	
MISCELLANEOUS	
TOTAL SHERIFF COSTS	\$110.04

DEED COSTS:

ACKNOWLEDGEMENT	
REGISTER & RECORDER	
TRANSFER TAX 2%	0.00
TOTAL DEED COSTS	\$0.00

PLAINTIFF COSTS, DEBT AND INTEREST:

DEBT-AMOUNT DUE	95,175.72
INTEREST @	0.00
FROM TO	
ATTORNEY FEES	
PROTH SATISFACTION	
LATE CHARGES AND FEES	
COST OF SUIT-TO BE ADDED	
FORECLOSURE FEES	
ATTORNEY COMMISSION	
REFUND OF ADVANCE	
REFUND OF SURCHARGE	20.00
SATISFACTION FEE	
ESCROW DEFICIENCY	
PROPERTY INSPECTIONS	
INTEREST	
MISCELLANEOUS	
TOTAL DEBT AND INTEREST	\$95,195.72

COSTS:

ADVERTISING	0.00
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
DUE	
LIEN SEARCH	
ACKNOWLEDGEMENT	
DEED COSTS	0.00
SHERIFF COSTS	110.04
LEGAL JOURNAL COSTS	0.00
PROTHONOTARY	135.00
MORTGAGE SEARCH	
MUNICIPAL LIEN	
TOTAL COSTS	\$245.04

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

CHESTER A. HAWKINS, Sheriff

Louis P. Vitti and Associates, P.C.

COUNSELLORS AT LAW
316 FIFTH AVENUE
PITTSBURGH, PENNSYLVANIA 15219

PHONE: (412) 281-1725

FAX: (412) 281-3810

LOUIS P. VITTI
RODNEY PERMIGIANI
LOIS M. VITTI **

** Licensed in NY, NJ & PA



DAVID F. ALPERN - *Of Counsel*
Phone: (412) 471-1960 & 1961 / Fax: (412) 232-3566
E-Mail: AlpernDFA@city-net.com

Today is Monday

January 26, 2009

Sheriff of Clearfield County

814-765-5915

RE: Glenda D. Seacor

No. 08-434-CD

To whom it may concern:

Kindly stay the above captioned Sheriff's sale which was scheduled for

April 3, 2009, no money has been realized.

Thank you for your cooperation with this matter.

Very Truly Yours,

Louis P. Vitti

Louis P. Vitti

LPV/hb