

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,**

**COURT OF COMMON PLEAS  
CLEARFIELD COUNTY**

**Plaintiff,**

**Vs.**

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

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

**CIVIL ACTION  
MORTGAGE FORECLOSURE**

**and**

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

**Defendants.**

**FILED**  
0 12:09 P.M. GK  
JUN 12 2008  
S

ATTY PAID 95.00  
1 CC ATTY  
2 CC SHERIFF

William A. Shaw  
Prothonotary/Clerk of Courts

## **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.



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Name: Mary L. Harbert-Bell, Esquire  
Title: Attorney

~~objr~~~~regd~~

# EXHIBIT A

# 14600-510

Order Number: 000070606  
Re: ERIK S. ELLENBERGER

648 SOUTH MAIN STREET  
DU BOIS, PA 15801  
CLEARFIELD County

EXHIBIT 'A'

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 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 sid eof 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

~~48-84-14824~~

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

NO: 08-1082-CD

NATIONSTAR MCRTGAGE, LLC f/k/a CENTEX

vs

ERIK S. ELLENBERGER and SUZANNE L. ELLENBERGER

COMPLAINT IN MORTGAGE FORECLOSURE

SERVICE # 1 OF 2

SERVE BY: 07/12/2008

HEARING:

PAGE: 104273

FILED

08:50AM

JUN 18 2008

DEFENDANT: ERIK S. ELLENBERGER  
ADDRESS: 648 SOUTH MAIN ST.  
DUBOIS, PA 15801

ALTERNATE ADDRESS

SERVE AND LEAVE WITH: DEFENDANT/AAR

CIRCLE IF THIS HIGHLIGHTED ADDRESS IS: ]

VACANT

OCCUPIED

William A. Shaw  
Prothonotary/Clerk of Courts

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 Ell enberger, wife

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

ADDRESS SERVED 448 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 \_\_\_\_\_

So Answers: CHESTER A. HAWKINS, SHERIFF

SWORN TO BEFORE ME THIS

BY:

Jerome M. Neveling

Deputy Signature

Jerome M. Neveling

Print Deputy Name

DAY OF 2008

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

NO: 08-1082-CD

NATIONSTAR MORTGAGE, LLC f/k/a CENTEX

VS

ERIK S. ELLENBERGER and SUZANNE L. ELLENBERGER

COMPLAINT IN MORTGAGE FORECLOSURE

SERVICE # 2 OF 2

SERVE BY: 07/12/2008

HEARING:

PAGE: 104273

FILED

08:50am  
JUN 18 2008

LM

William A. Shaw  
Prothonotary/Clerk of Courts

DEFENDANT: SUZANNE L. ELLENBERGER  
ADDRESS: 648 SOUTH MAIN ST.  
DUBOIS, PA 15801

ALTERNATE ADDRESS

SERVE AND LEAVE WITH: DEFENDANT/AAR

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 \_\_\_\_\_

So Answers: CHESTER A. HAWKINS, SHERIFF

SWORN TO BEFORE ME THIS

BY:

Jerome M. Nebling  
Deputy Signature

Jerome M. Nebling  
Print Deputy Name

DAY OF                    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

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.

FILED Atty pd \$20.00

mm/10/08  
SEP 11 2008 Notice to Defs.

William A. Shaw  
Prothonotary/Clerk of Courts

Statement to Atty  
(610)

Attorney for Plaintiff

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

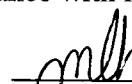
No.: 2008-1082-CD

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.

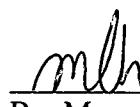
**IMPORTANT NOTICE**

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.

{00020971}

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

MILSTEAD & ASSOCIATES, LLC

  
By: 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**

Prothonotary

*Willithan* 8/10/08

**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: \$

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

Int. From: \$

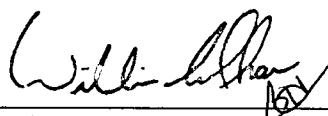
Entry: \$20.00

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** *Atty pd. 20.00*  
*M 11/4/2008*  
**SEP 11 2008** *1CC 6 writs*  
William A. Shaw *to Sheriff*  
Prothonotary/Clerk of Courts

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:

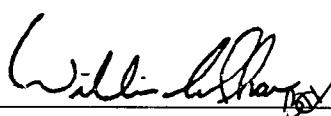
(1) See Attached Description

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 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  
Attorney for Plaintiff

FILED NO CC  
m/l/le/AD  
SEP 11 2008  
C.R.  
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

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,**

**COURT OF COMMON PLEAS  
CLEARFIELD COUNTY**

**Plaintiff,**

**Vs.**

**Erik S. Ellenberger,**

**and**

**Suzanne L. Ellenberger,**

**Defendants.**

**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

{00279301}

**FILED**  
M 11 10 08  
SEP 11 2008  
NO cc  
(60)

William A. Shaw  
Prothonotary/Clerk of Courts

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**  
01/30/2008  
SEP 29 2008  
William A. Shaw  
Prothonotary/Clerk of Courts

Sworn to Before Me This

So Answers,

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



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

FILED NOCC  
m/12/3964  
DEC 05 2008  
William A. Shaw  
Prothonotary/Clerk of Courts  
LM

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

**COURT OF COMMON PLEAS  
CLEARFIELD COUNTY**

**Plaintiff,**

**Vs.**

**Erik S. Ellenberger**

**and**

**Suzanne L. Ellenberger**

**Defendants.**

**COMMONWEALTH OF PENNSYLVANIA**

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

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

**COUNTY OF CLEARFIELD**

**SS:**

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



7160 3901 9845 8118 5275

3. Service Type **CERTIFIED MAIL**4. Restricted Delivery? (Extra Fee)  Yes

## 1. Article Addressed to:

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

**COMPLETE THIS SECTION ON DELIVERY**

## A. Received by (Please Print Clearly)

Suzanne Ellenberger

## B. Date of Delivery

10/22/08

## C. Signature

 Agent  
 Addressee

## D. Is delivery address different from item 1?

If YES, enter delivery address below:

 Yes  
 No
**Reference Information**

9.08394

PAW

PS Form 3811, January 2005

Domestic Return Receipt

15801 3901 9845 8118 5275

**COMPLETE THIS SECTION ON DELIVERY**

## A. Received by (Please Print Clearly)

Suzanne Ellenberger

## B. Date of Delivery

10/22/08

## C. Signature

 Agent  
 Addressee

## D. Is delivery address different from item 1?

If YES, enter delivery address below:

 Yes  
 No
**Reference Information**

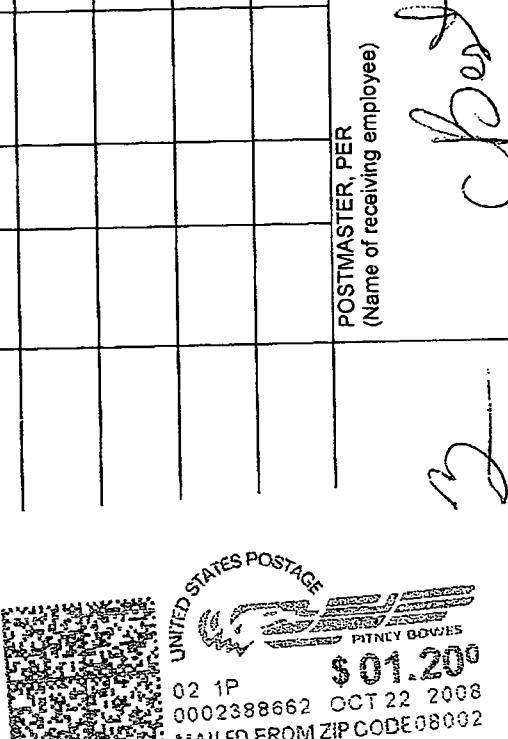
9.08394

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

<b>INDICATE TYPE OF MAIL</b>		<b>CHECK APPROPRIATE BLOCK FOR</b>		<b>POSTMARK AND DATE OF RECEIPT</b>			
				<input checked="" type="checkbox"/> Registered Mail: <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified Mail			
				<input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without Postal Insurance			
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.
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							
				<b>POSTMASTER, PER</b> (Name of receiving employee) 			
							
				Total Number of Pieces Listed by Sender 3			
				<b>FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL</b>			
				<b>PS FORM 3877</b> 9.08394			

**POSTMARK AND DATE OF RECEIPT**  
 Affix stamp here if issued as certificate of mailing  
 or for additional copies of this bill.

1  
 2  
 3  
 4  
 5  
 6  
 7  
 8

PA 08002  
 OCT 22 2008  
 HARRISBURG, PA  
 CERITIFIED  
 SPECIAL DELIVERY  
 MAIL

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.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20844  
NO: 08-1082-CD

PLAINTIFF: NATIONSTAR MORTGAGE, 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

*S*  
**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 MORTGAGE, LLC F/K/A CENTEX HOME EQUITY COMPANY, LLC  
NO. 08-1882-CD  
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

### So Answers,

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

Chester A. Hawkins  
Dry Custer Butter Aughabay  
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: \$

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

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

Debra A. Harberts  
Sheriff by Cynthia Bellor-Aufderheide

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:**

**PLAINTIFF COSTS, DEBT AND INTEREST:**

RDR	15.00	DEBT-AMOUNT DUE	59,727.40
SERVICE	15.00	INTEREST @ 9.8200 %	834.70
MILEAGE	22.23	FROM 09/11/2008 TO 12/05/2008	
LEVY	15.00		
MILEAGE	22.23	PROTH SATISFACTION	
POSTING	15.00	LATE CHARGES AND FEES	
CSDS	10.00	COST OF SUIT-TO BE ADDED	
COMMISSION	400.00	FORECLOSURE FEES	
POSTAGE	5.04	ATTORNEY COMMISSION	
HANDBILLS	15.00	REFUND OF ADVANCE	
DISTRIBUTION	25.00	REFUND OF SURCHARGE	40.00
ADVERTISING	15.00	SATISFACTION FEE	
ADD'L SERVICE	15.00	ESCROW DEFICIENCY	
DEED	30.00	PROPERTY INSPECTIONS	
ADD'L POSTING		INTEREST	
ADD'L MILEAGE	43.46	MISCELLANEOUS	
ADD'L LEVY			
BID AMOUNT	20,000.00	<b>TOTAL DEBT AND INTEREST</b>	<b>\$60,602.10</b>
RETURNS/DEPUTIZE			
COPIES	15.00	<b>COSTS:</b>	
	5.00	ADVERTISING	1,363.59
BILLING/PHONE/FAX	5.00	TAXES - COLLECTOR	
CONTINUED SALES		TAXES - TAX CLAIM	8.99
MISCELLANEOUS	40.00	DUE	
<b>TOTAL SHERIFF COSTS</b>	<b>\$727.96</b>	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>

**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>

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