

08-1082-CD

Nationstar al vs Erik Ellenberger al

MILSTEAD & ASSOCIATES, LLC  
BY: Mary L. Harbert-Bell, Esquire  
ID No. 80763  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

Attorney for Plaintiff

File: 9.08394

**Nationstar Mortgage, LLC f/k/a Centex  
Home Equity Company, LLC  
350 Highland Drive  
Lewisville, TX 75067,**

**Plaintiff,**

**Vs.**

**Erik S. Ellenberger  
648 South Main Street  
Dubois, PA 15801,**

**and**

**Suzanne L. Ellenberger  
648 South Main Street  
Dubois, PA 15801,**

**Defendants.**

**COURT OF COMMON PLEAS  
CLEARFIELD COUNTY**

**No.: 2008 - 1082 - CD**

**CIVIL ACTION  
MORTGAGE FORECLOSURE**

**FILED**

0 12:09 p.m. MK  
**JUN 12 2008**

William A. Shaw  
Prothonotary/Clerk of Courts

ATTY PAID 95.00

1 CC ATTY

2 CC SHERIFF

## **NOTICE**

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

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

Lawyers Referral and Information Services  
Clearfield County Bar Association  
Clearfield County Courthouse  
230 E. Market Street  
Clearfield, NJ 16830  
800-692-7375

Daniel J. Nelson, Court Admin.  
Clearfield County Courthouse  
230 E. Market Street  
Clearfield, PA 16830  
814-765-2641 ex. 5982

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

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

MILSTEAD & ASSOCIATES, LLC  
BY: Mary L. Harbert-Bell, Esquire  
ID No. 80763  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

Attorney for Plaintiff

**Nationstar Mortgage, LLC f/k/a Centex  
Home Equity Company, LLC  
350 Highland Drive  
Lewisville, TX 75067,**

**Plaintiff,**

**Vs.**

**Erik S. Ellenberger  
648 South Main Street  
Dubois, PA 15801,**

**and**

**Suzanne L. Ellenberger  
648 South Main Street  
Dubois, PA 15801,**

**Defendants.**

**COURT OF COMMON PLEAS  
CLEARFIELD COUNTY**

**No.:**

**CIVIL ACTION  
MORTGAGE FORECLOSURE**

**COMPLAINT IN MORTGAGE FORECLOSURE**

1. Plaintiff, Nationstar Mortgage, LLC f/k/a Centex Home Equity Company, LLC (the "Plaintiff"), is a corporation registered to conduct business in the Commonwealth of Pennsylvania and having an office and place of business at 350 Highland Drive, Lewisville, TX 75067.

2. Defendants, Erik S. Ellenberger and Suzanne L. Ellenberger, (collectively, the "Defendants"), are adult individuals and are the real owners of the premises hereinafter described.

3. Erik S. Ellenberger, Defendant, resides at 648 South Main Street, Dubois, PA 15801.  
Suzanne L. Ellenberger, Defendant, resides at 648 South Main Street, Dubois, PA 15801.

4. On July 26, 2003, in consideration of a loan in the principal amount of \$41,000.00, Erik S. Ellenberger, the Defendant, executed and delivered to Centex Home Equity Company, LLC an adjustable rate note (the "Note") with interest thereon at 9.550 percent per annum, payable as to the principal and interest in equal monthly installments of \$346.25 commencing September 1, 2003. The current interest rate is 14.500 percent per annum.

5. To secure the obligations under the Note, the Defendants executed and delivered to Centex Home Equity Company, LLC a mortgage (the "Mortgage") dated July 26, 2003, recorded on July 31, 2003 in the Department of Records in and for the County of Clearfield under Mortgage Instrument Number 200313550. Pursuant to Pa.R.C.P. 1019 (g) the mortgage is incorporated herein by reference.

6. The Mortgage secures the following real property (the "Mortgaged Premises"): 648 South Main Street, Dubois, PA 15801. A legal description of the Mortgaged Premises is attached hereto as Exhibit "A" and made a part hereof.

7. The Defendants are in default of their obligations pursuant to the Note and Mortgage because payments of principal and interest due January 1, 2008, and monthly thereafter are due and have not been paid, whereby the whole balance of principal and all interest due thereon have become due and payable forthwith together with late charges, escrow deficit (if any) and costs of collection including title search fees and reasonable attorney's fees.

8. The following amounts are due on the Mortgage and Note:

Balance of Principal .....	\$40,166.97
Accrued but Unpaid Interest from	
12/1/07 to 2/29/08	
@ 14.550% per annum	
(\$16.01 per diem)	
3/1/08 to 6/9/08	
@ 14.50% per annum	
(\$15.96 per diem) .....	\$3,068.87

Accrued Late Charges .....	\$429.13
Corporate Advance .....	\$9,577.15
Escrow Advance .....	\$361.86
Title Search Fees .....	\$350.00
Reasonable Attorney's Fees .....	\$1,250.00
TOTAL as of 06/09/2008 .....	\$55,203.98

Plus, the following amounts accrued after June 9, 2008:

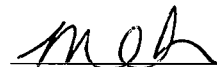
Interest at the Rate of 14.500 per cent per annum (\$15.96 per diem);

Late Charges of \$26.06 per month.

9. Plaintiff has complied fully with Act No. 91 (35 P.S.'1680.401(c) of the 1983 Session of the General Assembly ("Act 91") of the Commonwealth of Pennsylvania, by mailing to the Defendants at 648 South Main Street, Dubois, PA 15801 as well as to address of residences as listed in paragraph 3 of this document on April 29, 2008, the notice pursuant to § 403-C of Act 91, and the applicable time periods therein have expired.

WHEREFORE, Plaintiff demands an in rem judgment against the Defendants for foreclosure and sale of the Mortgaged Premises in the amount due as set forth in paragraph 8, namely, \$55,203.98, plus the following amounts accruing after June 9, 2008, to the date of judgment: (a) interest of \$15.96 per day, (b) late charges of \$26.06 per month, (c) plus interest at the legal rate allowed on judgments after the date of judgment, (d) additional attorney's fees (if any) hereafter incurred, (e) and costs of suit.

MILSTEAD & ASSOCIATES, LLC

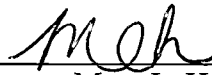


---

Mary L. Harbert-Bell, Esquire  
Attorney for Plaintiff

**VERIFICATION**

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



\_\_\_\_\_  
Name: Mary L. Harbert-Bell, Esquire

Title: Attorney



dhc

age

# EXHIBIT A

# 14600510

Order Number: 000070606

Re: ERIK S. ELLENBERGER

648 SOUTH MAIN STREET  
DU BOIS, PA 15801  
CLEARFIELD County

## EXHIBIT 'A'

ALL THAT CERTAIN message or piece of land situate in the Township of Sandy, County of Clearfield and State of Pennsylvania, in the J. J. Daly Addition to the City of DuBois, bounded and described as follows: BEGINNING at a post on the Northerly side of South Main Street at Southerly corner of Lot No. 18; thence North 35 degrees 27' West 150 feet to a post at Wide Alley; thence South 54 degrees 33' West 50 feet to a post; thence South 35 degrees 27' East, 150 feet to a post; thence North 54 degrees 33' East 50 feet to a post and place of beginning.

### ALSO:

ALL THAT CERTAIN lot, piece or parcel of ground situate in Sandy Township, Clearfield County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING 10 feet South of the Southeast corner of Lot No. 17 of the J.J. Daly plot of lots and running South by line of South Main Street Extension to corner of Lot No. 19 owned by James Cable; thence in a Westerly direction along line of Lot No. 19, 150 feet to an alley; thence in a Northerly direction by a line of said alley 40 feet; thence in an easterly direction 150 feet to the place of beginning. and being a 40 foot strip by 150 foot strip off the south side of Lot No. 18 in said plan of lots to the City of DuBois, recorded in Miscellaneous Book 11, page 560, in the office for the recording of deeds in Clearfield County, Pennsylvania.

MAF #128-B04-440-6 #128078506 AND MAP #128-B04-440-5 #128078508  
INST #200210942

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

NO: 08-1082-CD

NATIONSTAR MORTGAGE, LLC f/k/a CENTEX

vs

SERVICE # 1 OF 2

ERIK S. ELLENBERGER and SUZANNE L. ELLENBERGER

COMPLAINT IN MORTGAGE FORECLOSURE

SERVE BY: 07/12/2008

HEARING:

PAGE: 104273

DEFENDANT: ERIK S. ELLENBERGER

ADDRESS: 648 SOUTH MAIN ST.  
DUBOIS, PA 15801

ALTERNATE ADDRESS

SERVE AND LEAVE WITH: DEFENDANT/AAR

FILED

07:50 AM  
JUN 18 2008

William A. Shaw  
Prothonotary/Clerk of Courts

CIRCLE IF THIS HIGHLIGHTED ADDRESS IS:

VACANT

OCCUPIED

ATTEMPTS

**SHERIFF'S RETURN**

NOW, This 17<sup>th</sup> Day of June 2008 AT 11:17 (AM) PM SERVED THE WITHIN

COMPLAINT IN MORTGAGE FORECLOSURE ON ERIK S. ELLENBERGER, DEFENDANT

BY HANDING TO Suzanne Ellenberger, wife

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

ADDRESS SERVED 648 South Main ST. DUBOIS, PA-15801

NOW \_\_\_\_\_ AT \_\_\_\_\_ AM / PM POSTED THE WITHIN

COMPLAINT IN MORTGAGE FORECLOSURE FOR ERIK S. ELLENBERGER

AT (ADDRESS) \_\_\_\_\_

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

I MAKE RETURN OF **NOT FOUND** AS TO ERIK S. ELLENBERGER

REASON UNABLE TO LOCATE \_\_\_\_\_

SWORN TO BEFORE ME THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_ 2008

So Answers: CHESTER A. HAWKINS, SHERIFF

BY:

Jerome M. Nexling  
Deputy Signature

Jerome M. Nexling  
Print Deputy Name

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

NO: 08-1082-CD

NATIONSTAR MORTGAGE, LLC f/k/a CENTEX

vs

SERVICE # 2 OF 2

ERIK S. ELLENBERGER and SUZANNE L. ELLENBERGER

COMPLAINT IN MORTGAGE FORECLOSURE

SERVE BY: 07/12/2008

HEARING:

PAGE: 104273

DEFENDANT:

SUZANNE L. ELLENBERGER

ADDRESS:

648 SOUTH MAIN ST.

DUBOIS, PA 15801

ALTERNATE ADDRESS

SERVE AND LEAVE WITH: DEFENDANT/AAR

FILED

07/8:50am  
JUN 18 2008

William A. Shaw  
Prothonotary/Clerk of Courts

CIRCLE IF THIS HIGHLIGHTED ADDRESS IS:

VACANT

OCCUPIED

ATTEMPTS

SHERIFF'S RETURN

NOW, This 17<sup>th</sup> Day of JUNE 2008 AT 11:17 AM / PM SERVED THE WITHIN

COMPLAINT IN MORTGAGE FORECLOSURE ON SUZANNE L. ELLENBERGER, DEFENDANT

BY HANDING TO Suzanne Ellenberger / Defendant

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

ADDRESS SERVED 648 South Main St. Dubois, Pa. 15801

NOW AT AM / PM POSTED THE WITHIN

COMPLAINT IN MORTGAGE FORECLOSURE FOR SUZANNE L. ELLENBERGER

AT (ADDRESS)

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

I MAKE RETURN OF NOT FOUND AS TO SUZANNE L. ELLENBERGER

REASON UNABLE TO LOCATE

SWORN TO BEFORE ME THIS

DAY OF 2008

So Answers: CHESTER A. HAWKINS, SHERIFF

BY:

Jerome M. Nexling  
Deputy Signature

Jerome M. Nexling  
Print Deputy Name

MILSTEAD & ASSOCIATES, LLC  
BY: Mary L. Harbert-Bell, Esquire  
ID No. 80763  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

**FILED** *Atty pd. \$20.00*  
*mll:10/20/08*  
**SEP 11 2008** *Notice to Defs.*

William A. Shaw  
Prothonotary/Clerk of Courts

*Statement to Atty*  
*(610)*

Attorney for Plaintiff

**Nationstar Mortgage, LLC f/k/a Centex  
Home Equity Company, LLC  
350 Highland Drive  
Lewisville, TX 75067,  
Plaintiff,**

**COURT OF COMMON PLEAS  
CLEARFIELD COUNTY**

**No.: 2008-1082-CD**

**Vs.**

**Erik S. Ellenberger  
648 South Main Street  
Dubois, PA 15801,  
and  
Suzanne L. Ellenberger  
648 South Main Street  
Dubois, PA 15801,**

**Defendants.**

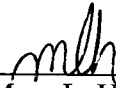
**PRAECIPE FOR JUDGMENT, *IN REM*, FOR FAILURE TO  
ANSWER AND ASSESSMENT OF DAMAGES**

TO THE PROTHONOTARY:

Kindly enter Judgment, *in rem*, in favor of Plaintiff and against Erik S. Ellenberger and Suzanne L. Ellenberger, Defendants, for failure to file an Answer on Plaintiff's Complaint within 20 days from service thereof and for Foreclosure and sale of the mortgaged premises, and assess Plaintiff's damages as follows:

As set forth in Complaint	\$55,203.98
Interest 6/9/08 through 09/10/08	1,500.24
Late Charges	78.18
Additional Corporate Advance	2,945.00
<b>TOTAL</b>	<b>\$59,727.40</b>

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

  
\_\_\_\_\_  
Mary L. Harbert-Bell, Esquire  
Attorney for Plaintiff

DAMAGES ARE HEREBY ASSESSED AS INDICATED

DATE: September 11, 2008

  
\_\_\_\_\_  
PROTHONOTARY

{00279301}

MILSTEAD & ASSOCIATES, LLC  
BY: Mary L. Harbert-Bell, Esquire  
ID No. 80763  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney for Plaintiff

Our file number: 9.08394

**Nationstar Mortgage, LLC f/k/a Centex  
Home Equity Company, LLC,**

**Plaintiff,**

**Vs.**

**Erik S. Ellenberger**

**and**

**Suzanne L. Ellenberger,**

**Defendants.**

**COURT OF COMMON PLEAS  
CLEARFIELD COUNTY**

**No.: 2008-1082-CD**

**TO:** Erik S. Ellenberger  
648 South Main Street,  
Dubois, PA 15801

Suzanne L. Ellenberger  
648 South Main Street,  
Dubois, PA 15801

**DATE OF NOTICE: July 18, 2008**

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT THE INDEBTEDNESS REFERRED TO HEREIN, AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY AS ENFORCEMENT OF LIEN AGAINST PROPERTY.

**IMPORTANT NOTICE**

You are in default because you have failed to enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to claims set forth against you. Unless you act within ten (10) days from the date of this notice, a judgment may be entered against you without a hearing and you may lose your property or other important rights. You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

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

MILSTEAD & ASSOCIATES, LLC



---

By: Mary L. Harbert-Bell, Esquire  
ID No. 80763  
Attorney for Plaintiff

OFFICE OF THE PROTHONOTARY  
COURT OF COMMON PLEAS OF CLEARFIELD COUNTY

Prothonotary

To: Erik S. Ellenberger  
Suzanne L. Ellenberger

Nationstar Mortgage, LLC f/k/a Centex  
Home Equity Company, LLC,

Plaintiff,

Vs.

Erik S. Ellenberger,

and

Suzanne L. Ellenberger,

Defendants.

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

No.: 2008-1082-CD

NOTICE PURSUANT TO RULE 236

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

Prothonotary

*Will. L. Harbert* 9/11/08  
Bth

MORTGAGE FORECLOSURE JUDGMENT BY DEFAULT

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

MARY L. HARBERT-BELL, ESQ. #80763  
MILSTEAD & ASSOCIATES, LLC  
856-482-1400

Notice Pursuant To Fair Debt Collection Practices Act

This is an attempt to collect a debt and any information obtained will be used for that purpose.

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

Nationstar Mortgage, LLC  
Centex Home Equity Company, LLC  
Plaintiff(s)

No.: 2008-01082-CD

Real Debt: \$59,727.40

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Erik S. Ellenberger  
Suzanne L. Ellenberger  
Defendant(s)

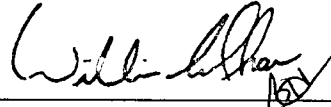
Entry: \$20.00

Instrument: In Rem Judgment

Date of Entry: September 11, 2008

Expires: September 11, 2013

Certified from the record this 11th day of September, 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



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

**Nationstar Mortgage, LLC f/k/a Centex  
Home Equity Company, LLC,**

**Plaintiff,**

**Vs.**

**Erik S. Ellenberger**

**and**

**Suzanne L. Ellenberger,**

**Defendants.**

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

**No.: 2008-1082-CD**

To the Prothonotary:

Issue Writ of Execution in the above matter:

AMOUNT DUE	\$59,727.40
INTEREST	
From 09/11/2008 to Date of Sale at	\$
\$9.82 per diem	
Attorney's Fees	
(Costs to be added)	\$
TOTAL DUE	\$

**Prothonotary costs**      135.00

**FILED**

SEP 11 2008

William A. Shaw  
Prothonotary/Clerk of Courts

*Any pd.  
20.00  
1000 6 writs  
to Sheriff  
@*

{00279301}

ALL THAT CERTAIN MESSUAGE OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF SANDY, COUNTY OF CLEARFIELD AND STATE OF PENNSYLVANIA, IN THE J.J. DALY ADDITION TO THE CITY OF DUBOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POST ON THE NORTHERLY SIDE OF SOUTH MAIN STREET AT SOUTHERLY CORNER OF LOT NO. 18; THENCE NORTH 35 DEGREES 27' WEST 150 FEET TO A POST AT WIDE ALLEY; THENCE SOUTH 54 DEGREES 33' WEST 50 FEET TO A POST; THENCE SOUTH 35 DEGREES 27' EAST, 150 FEET TO A POST; THENCE NORTH 54 DEGREES 33' EAST 50 FEET TO A POST AND PLACE OF BEGINNING.

ALSO:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF GROUND SITUATE IN SANDY TOWNSHIP, CLEARFIELD COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING 10 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT NO. 17 OF THE J.J. DALY PLOT OF LOTS AND RUNNING SOUTH BY LINE OF SOUTH MAIN STREET EXTENSION TO CORNER OF LOT NO. 19 OWNED BY JAMES CABLE; THENCE IN A WESTERLY DIRECTION ALONG LINE OF LOT NO. 19, 150 FEET TO AN ALLEY; THENCE IN A NORTHERLY DIRECTION BY LINE OF SAID ALLEY 40 FEET; THENCE IN AN EASTERLY DIRECTION 150 FEET TO THE PLACE OF BEGINNING. AND BEING A 40 FOOT STRIP BY 150 FOOT STRIP OFF THE SOUTH SIDE OF LOT NO. 18 IN SAID PLAN OF LOTS TO THE CITY OF DUBOIS, RECORDED IN MISCELLANEOUS BOOK 11, PAGE 560, IN THE OFFICE FOR THE RECORDING OF DEEDS IN CLEARFIELD COUNTY, PENNSYLVANIA.

**Being known as 648 South Main Street, Dubois, PA 15801**

**Tax Parcel Number: 128-78506**

SEIZED, taken in execution to be sold as the property of Erik S. Ellenberger and Suzanne L. Ellenberger, at the suit of Nationstar Mortgage, LLC f/k/a Centex Home Equity Company, LLC, Judgment No. 2008-1082-CD.

MILSTEAD & ASSOCIATES, LLC  
BY: Mary L. Harbert-Bell, Esquire  
ID No. 80763  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

**Nationstar Mortgage, LLC f/k/a Centex  
Home Equity Company, LLC,**

**Plaintiff,**

**Vs.**

**Erik S. Ellenberger,**

**and**

**Suzanne L. Ellenberger,**

**Defendants.**

**COURT OF COMMON PLEAS  
CLEARFIELD COUNTY**

**No.: 2008-1082-CD**

**CERTIFICATION**

**CERTIFICATION**

Mary L. Harbert-Bell, Esquire, hereby verifies that she is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ An FHA Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.



Mary L. Harbert-Bell, Esquire  
Attorney for Plaintiff

Date: September 10, 2008

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

Nationstar Mortgage, LLC f/k/a  
Centex Home Equity Company, LLC

Vs.

NO.: 2008-01082-CD

Erik S. Ellenberger and  
Suzanne L. Ellenberger

**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:

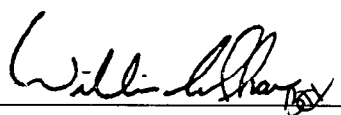
- (1) See Attached Description

AMOUNT DUE/PRINCIPAL: \$59,727.40  
INTEREST FROM 09/11/2008 to date of Sale  
at \$9.82 per diem: \$  
ATTY'S COMM: \$  
DATE: 9/11/2008

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

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

\_\_\_\_\_  
Sheriff

  
\_\_\_\_\_  
William A. Shaw  
Prothonotary/Clerk Civil Division

Requesting Party: Mary L. Harbert-Bell, Esq.  
220 Lake Drive East, Ste. 301  
Cherry Hill, NJ 08002  
(856) 482-1400

ALL THAT CERTAIN MESSAGE OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF SANDY, COUNTY OF CLEARFIELD AND STATE OF PENNSYLVANIA, IN THE J.J. DALY ADDITION TO THE CITY OF DUBOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POST ON THE NORTHERLY SIDE OF SOUTH MAIN STREET AT SOUTHERLY CORNER OF LOT NO. 18; THENCE NORTH 35 DEGREES 27' WEST 150 FEET TO A POST AT WIDE ALLEY; THENCE SOUTH 54 DEGREES 33' WEST 50 FEET TO A POST; THENCE SOUTH 35 DEGREES 27' EAST, 150 FEET TO A POST; THENCE NORTH 54 DEGREES 33' EAST 50 FEET TO A POST AND PLACE OF BEGINNING.

ALSO:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF GROUND SITUATE IN SANDY TOWNSHIP, CLEARFIELD COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING 10 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT NO. 17 OF THE J.J. DALY PLOT OF LOTS AND RUNNING SOUTH BY LINE OF SOUTH MAIN STREET EXTENSION TO CORNER OF LOT NO. 19 OWNED BY JAMES CABLE; THENCE IN A WESTERLY DIRECTION ALONG LINE OF LOT NO. 19, 150 FEET TO AN ALLEY; THENCE IN A NORTHERLY DIRECTION BY LINE OF SAID ALLEY 40 FEET; THENCE IN AN EASTERLY DIRECTION 150 FEET TO THE PLACE OF BEGINNING. AND BEING A 40 FOOT STRIP BY 150 FOOT STRIP OFF THE SOUTH SIDE OF LOT NO. 18 IN SAID PLAN OF LOTS TO THE CITY OF DUBOIS, RECORDED IN MISCELLANEOUS BOOK 11, PAGE 560, IN THE OFFICE FOR THE RECORDING OF DEEDS IN CLEARFIELD COUNTY, PENNSYLVANIA.

**Being known as 648 South Main Street, Dubois, PA 15801**  
**Tax Parcel Number: 128-78506**

SEIZED, taken in execution to be sold as the property of Erik S. Ellenberger and Suzanne L. Ellenberger, at the suit of Nationstar Mortgage, LLC f/k/a Centex Home Equity Company, LLC, Judgment No. 2008-1082-CD.

MILSTEAD & ASSOCIATES, LLC  
BY: Mary L. Harbert-Bell, Esquire  
ID No. 80763  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney for Plaintiff

**FILED** <sup>NO</sup> <sub>CC</sub>  
m/l:le/By  
SEP 11 2008  
William A. Shaw  
Prothonotary/Clerk of Courts

**Nationstar Mortgage, LLC f/k/a Centex  
Home Equity Company, LLC,**

**Plaintiff,**

**Vs.**

**Erik S. Ellenberger**

**and**

**Suzanne L. Ellenberger,**

**Defendants.**

**COURT OF COMMON PLEAS  
CLEARFIELD COUNTY**

**No.: 2008-1082-CD**

**AFFIDAVIT OF SERVICE  
PURSUANT TO RULE 3129.1**

STATE OF PENNSYLVANIA  
COUNTY OF CLEARFIELD

**Nationstar Mortgage, LLC f/k/a Centex Home Equity Company, LLC**, Plaintiff in the above entitled cause of action, sets forth as of the date the praecipe for writ of execution was filed the following information concerning the real property located at 648 South Main Street, Dubois, PA 15801:

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

Erik S. Ellenberger  
648 South Main Street  
Dubois, PA 15801

Suzanne L. Ellenberger  
648 South Main Street  
Dubois, PA 15801

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

Same as above

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

None Known

{00279301}

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

Nationstar Mortgage, LLC f/k/a Centex Home  
Equity Company, LLC  
(Plaintiff herein)  
350 Highland Drive  
Lewisville, TX 75067

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

None Known

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

None Known

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

Tenant/Occupant  
648 South Main Street  
Dubois, PA 15801

Department of Domestic Relations  
Clearfield County Courthouse  
230 E. Market Street  
Clearfield, PA 16830

Commonwealth of Pennsylvania  
Department of Welfare  
P.O. Box 2675  
Harrisburg, PA 17105

I verify that the statements made in the 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.



---

Mary L. Harbert-Bell, Esquire  
Attorney for Plaintiff

Date: September 10, 2008

MILSTEAD & ASSOCIATES, LLC  
BY: Mary L. Harbert-Bell, Esquire  
ID No. 80763  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

Attorney for Plaintiff

**Nationstar Mortgage, LLC f/k/a Centex  
Home Equity Company, LLC,**

**Plaintiff,**

**Vs.**

**Erik S. Ellenberger,**

**and**

**Suzanne L. Ellenberger,**

**Defendants.**

**COURT OF COMMON PLEAS  
CLEARFIELD COUNTY**

**No.: 2008-1082-CD**

**VERIFICATION OF NON-MILITARY SERVICE**

Mary L. Harbert-Bell, Esquire, hereby verifies that she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, she has knowledge of the following facts, to wit:

1. that the defendants are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldier' and Sailors' Civil Relief Act of Congress of 1940, as amended,
2. defendant, Erik S. Ellenberger, is over 18 years of age and resides at 648 South Main Street, Dubois, PA 15801,
3. defendant, Suzanne L. Ellenberger, is over 18 years of age and resides at 648 South Main Street, Dubois, PA 15801.



Mary L. Harbert-Bell, Esquire

**FILED** *NO cc*  
*mjh*  
**SEP 11 2008** *(610)*

William A. Shaw  
Prothonotary/Clerk of Courts

{00279301}



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 104273  
NO: 08-1082-CD  
SERVICES 2  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: NATIONSTAR MORTGAGE, LLC f/k/a CENTEX  
vs.  
DEFENDANT: ERIK S. ELLENBERGER and SUZANNE L. ELLENBERGER

SHERIFF RETURN

RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	MILSTEAD	46650	20.00
SHERIFF HAWKINS	MILSTEAD	46650	43.19

FILED

013'03/21  
SEP 29 2008

William A. Shaw  
Prothonotary/Clerk of Courts

Sworn to Before Me This

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

So Answers,



Chester A. Hawkins  
Sheriff

MILSTEAD & ASSOCIATES, LLC  
BY: Mary L. Harbert-Bell, Esquire  
ID No. 80763  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney for Plaintiff

5  
**FILED** <sup>no cc</sup>  
m/12:39/64  
DEC 05 2008  
William A. Shaw  
Prothonotary/Clerk of Courts

**Nationstar Mortgage, LLC f/k/a Centex Home  
Equity Company, LLC,**

**Plaintiff,**

**Vs.**

**Erik S. Ellenberger**

**and**

**Suzanne L. Ellenberger**

**, Defendants.**

**COURT OF COMMON PLEAS  
CLEARFIELD COUNTY**

**NO.: 2008-1082-CD**

**AFFIDAVIT PURSUANT TO  
Pa.R.C.P. 3129.2**

**COMMONWEALTH OF PENNSYLVANIA**

**SS:**

**COUNTY OF CLEARFIELD**

I, Mary L. Harbert-Bell, Esquire, being duly sworn according to law upon my oath,  
depose and say,

1. On October 22, 2008, a copy of the Notice of Sheriff's Sale of Real Property was  
served on the defendant by certified mail, returned receipt requested. Copies of the signed  
certified cards are attached hereto and made a part hereof as Exhibit "A".


2. On October 22, 2008, a notice of Sheriff's Sale was served upon lien holders of record  
and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto  
and made a part hereof as Exhibit "B".




Mary L. Harbert-Bell, Esquire  
Attorney ID No. 80763  
Milstead and Associates, LLC

Dated: December 2, 2008

{00303957}

2. Article Number		<b>COMPLETE THIS SECTION ON DELIVERY</b>	
 7160 3901 9845 8118 5275		A. Received by (Please Print Clearly) <i>Suzanne Ellenberger</i>	B. Date of Delivery <i>10/22/08</i>
		C. Signature X <i>[Signature]</i>	
		<input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
		D. Is delivery address different from item 1? If YES, enter delivery address below:	
3. Service Type <b>CERTIFIED MAIL</b>			
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes			
1. Article Addressed to: Erik S. Ellenberger 648 South Main Street Dubois, PA 15801		<b>Reference Information</b>  9.08394  PAW  <i>Fuel</i>	

PS Form 3811, January 2005 Domestic Return Receipt

2. Article Number		<b>COMPLETE THIS SECTION ON DELIVERY</b>	
 7160 3901 9845 8118 5282		A. Received by (Please Print Clearly) <i>Suzanne Ellenberger</i>	B. Date of Delivery <i>10/22/08</i>
		C. Signature X <i>[Signature]</i>	
		<input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
		D. Is delivery address different from item 1? If YES, enter delivery address below:	
3. Service Type <b>CERTIFIED MAIL</b>			
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes			
1. Article Addressed to: Suzanne L. Ellenberger 648 South Main Street Dubois, PA 15801		<b>Reference Information</b>  9.08394  PAW	

PS Form 3811, January 2005 Domestic Return Receipt

# NAME AND ADDRESS OF SENDER

MILSTEAD & ASSOCIATES, LLC  
Woodland Falls Corporate Park  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002

## INDICATE TYPE OF MAIL

X Certificate Mailing  
☐ Insured  
☐ COD  
☐ Certified Mail

## CHECK APPROPRIATE BLOCK FOR

Registered Mail:  
☐ With Postal Insurance  
☐ Without Postal Insurance

## POSTMARK AND DATE OF RECEIPT

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee	Rest. Del. Fee	Remarks
1		Tenant/Occupant 648 South Main Street Dubois, PA 15801											
2		Department of Domestic Relations Clearfield County Courthouse 230 E. Market Street Clearfield, PA 16830											
3		Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105											
4													
5													
6													
7													
8													
Total Number of Pieces Listed by Sender		3											



The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.

POSTMASTER, PER  
(Name of receiving employee)

*Best*

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

9.08394

PS FORM 3877

{00181815}

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

DOCKET # 20844  
NO: 08-1082-CD

PLAINTIFF: NATIONSTAR MORTGAE, LLC F/K/A CENTEX HOME EQUITY COMPANY, LLC  
vs.  
DEFENDANT: ERIK S. ELLENBERGER AND SUZANNE L. ELLENBERGER

Execution REAL ESTATE

**SHERIFF RETURN**

DATE RECEIVED WRIT: 9/11/2008

LEVY TAKEN 9/30/2008 @ 3:20 PM

POSTED 9/30/2008 @ 3:20 PM

SALE HELD 12/5/2008

SOLD TO RONALD J. WARD & MYRNA L. WARD

SOLD FOR AMOUNT \$20,000.00 PLUS COSTS

WRIT RETURNED 1/9/2009

DATE DEED FILED 1/9/2009

PROPERTY ADDRESS 648 SOUTH MAIN STREET DUBOIS , PA 15801

5  
**FILED**  
01/12/2009  
JAN 12 2009  
LM  
William A. Shaw  
Prothonotary/Clerk of Courts

**SERVICES**

10/3/2008 @ 12:04 PM SERVED ERIK S. ELLENBERGER

SERVED ERIK S. ELLENBERGER, DEFENDANT, AT HIS RESIDENCE 648 SOUTH MAIN STREET, DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO SUZANNE ELLENBERGER, WIFE/CO-DEFENDANT

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

10/3/2008 @ 12:04 PM SERVED SUZANNE L. ELLENBERGER

SERVED SUZANNE L. ELLENBERGER, DEFENDANT, AT HER RESIDENCE 648 SOUTH MAIN STREET, DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO SUZANNE ELLENBERGER

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.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20844  
NO: 08-1082-CD

PLAINTIFF: NATIONSTAR MORTGAE, LLC F/K/A CENTEX HOME EQUITY COMPANY, LLC  
vs.  
DEFENDANT: ERIK S. ELLENBERGER AND SUZANNE L. ELLENBERGER

Execution REAL ESTATE

SHERIFF RETURN

---

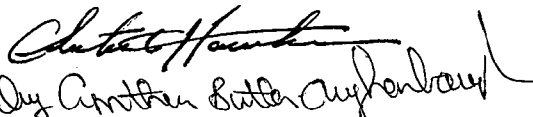
SHERIFF HAWKINS \$687.96

SURCHARGE \$40.00 PAID BY ATTORNEY

Sworn to Before Me This

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

So Answers,

  
Chester A. Hawkins  
Sheriff

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

Nationstar Mortgage, LLC f/k/a  
Centex Home Equity Company, LLC

Vs.

NO.: 2008-01082-CD

Erik S. Ellenberger and  
Suzanne L. Ellenberger

**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: \$59,727.40  
INTEREST FROM 09/11/2008 to date of Sale  
at \$9.82 per diem: \$  
ATTY'S COMM: \$  
DATE: 9/11/2008

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

Received this writ this 11<sup>th</sup> day  
of September A.D. 2008  
At 2:00 A.M. P.M.

Charles A. Harbert-Bell  
Sheriff by Cynthia Bell-Caproni

William A. Shaw  
William A. Shaw  
Prothonotary/Clerk Civil Division

Requesting Party: Mary L. Harbert-Bell, Esq.  
220 Lake Drive East, Ste. 301  
Cherry Hill, NJ 08002  
(856) 482-1400

ALL THAT CERTAIN MESSUAGE OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF SANDY, COUNTY OF CLEARFIELD AND STATE OF PENNSYLVANIA, IN THE J.J. DALY ADDITION TO THE CITY OF DUBOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POST ON THE NORTHERLY SIDE OF SOUTH MAIN STREET AT SOUTHERLY CORNER OF LOT NO. 18; THENCE NORTH 35 DEGREES 27' WEST 150 FEET TO A POST AT WIDE ALLEY; THENCE SOUTH 54 DEGREES 33' WEST 50 FEET TO A POST; THENCE SOUTH 35 DEGREES 27' EAST, 150 FEET TO A POST; THENCE NORTH 54 DEGREES 33' EAST 50 FEET TO A POST AND PLACE OF BEGINNING.

ALSO:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF GROUND SITUATE IN SANDY TOWNSHIP, CLEARFIELD COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING 10 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT NO. 17 OF THE J.J. DALY PLOT OF LOTS AND RUNNING SOUTH BY LINE OF SOUTH MAIN STREET EXTENSION TO CORNER OF LOT NO. 19 OWNED BY JAMES CABLE; THENCE IN A WESTERLY DIRECTION ALONG LINE OF LOT NO. 19, 150 FEET TO AN ALLEY; THENCE IN A NORTHERLY DIRECTION BY LINE OF SAID ALLEY 40 FEET; THENCE IN AN EASTERLY DIRECTION 150 FEET TO THE PLACE OF BEGINNING. AND BEING A 40 FOOT STRIP BY 150 FOOT STRIP OFF THE SOUTH SIDE OF LOT NO. 18 IN SAID PLAN OF LOTS TO THE CITY OF DUBOIS, RECORDED IN MISCELLANEOUS BOOK 11, PAGE 560, IN THE OFFICE FOR THE RECORDING OF DEEDS IN CLEARFIELD COUNTY, PENNSYLVANIA.

**Being known as 648 South Main Street, Dubois, PA 15801**  
**Tax Parcel Number: 128-78506**

SEIZED, taken in execution to be sold as the property of Erik S. Ellenberger and Suzanne L. Ellenberger, at the suit of Nationstar Mortgage, LLC f/k/a Centex Home Equity Company, LLC, Judgment No. 2008-1082-CD.



**REAL ESTATE SALE  
SCHEDULE OF DISTRIBUTION**

NAME ERIK S. ELLENBERGER

NO. 08-1082-CD

NOW, January 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 December 05, 2008, I exposed the within described real estate of Erik S. Ellenberger And Suzanne L. Ellenberger to public venue or outcry at which time and place I sold the same to RONALD J. WARD & MYRNA L. WARD he/she being the highest bidder, for the sum of \$20,000.00 plus costs and made the following appropriations, viz:

**SHERIFF COSTS:**

RDR	15.00
SERVICE	15.00
MILEAGE	22.23
LEVY	15.00
MILEAGE	22.23
POSTING	15.00
CSDS	10.00
COMMISSION	400.00
POSTAGE	5.04
HANDBILLS	15.00
DISTRIBUTION	25.00
ADVERTISING	15.00
ADD'L SERVICE	15.00
DEED	30.00
ADD'L POSTING	
ADD'L MILEAGE	43.46
ADD'L LEVY	
BID AMOUNT	20,000.00
RETURNS/DEPUTIZE	
COPIES	15.00
	5.00
BILLING/PHONE/FAX	5.00
CONTINUED SALES	
MISCELLANEOUS	40.00
<b>TOTAL SHERIFF COSTS</b>	<b>\$727.96</b>

**DEED COSTS:**

ACKNOWLEDGEMENT	5.00
REGISTER & RECORDER	30.00
TRANSFER TAX 2%	1,104.76
<b>TOTAL DEED COSTS</b>	<b>\$1,134.76</b>

**PLAINTIFF COSTS, DEBT AND INTEREST:**

DEBT-AMOUNT DUE	59,727.40
INTEREST @ 9.8200 %	834.70
FROM 09/11/2008 TO 12/05/2008	
PROTH SATISFACTION	
LATE CHARGES AND FEES	
COST OF SUIT-TO BE ADDED	
FORECLOSURE FEES	
ATTORNEY COMMISSION	
REFUND OF ADVANCE	
REFUND OF SURCHARGE	40.00
SATISFACTION FEE	
ESCROW DEFICIENCY	
PROPERTY INSPECTIONS	
INTEREST	
MISCELLANEOUS	
<b>TOTAL DEBT AND INTEREST</b>	<b>\$60,602.10</b>

**COSTS:**

ADVERTISING	1,363.59
TAXES - COLLECTOR	
TAXES - TAX CLAIM	8.99
DUE	
LIEN SEARCH	100.00
ACKNOWLEDGEMENT	5.00
DEED COSTS	1,134.76
SHERIFF COSTS	727.96
LEGAL JOURNAL COSTS	162.00
PROTHONOTARY	135.00
MORTGAGE SEARCH	40.00
MUNICIPAL LIEN	4,944.59
<b>TOTAL COSTS</b>	<b>\$8,621.89</b>

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

CHESTER A. HAWKINS, Sheriff