

08-495-CD

US Bank vs Jeremish Wisor

In The Court of Common Pleas of Clearfield County, Pennsylvania

Service # 1 of 2 Services

Sheriff Docket # **103914**

U.S. BANK NATIONAL ASSOCIATION as trustee

Case # 08-495-CD

VS.

JEREMIAH WISOR, JESSICA MCCOY and ALL OTHER HEIRS OF
KIMBERLY A. GOSS, KNOWN or UNKNOWN

TYPE OF SERVICE COMPLAINT IN MORTGAGE FORECLOSURE

SHERIFF RETURNS

NOW June 11, 2008 RETURNED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE "NOT SERVED,
TIME EXPIRED" AS TO JEREMIAH WISOR, DEFENDANT.

SERVED BY: /

FILED
013:57301
JUN 11 2008
W.A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 103914
NO: 08-495-CD
SERVICE # 2 OF 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION as trustee

vs.

DEFENDANT: JEREMIAH WISOR, JESSICA MCCOY and ALL OTHER HEIRS OF KIMBERLY A. GOSS, KNOWN or UNKNOWN

SHERIFF RETURN

NOW, April 01, 2008 AT 1:20 PM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON JESSICA MCCOY DEFENDANT AT 1053 PARK AVE. EXT 2B, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO JESSICA MCCOY, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: DEHAVEN / HUNTER

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 103914
NO: 08-495-CD
SERVICES 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION as trustee

vs.

DEFENDANT: JEREMIAH WISOR, JESSICA MCCOY and ALL OTHER HEIRS OF KIMBERLY A. GOSS, KNOWN or UNKNOWN

SHERIFF RETURN

RETURN COSTS

| Description | Paid By | CHECK # | AMOUNT |
|-----------------|---------|---------|--------|
| SURCHARGE | VITTI | 7152 | 10.00 |
| SHERIFF HAWKINS | VITTI | 7152 | 45.20 |

Sworn to Before Me This

So Answers,

____ Day of _____ 2008


Chester A. Hawkins
Sheriff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION,
as Trustee for the Pennsylvania
Housing Finance Agency, pursuant to a
Trust Indenture dated as of April 1,
1982, Assignee of PENNSYLVANIA
HOUSING FINANCE AGENCY,
Assignee of JERSEY SHORE STATE
BANK,

CIVIL DIVISION

NO. 08-495-CD

**COMPLAINT IN MORTGAGE
FORECLOSURE**

MORTGAGE FORECLOSURE

Plaintiff,

Filed on behalf of Plaintiff

VS.

JEREMIAH WISOR, JESSICA MCCOY,
and ALL OTHER HEIRS OF KIMBERLY
A. GOSS, KNOWN OR UNKNOWN,

Defendants.

Counsel of record for this party:

Louis P. Vitti, Esquire
PA I.D #01072
916 Fifth Avenue
Pittsburgh, PA 15219
(412) 281-1725

Property Address:

506 E. Market Street
Clearfield, PA 16830

TO DEFENDANT(S):

YOU ARE HEREBY NOTIFIED TO PLEAD TO THE
ENCLOSED COMPLAINT IN MORTGAGE FORECLOSURE
WITHIN TWENTY (20) DAYS FROM SERVICE HEREOF
OR A DEFAULT JUDGMENT MAY BE ENTERED
AGAINST YOU.

By: IS/ Louis P. Vitti

Attorney for Plaintiff

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

MAR 19 2008

Attest.


William L. Brown
Prothonotary/
Clerk of Courts

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

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 corporation duly authorized to conduct business within the laws of the Commonwealth of Pennsylvania, having a principal place of business located at 211 North Front Street, Harrisburg, Pennsylvania 17101.
2. Kimberly A. Goss (hereinafter "Decedent") is an individual who died October 28, 2007 domiciled at Clearfield, Clearfield County, Pennsylvania.
3. Defendant Jeremiah Wisor is an individual who resides at 204 Reams Road, Osceola Mills, Pennsylvania 16666, who is an heir of a deceased mortgagor and a real owner of the mortgaged property.
4. Defendant Jessica McCoy is an individual who resides at 1053 Park Avenue, Ext. 2B, Clearfield, Pennsylvania 16830, who is an heir of a deceased mortgagor and a real owner of the mortgaged property.
5. Defendants All Other Heirs of Kimberly A. Goss, known or unknown are individuals whose names and addresses are unknown who are heirs of a deceased mortgagor and real owners of the mortgaged property.
6. On the 6th day of June, 2003, in consideration of a loan of Fifty-Nine Thousand Nine Hundred and 00/100 (\$59,900.00) Dollars made by Jersey Shore State Bank, a PA corporation, to Decedent, the said Decedent executed and delivered to Jersey Shore State Bank, a "Note" secured by a Mortgage with the Decedent as mortgagor and Jersey Shore

State Bank, as mortgagee, which mortgage was recorded on the 9th day of June, 2003, in the Office of the Recorder of Deeds of Clearfield County at Instrument No. 200309865. The said mortgage is incorporated herein by reference thereto as though the same were set forth fully at length.

7. The premises secured by the mortgage are:

SEE EXHIBIT "A" ATTACHED HERETO.

8. On the 9th day of June, 2003, Jersey Shore State Bank, a PA corporation, assigned to the Pennsylvania Housing Finance Agency, the said mortgage, that assignment being recorded in the Office of the Recorder of Deeds of Clearfield County on the 9th day of June, 2003 at Instrument No. 200309866. The said assignment is incorporated herein by reference.

9. On the 9th day of November, 2007, Pennsylvania Housing Finance Agency assigned to the Plaintiff, US. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency, et al., the said mortgage, that assignment being recorded in the Office of the Recorder of Deeds of Clearfield County on the 31st day of December, 2007, at Instrument No. 200721263. The said assignment is incorporated herein by reference.

10. 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."

11. Since August 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.

12. 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 mortgagee's intention to foreclose. The appropriate time period has elapsed since the Notice of Intention to Foreclose has been served upon the mortgagor(s).

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

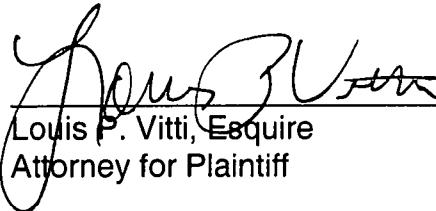
14. Pursuant to Pennsylvania Rule of Civil Procedure 1144, the Plaintiff releases from liability for the debt secured by the mortgage any mortgagor, personal representative, heir or devisee of the mortgagor who is not a real owner of the property as evidenced by the last recorded deed of record at the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

WHEREFORE, pursuant to Pennsylvania Rule of Civil Procedure Number 1147(6), Plaintiff demands judgment for the amount due of Sixty-Two Thousand Five Hundred Sixty-Three and 22/100 Dollars (\$62,563.22) with interest and costs.

Respectfully submitted,

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

BY:



Louis P. Vitti, Esquire
Attorney for Plaintiff

SCHEDULE OF AMOUNTS DUE UNDER MORTGAGE

| | | |
|---|-------------|----------------------------|
| Unpaid Principal Balance | | 54,425.27 |
| Interest @ 4.7500% | from | 07/01/07 |
| (Plus \$7.0827 per day after | 3/31/2008) | through 3/31/2008 1,940.67 |
| Late charges through 3/14/2008 | | |
| 3 months @ 12.50 | | 37.50 |
| Accumulated beforehand | | 50.00 |
| (Plus \$12.50 on the 17th day of each month after | 3/14/2008 | |
| Attorney's fee | | 2,721.26 |
| Escrow deficit | | <u>3,388.52</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 | | 62,563.22 |

EXHIBIT "A"

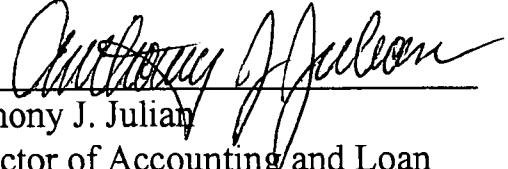
LEGAL DESCRIPTION

The land referred to in this policy is located in the County of Clearfield, Borough of Clearfield, State of Pennsylvania, and described as follows:

Being a lot 50 feet in width on East Market Street and extending in a Northerly direction 169 feet in depth. On the north by lot of Ann McMullen; on the east by lot now or formerly of J.S. Kramer; on the west by lot now or formerly of P.A. Gaulin; on the South by East Market Street; fronting fifty feet on East Market Street and extending back one hundred sixty-nine feet to lot of said Ann McMullen.

VERIFICATION

Anthony J. Julian hereby states that he is the Director of Accounting and Loan Servicing of the Pennsylvania Housing Finance Agency, mortgage servicing agent for Plaintiff in this matter, that he is authorized to take this Verification, and that the statements made in the foregoing Civil Action in Mortgage Foreclosure are true and correct to the best of his knowledge, information and belief. The undersigned understands that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.



Anthony J. Julian
Director of Accounting and Loan
Servicing

Date: 3-14-2008

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION,
as Trustee for the Pennsylvania
Housing Finance Agency, pursuant to a
Trust Indenture dated as of April 1,
1982, Assignee of PENNSYLVANIA
HOUSING FINANCE AGENCY,
Assignee of JERSEY SHORE STATE
BANK,

Plaintiff,

vs.

JEREMIAH WISOR, JESSICA McCOY,
and ALL OTHER HEIRS OF KIMBERLY
A. GOSS, KNOWN OR UNKNOWN,

Defendants.

TO DEFENDANT(S):

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WITHIN TWENTY (20) DAYS FROM SERVICE HEREOF
OR A DEFAULT JUDGMENT MAY BE ENTERED
AGAINST YOU.

By: IS/ Louis P. Vitti

Attorney for Plaintiff

CIVIL DIVISION

NO. 08-495-CD

**COMPLAINT IN MORTGAGE
FORECLOSURE**

MORTGAGE FORECLOSURE

Filed on behalf of Plaintiff

Counsel of record for this party:

Louis P. Vitti, Esquire
PA I.D #01072
916 Fifth Avenue
Pittsburgh, PA 15219
(412) 281-1725

Property Address:

506 E. Market Street

Clearfield, PA 16830

FILED
MAY 5 2008 Atty pd.
MAR 19 2008 95.00
1CC Atty
William A. Shaw
Prothonotary/Clerk of Courts
2CC Sheriff

June 2, 2008 Document
Reinstated/Reissued to Sheriff/Attorney
for service.

Aug 14, 2008 Document
Reinstated/Reissued to Sheriff/Attorney
for service.

Al
Deputy Prothonotary

Deputy Prothonotary

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

COMPLAINT IN MORTGAGE FORECLOSURE

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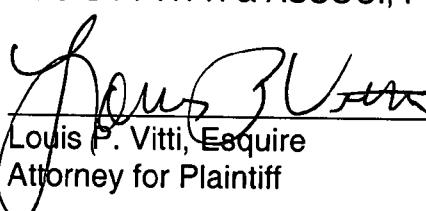
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Respectfully submitted,

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

BY:



Louis P. Vitti, Esquire
Attorney for Plaintiff

SCHEDULE OF AMOUNTS DUE UNDER MORTGAGE

| | | |
|---|---------------|------------------------|
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| Interest @ 4.7500% | from 07/01/07 | through 3/31/2008 |
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| BALANCE DUE | | 62,563.22 |

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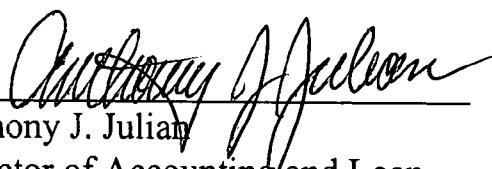
LEGAL DESCRIPTION

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VERIFICATION

Anthony J. Julian hereby states that he is the Director of Accounting and Loan Servicing of the Pennsylvania Housing Finance Agency, mortgage servicing agent for Plaintiff in this matter, that he is authorized to take this Verification, and that the statements made in the foregoing Civil Action in Mortgage Foreclosure are true and correct to the best of his knowledge, information and belief. The undersigned understands that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.



Anthony J. Julian
Director of Accounting and Loan
Servicing

Date: 3-14-2008

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE
AGENCY, PURSUANT TO A TRUST
INDENTURE DATED AS OF APRIL 1,
1982, Assignee of PENNSYLVANIA
HOUSING FINANCE AGENCY, Assignee
of JERSEY SHORE STATE BANK

Plaintiff,

vs.

JEREMIAH WISOR, JESSICA MCCOY
and ALL OTHER HEIRS OF KIMBERLY
A. GOSS, KNOWN OR UNKNOWN,

Defendants.

CIVIL DIVISION

NO. 08-495 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 1cc
M 18 49 67 Atty Vitti
JUN 05 2008
(612)

William A. Shaw
Prothonotary/Clerk of Courts

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

U.S. BANK NATIONAL ASSOCIATION, AS)
TRUSTEE FOR THE PENNSYLVANIA HOUSING)
FINANCE AGENCY, PURSUANT TO A TRUST) No. 08-495-CD
INDENTURE DATED AS OF APRIL 1, 1982,)
Assignee of PENNSYLVANIA HOUSING)
FINANCE AGENCY, Assignee of JERSEY)
SHORE STATE BANK)
)
Plaintiff,)
vs.)
)
JEREMIAH WISOR, JESSICA MCCOY and)
ALL OTHER HEIRS OF KIMBERLY A. GOSS,)
KNOWN OR UNKNOWN,)
)
Defendants.)

NOTICE

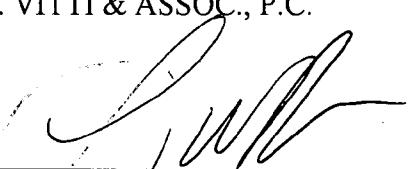
TO: SHERIFF OF CLEARFIELD COUNTY
P.O. BOX 549
CLEARFIELD PA 16830-0549
ATT: CIVIL PROCESS

Take notice that the within Motion to Direct Sheriff Return will be presented before the

Motions Judge, Clearfield County Courthouse, Clearfield, Pennsylvania 16830, as unopposed unless
a responsive pleading is filed.

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

BY: _____


Louis P. Vitti, Esquire
Attorney for Plaintiff

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR)
THE PENNSYLVANIA HOUSING FINANCE AGENCY,) NO. 08-495-CD
PURSUANT TO A TRUST INDENTURE DATED AS OF APRIL)
1, 1982, Assignee of PENNSYLVANIA HOUSING FINANCE)
AGENCY, Assignee of JERSEY SHORE STATE BANK,)
Plaintiff,)
vs.)
JEREMIAH WISOR, JESSICA MCCOY, and ALL OTHER HEIRS)
OF KIMBERLY A. GOSS, KNOWN OR UNKNOWN,)
Defendants)

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:

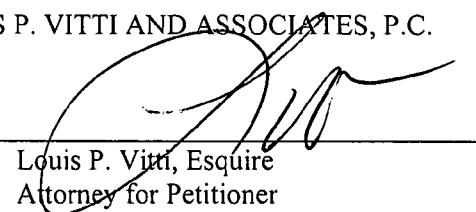
1. Petitioner is the Plaintiff at the above captioned number and term.
2. The Defendants, Jeremiah Wisor, Jessica McCoy and All Other Heirs of Kimberly A. Goss, Known or Unknown are Defendants at the above caption number and term.
3. The action that is filed is an action in mortgage foreclosure for obtaining possession of property for failure to pay the mortgage.
4. Plaintiff/Petitioner's counsel has made contact with the Sheriff's Office of Clearfield County by telephone for status of this case and have received information that Defendant Jessica McCoy was served on April 1, 2008 and Defendant Jeremiah Wisor was not served.
5. The Sheriff has not made a timely return of service and Plaintiff/Petitioner is unable to proceed

further in this action.

WHEREFORE, the Petitioner prays that this Honorable Court enter an order directing the Office of the Sheriff to duly file the 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: June 2, 2008

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

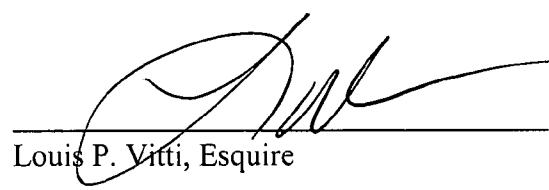
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE)
FOR THE PENNSYLVANIA HOUSING FINANCE) NO. 08-495 CD
AGENCY, PURSUANT TO A TRUST INDENTURE)
DATED AS OF APRIL 1, 1982, Assignee of PENNSYLVANIA)
HOUSING FINANCE AGENCY, Assignee of)
JERSEY SHORE STATE BANK)
Plaintiff,)
vs.)
JEREMIAH WISOR, JESSICA MCCOY and ALL OTHER)
HEIRS OF KIMBERLY A. GOSS, KNOWN OR UNKNOWN,)
Defendants.)

CERTIFICATE OF SERVICE

I, Louis P. Vitti, hereby certify that on the 3rd day of June, 2008, a true and correct copy of the within Motion to Direct Sheriff Return was served upon the following by Regular U.S. Mail:

***SHERIFF OF CLEARFIELD COUNTY
P.O. BOX 549
CLEARFIELD, PA 16830-0549
ATT: CIVIL PROCESS***

I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904, relating to unsworn falsification to authorities.



Louis P. Vitti, Esquire

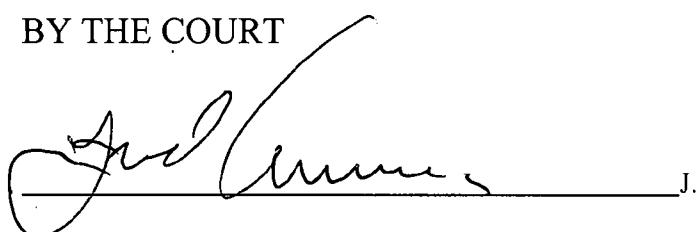
IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR)
THE PENNSYLVANIA HOUSING FINANCE AGENCY,) NO. 08-495-CD
PURSUANT TO A TRUST INDENTURE DATED AS OF APRIL)
1, 1982, Assignee of PENNSYLVANIA HOUSING FINANCE)
AGENCY, Assignee of JERSEY SHORE STATE BANK,)
Plaintiff,)
vs.)
JEREMIAH WISOR, JESSICA MCCOY, and ALL OTHER HEIRS)
OF KIMBERLY A. GOSS, KNOWN OR UNKNOWN,)
Defendants)

ORDER OF COURT

NOW, this 5 day of June, 2008, upon consideration of the Motion for
Court Order to Direct 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 June 16, 2008.

BY THE COURT



FILED
013:477301
JUN 09 2008
William A. Shaw
Prothonotary/Clerk of Courts
610
ICC Atty with
ICC Sheriff
(without memo)

FILED

JUN 09 2008

William A. Shaw
Prothonotary/Clerk of Courts

DATE: 6/9/08

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:

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE
AGENCY, PURSUANT TO A TRUST
INDENTURE DATED AS OF APRIL 1,
1982, Assignee of PENNSYLVANIA
HOUSING FINANCE AGENCY, Assignee
of JERSEY SHORE STATE BANK,

Plaintiff,

vs.

JEREMIAH WISOR, JESSICA MCCOY,
and ALL OTHER HEIRS OF KIMBERLY
A. GOSS, KNOWN OR UNKNOWN

Defendants.

CIVIL DIVISION

NO. 08-495-CD

**PRAECIPE TO REINSTATE
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 *Att'y PAID 7.00*
m 1:38 p.m. GK
NO CC
reinstated
JUN 23 2008 *1 Comp. to Sheriff*

William A. Shaw
Prothonotary/Clerk of Courts

GK

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

'U.S. BANK NATIONAL ASSOCIATION, AS)
TRUSTEE FOR THE PENNSYLVANIA HOUSING) NO. 08-495-CD
FINANCE AGENCY, PURSUANT TO A TRUST)
INDENTURE DATED AS OF APRIL 1, 1982,)
Assignee of PENNSYLVANIA HOUSING)
FINANCE AGENCY, Assignee of JERSEY)
SHORE STATE BANK,)
Plaintiff,)
vs.)
JEREMIAH WISOR, JESSICA MCCOY, and ALL)
OTHER HEIRS OF KIMBERLY A. GOSS,)
KNOWN OR UNKNOWN)
Defendants.)

PRAECIPE TO REINSTATE COMPLAINT

TO THE PROTHONOTARY OF CLEARFIELD COUNTY:

Please reinstate the complaint in the above-captioned case.

Respectfully submitted,

LOUIS P. VITTI & ASSOCIATES, P.C.

BY: 

Louis P. Vitti, Esquire

DATE: June 19, 2008

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
NO: 08-495-CD

U.S. BANK NATIONAL ASSOCIATION, as Trustee
vs
JEREMIAH WISOR al

SERVICE # 1 OF 1

COMPLAINT IN MORTGAGE FORECLOSURE

SERVE BY: 07/23/2008

HEARING:

PAGE: 104314

DEFENDANT: JEREMIAH WISOR
ADDRESS: 204 REAMS ROAD
OSCEOLA MILLS, PA 16666

ALTERNATE ADDRESS

SERVE AND LEAVE WITH: DEFENDANT/AAR

CIRCLE IF THIS HIGHLIGHTED ADDRESS IS: VACANT

OCCUPIED

093:30 AM
JUN 30 2008
William A. Shaw
Prothonotary/Clerk of Courts

ATTEMPTS

6/30/08 4:28pm

SHERIFF'S RETURN

NOW This 30th day of June 2008 AT 2:00 AM / PM SERVED THE WITHIN

COMPLAINT IN MORTGAGE FORECLOSURE ON JEREMIAH WISOR, DEFENDANT

BY HANDING TO JEREMIAH WISOR, Def

A TRUE AND ATTESTED COPY OF THE ORIGINAL DOCUMENT AND MADE KNOW TO HIM / HER THE CONTENTS THEREOF.

ADDRESS SERVED 2436 OLD ERIE Pike WEST Decarie

NOW _____ AT _____ AM / PM POSTED THE WITHIN

COMPLAINT IN MORTGAGE FORECLOSURE FOR JEREMIAH WISOR

AT (ADDRESS) _____

NOW _____ AT _____ AM / PM AFTER DILIGENT SEARCH IN MY BAILIWICK,

I MAKE RETURN OF **NOT FOUND** AS TO JEREMIAH WISOR

REASON UNABLE TO LOCATE _____

SWORN TO BEFORE ME THIS

DAY OF _____ 2008

So Answers: CHESTER A. HAWKINS, SHERIFF

BY: Deputy George F. DeJalder
Deputy Signature

Deputy George F. DeJalder
Print Deputy Name

FILED
2113364 Aug 01 2008 Vitti
William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE
AGENCY, PURSUANT TO A TRUST
INDENTURE DATED AS OF APRIL 1,
1982, Assignee of PENNSYLVANIA
HOUSING FINANCE AGENCY, Assignee
of JERSEY SHORE STATE BANK,

Plaintiff,

vs.

JEREMIAH WISOR, JESSICA MCCOY
and ALL OTHER HEIRS OF KIMBERLY
A. GOSS, KNOWN OR UNKNOWN

Defendants.

CIVIL DIVISION

NO. 08-495 CD

**MOTION FOR SPECIAL
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

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR)
THE PENNSYLVANIA HOUSING FINANCE AGENCY) NO. 08-495 CD
PURSUANT TO A TRUST INDENTURE DATED AS OF)
APRIL 1, 1982, Assignee of PENNSYLVANIA HOUSING)
FINANCE AGENCY, Assignee of JERSEY SHORE STATE)
BANK,)
Plaintiff)
vs.)
JEREMIAH WISOR, JESSICA MCCOY and ALL OTHER)
HEIRS OF KIMBERLY A. GOSS, KNOWN OR UNKNOWN,)
Defendants.)

NOTICE OF PRESENTATION

TO: Jeremiah Wisor
2430 Old Erie Pike
West Decatur, PA 16878 Jessica McCoy
1053 Park Avenue, Ext. 2B
Clearfield, PA 16830

All Other Heirs of Kimberly A. Goss
c/o 506 E. Market Street
Clearfield, PA 16830

Take notice that the within Motion for Service pursuant to Rule 430 of the Pennsylvania Rules of Civil Procedure will be presented before the Motions Judge, Clearfield County Courthouse, Clearfield County, Clearfield, Pennsylvania, as unopposed unless a responsive pleading is filed.

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

RV.

Louis P. Vitti, Esquire
Attorney for Plaintiff

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR)
THE PENNSYLVANIA HOUSING FINANCE AGENCY) NO. 08-495 CD
PURSUANT TO A TRUST INDENTURE DATED AS OF)
APRIL 1, 1982, Assignee of PENNSYLVANIA HOUSING)
FINANCE AGENCY, Assignee of JERSEY SHORE STATE)
BANK,)
Plaintiff)
vs.)
JEREMIAH WISOR, JESSICA MCCOY and ALL OTHER)
HEIRS OF KIMBERLY A. GOSS, KNOWN OR UNKNOWN,)
Defendants.)

**MOTION FOR SPECIAL SERVICE PURSUANT TO RULE 430
AND THE PENNSYLVANIA RULES OF
CIVIL PROCEDURE 400, ET SEQ.**

NOW comes the Plaintiff by and through their attorneys, Louis P. Vitti & Associates, P.C. and Louis P. Vitti, Esquire, and files this motion requesting this Honorable Court permit service pursuant to Pennsylvania Rules of Civil Procedure 400, et seq., and particularly Rule 430 whereof the following is a statement:

1. On March 19, 2008, Plaintiff did file a Complaint in Mortgage Foreclosure at the above-captioned number and term in mortgage foreclosure.
2. Kimberly A. Goss (hereinafter referred to as "Decedent") was an individual who died on October 28, 2007 domiciled at Clearfield County, Clearfield, Pennsylvania.
3. The property that is the subject of this mortgage foreclosure action is **506 East Market Street, Clearfield, Clearfield County, PA 16830.**
4. Defendant Jeremiah Wisor was served with the Complaint on June 30, 2008.

5. Defendant Jessica McCoy was served with the Complaint on April 1, 2008.
6. Plaintiff will never be able to personally serve the Complaint and subsequent pleadings upon Defendants All Other Heirs of Kimberly A. Goss, Known or Unknown.
7. Pursuant to Pennsylvania Rule of Civil Procedure 430(b)(2) service upon heirs may be made by publication.

WHEREFORE, Plaintiff respectfully requests this Honorable Court to enter an order pursuant to Pennsylvania Rules of Civil Procedure 430 and 3129.2 (D) directing service of the complaint and all subsequent documents upon Defendants All Other Heirs of Kimberly A. Goss, Known or Unknown by posting the property on the most public part of the premises by the Sheriff and also by publication one (1) time only in The Progress and one (1) time only in Clearfield Legal Journal and further directing that all subsequent notices and pleadings that require personal service upon said Defendants may be served in this manner except that publication of the Notice of Sheriff's Sale by the Sheriff set forth in Pa.R.C.P. 3129.2(D) is legally sufficient and Plaintiff need not republish the Notice of Sheriff's Sale.

Respectfully submitted,

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

BY: _____

Louis P. Vitti, Esquire
Attorney for Plaintiff
PA ID 01072
916 Fifth Avenue
Pittsburgh, PA 15219
(412) 281-1725

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: July 30, 2008

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR)
THE PENNSYLVANIA HOUSING FINANCE AGENCY) NO. 08-495 CD
PURSUANT TO A TRUST INDENTURE DATED AS OF)
APRIL 1, 1982, Assignee of PENNSYLVANIA HOUSING)
FINANCE AGENCY, Assignee of JERSEY SHORE STATE)
BANK,)
Plaintiff)
vs.)
JEREMIAH WISOR, JESSICA MCCOY and ALL OTHER)
HEIRS OF KIMBERLY A. GOSS, KNOWN OR UNKNOWN,)
Defendants.)

CERTIFICATE OF SERVICE

I, Louis P. Vitti, hereby certify that on the 30th day of July, 2008, a true and correct copy of the within Motion for Special Service was served upon the following by Regular U.S. Mail:

| | |
|------------------------|---------------------------|
| Jeremiah Wisor | Jessica McCoy |
| 2430 Old Erie Pike | 1053 Park Avenue, Ext. 2B |
| West Decatur, PA 16878 | Clearfield, PA 16830 |

All Other Heirs of Kimberly A. Goss, Known or Unknown
c/o 506 E. Market Street
Clearfield, PA 16830

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: _____


Louis P. Vitti, Esquire

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR)
THE PENNSYLVANIA HOUSING FINANCE AGENCY) NO. 08-495 CD
PURSUANT TO A TRUST INDENTURE DATED AS OF)
APRIL 1, 1982, Assignee of PENNSYLVANIA HOUSING)
FINANCE AGENCY, Assignee of JERSEY SHORE STATE)
BANK,)
Plaintiff)
vs.)
JEREMIAH WISOR, JESSICA MCCOY and ALL OTHER)
HEIRS OF KIMBERLY A. GOSS, KNOWN OR UNKNOWN,)
Defendants.)

FILED
01400501
AUG 04 2008

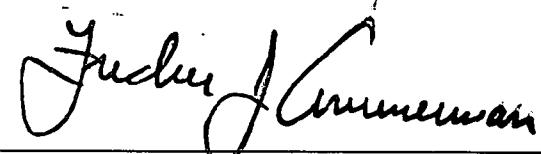
William A. Shaw
Prothonotary/Clerk of Courts
1CCAtty Vitti
ER

ORDER OF COURT

NOW, this 4th day of August, 2008, upon consideration of Plaintiff's Motion for Special Service, it is hereby ORDERED that pursuant to Pennsylvania Rules of Civil Procedure 430, Plaintiff may comply with the applicable service requirements upon Defendants All Other Heirs of Kimberly A. Goss, Known or Unknown by publication one (1) time only in The Progress and one (1) time only in Clearfield Legal Journal; and also by posting the premises on the most public part of the property by the Sheriff.

FURTHER, it is ORDERED that the Plaintiff may serve all subsequent Notices and pleadings that require personal service upon said Defendants in the manner set forth above except that the Notice of Sheriff's Sale made by the Sheriff in the manner set forth in Pa.R.C.P. 3129.2(D) is legally sufficient and Plaintiff need not re-publish. Service shall be deemed effectuated and completed upon the publication and posting of property.

BY THE COURT:

 J.

FILED

AUG 14 2008

~11:20 AM
William A. Shaw
Prothonotary/Clerk of Courts
No Court Copy

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE
AGENCY PURSUANT TO A TRUST
INDENTURE DATED AS OF APRIL 1,
1982, Assignee of PENNSYLVANIA
HOUSING FINANCE AGENCY, Assignee
of JERSEY SHORE STATE BANK,

Plaintiff,

vs.

JEREMIAH WISOR, JESSICA MCCOY
and ALL OTHER HEIRS OF KIMBERLY
A. GOSS, KNOWN OR UNKNOWN

Defendants.

CIVIL DIVISION

NO. 08-495 CD

**PRAECIPE TO REINSTATE
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

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

U.S. BANK NATIONAL ASSOCIATION, AS)
TRUSTEE FOR THE PENNSYLVANIA) NO. 08-495 CD
HOUSING FINANCE AGENCY PURSUANT)
TO A TRUST INDENTURE DATED AS)
OF APRIL 1, 1982, Assignee of PENNSYLVANIA)
HOUSING FINANCE AGENCY, Assignee of)
JERSEY SHORE STATE BANK,)
Plaintiff,)
vs.)
JEREMIAH WISOR, JESSICA MCCOY and)
ALL OTHER HEIRS OF KIMBERLY A. GOSS,)
KNOWN OR UNKNOWN)
Defendants.)

PRAECIPE TO REINSTATE COMPLAINT

TO THE PROTHONOTARY OF CLEARFIELD COUNTY:

Please reinstate the complaint in the above-captioned case.

Respectfully submitted,

LOUIS P. VITTI & ASSOCIATES, P.C.

BY: _____

Louis P. Vitti, Esquire

DATE: August 12, 2008

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE
AGENCY, PURSUANT TO A TRUST
INDENTURE DATED AS OF APRIL 1,
1982, Assignee of PENNSYLVANIA
HOUSING FINANCE AGENCY, Assignee
of JERSEY SHORE STATE BANK,

Plaintiff,

vs.

JEREMIAH WISOR, JESSICA MCCOY
and ALL OTHER HEIRS OF KIMBERLY
A. GOSS, KNOWN OR UNKNOWN

Defendants.

CIVIL DIVISION

NO. 08-495 CD

**PROOF OF PUBLICATION IN
THE PROGRESS**

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
M10/23/01
SEP 05 2008
60
NCC

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT
OF COMMON PLEAS OF
CLEARFIELD COUNTY,
PENNSYLVANIA
IN RE: U.S. Bank
National Association,
as Trustee, et al.

vs.
Jeremiah Wisor, Jessica McCoy
and
All Other Heirs of
Kimberly A. Goss,
Known or Unknown
Attorney for Plaintiff:
Louis P. Vitti, Esquire
Louis P. Vitti & Associates, P.C.
916 Fifth Ave.
Pittsburgh, PA 15219
Phone (412) 281-1725
COMPLAINT IN
MORTGAGE FORECLOSURE
NO. 08-495 CD

You have been named as Defendants in a civil action instituted by U.S. Bank National Association, as trustee, et al. against you in this Court. This action has been instituted to foreclose on a Mortgage dated June 6, 2003, and recorded in the Recorder's Office of Clearfield County at Instrument No. 200309865 on June 9, 2003.

You are hereby notified to plead to the above-referenced Complaint within twenty (20) days from the date of publication of this Notice or a judgment will be entered against you.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. 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 office set forth below to find out where you can get legal help.

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

8:27-1d-b

PROOF OF PUBLICATION

STATE OF PENNSYLVANIA : :
COUNTY OF CLEARFIELD : : SS:

On this 2nd day of September, A.D. 20 08, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Margaret E. Krebs, who being duly sworn according to law, deposes and says that she is the President of The Progressive Publishing Company, Inc., and Associate Publisher of The Progress, a daily newspaper published at Clearfield, in the County of Clearfield and State of Pennsylvania, and established April 5, 1913, and that the annexed is a true copy of a notice or advertisement published in said publication in

the regular issues of August 27, 2008

And that the affiant is not interested in the subject matter of the notice or advertising, and that all of the allegations of this statement as to the time, place, and character of publication are true.

Margaret E. Krebs

Sworn and subscribed to before me the day and year aforesaid.

Cheryl J. Robison
Notary Public
Clearfield, Pa.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Cheryl J. Robison, Notary Public
Clearfield Boro, Clearfield County
My Commission Expires Oct. 31, 2011
Member, Pennsylvania Association of Notaries

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION,
as Trustee for the Pennsylvania
Housing Finance Agency, pursuant to a
Trust Indenture dated as of April 1,
1982, Assignee of PENNSYLVANIA
HOUSING FINANCE AGENCY,
Assignee of JERSEY SHORE STATE
BANK,

Plaintiff,

vs.

JEREMIAH WISOR, JESSICA McCOY,
and ALL OTHER HEIRS OF KIMBERLY
A. GOSS, KNOWN OR UNKNOWN,

Defendants.

CIVIL DIVISION

NO. 08-495 CD

**PROOF OF PUBLICATION IN
THE CLEARFIELD COUNTY
LEGAL JOURNAL**

MORTGAGE FORECLOSURE

Filed on behalf of Plaintiff

Counsel of record for this party:

Louis P. Vitti, Esquire
PA I.D #01072
916 Fifth Avenue
Pittsburgh, PA 15219
(412) 281-1725

FILED *No cc*
MT/2:31:8N
SEP 26 2008 *60*

William A. Shaw
Prothonotary/Clerk of Courts

PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :
:
COUNTY OF CLEARFIELD :

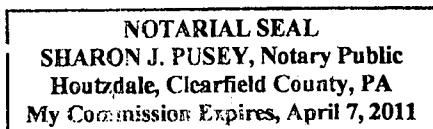
On this 29th day of August AD 2008, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Gary A. Knaresboro editor of the Clearfield County Legal Journal of the Courts of Clearfield County, and that the annexed is a true copy of the notice or advertisement published in said publication in the regular issues of Week of August 29, 2008, Vol. 20, No. 35. And that all of the allegations of this statement as to the time, place, and character of the publication are true.



Gary A. Knaresboro, Esquire
Editor

Sworn and subscribed to before me the day and year aforesaid.

Sharon J. Pusey
Notary Public
My Commission Expires



Louis P. Vitti, Esquire
916 Fifth Ave
Pittsburgh, PA 15219

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

IN RE: U.S. Bank National Association,
as trustee, et al. vs. Jeremiah Wisor, Jessica
McCoy and All Other Heirs of Kimberly A.
Goss, Known or Unknown.

COMPLAINT IN MORTGAGE
FORECLOSURE NO. 08-495 CD

You have been named as Defendants in
a civil action instituted by U.S. Bank National
Association, as trustee, et al. against you in
this Court. This action has been instituted to
foreclose on a Mortgage dated June 6, 2003,

and recorded in the Recorder's Office of
Clearfield County at Instrument No.
200309865 on June 9, 2003.

You are hereby notified to plead to the
above-referenced Complaint within twenty
(20) days from the date of publication of this
Notice or a judgment will be entered against
you.

If you wish to defend, you must enter a
written appearance personally or by attorney
and file your defenses or objections in
writing with the Court. You are warned that if
you fail to do so the case may proceed
without you and judgment may be entered
against you without further notice for the
relief requested by the Plaintiff. You may
lose money or property or other rights
important to you. 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 office set forth below to find
out where you can get legal help.

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

Attorney for Plaintiff: Louis P. Vitti,
Esquire, Louis P. Vitti & Associates, P.C.,
916 Fifth Ave., Pittsburgh, PA 15219. Phone
(412) 281-1725.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 104314
NO: 08-495-CD
SERVICES 1
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, as Trustee
vs.
DEFENDANT: JEREMIAH WISOR al

SHERIFF RETURN

RETURN COSTS

| Description | Paid By | CHECK # | AMOUNT |
|-----------------|---------|---------|--------|
| SHERIFF HAWKINS | VITTI | 8316 | 29.20 |

FILED
09-5561
OCT 03 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

US BANK NATIONAL ASSOCIATION, as
trustee for
THE PENNSYLVANIA HOUSING
FINANCE AGENCY,
pursuant to a trust indenture dated as of
April 1, 1982,
assignee of PENNSYLVANIA HOUSING
FINANCE
AGENCY, assignee of JERSEY SHORE
STATE BANK,

Plaintiff,

vs.

JEREMIAH WISOR, JESSICA MCCOY
and ALL OTHER
HEIRS OF KIMBERLY A. GOSS,
KNOWN OR
UNKNOWN,

Defendants.

CIVIL DIVISION

NO. 08-495 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 Atty pd. 00.00
10/21/2008 NOV 03 2008 Notice to def's.
S William A. Shaw Statement to
Prothonotary/Clerk of Courts Atty
(GIO)

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

US BANK NATIONAL ASSOCIATION, as trustee for) NO. 08-495 cd
THE PENNSYLVANIA HOUSING FINANCE AGENCY,)
pursuant to a trust indenture dated as of April 1, 1982,)
assignee of PENNSYLVANIA HOUSING FINANCE)
AGENCY, assignee of JERSEY SHORE STATE BANK,)
Plaintiff,)
vs.)
JEREMIAH WISOR, JESSICA MCCOY and ALL OTHER))
HEIRS OF KIMBERLY A. GOSS, KNOWN OR)
UNKNOWN,)
Defendants.)

PRAECIPE FOR DEFAULT JUDGMENT
AND ASSESSMENT OF DAMAGES

TO: PROTHONOTARY OF CLEARFIELD

Enter judgment in Default of an Answer in the amount of **\$64,071.84**, in favor of the Us Bank National Association, et al , Plaintiff in the above-captioned action, against the Defendants, **Jeremiah Wisor, Jessica McCoy and All other heris of Kimberly A. Goss, Known or Unknown** and assess Plaintiff's damages as follows and/or as calculated in the Complaint:

| | |
|--|---------------------------|
| Unpaid Principal Balance | \$54,425.27 |
| Interest from 07/01/07-10/30/08 (Plus 6.00% per day after 10/30/08) | 3,449.29 |
| Late charges (Plus \$12.50 per month from 3/14/08-Sale Date) | 37.50 |
| Attorney's fee | 2,721.26 |
| 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>3,388.52</u> |
| Total Amount Due | <u>\$64,071.84</u> |

The real estate, which is the subject matter of the Complaint, is situate in Boro of Clearfield, County of Clearfield, Cmwlth of PA. HET a dwg k/a 506 E. market Street, Clearfield, PA 16830. Parcel# 4.4-K08-217-0091 .


Louis P. Vitti, Esquire
Attorney for the Plaintiff

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

US BANK NATIONAL ASSOCIATION, as trustee for) NO. 08-495 cd
THE PENNSYLVANIA HOUSING FINANCE AGENCY,)
pursuant to a trust indenture dated as of April 1, 1982,)
assignee of PENNSYLVANIA HOUSING FINANCE)
AGENCY, assignee of JERSEY SHORE STATE BANK,)
Plaintiff,)
vs.)
JEREMIAH WISOR, JESSICA MCCOY and ALL OTHER)
HEIRS OF KIMBERLY A. GOSS, KNOWN OR)
UNKNOWN,)
Defendants.)

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 October 17, 2008, giving ten (10) day notice that judgment would be entered should no action be taken.

LOUIS P. VITTI & ASSOCIATES, P.C.

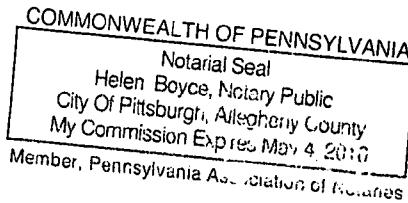
BY:

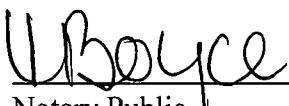

Louis P. Vitti, Esquire
Attorney for Plaintiff

SWORN to and subscribed

before me this 30th day

of October, 2008.




Helen Boyce
Notary Public

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

US BANK NATIONAL ASSOCIATION, as trustee for the PENNSYLVANIA)
HOUSING FINANCE AGENCY, pursuant to a trust indenture dated as April 1)
1982, assignee of PENNSYLVANIA HOUSING FINANCE AGENCY, assignee)
of JERSEY SHORE STATE BANK,)
PLAINTIFF,)
VS.)
JEREMIAH WISOR, JESSICA MCCOY, and ALL OTHER HERIS OF KIMBERLY)
A. GOSS, KNOWN OR UNKNOWN,)
DEFENDANTS,)

IMPORTANT NOTICE

| | | |
|--|---|--|
| TO: Jeremiah Wisor | Jessica McCoy | All other Heirs of Kimberly A. Goss |
| 2430 Old Erie Pike West Decatur, PA 16878 | 1053 Park Ave, Ext 2B Clearfield, PA 16830 | c/o 506 E. Market Street Clearfield, PA 16830 |

Date of Notice: **October 17, 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.

**PROTHONOTARY
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.****

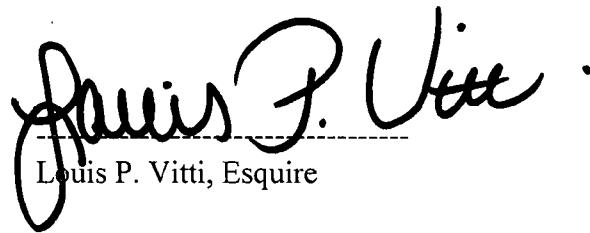
IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

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.

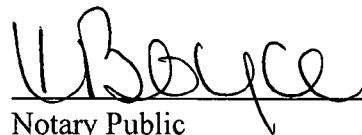
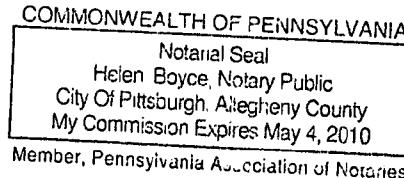
This Affidavit is made under the provisions of the Soldiers and Sailors Civil Relief Act of 1940.



Louis P. Vitti, Esquire

SWORN to and subscribed

before me this 30th day
of October, 2008.



Notary Public

CC/

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

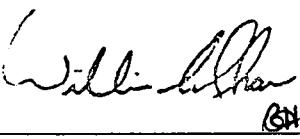
US BANK NATIONAL ASSOCIATION, as trustee for) NO. 08-495 cd
THE PENNSYLVANIA HOUSING FINANCE AGENCY,)
pursuant to a trust indenture dated as of April 1, 1982,)
assignee of PENNSYLVANIA HOUSING FINANCE)
AGENCY, assignee of JERSEY SHORE STATE BANK,)
Plaintiff,)
vs.)
JEREMIAH WISOR, JESSICA MCCOY and ALL OTHER)
HEIRS OF KIMBERLY A. GOSS, KNOWN OR)
UNKNOWN,)
Defendants.)

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 3rd day of November 2008.

Judgment is as follows: **\$64,071.84.**



Deputy

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

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

U.S. Bank National Association
Pennsylvania Housing Finance Agency
Jersey Shore State Bank
Plaintiff(s)

No.: 2008-00495-CD

Real Debt: \$64,071.84

Atty's Comm: \$

Vs. Costs: \$

Int. From: \$

Jeremiah Wisor Entry: \$20.00
Jessica McCoy
Kimberly A. Goss Heirs
Defendant(s)

Instrument: Default Judgment

Date of Entry: November 3, 2008

Expires: November 3, 2013

Certified from the record this 3rd day of November, 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

US BANK NATIONAL ASSOCIATION, as
trustee for
THE PENNSYLVANIA HOUSING
FINANCE AGENCY,
pursuant to a trust indenture dated as of
April 1, 1982,
assignee of PENNSYLVANIA HOUSING
FINANCE
AGENCY, assignee of JERSEY SHORE
STATE BANK,

Plaintiff,
vs.

JEREMIAH WISOR, JESSICA MCCOY
and ALL OTHER
HEIRS OF KIMBERLY A. GOSS,
KNOWN OR
UNKNOWN,

Defendants.

CIVIL DIVISION

NO. NO. 08-495 cd

**PRAECIPE FOR 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 *Atty pd. do. 00.00*
11/25/08 NOV 03 2008 *CC@Lewinits*
wlpropdesc. *to Sheriff*
S *(cc)*
William A. Shaw
Prothonotary/Clerk of Courts

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

US BANK NATIONAL ASSOCIATION, as trustee for) NO. 08-495 cd
THE PENNSYLVANIA HOUSING FINANCE AGENCY,)
pursuant to a trust indenture dated as of April 1, 1982,)
assignee of PENNSYLVANIA HOUSING FINANCE)
AGENCY, assignee of JERSEY SHORE STATE BANK,)
Plaintiff,)
vs.)
JEREMIAH WISOR, JESSICA MCCOY and ALL OTHER)
HEIRS OF KIMBERLY A. GOSS, KNOWN OR)
UNKNOWN,)
Defendants.)

**PRAECIPE FOR WRIT OF
EXECUTION IN MORTGAGE FORECLOSURE**

TO: PROTHONOTARY OF CLEARFIELD COUNTY

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

| | |
|-----------------------------|---------------------------|
| Amount Due | \$64,071.84 |
| Interest 10/31/08-Sale Date | _____ |
| | ,49.00 Prothonotary costs |
| Total | \$ _____ |

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

Boro of Clearfield, County of Clearfield, Cmwlth of PA. HET a dwg k/a 506 E. market Street, Clearfield,
PA 16830. Parcel# 4.4-K08-217-0091 .


Louis P. Vitti, Esquire
Attorney for Plaintiff

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

US BANK NATIONAL ASSOCIATION, as trustee for) NO. 08-495 cd
THE PENNSYLVANIA HOUSING FINANCE AGENCY,)
pursuant to a trust indenture dated as of April 1, 1982,)
assignee of PENNSYLVANIA HOUSING FINANCE)
AGENCY, assignee of JERSEY SHORE STATE BANK,)
Plaintiff,)
vs.)
JEREMIAH WISOR, JESSICA MCCOY and ALL OTHER))
HEIRS OF KIMBERLY A. GOSS, KNOWN OR)
UNKNOWN,)
Defendants.)

AFFIDAVIT

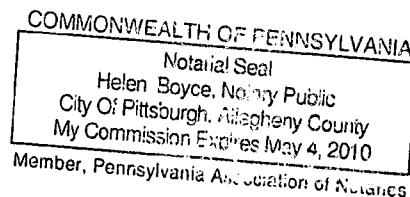
I, Louis P. Vitti, do hereby swear that, to the best of my knowledge, information and belief, the Defendant(s), is/are the owners of the real property on which the Plaintiff seeks to execute. That the Defendant, Jeremiah Wisor last known address is 2430 Old Erie Pike, West Decatur, PA 16878, Jessica McCoy last known address is 1053 Park Ave, Ext 2B, Clearfield, PA 16830, Last known address for all Heris known and unknown at 506 E. market Street, Clearfield, PA 16830.



Louis P. Vitti, Esquire

SWORN TO and subscribed

before me this 30th day of
October, 2008.



Helen Boyce
Notary Public

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

US BANK NATIONAL ASSOCIATION, as trustee for) NO. 08-495 cd
THE PENNSYLVANIA HOUSING FINANCE AGENCY,)
pursuant to a trust indenture dated as of April 1, 1982,)
assignee of PENNSYLVANIA HOUSING FINANCE)
AGENCY, assignee of JERSEY SHORE STATE BANK,)
Plaintiff,)
vs.)
JEREMIAH WISOR, JESSICA MCCOY and ALL OTHER)
HEIRS OF KIMBERLY A. GOSS, KNOWN OR)
UNKNOWN,)
Defendants.)

AFFIDAVIT PURSUANT TO RULE 3129.1

Us Bank National Association, et al , Plaintiff in the above action, sets forth as of the date the Praecepice for the Writ of Execution was filed the following information concerning the real property located at 506 E. Market Street, Clearfield, PA

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

| | |
|--|--|
| Name: | Address (Please indicate if this cannot be reasonably ascertained) |
| Jeremiah Wisor | 2430 Old Erie Pike West Decatur, PA 16878 |
| Jessica McCoy | 1053 Park Ave, Ext 2B Clearfield, PA 16830 |
| All heirs known and unknown of Kimberly goss | 506 East Market Street Clearfield, PA 16830 |

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)

Geisinger Medical Group
McShannon Valley

3 Medical Drive
Philipsburg, PA 16866

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)

None

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 Clearfield Borough

c/o Chris Crago
138 West Market Street
Clearfield, PA 16830

Clearfield Municipal Authority

107 East Market Street
Clearfield, PA 16830

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

506 E. Market
Clearfield, PA 16830

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 30, 2008

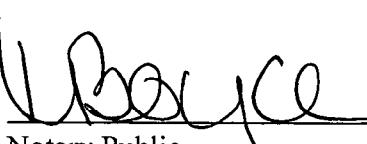
Date


Louis P. Vitti, Esquire
Attorney for Plaintiff

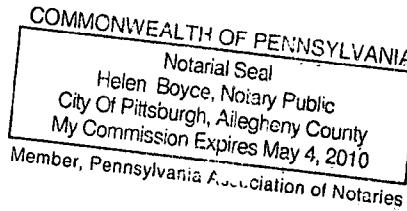
SWORN TO and subscribed

before me this 30th day

of October, 2008.



Notary Public



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

U.S. Bank National Association, as Trustee for
The Pennsylvania Housing Finance Agency, pursuant
to a trust indenture dated as of April 1, 1982, assignee of
Pennsylvania Housing Finance Agency, assignee of
Jersey Shore State Bank

Co. 1

Vs.

NO.: 2008-00495-CD

Jeremiah Wisor, Jessica McCoy, and
All other Heirs of Kimberly A. Goss Heirs,
Known or Unknown

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 Descriptions

AMOUNT DUE/PRINCIPAL: \$64,071.84
INTEREST FROM 10/31/08-Sale Date
ATTY'S COMM: \$
DATE: 11/3/2008

PROTH. COSTS PAID: \$149.00
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 Avenue
Pittsburgh, PA 15219
(412) 281-1725

Sheriff

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

US BANK NATIONAL ASSOCIATION, as trustee for) NO. 08-495 cd
THE PENNSYLVANIA HOUSING FINANCE AGENCY,)
pursuant to a trust indenture dated as of April 1, 1982,)
assignee of PENNSYLVANIA HOUSING FINANCE)
AGENCY, assignee of JERSEY SHORE STATE BANK,)
Plaintiff,)
vs.)
JEREMIAH WISOR, JESSICA MCCOY and ALL OTHER))
HEIRS OF KIMBERLY A. GOSS, KNOWN OR)
UNKNOWN,)
Defendants.)

SHORT DESCRIPTION

Boro of Clearfield, County of Clearfield, Cmwlth of PA. HET a dwg k/a 506 E. market Street, Clearfield,
PA 16830. Parcel# 4.4-K08-217-0091 .

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

US BANK NATIONAL ASSOCIATION, as trustee for) NO. 08-495 cd
THE PENNSYLVANIA HOUSING FINANCE AGENCY,)
pursuant to a trust indenture dated as of April 1, 1982,)
assignee of PENNSYLVANIA HOUSING FINANCE)
AGENCY, assignee of JERSEY SHORE STATE BANK,)
Plaintiff,)
vs.)
JEREMIAH WISOR, JESSICA MCCOY and ALL OTHER)
HEIRS OF KIMBERLY A. GOSS, KNOWN OR)
UNKNOWN,)
Defendants.)

LEGAL DESCRIPTION

The land referred to in this policy is located in the County of Clearfield, Borough of Clearfield, State of Pennsylvania, and described as follows:

Being a lot 50 feet in width on East Market Street and extending in a Northerly direction 169 feet in depth. On the North by lot of Ann McMullen; on the East by lot now or formerly of J.S. Kramer; on the West by lot now or formerly of P.A. Gaulin; on the South by East Market Street; fronting fifty feet on East Market Street and extending back one hundred sixty-nine feet to lot of said Ann McMullen.

Having erected thereon a dwelling known as 506 E. Market Street, Clearfield, PA 16830

Parcel# 4.4-K08-217-00091

Being the same premise which Alan L. Moore, a single individual and Robin L. Moore, a single individual, formerly husband and wife, by their deed dated 5/23/03 and recorded 6/9/03 in the Recorder of Deeds Office of Clearfield County, Pennsylvania in Instrument# 200309864 granted and conveyed unto Kimberly A. Goss, a single individual.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 104538
NO: 08-495-CD
SERVICES 1
COMPLAINT IN MORTGAGE FORECLOSURE &

ORDER

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE

vs.

DEFENDANT: JEREMIAH WISOR, JESSICA MCCOY and ALL OTHER HERIS OF KIMBERLY A. GOSS,
KNOWN OR UNKNOWN

SHERIFF RETURN

RETURN COSTS

| Description | Paid By | CHECK # | AMOUNT |
|-----------------|---------|---------|--------|
| SURCHARGE | VITTI | 9030 | 10.00 |
| SHERIFF HAWKINS | VITTI | 9030 | 11.00 |

S
FILED
9/3/36/08
JAN 07 2008
William A. Shaw
Prothonotary/Clerk of Courts
LM

Sworn to Before Me This

So Answers,

____ Day of _____ 2008



Chester A. Hawkins
Sheriff

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

US BANK NATIONAL ASSOCIATION, as
trustee for
THE PENNSYLVANIA HOUSING
FINANCE AGENCY,
pursuant to a trust indenture dated as of
April 1, 1982,
assignee of PENNSYLVANIA HOUSING
FINANCE
AGENCY, assignee of JERSEY SHORE
STATE BANK,

Plaintiff,

vs.

JEREMIAH WISOR, JESSICA MCCOY
and ALL OTHER
HEIRS OF KIMBERLY A. GOSS,
KNOWN OR
UNKNOWN,

Defendants.

CIVIL DIVISION

NO. 08-495 cd

AFFIDAVIT OF SERVICE

Code 140-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

5/10/2009
APR 20 2009
FILED
NOCC
William A. Shaw
Prothonotary/Clerk of Courts

| | | |
|--|--|------------------------|
| U.S. POSTAL SERVICE | | CERTIFICATE OF MAILING |
| MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER | | |
| Received From: <u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u> | | |
| One piece of ordinary mail addressed to: All heirs known and unknown of Kimberly Goss 506 East Market Street Clearfield, PA 16830 | | |

PS Form 3817, January 2001



| | | |
|---|--|------------------------|
| U.S. POSTAL SERVICE | | CERTIFICATE OF MAILING |
| MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER | | |
| Received From: <u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u> | | |
| One piece of ordinary mail addressed to: Geisinger Medical Group McShannon Valley 3 Medical Drive Philipsburg, PA 16866 | | |

PS Form 3817, January 2001



| | | |
|--|--|------------------------|
| U.S. POSTAL SERVICE | | CERTIFICATE OF MAILING |
| MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER | | |
| Received From: <u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u> | | |
| One piece of ordinary mail addressed to: Tax Collector of Clearfield Borough c/o Chris Crago 138 West Market Street Clearfield, PA 16830 | | |

PS Form 3817, January 2001



| | | |
|--|--|------------------------|
| U.S. POSTAL SERVICE | | CERTIFICATE OF MAILING |
| MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER | | |
| Received From: <u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u> | | |
| One piece of ordinary mail addressed to: Clearfield Municipal Authority 107 East Market Street Clearfield, PA 16830 | | |

PS Form 3817, January 2001



W. Goss 21.08

| | |
|---|--|
| <p>U.S. POSTAL SERVICE CERTIFICATE OF MAILING</p> <p>MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER</p> | |
| <p>Received From:</p> <p><u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u></p> | |
| <p>One piece of ordinary mail addressed to:</p> <p>Commonwealth of PA -DPW P.O. Box 8016 Harrisburg, PA 17105</p> | |

PS Form 3817, January 2001

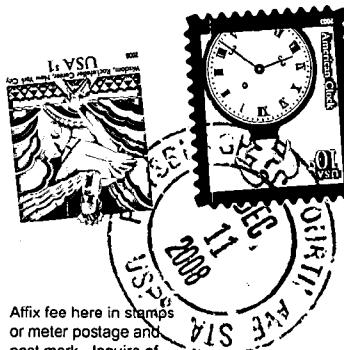
Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



| | |
|---|--|
| <p>U.S. POSTAL SERVICE CERTIFICATE OF MAILING</p> <p>MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER</p> | |
| <p>Received From:</p> <p><u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u></p> | |
| <p>One piece of ordinary mail addressed to:</p> <p>Clerk of Courts Criminal/Civil Division P.O. Box 549 Clearfield, PA 16830</p> | |

PS Form 3817, January 2001

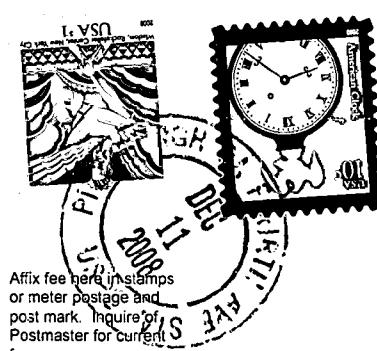
Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



| | |
|---|--|
| <p>U.S. POSTAL SERVICE CERTIFICATE OF MAILING</p> <p>MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER</p> | |
| <p>Received From:</p> <p><u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u></p> | |
| <p>One piece of ordinary mail addressed to:</p> <p>Tax Claim Bureau of Clearfield County 230 East Market Street Clearfield, PA 16830</p> | |

PS Form 3817, January 2001

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



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| <p>U.S. POSTAL SERVICE CERTIFICATE OF MAILING</p> <p>MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER</p> | |
| <p>Received From:</p> <p><u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u></p> | |
| <p>One piece of ordinary mail addressed to:</p> <p>Court of Common Pleas of Clearfield County Domestic Relations Division P.O. Box 549 Clearfield, PA 16830</p> | |

PS Form 3817, January 2001

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



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| U.S. POSTAL SERVICE | CERTIFICATE OF MAILING |
| MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER | |
| Received From: | |
| <u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u> | |
| One piece of ordinary mail addressed to: | |
| PA Dept. of Sheriff Sales Bureau of Compliance Dept. #281230 Harrisburg, PA 17128-1230 | |



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|--|------------------------|
| U.S. POSTAL SERVICE | CERTIFICATE OF MAILING |
| MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER | |
| <p>Received From:</p> <p><u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u></p> | |
| <p>One piece of ordinary mail addressed to:</p> <p>Tenant/Occupant 506 E. Market Clearfield, PA 16830</p> | |



FILED

APR 20 2009

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20876
NO. 08-495-CD

PLAINTIFF: US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PURSUANT TO A TRUST INDENTURE DATED AS OF APRIL 1, 1982, ASSIGNEE OF PENNSYLVANIA HOUSING FINANCE AGENCY, ASSIGNEE OF JERSEY SHORE STATE BANK

vs.

DEFENDANT: JEREMIAH WISOR, JESSICA MCCOY AND ALL OTHER HEIRS OF KIMBERLY A. GOSS, KNOWN OR UNKNOWN

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 11/4/2008

LEVY TAKEN 12/2/2008 @ 1:44 PM

POSTED 12/2/2008 @ 1:44 PM

SALE HELD 5/1/2009

SOLD TO US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PURSUANT TO A TRUST INDENTURE DATED AS OF APRIL 1, 1982

SOLD FOR AMOUNT \$1.00 PLUS COSTS

WRIT RETURNED 5/18/2008

DATE DEED FILED 5/18/2008

SERVICES

SEE ATTACHED SHEET(S) OF SERVICES

02/37/09
FILED
MAY 18 2009
William A. Shaw
Prothonotary/Clerk of Courts
LM

SHERIFF HAWKINS \$276.98

SURCHARGE \$60.00 PAID BY ATTORNEY

Sworn to Before Me This

So Answers,

____ Day of _____ 2009

Chesler Hawkins
by Cynthia Butler-Augustine
Chester A. Hawkins
Sheriff

vs **US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY,
PURSUANT TO A TRUST INDENTURE DATED AS OF APRIL 1, 1982, ASSIGNEE OF PENNSYLVANIA HOUSING
JEREMIAH WISOR, JESSICA MCCOY AND ALL OTHER HEIRS OF KIMBERLY A. GOSS, KNOWN OR UNKNOWN**

1 @ SERVED JEREMIAH WISOR

DEPUTIES UNABLE TO SERVE JEREMIAH WISOR AT 2430 OLD ERIE PIKE, WEST DECATUR, PENNSYLVANIA
BECAUSE DEFENDANT NO LONGER AT THAT ADDRESS.

2 12/3/2008 @ 1:20 PM SERVED JESSICA MCCOY

SERVED JESSICA MCCOY, DEFENDANT, AT HER RESIDENCE 1053 PARK AVENUE, EXT. 2B, CLEARFIELD,
CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO JESSICA MCCOY

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

3 12/2/2008 @ 1:44 PM SERVED HEIRS OF KIMBERLY A. GOSS

POST PER COURT ORDER.

4 @ SERVED

NOW, JANUARY 26, 2009 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO CONTINUE THE SHERIFF
SALE SCHEDULED FOR FEBRUARY 6, 2009 TO MAY 1, 2009.

5 2/17/2009 @ 11:34 AM SERVED JEREMIAH WISOR

SERVED JEREMIAH WISOR, DEFENDANT, AT HIS RESIDENCE 204 REAMS ROAD, OSCEOLA MILLS, PENNSYLVANIA
BY HANDING TO BETH GOSS, AUNT OF DEFENDANT/ADULT AT RESIDENCE

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

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

U.S. Bank National Association, as Trustee for
The Pennsylvania Housing Finance Agency, pursuant
to a trust indenture dated as of April 1, 1982, assignee of
Pennsylvania Housing Finance Agency, assignee of
Jersey Shore State Bank

Vs.

NO.: 2008-00495-CD

Jeremiah Wisor, Jessica McCoy, and
All other Heirs of Kimberly A. Goss Heirs,
Known or Unknown

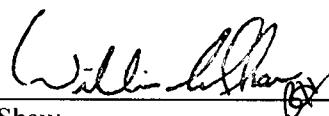
TO THE SHERIFF OF CLEARFIELD COUNTY:

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 Descriptions

AMOUNT DUE/PRINCIPAL: \$64,071.84
INTEREST FROM 10/31/08-Sale Date
ATTY'S COMM: \$
DATE: 11/3/2008

PROTH. COSTS PAID: \$149.00
SHERIFF: \$
OTHER COSTS: \$



William A. Shaw
Prothonotary/Clerk Civil Division

Received this writ this 4th day
of November A.D. 2008
At 8:00 A.M./P.M.

Chesler A. Hawke
Sheriff Cynthia Bitter-Cleghorn

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

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

US BANK NATIONAL ASSOCIATION, as trustee for) NO. 08-495 cd
THE PENNSYLVANIA HOUSING FINANCE AGENCY,)
pursuant to a trust indenture dated as of April 1, 1982,)
assignee of PENNSYLVANIA HOUSING FINANCE)
AGENCY, assignee of JERSEY SHORE STATE BANK,)
Plaintiff,)
vs.)
JEREMIAH WISOR, JESSICA MCCOY and ALL OTHER)
HEIRS OF KIMBERLY A. GOSS, KNOWN OR)
UNKNOWN,)
Defendants.)

SHORT DESCRIPTION

Boro of Clearfield, County of Clearfield, Cmwlth of PA. HET a dwg k/a 506 E. market Street, Clearfield,
PA 16830. Parcel# 4.4-K08-217-0091 .

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

US BANK NATIONAL ASSOCIATION, as trustee for) NO. 08-495 cd
THE PENNSYLVANIA HOUSING FINANCE AGENCY,)
pursuant to a trust indenture dated as of April 1, 1982,)
assignee of PENNSYLVANIA HOUSING FINANCE)
AGENCY, assignee of JERSEY SHORE STATE BANK,)
Plaintiff,)
vs.)
JEREMIAH WISOR, JESSICA MCCOY and ALL OTHER)
HEIRS OF KIMBERLY A. GOSS, KNOWN OR)
UNKNOWN,)
Defendants.)

LEGAL DESCRIPTION

The land referred to in this policy is located in the County of Clearfield, Borough of Clearfield, State of Pennsylvania, and described as follows:

Being a lot 50 feet in width on East Market Street and extending in a Northerly direction 169 feet in depth. On the North by lot of Ann McMullen; on the East by lot now or formerly of J.S. Kramer; on the West by lot now or formerly of P.A. Gaulin; on the South by East Market Street; fronting fifty feet on East Market Street and extending back one hundred sixty-nine feet to lot of said Ann McMullen.

Having erected thereon a dwelling known as 506 E. Market Street, Clearfield, PA 16830

Parcel# 4.4-K08-217-00091

Being the same premise which Alan L. Moore, a single individual and Robin L. Moore, a single individual, formerly husband and wife, by their deed dated 5/23/03 and recorded 6/9/03 in the Recorder of Deeds Office of Clearfield County, Pennsylvania in Instrument# 200309864 granted and conveyed unto Kimberly A. Goss, a single individual.

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME JEREMIAH WISOR

NO. 08-495-CD

NOW, May 18, 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 May 01, 2009, I exposed the within described real estate of Jeremiah Wisor, Jessica Mccoy And All Other Heirs Of Kimberly A. Goss, Known Or Unknown to public venue or outcry at which time and place I sold the same to US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PURSUANT TO A TRUST INDENTURE DATED AS OF APRIL 1, 1982 he/she being the highest bidder, for the sum of \$1.00 plus costs and made the following appropriations, viz:

SHERIFF COSTS:

| | |
|----------------------------|-----------------|
| RDR | 15.00 |
| SERVICE | 15.00 |
| MILEAGE | 14.10 |
| LEVY | 15.00 |
| MILEAGE | 2.00 |
| POSTING | 15.00 |
| CSDS | 10.00 |
| COMMISSION | 0.00 |
| POSTAGE | 5.88 |
| HANDBILLS | 15.00 |
| DISTRIBUTION | 25.00 |
| ADVERTISING | 15.00 |
| ADD'L SERVICE | 30.00 |
| DEED | 30.00 |
| ADD'L POSTING | |
| ADD'L MILEAGE | 24.00 |
| ADD'L LEVY | |
| BID AMOUNT | 1.00 |
| RETURNS/DEPUTIZE | |
| COPIES | 15.00 |
| | 5.00 |
| BILLING/PHONE/FAX | 5.00 |
| CONTINUED SALES | 20.00 |
| MISCELLANEOUS | |
| TOTAL SHERIFF COSTS | \$276.98 |

DEED COSTS:

| | |
|-------------------------|----------------|
| ACKNOWLEDGEMENT | 5.00 |
| REGISTER & RECORDER | 30.50 |
| TRANSFER TAX 2% | 0.00 |
| TOTAL DEED COSTS | \$30.50 |

PLAINTIFF COSTS, DEBT AND INTEREST:

| | |
|--------------------------------|--------------------|
| DEBT-AMOUNT DUE | 64,071.84 |
| INTEREST @ % | 0.00 |
| FROM TO 05/01/2009 | |
| PROTH SATISFACTION | |
| LATE CHARGES AND FEES | |
| COST OF SUIT-TO BE ADDED | |
| FORECLOSURE FEES | |
| ATTORNEY COMMISSION | |
| REFUND OF ADVANCE | |
| REFUND OF SURCHARGE | 60.00 |
| SATISFACTION FEE | |
| ESCROW DEFICIENCY | |
| PROPERTY INSPECTIONS | |
| INTEREST | |
| MISCELLANEOUS | |
| TOTAL DEBT AND INTEREST | \$64,131.84 |

COSTS:

| | |
|---------------------|-------------------|
| ADVERTISING | 283.00 |
| TAXES - COLLECTOR | 330.06 |
| TAXES - TAX CLAIM | |
| DUE | |
| LIEN SEARCH | 100.00 |
| ACKNOWLEDGEMENT | 5.00 |
| DEED COSTS | 30.50 |
| SHERIFF COSTS | 276.98 |
| LEGAL JOURNAL COSTS | 99.00 |
| PROTHONOTARY | 149.00 |
| MORTGAGE SEARCH | 40.00 |
| MUNICIPAL LIEN | 264.05 |
| TOTAL COSTS | \$1,577.59 |

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

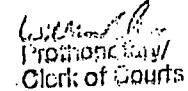
Aug. 14, 2008 Document
Reinstated/Reissued to Sheriff/Attorney
for service. 
Deputy Prothonotary

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR)
THE PENNSYLVANIA HOUSING FINANCE AGENCY) NO. 08-495 CD
PURSUANT TO A TRUST INDENTURE DATED AS OF)
APRIL 1, 1982, Assignee of PENNSYLVANIA HOUSING)
FINANCE AGENCY, Assignee of JERSEY SHORE STATE)
BANK,)
Plaintiff)
vs.) I hereby certify this to be a true
JEREMIAH WISOR, JESSICA MCCOY and ALL OTHER) and attested copy of the original
HEIRS OF KIMBERLY A. GOSS, KNOWN OR UNKNOWN,) statement filed in this case.
Defendants.))
AUG 04 2008

ORDER OF COURT

Attest.


Prothonotary/
Clerk of Courts

NOW, this 4th day of August, 2008, upon consideration of Plaintiff's Motion for Special Service, it is hereby ORDERED that pursuant to Pennsylvania Rules of Civil Procedure 430, Plaintiff may comply with the applicable service requirements upon Defendants All Other Heirs of Kimberly A. Goss, Known or Unknown by publication one (1) time only in The Progress and one (1) time only in Clearfield Legal Journal; and also by posting the premises on the most public part of the property by the Sheriff.

FURTHER, it is ORDERED that the Plaintiff may serve all subsequent Notices and pleadings that require personal service upon said Defendants in the manner set forth above except that the Notice of Sheriff's Sale made by the Sheriff in the manner set forth in Pa.R.C.P. 3129.2(D) is legally sufficient and Plaintiff need not re-publish. Service shall be deemed effectuated and completed upon the publication and posting of property.

BY THE COURT:

/S/ Fredric J Ammerman

J.

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
LOIS M. VITTI **

** Licensed in NY, NJ & PA



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

Today is Monday
January 26, 2009

Sheriff of Clearfield County

814-765-5915

RE: Jeremiah Wisor, Jessica McCoy, et al
No. 08-495-CD

To whom it may concern:

Kindly continue the above captioned Sheriff's sale which was scheduled for
February 6, 2009 to May 1, 2009.

Thank you for your cooperation with this matter.

Very Truly Yours,

Louis P. Vitti
Louis P. Vitti

LPV/hb