

08-1125-CD

PHH Mort. Corp. vs Cory D. Bailor

PHELAN HALLINAN & SCHMIEG, LLP
LAWRENCE T. PHELAN, ESQ., Id. No. 32227
FRANCIS S. HALLINAN, ESQ., Id. No. 62695
DANIEL G. SCHMIEG, ESQ., Id. No. 62205
MICHELE M. BRADFORD, ESQ., Id. No. 69849
JUDITH T. ROMANO, ESQ., Id. No. 58745
SHEETAL SHAH-JANI, ESQ., Id. No. 81760
JENINE R. DAVEY, ESQ., Id. No. 87077
LAUREN R. TABAS, ESQ., Id. No. 93337
VIVEK SRIVASTAVA, ESQ., Id. No. 202331
JAY B. JONES, ESQ., Id. No. 86657
PETER MULCAHY, ESQ., Id. No. 61791
ANDREW SPIVACK, ESQ., Id. No. 84439
JAIME MCGUINNESS, ESQ., Id. No. 90134
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103
(215) 563-7000 179759

PHH MORTGAGE CORPORATION
4001 LEADENHALL ROAD
MOUNT LAUREL, NJ 08054

Plaintiff

v.

CORY D. BAILOR
NICHOLE L. DELLANTONIO
2212 BELL RUN ROAD
GRAMPIAN, PA 16838

Defendants

FILED pd \$95.00 Atty
m/11:35 am 2cc shff
JUN 20 2008

William A. Shaw
Prothonotary/Clerk of Courts

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

NO. 2008-1125-CD

CLEARFIELD COUNTY

Nov. 4, 2008 Document
Reinstated/Reissued to Sheriff/Attorney
for service.

Deputy Prothonotary

Dec 30, 2008 Document
Reinstated/Reissued to Sheriff/Attorney
for service.

Deputy Prothonotary

CIVIL ACTION - LAW
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 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, 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.

Lawyer Referral Service:
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
100 South Street
PO Box 186
Harrisburg, PA 17108
800-692-7375

Notice to Defend:
Daniel J. Nelson, Court Administrator
Clearfield County Courthouse
2nd and Market Streets
Clearfield, PA 16830
814-765-2641 x 5982

**IF THIS IS THE FIRST NOTICE THAT YOU HAVE
RECEIVED FROM THIS OFFICE, BE ADVISED THAT:**

**PURSUANT TO THE FAIR DEBT COLLECTION
PRACTICES ACT, 15 U.S.C. § 1692 et seq. (1977),
DEFENDANT(S) MAY DISPUTE THE VALIDITY OF THE
DEBT OR ANY PORTION THEREOF. IF DEFENDANT(S)
DO SO IN WRITING WITHIN THIRTY (30) DAYS OF
RECEIPT OF THIS PLEADING, COUNSEL FOR
PLAINTIFF WILL OBTAIN AND PROVIDE
DEFENDANT(S) WITH WRITTEN VERIFICATION
THEREOF; OTHERWISE, THE DEBT WILL BE ASSUMED
TO BE VALID. LIKEWISE, IF REQUESTED WITHIN
THIRTY (30) DAYS OF RECEIPT OF THIS PLEADING,
COUNSEL FOR PLAINTIFF WILL SEND DEFENDANT(S)
THE NAME AND ADDRESS OF THE ORIGINAL
CREDITOR, IF DIFFERENT FROM ABOVE.**

**THE LAW DOES NOT REQUIRE US TO WAIT UNTIL
THE END OF THE THIRTY (30) DAY PERIOD
FOLLOWING FIRST CONTACT WITH YOU BEFORE
SUING YOU TO COLLECT THIS DEBT. EVEN THOUGH
THE LAW PROVIDES THAT YOUR ANSWER TO THIS**

COMPLAINT IS TO BE FILED IN THIS ACTION WITHIN TWENTY (20) DAYS, YOU MAY OBTAIN AN EXTENSION OF THAT TIME. FURTHERMORE, NO REQUEST WILL BE MADE TO THE COURT FOR A JUDGMENT UNTIL THE EXPIRATION OF THIRTY (30) DAYS AFTER YOU HAVE RECEIVED THIS COMPLAINT. HOWEVER, IF YOU REQUEST PROOF OF THE DEBT OR THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR WITHIN THE THIRTY (30) DAY PERIOD THAT BEGINS UPON YOUR RECEIPT OF THIS COMPLAINT, THE LAW REQUIRES US TO CEASE OUR EFFORTS (THROUGH LITIGATION OR OTHERWISE) TO COLLECT THE DEBT UNTIL WE MAIL THE REQUESTED INFORMATION TO YOU. YOU SHOULD CONSULT AN ATTORNEY FOR ADVICE CONCERNING YOUR RIGHTS AND OBLIGATIONS IN THIS SUIT.

IF YOU HAVE FILED BANKRUPTCY AND RECEIVED A DISCHARGE, THIS IS NOT AN ATTEMPT TO COLLECT A DEBT. IT IS AN ACTION TO ENFORCE A LIEN ON REAL ESTATE.

1. Plaintiff is

PHH MORTGAGE CORPORATION
4001 LEADENHALL ROAD
MOUNT LAUREL, NJ 08054

2. The name(s) and last known address(es) of the Defendant(s) are:

CORY D. BAILOR
NICHOLE L. DELLANTONIO
2212 BELL RUN ROAD
GRAMPIAN, PA 16838

who is/are the mortgagor(s) and/or real owner(s) of the property hereinafter described.

3. On 11/18/2005 mortgagor(s) made, executed and delivered a mortgage upon the premises hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INCORPORATED AS A NOMINEE FOR FIRST COMMONWEALTH BANK which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Mortgage Instrument No. 200520228. The PLAINTIFF is now the legal owner of the mortgage and is in the process of formalizing an assignment of same. The mortgage and assignment(s), if any, are matters of public record and are incorporated herein by reference in accordance with Pa.R.C.P. 1019(g); which Rule relieves the Plaintiff from its obligations to attach documents to pleadings if those documents are of public record.
4. The premises subject to said mortgage is described as attached.
5. The mortgage is in default because monthly payments of principal and interest upon said mortgage due 02/01/2008 and each month thereafter are due and unpaid, and by the terms of said mortgage, upon failure of mortgagor to make such payments after a date specified by written notice sent to Mortgagor, the entire principal balance and all interest due thereon are collectible forthwith.

6. The following amounts are due on the mortgage:

Principal Balance	\$50,265.90
Interest	\$1,512.55
01/01/2008 through 06/18/2008	
Attorney's Fees	\$1,250.00
Cumulative Late Charges	\$68.64
11/18/2005 to 06/18/2008	
Cost of Suit and Title Search	<u>\$550.00</u>
Subtotal	\$53,647.09
Escrow	
Credit	\$0.00
Deficit	\$280.44
Subtotal	<u>\$280.44</u>
TOTAL	\$53,927.53

7. If the mortgage is reinstated prior to a Sheriff's Sale, the attorney's fee set forth above may be less than the amount demanded based on work actually performed. The attorney's fees requested are in conformity with the mortgage and Pennsylvania law. Plaintiff reserves its right to collect attorney's fees up to 5% of the remaining principal balance in the event the property is sold to a third party purchaser at Sheriff's Sale, or if the complexity of the action requires additional fees in excess of the amount demanded in the Action.
8. Plaintiff is not seeking a judgment of personal liability (or an in personam judgment) against the Defendant(s) in the Action; however, Plaintiff reserves its right to bring a separate Action to establish that right, if such right exists. If Defendant(s) has/have received a discharge of personal liability in a bankruptcy proceeding, this Action of Mortgage Foreclosure is in no way an attempt to reestablish such personal liability discharged in bankruptcy, but only to foreclose the mortgage and sell the mortgaged premises pursuant to Pennsylvania Law.

9. Notice of Intention to Foreclose as set forth in Act 6 of 1974, Notice of Homeowner's Emergency Assistance Program pursuant to Act 91 of 1983, as amended in 1998, and/or Notice of Default as required by the mortgage document, as applicable, have been sent to the Defendant(s) on the date(s) set forth thereon, and the temporary stay as provided by said notice has terminated because Defendant(s) has/have failed to meet with the Plaintiff or an authorized consumer credit counseling agency, or has/have been denied assistance by the Pennsylvania Housing Finance Agency.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$53,927.53, together with interest from 06/18/2008 at the rate of \$8.95 per diem to the date of Judgment, and other costs and charges collectible under the mortgage and for the foreclosure and sale of the mortgaged property.

PHELAN HALLINAN & SCHMIEG, LLP

By: 

LAWRENCE T. PHELAN, ESQUIRE
FRANCIS S. HALLINAN, ESQUIRE
DANIEL G. SCHMIEG, ESQUIRE
MICHELE M. BRADFORD, ESQUIRE
JUDITH T. ROMANO, ESQUIRE
SHEETAL R. SHAH-JANI, ESQUIRE
JENINE R. DAVEY, ESQUIRE
LAUREN R. TABAS, ESQUIRE
VIVEK SRIVASTAVA, ESQUIRE
JAY B. JONES, ESQUIRE 86657
PETER MULCAHY, ESQUIRE
ANDREW SPIVACK, ESQUIRE
JAIME MCGUINNESS, ESQUIRE
Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in Penn Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at oak tree along road leading from old Woolen Factory to Walltown; thence Northernly along said road two hundred ninety-one feet (291 feet) to road leading to Hepburnia; thence Easternly along said road two hundred seventy feet to turn; thence along same road in a Southernly direction two hundred and thirty feet (230 feet) to post and line of John W. Rafferty; thence Westwardly along said Rafferty three hundred and twenty feet (320 feet) across Bell Run to place of beginning.

BEING the same premises conveyed to John Clapsaddle and Cecelia Clapsaddle by Deed of James E. Rafferty and Minnie Rafferty dated April 12, 1944 and recorded in Clearfield County Deed Book 359, page 100. The said John Clapsaddle having died on June 24, 1985 the premises vested solely in his surviving spouse, Cecelia C. Clapsadle, a/k/a Cecelia Clapsaddle.

PARCEL # E10-000-00028

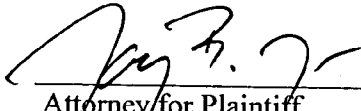
PROPERTY BEING – 2212 BELL RUN ROAD

VERIFICATION

I hereby state that I am the attorney for Plaintiff in this matter, that Plaintiff is outside the jurisdiction of the Court and/or the verification could not be obtained within the time allowed for the filing of the pleading, that I am authorized to make this verification pursuant to Pa.R.C.P. 1024 (c), and that the statements made in the foregoing Civil Action in Mortgage Foreclosure are based upon information supplied by Plaintiff and are true and correct to the best of my knowledge, information and belief.

Furthermore, counsel intends to substitute a verification from Plaintiff upon receipt.

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



Attorney for Plaintiff
E.D. 86657

DATE: 6-18-08

PHELAN HALLINAN & SCHMIEG, LLP
FRANCIS S. HALLINAN, ESQ., Id. No. 62695
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103
(215) 563-7000

ATTORNEY FOR PLAINTIFF

PHH MORTGAGE CORPORATION

Plaintiff

vs.

CORY D. BAILOR
NICHOLE L. DELLANTONIO

Defendant(s)


: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-1125-CD
:
: CLEARFIELD COUNTY
:
:
:

PRAECIPE TO SUBSTITUTE VERIFICATION
TO CIVIL ACTION COMPLAINT
IN MORTGAGE FORECLOSURE

TO THE PROTHONOTARY:

Kindly substitute the attached verification for the verification originally filed with the complaint in the instant matter.

Phelan Hallinan & Schmieg, LLP
Attorney for Plaintiff

By: 
Francis S. Hallinan, Esquire

Date: 7/18/08

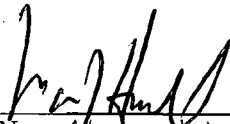
FILED NO CC
JUL 21 2008 (610)

William A. Shaw
Prothonotary/Clerk of Courts

PHS #: 179759

VERIFICATION

Marc J Hinkle hereby states that he/she is
Vice President of PHH MORTGAGE CORPORATION, servicing agent for
Plaintiff in this matter, that he/she 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/her 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.


Name: Marc J Hinkle
Title: Vice President

DATE: 6/26/08

Company: PHH MORTGAGE
CORPORATION

Loan: 0032442691

File #: 179759

PHELAN HALLINAN & SCHMIEG, LLP
LAWRENCE T. PHELAN, ESQ., Id. No. 32227
FRANCIS S. HALLINAN, ESQ., Id. No. 62695
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PHILADELPHIA, PA 19103
(215) 563-7000

ATTORNEY FOR PLAINTIFF

PHH MORTGAGE CORPORATION

Plaintiff

vs.

**CORY D. BAILOR
NICHOLE L. DELLANTONIO**

Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2008-1125-CD**
:
: **CLEARFIELD COUNTY**
:
:
:

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of Plaintiff's Praecipe to attach Verification of Complaint was sent via first class mail to the following on the date listed below:

CORY D. BAILOR
2212 BELL RUN ROAD
GRAMPIAN, PA 16838

NICHOLE L. DELLANTONIO
2212 BELL RUN ROAD
GRAMPIAN, PA 16838

Phelan Hallinan & Schmieg, LLP
Attorney for Plaintiff

By: 
Francis S. Hallinan, Esquire

Date: 7/18/08

FILED

JUL 21 2008

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

NO: 08-1125-CD

PHH MORTGAGE CORPORATION

vs

SERVICE # 2 OF 2

CORY D. BAILOR and NICHOLE L. DELLANTONIO

COMPLAINT IN MORTGAGE FORECLOSURE

SERVE BY: 07/20/2008

HEARING:

PAGE: 104305

DEFENDANT: NICHOLE L. DELLANTONIO

ADDRESS: 2212 BELL RUN ROAD /
GRAMPIAN, PA 16838

ALTERNATE ADDRESS

SERVE AND LEAVE WITH: DEFENDANT/AAR

CIRCLE IF THIS HIGHLIGHTED ADDRESS IS:

VACANT

OCCUPIED

ATTEMPTS

6-25-08-2:34^{AM} N/H 7/3/08-11:15^{AM} N/H 7/18/08-11:04^{AM} N/H
7-1-08-10:57^{AM} N/H 7-7-08-11:05^{AM} N/H

SHERIFF'S RETURN

FILED

013:39:01
JUL 21 2008

William A. Shaw
Prothonotary/Clerk of Courts

NOW, _____ AT _____ AM / PM **SERVED** THE WITHIN

COMPLAINT IN MORTGAGE FORECLOSURE ON NICHOLE L. DELLANTONIO, DEFENDANT

BY HANDING TO _____ / _____

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

ADDRESS SERVED _____

NOW _____ AT _____ AM / PM **POSTED** THE WITHIN

COMPLAINT IN MORTGAGE FORECLOSURE FOR NICHOLE L. DELLANTONIO

AT (ADDRESS) _____

NOW 7-21-08 AT 9:00 AM / PM AFTER DILIGENT SEARCH IN MY BAILIWICK,

I MAKE RETURN OF **NOT FOUND** AS TO NICHOLE L. DELLANTONIO

REASON UNABLE TO LOCATE Never Home - Left Note - No Contact

SWORN TO BEFORE ME THIS

_____ DAY OF _____ 2008

So Answers: CHESTER A. HAWKINS SHERIFF

BY:

James E. Davis
Deputy Signature

Print Deputy Name

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

NO: 08-1125-CD

PHH MORTGAGE CORPORATION

vs

SERVICE # 1 OF 2

CORY D. BAILOR and NICHOLE L. DELLANTONIO

COMPLAINT IN MORTGAGE FORECLOSURE

SERVE BY: 07/20/2008

HEARING:

PAGE: 104305

DEFENDANT:

CORY D. BAILOR

ADDRESS:

2212 BELL RUN ROAD

GRAMPIAN, PA 16838

ALTERNATE ADDRESS

SERVE AND LEAVE WITH: DEFENDANT/AAR

FILED

013:39:01
JUL 21 2008

William A. Shaw
Prothonotary/Clerk of Courts

CIRCLE IF THIS HIGHLIGHTED ADDRESS IS:

VACANT

OCCUPIED

ATTEMPTS

6-25-08-2:34^{PM} N/H 7-3-08-11:15^{AM} N/H 7-18-08-11:04 N/H
7-1-08-10:57^{AM} N/H 7-7-08-11:05^{AM} N/H

SHERIFF'S RETURN

NOW, _____ AT _____ AM / PM **SERVED** THE WITHIN

COMPLAINT IN MORTGAGE FORECLOSURE ON CORY D. BAILOR, DEFENDANT

BY HANDING TO _____ / _____

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

ADDRESS SERVED _____

NOW _____ AT _____ AM / PM **POSTED** THE WITHIN

COMPLAINT IN MORTGAGE FORECLOSURE FOR CORY D. BAILOR

AT (ADDRESS) _____

NOW 7-21-08 AT 9:00 (AM) PM AFTER DILIGENT SEARCH IN MY BAILIWICK,

I MAKE RETURN OF **NOT FOUND** AS TO CORY D. BAILOR

REASON UNABLE TO LOCATE Never Home - Left Note - No Contact

SWORN TO BEFORE ME THIS

_____ DAY OF _____ 2008

So Answers. CHESTER A. HAWKINS, SHERIFF

BY:

James E. Davis
Deputy Signature

James E. Davis
Print Deputy Name

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 104305
NO: 08-1125-CD
SERVICES 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: PHH MORTGAGE CORPORATION
VS.
DEFENDANT: CORY D. BAILOR and NICHOLE L. DELLANTONIO

SHERIFF RETURN

RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	PHELAN	705861	20.00
SHERIFF HAWKINS	PHELAN	705861	80.00

5
FILED
012,573.4
OCT 06 2008
William A. Shaw
Prothonotary/Clerk of Courts

Sworn to Before Me This

_____ Day of _____ 2008

So Answers,



Chester A. Hawkins
Sheriff

FILED

m 11:02 a.m. G/K

OCT 31 2008

NO CC

William A. Shaw
Prothonotary/Clerk of Courts

Phelan Hallinan & Schmieg, L.L.P.
By: Daniel G. Schmieg, Esquire No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Attorney for Plaintiff

PHH Mortgage Corporation

COURT OF COMMON PLEAS

CIVIL DIVISION

vs.

Cory D. Bailor
Nichole L. Dellantonio

CLEARFIELD COUNTY

NO. 2008-1125-CD

MOTION FOR SERVICE PURSUANT TO
SPECIAL ORDER OF COURT

Plaintiff, by its counsel, Phelan Hallinan & Schmieg, L.L.P., moves this Honorable Court for an Order directing service of the Complaint upon the above-captioned Defendant, Cory D. Bailor and Nichole L. Dellantonio by posting a copy of the complaint to the mortgaged premises, as well as sending first class mail and certified mail to the last known addresses, and the mortgaged premises, 2212 Bell Run Road, Grampian, PA 16838, and in support thereof avers the following:

1. Plaintiff, by and through its counsel, initiated the above referenced Complaint if Mortgage Foreclosure Action on June 20, 2008. As indicated by the copy of said complaint attached hereto as Exhibit "A".

2. Said complaint was forwarded to the Office of the Sheriff on or about June 23, 2008 for service to be completed on the Defendants, Cory D. Bailor and Nichole L. Dellantonio at the mortgaged premises, 2212 Bell Run Road, Grampian, PA 16838. As indicated by the Sheriff's Return of Service attached hereto as Exhibit "B", there was no answer after numerous attempts.

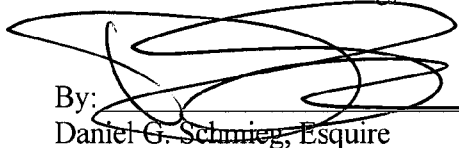
3. Pursuant to Pa.R.C.P. 430, Plaintiff has made a good faith effort to locate the Defendant. An Affidavit of Reasonable Investigation setting forth the specific inquiries made and the results is attached hereto as Exhibit "C".

4. Plaintiff has reviewed its internal records and has not been contacted by the Defendants as of October 30, 2008 to bring loan current.

5. Plaintiff submits that it has made a good faith effort to locate the Defendants but has been unable to do so.

WHEREFORE, Plaintiff respectfully requests this Honorable Court enter an Order pursuant to Pa.R.C.P. 430 directing service of the Complaint by posting, first class mail and certified mail.

Respectfully submitted,
Phelan Hallinan & Schmieg, L.L.P.



By: _____
Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Date: October 30, 2008

PHELAN HALLINAN & SCHMIEG, LLP
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v.

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Defendants

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COMPLAINT IN MORTGAGE FORECLOSURE

FILED

JUN 20 2008

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Prothonotary/Clerk of Courts

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

NO. 2008-1125-CD

CLEARFIELD COUNTY

We hereby certify the
within to be a true and
correct copy of the
original filed of record
PHELAN

ATTORNEY FILE COPY
PLEASE RETURN

PHELAN HALLINAN & SCHMIEG, LLP
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179759

PHH MORTGAGE CORPORATION
4001 LEADENHALL ROAD
MOUNT LAUREL, NJ 08054

Plaintiff

v.

CORY D. BAILOR
NICHOLE L. DELLANTONIO
2212 BELL RUN ROAD
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Defendants

ATTORNEY FOR PLAINTIFF

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PHELAN

CIVIL ACTION - LAW
COMPLAINT IN MORTGAGE FORECLOSURE

NOTICE

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CREDITOR, IF DIFFERENT FROM ABOVE.**

**THE LAW DOES NOT REQUIRE US TO WAIT UNTIL
THE END OF THE THIRTY (30) DAY PERIOD
FOLLOWING FIRST CONTACT WITH YOU BEFORE
SUING YOU TO COLLECT THIS DEBT. EVEN THOUGH
THE LAW PROVIDES THAT YOUR ANSWER TO THIS**

COMPLAINT IS TO BE FILED IN THIS ACTION WITHIN TWENTY (20) DAYS, YOU MAY OBTAIN AN EXTENSION OF THAT TIME. FURTHERMORE, NO REQUEST WILL BE MADE TO THE COURT FOR A JUDGMENT UNTIL THE EXPIRATION OF THIRTY (30) DAYS AFTER YOU HAVE RECEIVED THIS COMPLAINT. HOWEVER, IF YOU REQUEST PROOF OF THE DEBT OR THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR WITHIN THE THIRTY (30) DAY PERIOD THAT BEGINS UPON YOUR RECEIPT OF THIS COMPLAINT, THE LAW REQUIRES US TO CEASE OUR EFFORTS (THROUGH LITIGATION OR OTHERWISE) TO COLLECT THE DEBT UNTIL WE MAIL THE REQUESTED INFORMATION TO YOU. YOU SHOULD CONSULT AN ATTORNEY FOR ADVICE CONCERNING YOUR RIGHTS AND OBLIGATIONS IN THIS SUIT.

IF YOU HAVE FILED BANKRUPTCY AND RECEIVED A DISCHARGE, THIS IS NOT AN ATTEMPT TO COLLECT A DEBT. IT IS AN ACTION TO ENFORCE A LIEN ON REAL ESTATE.

1. Plaintiff is

PHH MORTGAGE CORPORATION
4001 LEADENHALL ROAD
MOUNT LAUREL, NJ 08054

2. The name(s) and last known address(es) of the Defendant(s) are:

CORY D. BAILOR
NICHOLE L. DELLANTONIO
2212 BELL RUN ROAD
GRAMPIAN, PA 16838

who is/are the mortgagor(s) and/or real owner(s) of the property hereinafter described.

3. On 11/18/2005 mortgagor(s) made, executed and delivered a mortgage upon the premises hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INCORPORATED AS A NOMINEE FOR FIRST COMMONWEALTH BANK which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Mortgage Instrument No. 200520228. The PLAINTIFF is now the legal owner of the mortgage and is in the process of formalizing an assignment of same. The mortgage and assignment(s), if any, are matters of public record and are incorporated herein by reference in accordance with Pa.R.C.P. 1019(g); which Rule relieves the Plaintiff from its obligations to attach documents to pleadings if those documents are of public record.
4. The premises subject to said mortgage is described as attached.
5. The mortgage is in default because monthly payments of principal and interest upon said mortgage due 02/01/2008 and each month thereafter are due and unpaid, and by the terms of said mortgage, upon failure of mortgagor to make such payments after a date specified by written notice sent to Mortgagor, the entire principal balance and all interest due thereon are collectible forthwith.

6. The following amounts are due on the mortgage:

Principal Balance	\$50,265.90
Interest	\$1,512.55
01/01/2008 through 06/18/2008	
Attorney's Fees	\$1,250.00
Cumulative Late Charges	\$68.64
11/18/2005 to 06/18/2008	
Cost of Suit and Title Search	<u>\$550.00</u>
Subtotal	\$53,647.09
Escrow	
Credit	\$0.00
Deficit	\$280.44
Subtotal	<u>\$280.44</u>
TOTAL	\$53,927.53

7. If the mortgage is reinstated prior to a Sheriff's Sale, the attorney's fee set forth above may be less than the amount demanded based on work actually performed. The attorney's fees requested are in conformity with the mortgage and Pennsylvania law. Plaintiff reserves its right to collect attorney's fees up to 5% of the remaining principal balance in the event the property is sold to a third party purchaser at Sheriff's Sale, or if the complexity of the action requires additional fees in excess of the amount demanded in the Action.
8. Plaintiff is not seeking a judgment of personal liability (or an in personam judgment) against the Defendant(s) in the Action; however, Plaintiff reserves its right to bring a separate Action to establish that right, if such right exists. If Defendant(s) has/have received a discharge of personal liability in a bankruptcy proceeding, this Action of Mortgage Foreclosure is in no way an attempt to reestablish such personal liability discharged in bankruptcy, but only to foreclose the mortgage and sell the mortgaged premises pursuant to Pennsylvania Law.

9. Notice of Intention to Foreclose as set forth in Act 6 of 1974, Notice of Homeowner's Emergency Assistance Program pursuant to Act 91 of 1983, as amended in 1998, and/or Notice of Default as required by the mortgage document, as applicable, have been sent to the Defendant(s) on the date(s) set forth thereon, and the temporary stay as provided by said notice has terminated because Defendant(s) has/have failed to meet with the Plaintiff or an authorized consumer credit counseling agency, or has/have been denied assistance by the Pennsylvania Housing Finance Agency.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$53,927.53, together with interest from 06/18/2008 at the rate of \$8.95 per diem to the date of Judgment, and other costs and charges collectible under the mortgage and for the foreclosure and sale of the mortgaged property.

PHELAN HALLINAN & SCHMIEG, LLP

By: 

LAWRENCE T. PHELAN, ESQUIRE
FRANCIS S. HALLINAN, ESQUIRE
DANIEL G. SCHMIEG, ESQUIRE
MICHELE M. BRADFORD, ESQUIRE
JUDITH T. ROMANO, ESQUIRE
SHEETAL R. SHAH-JANI, ESQUIRE
JENINE R. DAVEY, ESQUIRE
LAUREN R. TABAS, ESQUIRE
VIVEK SRIVASTAVA, ESQUIRE
JAY B. JONES, ESQUIRE 86657
PETER MULCAHY, ESQUIRE
ANDREW SPIVACK, ESQUIRE
JAIME MCGUINNESS, ESQUIRE
Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in Penn Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at oak tree along road leading from old Woolen Factory to Walltown; thence Northernly along said road two hundred ninety-one feet (291 feet) to road leading to Hepburnia; thence Easternly along said road two hundred seventy feet to turn; thence along same road in a Southernly direction two hundred and thirty feet (230 feet) to post and line of John W. Rafferty; thence Westwardly along said Rafferty three hundred and twenty feet (320 feet) across Bell Run to place of beginning.

BEING the same premises conveyed to John Clapsaddle and Cecelia Clapsaddle by Deed of James E. Rafferty and Minnie Rafferty dated April 12, 1944 and recorded in Clearfield County Deed Book 359, page 100. The said John Clapsaddle having died on June 24, 1985 the premises vested solely in his surviving spouse, Cecelia C. Clapsadle, a/k/a Cecelia Clapsaddle.

PARCEL # E10-000-00028

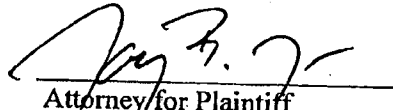
PROPERTY BEING – 2212 BELL RUN ROAD

VERIFICATION

I hereby state that I am the attorney for Plaintiff in this matter, that Plaintiff is outside the jurisdiction of the Court and/or the verification could not be obtained within the time allowed for the filing of the pleading, that I am authorized to make this verification pursuant to Pa.R.C.P. 1024 (c), and that the statements made in the foregoing Civil Action in Mortgage Foreclosure are based upon information supplied by Plaintiff and are true and correct to the best of my knowledge, information and belief.

Furthermore, counsel intends to substitute a verification from Plaintiff upon receipt.

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



Attorney for Plaintiff
I.D. 86657

DATE: 6-18-08

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
NO: 08-1125-CD

PHH MORTGAGE CORPORATION

SERVICE # 1 OF 2

vs

CORY D. BAILOR and NICHOLE L. DELLANTONIO
COMPLAINT IN MORTGAGE FORECLOSURE

SERVE BY: 07/20/2008

HEARING:

PAGE: 104305

COPY

DEFENDANT:

CORY D. BAILOR

ADDRESS:

2212 BELL RUN ROAD
GRAMPIAN, PA 16838

ALTERNATE ADDRESS

SERVE AND LEAVE WITH: DEFENDANT/AAR

CIRCLE IF THIS HIGHLIGHTED ADDRESS IS:

VACANT

OCCUPIED

ATTEMPTS

6-25-08-2:34^{PM} N/H 7-3-08-11:15^{AM} N/H 7-18-08-11:04^{NH}
7-1-08-10:57^{AM} N/H 7-7-08-11:05^{AM} N/H

SHERIFF'S RETURN

NOW, _____ AT _____ AM / PM SERVED THE WITHIN

COMPLAINT IN MORTGAGE FORECLOSURE ON CORY D. BAILOR, DEFENDANT

BY HANDING TO _____

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

ADDRESS SERVED _____

NOW _____ AT _____ AM / PM POSTED THE WITHIN

COMPLAINT IN MORTGAGE FORECLOSURE FOR CORY D. BAILOR

AT (ADDRESS) _____

NOW 7-21-08 AT 9:00 (AM) PM AFTER DILIGENT SEARCH IN MY BAILIWICK,

I MAKE RETURN OF NOT FOUND AS TO CORY D. BAILOR

REASON UNABLE TO LOCATE Never Home - Left Note - No Contact

SWORN TO BEFORE ME THIS

____ DAY OF _____ 2008

So Answers. CHESTER A. HAWKINS, SHERIFF

BY:

Deputy Signature

Print Deputy Name

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

NO: 08-1125-CD

PHH MORTGAGE CORPORATION

vs

SERVICE # 2 OF 2

CORY D. BAILOR and NICHOLE L. DELLANTONIO

COMPLAINT IN MORTGAGE FORECLOSURE

SERVE BY: 07/20/2008

HEARING:

PAGE: 104305

COPY

DEFENDANT: NICHOLE L. DELLANTONIO

ADDRESS: 2212 BELL RUN ROAD,
GRAMPIAN, PA 16838

ALTERNATE ADDRESS

SERVE AND LEAVE WITH: DEFENDANT/AAR

CIRCLE IF THIS HIGHLIGHTED ADDRESS IS:

VACANT

OCCUPIED

ATTEMPTS

6-25-08-2:34^{AM} N/H 7/3/08-11:15^{AM} N/H 7/18/08-11:04^{AM} N/H
7-1-08-10:57^{AM} N/H 7-7-08-11:05^{AM} N/H

SHERIFF'S RETURN

NOW, _____ AT _____ AM / PM **SERVED** THE WITHIN

COMPLAINT IN MORTGAGE FORECLOSURE ON NICHOLE L. DELLANTONIO, DEFENDANT

BY HANDING TO _____ / _____

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

ADDRESS SERVED _____

NOW _____ AT _____ AM / PM **POSTED** THE WITHIN

COMPLAINT IN MORTGAGE FORECLOSURE FOR NICHOLE L. DELLANTONIO

AT (ADDRESS) _____

NOW 7-21-08 AT 9:00 (AM) PM AFTER DILIGENT SEARCH IN MY BAILIWICK,

I MAKE RETURN OF **NOT FOUND** AS TO NICHOLE L. DELLANTONIO

REASON UNABLE TO LOCATE Never Home - Left Note - No Contact

SWORN TO BEFORE ME THIS

_____ DAY OF _____ 2008

So Answers: CHESTER A. HAWKINS, SHERIFF

BY:

James E. Davis
Deputy Signature

JAMES E. DAVIS

Print Deputy Name

FULL SPECTRUM LEGAL SERVICES, INC.
AFFIDAVIT OF GOOD FAITH INVESTIGATION

File Number: 179759
Attorney Firm: **Phelan, Hallinan & Schmieg, LLP**
Subject: Cory D. Bailor & Nichole L. Dellantonio

Property Address: 2212 Bell Run Road, Grampian, PA 16838

I, Brendan Booth, being duly sworn according to law, do hereby depose and state as follows, I have conducted an investigation into the whereabouts of the above-noted individual(s) and have discovered the following:

I. CREDIT INFORMATION

A. SOCIAL SECURITY NUMBER

Our search verified the following information to be true and correct

Cory D. Bailor - xxx-xx-9107

Nichole L. Dellantonio - xxx-xx-9666

B. EMPLOYMENT SEARCH

Cory D. Bailor & Nichole L. Dellantonio - A review of the credit reporting agencies provided no employment information.

C. INQUIRY OF CREDITORS

Our inquiry of creditors indicated that Cory D. Bailor & Nichole L. Dellantonio reside(s) at: 2212 Bell Run Road, Grampian, PA 16838.

II. INQUIRY OF TELEPHONE COMPANY

A. DIRECTORY ASSISTANCE SEARCH

Our office contacted directory assistance, which indicated that Cory D. Bailor & Nichole L. Dellantonio reside(s) at: 2212 Bell Run Road, Grampian, PA 16838. On 05-28-08 our office made several telephone calls to the subjects' phone number (814) 236-3002 and received the following information: answering machine.

B. On 05-28-08 our office made several telephone calls to the phone number (814) 371-7730 and received the following information: answering machine. On 05-28-08 our office made several telephone calls to the phone number (814) 236-3180 and received the following information: no answer.

III. INQUIRY OF NEIGHBORS

On 05-28-08 our office made several phone calls in an attempt to contact Betty McDonald (814) 236-2936, 1955 Bell Run Road, Grampian, PA 16838: answering machine.

On 05-28-08 our office made several phone calls in an attempt to contact Kerri Bloom (814) 236-2453, 2507 Bell Run Road, Grampian, PA 16838: no answer.

On 05-28-08 our office made a phone call in an attempt to contact William A. Polites (814) 236-1452, 2559 Bell Run Road, Grampian, PA 16838: spoke with an unidentified female who could not confirm that the subjects reside(s) at 2212 Bell Run Road, Grampian, PA 16838.

IV. ADDRESS INQUIRY

A. NATIONAL ADDRESS UPDATE

On 05-28-08 we reviewed the National Address database and found the following information: Cory D. Bailor & Nichole L. Dellantonio - 2212 Bell Run Road, Grampian, PA 16838.

B. ADDITIONAL ACTIVE MAILING ADDRESSES

Per our inquiry of creditors, the following is a possible mailing address: no addresses on file.

V. DRIVERS LICENSE INFORMATION

A. MOTOR VEHICLE & DMV OFFICE

Per the PA Department of Motor Vehicles, we were unable to obtain address information on Cory D. Bailor & Nichole L. Dellantonio.

VI. OTHER INQUIRIES

A. DEATH RECORDS

As of 05-28-08 Vital Records and all public databases have no death record on file for Cory D. Bailor & Nichole L. Dellantonio.

B. COUNTY VOTER REGISTRATION

The county voter registration was unable to confirm a registration for Cory D. Bailor & Nichole L. Dellantonio residing at: last registered address.

VII. ADDITIONAL INFORMATION OF SUBJECT

A. DATE OF BIRTH

Cory D. Bailor - 08-09-1984

Nichole L. Dellantonio - 08-01-1982

*** Our accessible databases have been checked and cross-referenced for the above named individual(s).**

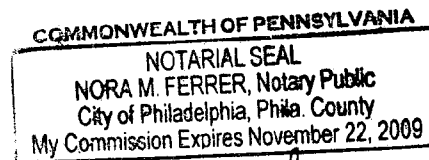
*** Please be advised our database information indicates the subject resides at the current address.**

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing states made by me are willfully false, I am subject to punishment.

I hereby verify that the statements made herein are true and correct to the best of my knowledge, information and belief and that this affidavit of investigation is made subject to the penalties of 18 Pa C.S. Sec. 4904 relating to unsworn falsification to authorities.

Brendan Booth

AFFIANT - Brendan Booth
Full Spectrum Legal Services, Inc.



Sworn to and subscribed before me this 28th day of May, 2008.

The above information is obtained from available public records
and we are only liable for the cost of the affidavit.

IND

PHELAN HALLINAN & SCHMIEG, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard – Suite 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000
Fax (215) 563-3352

UNITED STATES POSTAL SERVICE

May 27, 2008

POSTMASTER
GRAMPIAN, PA 16838

Request for Change of Address of Boxholder Information Needed for Service of Legal Process

Please furnish the new address or the name and street address (if a boxholder) for the following:

NAME: **BAILOR, CORY D. & DELLANTONIO, NICHOLE L.**
ADDRESS: **2212 BELL RUN ROAD, GRAMPIAN, PA 16838**
GRAMPIAN, PA 16838

NOTE: The name and last known address are required for change of address information. The name, if known, and post office box address are required for boxholder information.

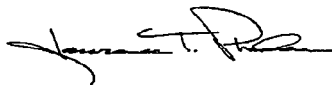
The following information is provided in accordance with 39 CFR 265.6(d)(4)(II). There is no fee for providing boxholder information. The fee for providing change of address information is waived in accordance with 39 CFR 265.6(d)(1) and corresponding Administrative Support Manual 352.44a.

1. Capacity of Requester (e.g., process server, attorney, party representing self): Attorney
2. Statue or regulation that empowers me to serve (not required when requester is an attorney or a party acting pro se-except a corporation acting pro se must cite statute: n/a)
3. The names of all parties to the litigation: PHH MORTGAGE CORPORATION vs. BAILOR, CORY D. and DELLANTONIO, NICHOLE L.
4. The court in which the case has been or will be heard: Civil Division - CLEARFIELD County
5. The docket or other identifying number if one has been issued: NO
6. The capacity in which this individual is to be served: Defendant in a Mortgage Foreclosure Action

WARNING

THE SUBMISSION OF FALSE INFORMATION EITHER (1) TO OBTAIN AND USE CHANGE OF ADDRESS INFORMATION OR BOXHOLDER INFORMATION FOR ANY PURPOSE OTHER THAN THE SERVICE OF LEGAL PROCESS IN CONNECTION WITH ACTUAL OR PROSPECTIVE LITIGATION OR (2) TO AVOID PAYMENT OF THE FEE FOR CHANGE OF ADDRESS INFORMATION COULD RESULT IN CRIMINAL PENALTIES INCLUDING A FINE OF UP TO \$10,000 OR IMPRISONMENT OF NOT MORE THAN 5 YEARS, OR BOTH (TITLE 18 U.S.C. SECTION 1001).

I certify that the above information is true and that the address information is needed and will be used solely for service of legal process in connection with actual or prospective litigation.



Lawrence T. Phelan, ESQUIRE
Attorney I.D. No. 32227

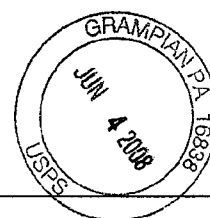
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

FOR POST OFFICE USE ONLY

- ☐ No change of address order on file
☐ Moved, left no forwarding address
☒ No such address
☒ Good as Addresses

NEW ADDRESS OR BOXHOLDER'S
NAME AND STREET ADDRESS

POSTMARK



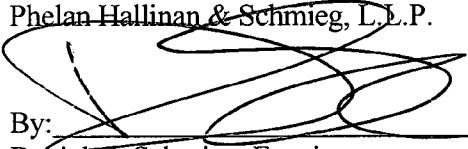
PHS # 179759

VERIFICATION

Daniel G. Schmieg, Esquire, hereby states that he is the Attorney for the Plaintiff in this action, that he is authorized to make this Affidavit, and that the statements made in the foregoing MOTION FOR SERVICE PURSUANT TO SPECIAL ORDER OF COURT are true and correct to the best of his knowledge, information and belief.

The undersigned understands that the statements made are subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

Respectfully submitted,
Phelan Hallinan & Schmieg, L.L.P.

By: 
Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Date: October 30, 2008

Phelan Hallinan & Schmieg, L.L.P.
By: Daniel G. Schmieg, Esquire No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Attorney for Plaintiff

PHH Mortgage Corporation

:

COURT OF COMMON PLEAS

:

:

CIVIL DIVISION

vs.

Cory D. Bailor
Nichole L. Dellantonio

:

CLEARFIELD COUNTY

:

NO. 2008-1125-CD

CERTIFICATION OF SERVICE

I, Daniel G. Schmieg, Esquire, hereby certify that a copy of the foregoing Motion for Service Pursuant to Special Order of Court, Memorandum of Law, Proposed Order and attached exhibits have been sent to the individual as indicated below by first class mail, postage prepaid, on the date listed below.

Cory D. Bailor and Nichole L. Dellantonio
2212 Bell Run Road
Grampian, PA 16838

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

Respectfully submitted,
Phelan Hallinan & Schmieg, L.L.P.

By: _____

Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Date: October 30, 2008

Phelan Hallinan & Schmieg, LLP
Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

ATTORNEY FOR PLAINTIFF

PHH MORTGAGE CORPORATION
Plaintiff

vs.

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: CLEARFIELD COUNTY

CORY D. BAILOR
NICHOLE L. DELLANTONIO

Defendants

: No. 2008-1125-CD
:
:
:

PRAECIPE TO REINSTATE CIVIL ACTION/MORTGAGE FORECLOSURE

TO THE PROTHONOTARY:

Kindly reinstate the Civil Action in Mortgage Foreclosure with reference to the above captioned matter.

PHELAN HALLINAN & SCHMIEG, LLP

By:

Francis S. Hallinan
FRANCIS S. HALLINAN, ESQUIRE
LAWRENCE T. PHELAN, ESQUIRE
DANIEL G. SCHMIEG, ESQUIRE
Attorneys for Plaintiff

Date: October 30, 2008

/jmr, Svc Dept.
File# 179759

FILED
mhs:5767
NOV 04 2008
Any pd. 7.00
No cc
1 Complaint
Reinstated to Amy
William A. Shaw
Prothonotary/Clerk of Courts
CLO

(3)

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

PHH MORTGAGE COMPANY,
Plaintiff
vs.
CORY D. BAILOR
NICHOLE L. DELLANTONIO
Defendants

*
*
* NO. 08-1125-CD
*
*

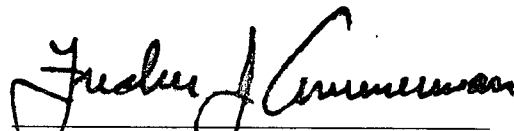
ORDER

NOW, this 5th day of November, 2008, the Plaintiff is granted leave to serve the Complaint in Mortgage Foreclosure upon the Defendants **CORY D. BAILOR AND NICHOLE L. DELLANTONIO** by:

1. Publication one time in The Progress (Clearfield) and the Clearfield County Legal Journal;
2. By first class mail to 2212 Bell Run Road, Grampian, PA 16838;
3. By certified mail, return receipt requested to 2212 Bell Run Road, Grampian, PA 16838; and
4. By posting the mortgaged premises known in this herein action as to 2212 Bell Run Road, Grampian, PA 16838.

Service of the aforementioned publication and mailings is effective upon the date of publication and mailing and is to be done by Plaintiff's attorney, who will file Affidavits of Service with the Prothonotary of Clearfield County.

BY THE COURT,


FREDRIC J. AMMERMAN
President Judge

FILED
9/2:47/84
NOV 06 2008

5 William A. Shaw
Prothonotary/Clerk of Courts

3cc
Atty Schmieg
GR

Phelan Hallinan & Schmieg, LLP
Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

ATTORNEY FOR PLAINTIFF

PHH MORTGAGE CORPORATION
Plaintiff

vs.

CORY D. BAILOR
NICHOLE L. DELLANTONIO

Defendants

COURT OF COMMON PLEAS
CIVIL DIVISION
CLEARFIELD COUNTY

No. 2008-1125-CD

PRAECIPE TO REINSTATE CIVIL ACTION/MORTGAGE FORECLOSURE

TO THE PROTHONOTARY:

Kindly reinstate the Civil Action in Mortgage Foreclosure with reference to the above captioned matter.

PHELAN HALLINAN & SCHMIEG, LLP

By:

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

Date: December 23, 2008

/jmr, Svc Dept.
File# 179759

FILED
m/11/2008
DEC 30 2008

William A. Shaw
Prothonotary/Clerk of Courts

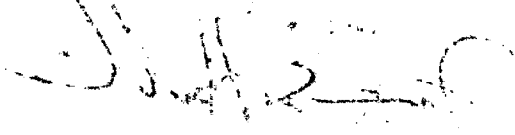
Any pd. 7.00
2 Compl. Reinstated
to Sheriff

1 Compl. Reinstated
to Any
(60)

FILED

DEC 30 2008

William A. Shaw
Prothonotary/Clerk of Courts

A handwritten signature in dark ink, appearing to be "J. H. Shaw", is written across the lower portion of the page. The signature is fluid and cursive, with a large loop at the end.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
NO: 08-1125-CD

PHH MORTGAGE CORPORATION

vs

SERVICE # 2 OF 2

CORY D. BAILOR and NICHOLE L. DELLANTONIO

COMPLAINT IN MORTGAGE FORECLOSURE & ORDER

SERVE BY: 01/29/2009

HEARING:

PAGE: 105100

DEFENDANT: NICHOLE L. DELLANTONIO

ADDRESS: 2212 BELL RUN ROAD
GRAMPIAN, PA 16838

ALTERNATE ADDRESS

SERVE AND LEAVE WITH: POST ON PROPERTY

5
FILED
01312489
JAN 02 2009
William A. Shaw
Prothonotary/Clerk of Courts

CIRCLE IF THIS HIGHLIGHTED ADDRESS IS: VACANT OCCUPIED

ATTEMPTS

SHERIFF'S RETURN

NOW, _____ AT _____ AM / PM **SERVED** THE WITHIN

COMPLAINT IN MORTGAGE FORECLOSURE & ORDER ON NICHOLE L. DELLANTONIO, DEFENDANT

BY HANDING TO _____ / _____

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

ADDRESS SERVED _____

NOW 1-2-09 AT 1:58 AM / PM **POSTED** THE WITHIN

COMPLAINT IN MORTGAGE FORECLOSURE & ORDER FOR NICHOLE L. DELLANTONIO

AT (ADDRESS) 2212 Bell Run Road
GRAMPIAN, PA. 16838

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

I MAKE RETURN OF **NOT FOUND** AS TO NICHOLE L. DELLANTONIO

REASON UNABLE TO LOCATE _____

SWORN TO BEFORE ME THIS

_____ DAY OF _____ 2008

So Answers: CHESTER A. HAWKINS, SHERIFF

BY:

James E. Davis
Deputy Signature

James E Davis
Print Deputy Name

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
NO: 08-1125-CD

PHH MORTGAGE CORPORATION

vs
CORY D. BAILOR and NICHOLE L. DELLANTONIO

SERVICE # 1 OF 2

COMPLAINT IN MORTGAGE FORECLOSURE & ORDER

SERVE BY: 01/29/2009 HEARING: PAGE: 105100

DEFENDANT: CORY D. BAILOR
ADDRESS: 2212 BELL RUN ROAD
GRAMPIAN, PA 16838

ALTERNATE ADDRESS

SERVE AND LEAVE WITH: POST ON PROPERTY

CIRCLE IF THIS HIGHLIGHTED ADDRESS IS: VACANT OCCUPIED

ATTEMPTS

SHERIFF'S RETURN

NOW, _____ AT _____ AM / PM SERVED THE WITHIN

COMPLAINT IN MORTGAGE FORECLOSURE & ORDER ON CORY D. BAILOR, DEFENDANT

BY HANDING TO _____ / _____

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

ADDRESS SERVED _____

NOW 1-2-09 AT 1:58 AM / PM POSTED THE WITHIN

COMPLAINT IN MORTGAGE FORECLOSURE & ORDER FOR CORY D. BAILOR

AT (ADDRESS) 2212 Bell Run Road
Grampian, Pa 16838

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

I MAKE RETURN OF NOT FOUND AS TO CORY D. BAILOR

REASON UNABLE TO LOCATE _____

SWORN TO BEFORE ME THIS

_____ DAY OF _____ 2008

So Answers. CHESTER A. HAWKINS, SHERIFF

BY: James E. Davis
Deputy Signature

JAMES E. DAVIS
Print Deputy Name

5
FILED
01/31/2009
JAN 02 2009
William A. Shaw
Prothonotary/Clerk of Courts

PHELAN HALLINAN & SCHMIEG LLP
By: Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schmieg, Esq., Id. No. 62205
One Penn Center Plaza, Suite 1400
Philadelphia, PA 19103
(215) 563-7000

ATTORNEY FOR PLAINTIFF

PHH Mortgage Corporation
Plaintiff

: COURT OF COMMON PLEAS

vs.

: CIVIL DIVISION

Cory D. Bailor
Nichole L. dellantonio

: Clearfield COUNTY

Defendant(s)

: NO. 2008-1125 CD

AFFIDAVIT OF SERVICE OF COMPLAINT
BY MAIL PURSUANT TO COURT ORDER

I hereby certify that a true and correct copy of the Civil Action Complaint in Mortgage Foreclosure in the above captioned matter was sent by regular and certified mail, return receipt requested, to **Cory D. Bailor and Nichole L. Dellantonio at 2212 Bell Run Road, Grampian, PA 16838**, on **January 15, 2009**, in accordance with the Order of Court dated **November 5, 2008**.

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

Date: January 14, 2009


FRANCIS S. HALLINAN, ESQUIRE
Attorney for Plaintiff

FILED NO
JAN 16 2009
William A. Shaw
Prothonotary/Clerk of Courts

Phelan Hallinan & Schmieg, LLP
By: Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schmieg, Esq., Id. No. 62205
One Penn Center Plaza, Suite 1400
Philadelphia, PA 19103
(215) 563-7000

ATTORNEY FOR PLAINTIFF

PHH Mortgage Corporation

: Court Of Common Pleas

vs.

: Civil Division

Cory D. Bailor
Nichole L. Dellantonio

: Clearfield County

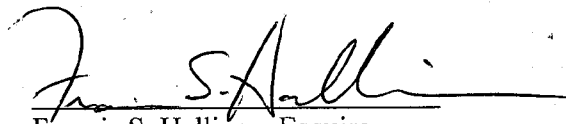
: No. 2008-1125-CD

AFFIDAVIT OF SERVICE BY
PUBLICATION IN ACCORDANCE WITH COURT ORDER

I hereby certify that service of the Civil Action Complaint in Mortgage Foreclosure was made in accordance with the Court Order dated November 5, 2008 as indicated below:

By publication as provided by Pa. R.C.P. Rule 430(b)(1)
in The Progress on December 30, 2008 and Clearfield County Legal Journal on January 2, 2009.
Proofs of the said publications are attached hereto.

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


Francis S. Hallinan, Esquire

Date: April 1, 2009

Jason Ricco
Service Dept.

FILED *no cc*
3/10/5287
APR 02 2009
William A. Shaw
Prothonotary/Clerk of Courts

NOTICE OF ACTION
IN MORTGAGE FORECLOSURE

OF COMMON PLEAS
IN THE COURT
OF CLEARFIELD COUNTY,
PENNSYLVANIA
CIVIL ACTION-LAW
COURT OF
COMMON PLEAS
CIVIL DIVISION
CLEARFIELD COUNTY
NO. 2008-1125-CD
PHH Mortgage Corporation

vs.
Cory D. Bailor
Nichole L. Dellantonio
NOTICE

TO Cory D. Bailor and Nichole L.
Dellantonio:

You are hereby notified that on
June 20, 2008 and reinstated No-
vember 4, 2008, Plaintiff, PHH
Mortgage Corporation, filed a Mort-
gage Foreclosure Complaint en-
dorsed with a Notice to Defend,
against you in the Court of Common
Pleas of Clearfield County, Penn-
sylvania, docketed to No.
2008-1125-CD. Wherein Plaintiff
seeks to foreclose on the mort-
gage secured on your property lo-
cated at 2212 Bell Run Road,
Grantspan, PA 16838 whereupon
your property would be sold by the
Sheriff of Clearfield County.

You are hereby notified to plead to
the above referenced Complaint on
or before 20 days from the date of
this publication or a judgment will
be entered against you.

NOTICE

If you wish to defend, you must
enter a written appearance person-
ally or by attorney and file your de-
fenses or objections in writing with
the court. You are warned that if
you fail to do so the case may pro-

PROOF OF PUBLICATION

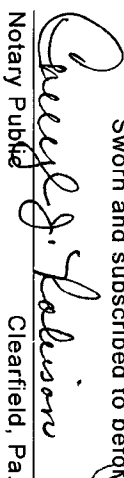
STATE OF PENNSYLVANIA :
COUNTY OF CLEARFIELD : SS:

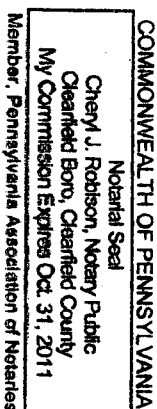
On this 9th day of January, A.D. 20 09,
before me, the subscriber, a Notary Public in and for said County and
State, personally appeared Margaret E. Krebs, who being duly sworn
according to law, deposes and says that she is the President of The
Progressive Publishing Company, Inc., and Associate Publisher 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 December 30, 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.

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


Notary Public Clearfield, Pa.



Federal p o hear fo

By Christo
Associated F
SPRINGFIELD, Ill. (A.
rs are asking a court to
gating Gov. Rod Blagojev
otentially incriminating p
ad with a lobbyist.

U.S. Attorney Patrick F
onday seeking court per
peachment committee th
recorded by wiretaps.

According to the moti
ow Blagojevich conspirin
ct a campaign contributi
vernor signing gambling
Blagojevich was arreste
variety of corruption cha
g to benefit from naming
ama's replacement in th
ior denies any wrongdo
ht both impeachment an
Blagojevich's attorney,
vn the significance of
eatedly told the comm

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, 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.

CLEARFIELD COUNTY
DAVIDS. MEHOLICK,
COURT ADMINISTRATOR
CLEARFIELD COUNTY
COURTHOUSE
CLEARFIELD, PA 16830
(814) 765-2641, Ext. 5982
PENNSYLVANIA LAWYER
REFERRAL SERVICE
PENNSYLVANIA BAR
ASSOCIATION
100 SOUTH STREET
P.O. BOX 186
HARRISBURG, PA 17108
800-692-7375

12:30-1d-b

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW**

PHH Mortgage Corporation Vs. Cory D.
Bailor, Nichole L. Dellantonio.

**COURT OF COMMON PLEAS
CIVIL DIVISION
CLEARFIELD COUNTY
NO. 2008-1125-CD
NOTICE**

**TO Cory D. Bailor and Nichole L.
Dellantonio:**

You are hereby notified that on June 20, 2008 and reinstated November 4, 2008, Plaintiff, PHH Mortgage Corporation, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Clearfield County Pennsylvania, docketed to No. 2008-1125-CD. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 2212 Bell Run Road, Grampian, PA 16838 whereupon your property would be sold by the Sheriff of Clearfield County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

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 a 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, 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**

PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :

:

COUNTY OF CLEARFIELD :

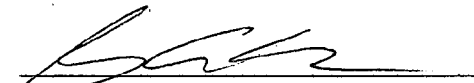
PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

CLEARFIELD COUNTY, DAVID S. MEHOLICK, COURT ADMINISTRATOR, CLEARFIELD COUNTY COURTHOUSE, CLEARFIELD, PA 16830, (814) 765-2641 x 5982.

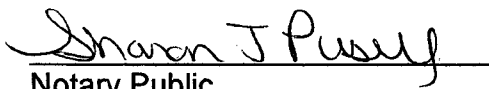
PENNSYLVANIA LAWYER REFERRAL SERVICE, PENNSYLVANIA BAR ASSOCIATION, 100 SOUTH STREET, P.O. BOX 186, HARRISBURG, PA 17108, 800-692-7375.

Full Spectrum Services, 400 Fellowship Road, Suite 220, Mount Laurel, NJ 08054.

On this 2nd day of January AD 2009, 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 January 2, 2009, Vol. 21, No. 1. 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.


Notary Public
My Commission Expires

NOTARIAL SEAL
SHARON J. PUSEY, Notary Public
Houtzdale, Clearfield County, PA
My Commission Expires, April 7, 2011

Full Spectrum Services
400 Fellowship Road Suite 220
Mount Laurel, NJ 08054

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

FILED

APR 09 2009
M 12:50/4
William A. Shaw
Prothonotary/Clerk of Courts
CENT W/NOTICE
TO DEFENDANTS

Attorney for Plaintiff

PHH MORTGAGE CORPORATION : **CLEARFIELD COUNTY**
:
vs. : **COURT OF COMMON PLEAS**
:
CORY D. BAILOR : **CIVIL DIVISION**
NICHOLE L. DELLANTONIO :
2212 BELL RUN ROAD : **No. 2008-1125-CD**
GRAMPIAN, PA 16838 :
:

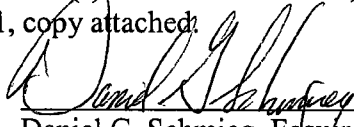
**PRAECIPE FOR IN REM JUDGMENT FOR FAILURE TO
ANSWER AND ASSESSMENT OF DAMAGES**

TO THE PROTHONOTARY:

Kindly enter judgment in favor of the Plaintiff and against **CORY D. BAILOR, and
NICHOLE L. DELLANTONIO**, Defendant(s) for failure to file an Answer to 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	\$53,927.53
Interest - 06/19/2008 to 04/01/2009	
	<u>\$2,568.65</u>
TOTAL	<u>\$56,496.18</u>

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


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

DAMAGES ARE HEREBY ASSESSED AS INDICATED.

DATE: 4-9-09

PHS # 179759


PRO PROTHY

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

PHH MORTGAGE CORPORATION	:	CLEARFIELD COUNTY
	:	
	:	COURT OF COMMON PLEAS
vs.	:	
	:	CIVIL DIVISION
CORY D. BAILOR	:	
NICHOLE L. DELLANTONIO	:	No. 2008-1125-CD
	:	

VERIFICATION OF NON-MILITARY SERVICE

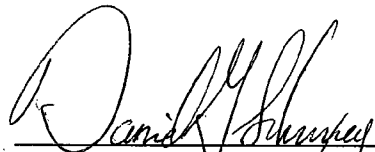
Daniel G. Schmieg, Esquire, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant CORY D. BAILOR is over 18 years of age and resides at 2212 BELL RUN ROAD, GRAMPIAN, PA 16838.

(c) that defendant NICHOLE L. DELLANTONIO is over 18 years of age and resides at 2212 BELL RUN ROAD, GRAMPIAN, PA 16838.

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



Daniel G. Schmieg, Esquire
Attorney for Plaintiff

(Rule of Civil Procedure No. 236) – Revised

PHH MORTGAGE CORPORATION

vs.

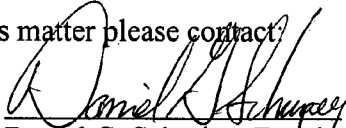
CORY D. BAILOR
NICHOLE L. DELLANTONIO
2212 BELL RUN ROAD
GRAMPIAN, PA 16838

: CLEARFIELD COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No. 2008-1125-CD
:
:

Notice is given that a Judgment in the above captioned matter has been entered
against you on APRIL 9, 2009

By:  DEPUTY

If you have any questions concerning this matter please contact:


Daniel G. Schmieg, Esquire
Attorney or Party Filing
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

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

PHELAN HALLINAN & SCHMIEG, LLP
By: LAWRENCE T. PHELAN, ESQ., Id. No. 32227
FRANCIS S. HALLINAN, ESQ., Id. No. 62695
DANIEL G. SCHMIEG, ESQ., Id. No. 62205
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103
(215) 563-7000

ATTORNEY FOR PLAINTIFF

PHH MORTGAGE CORPORATION

COURT OF COMMON PLEAS
CIVIL DIVISION

Plaintiff

v.

NO. 2008-1125-CD

CORY D. BAILOR
NICHOLE L. DELLANTONIO

CLEARFIELD COUNTY

Defendant(s)

TO: NICHOLE L. DELLANTONIO
2212 BELL RUN ROAD
GRAMPIAN, PA 16838

FILE COPY

DATE OF NOTICE: February 24, 2009

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 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 a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help:

Office of the Prothonotary
Clearfield County Courthouse
230 East Market Street
Clearfield, PA 15853
(814) 765-2641 x5988

Daniel J. Nelson
Court Administrator
Clearfield County Courthouse
Clearfield, PA 16830
(814) 765-2641

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
100 South Street
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375


JASON RICCO
Legal Assistant

PHELAN HALLINAN & SCHMIEG, LLP
By: LAWRENCE T. PHELAN, ESQ., Id. No. 32227
FRANCIS S. HALLINAN, ESQ., Id. No. 62695
DANIEL G. SCHMIEG, ESQ., Id. No. 62205
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103
(215) 563-7000

ATTORNEY FOR PLAINTIFF

PHH MORTGAGE CORPORATION

COURT OF COMMON PLEAS
CIVIL DIVISION

Plaintiff

v.

NO. 2008-1125-CD

CORY D. BAILOR
NICHOLE L. DELLANTONIO

CLEARFIELD COUNTY

Defendant(s)

TO: CORY D. BAILOR
2212 BELL RUN ROAD
GRAMPIAN, PA 16838

FILE COPY

DATE OF NOTICE: February 24, 2009

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IMPORTANT NOTICE

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230 East Market Street
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(814) 765-2641

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
100 South Street
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375


JASON RICCO
Legal Assistant

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

PHH.MORTGAGE.CORPORATION

vs.

CORY.D.BAILOR

NICHOLE.L.DELLANTONIO

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. 2008-1125-CD

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

FILED

APR 09 2009
M/3:30(w)

William A. Shaw
Prothonotary/Clerk of Courts

2 CLERK TO SHFF

w/6 WRITS

1 CLERK TO ATTZ

\$56,496.18

To the PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due

Interest from 4/2/09 to Sale

Per diem \$9.29

Add'l Costs

Writ Total

\$ _____

Prothonotary costs

\$149.-

\$3,881.90

\$

Daniel G. Schmieg

DANIEL G. SCHMIEG, ESQUIRE

Attorney for Plaintiff

Note: Please attach description of Property.

179759

No. 2008-1125-CD.....

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

PHH MORTGAGE CORPORATION

vs.

CORY D. BAILOR
NICHOLE L. DELLANTONIO

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed:

Daniel G. Schmieg

DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Address: CORY D. BAILOR
2212 BELL RUN ROAD
GRAMPIAN, PA 16838

NICHOLE L. DELLANTONIO
2212 BELL RUN ROAD
GRAMPIAN, PA 16838

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in Penn Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at oak tree along road leading from old Woolen Factory to Walltown; thence Northernly along said road two hundred ninety-one feet (291 feet) to road leading to Hepburnia; thence Easternly along said road two hundred seventy feet to turn; thence along same road in a Southernly direction two hundred and thirty feet (230 feet) to post and line of John W. Rafferty; thence Westwardly along said Rafferty three hundred and twenty feet (320 feet) across Bell Run to place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Cory D. Bailor, an individual and Nichole L. Dellantonio, an individual, as joint tenants with right of survivorship, by Deed from Mary C. Wink, Executrix of the Estate of Cecelia C. Clapsadle, aka, Cecelia C. Clapsaddle, deceased, dated 11/17/2005, recorded 11/18/2005 in Instrument Number 200520227.

Premises being: 2212 BELL RUN ROAD
GRAMPIAN, PA 16838

Tax Parcel No. E10-000-00028

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
Pa.R.C.P. 3180-3183 and Rule 3257

PHH.MORTGAGE.CORPORATION

VS.

CORY.D.BAILOR

NICHOLE.L.DELLANTONIO

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No.

No. 2008-1125-CD

No.

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Clearfield

TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA:

PREMISES: 2212 BELL RUN ROAD, GRAMPIAN, PA 16838
(See Legal Description attached)

Amount Due

\$55,496.18

Interest from 4/2/09 to Sale

\$

Per diem \$9.29

Add'l Costs


Writ Total

Prothonotary costs

\$149.00

\$3,881.90

\$


.....
OFFICE OF THE PROTHONOTARY OF CLEARFIELD
COUNTY, PENNSYLVANIA

Dated April 9, 2009
(SEAL)

No. 2008-1125-CD.....

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

PHH MORTGAGE CORPORATION

vs.

CORY D. BAILOR
NICHOLE L. DELLANTONIO

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Real Debt \$56,496.18

Int. from 4/2/09
To Date of Sale (\$9.29 per diem)

Costs

Prothy Pd.

Sheriff

Daniel G. Schmieg
DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Address: CORY D. BAILOR
2212 BELL RUN ROAD
GRAMPIAN, PA 16838

NICHOLE L. DELLANTONIO
2212 BELL RUN ROAD
GRAMPIAN, PA 16838

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in Penn Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at oak tree along road leading from old Woolen Factory to Walltown; thence Northernly along said road two hundred ninety-one feet (291 feet) to road leading to Hepburnia; thence Easternly along said road two hundred seventy feet to turn; thence along same road in a Southernly direction two hundred and thirty feet (230 feet) to post and line of John W. Rafferty; thence Westwardly along said Rafferty three hundred and twenty feet (320 feet) across Bell Run to place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Cory D. Bailor, an individual and Nichole L. Dellantonio, an individual, as joint tenants with right of survivorship, by Deed from Mary C. Wink, Executrix of the Estate of Cecelia C. Clapsadle, aka, Cecelia C. Clapsaddle, deceased, dated 11/17/2005, recorded 11/18/2005 in Instrument Number 200520227.

Premises being: 2212 BELL RUN ROAD
GRAMPIAN, PA 16838

Tax Parcel No. E10-000-00028

Daniel G. Schmieg
DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

None

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

TENANT/OCCUPANT

2212 BELL RUN ROAD
GRAMPIAN, PA 16838

DOMESTIC RELATIONS
CLEARFIELD COUNTY

CLEARFIELD COUNTY COURTHOUSE
230 EAST MARKET STREET
CLEARFIELD, PA 16830

COMMONWEALTH OF
PENNSYLVANIA

DEPARTMENT OF WELFARE
PO BOX 2675
HARRISBURG, PA 17105

Commonwealth of Pennsylvania
Bureau of Individual Tax
Inheritance Tax Division

6th Floor, Strawberry Sq., Dept 28061
Harrisburg, PA 17128

Internal Revenue Service
Federated Investors Tower

13TH Floor, Suite 1300
1001 Liberty Avenue
Pittsburgh, PA 15222


Department of Public Welfare
TPL Casualty Unit
Estate Recovery Program

P.O. Box 8486
Willow Oak Building
Harrisburg, PA 17105

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

APRIL 8, 2009

Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

ATTORNEY FOR PLAINTIFF

Court of Common Pleas

Civil Division

CLEARFIELD County

No. 2008-1125-CD

PLAINTIFF'S MOTION TO REASSESS DAMAGES

FILED
MAY 11 2009

William A. Shaw
Prothonotary/Clerk of Courts

Plaintiff, by its Attorneys, Phelan Hallinan & Schmieg, LLP, moves the Court to direct the Prothonotary to amend the judgment in this matter, and in support thereof avers the following:

1. Plaintiff commenced this foreclosure action by filing a Complaint on June 20, 2008, a true and correct copy of which is attached hereto, made part hereof, and marked as Exhibit "A".

2. Judgment was entered on April 9, 2009 in the amount of \$56,496.18. A true and correct copy of the praecipe for judgment is attached hereto, made part hereof, and marked as Exhibit "B".

3. Pursuant to Pennsylvania Rule of Civil Procedure 1037(b)(1), a default judgment containing a dollar amount must be entered for the amount claimed in the complaint and any item which can be calculated from the complaint, i.e. bringing the interest current. However, new items cannot be added at the time of entry of the judgment.

4. The Property is listed for Sheriff's Sale on July 10, 2009.

5. Additional sums have been incurred or expended on Defendants' behalf since the Complaint was filed and Defendants have been given credit for any payments that have been made since the judgment. The amount of damages should now read as follows:

Principal Balance	\$50,265.90
Interest Through July 10, 2009	\$4,981.42
Per Diem \$8.95	
Late Charges	\$68.64
Legal fees	\$1,550.00
Cost of Suit and Title	\$1,658.40
Sheriff's Sale Costs	\$0.00
Property Inspections/ Property Preservation	\$106.00
Appraisal/Brokers Price Opinion	\$0.00
Mortgage Insurance Premium /	\$147.20
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$0.00)

Escrow Deficit

\$1,504.20

TOTAL

\$60,281.76

6. The judgment formerly entered is insufficient to satisfy the amounts due on the Mortgage.


7. Under the terms of the Mortgage and Pennsylvania law, Plaintiff is entitled to inclusion of the figures set forth above in the amount of judgment against the Defendants.

8. Plaintiff's foreclosure judgment is in rem only and does not include personal liability, as addressed in Plaintiff's attached brief.

WHEREFORE, Plaintiff respectfully requests that this Honorable Court amend the judgment as requested.

DATE: 2-7-09

By:


Phelan Hallinan & Schmieg, LLP

Lawrence T. Phelan, Esquire
Francis S. Hallinan, Esquire
Daniel G. Schmieg, Esquire
Michele M. Bradford, Esquire
Judith T. Romano, Esquire
Sheetal R. Shah-Jani, Esquire
Jenine R. Davey, Esquire
Lauren R. Tabas, Esquire
Vivek Srivastava, Esquire
Jay B. Jones, Esquire
Peter J. Mulcahy, Esquire
Andrew L. Spivack, Esquire
Jaime McGuinness, Esquire
Chrisovalante P. Fliakos, Esquire
Joshua I. Goldman, Esquire
ATTORNEY FOR PLAINTIFF

Exhibit “A”

PHELAN HALLINAN & SCHMIEG, LLP
LAWRENCE T. PHELAN, ESQ., Id. No. 32227
FRANCIS S. HALLINAN, ESQ., Id. No. 62695
DANIEL G. SCHMIEG, ESQ., Id. No. 62205
MICHELE M. BRADFORD, ESQ., Id. No. 69849
JUDITH T. ROMANO, ESQ., Id. No. 58745
SHEETAL SHAH-JANI, ESQ., Id. No. 81760
JENINE R. DAVEY, ESQ., Id. No. 87077
LAUREN R. TABAS, ESQ., Id. No. 93337
VIVEK SRIVASTAVA, ESQ., Id. No. 202331
JAY B. JONES, ESQ., Id. No. 86657
PETER MULCAHY, ESQ., Id. No. 61791
ANDREW SPIVACK, ESQ., Id. No. 84439
JAIME MCGUINNESS, ESQ., Id. No. 90134
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103
(215) 563-7000 179759

PHH MORTGAGE CORPORATION
4001 LEADENHALL ROAD
MOUNT LAUREL, NJ 08054

Plaintiff

v.

CORY D. BAILOR
NICHOLE L. DELLANTONIO
2212 BELL RUN ROAD
GRAMPIAN, PA 16838

Defendants

FILED

JUN 20 2008

William A. Shaw
Prothonotary/Clerk of Courts

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

NO. 2008-1125-CD

CLEARFIELD COUNTY

We hereby certify the
within to be a true and
correct copy of the
original filed of record

PHELAN

CIVIL ACTION - LAW
COMPLAINT IN MORTGAGE FORECLOSURE

**ATTORNEY FILE COPY
PLEASE RETURN**

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, 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.

Lawyer Referral Service:
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
100 South Street
PO Box 186
Harrisburg, PA 17108
800-692-7375

Notice to Defend:
Daniel J. Nelson, Court Administrator
Clearfield County Courthouse
2nd and Market Streets
Clearfield, PA 16830
814-765-2641 x 5982

**IF THIS IS THE FIRST NOTICE THAT YOU HAVE
RECEIVED FROM THIS OFFICE, BE ADVISED THAT:**

**PURSUANT TO THE FAIR DEBT COLLECTION
PRACTICES ACT, 15 U.S.C. § 1692 et seq. (1977),
DEFENDANT(S) MAY DISPUTE THE VALIDITY OF THE
DEBT OR ANY PORTION THEREOF. IF DEFENDANT(S)
DO SO IN WRITING WITHIN THIRTY (30) DAYS OF
RECEIPT OF THIS PLEADING, COUNSEL FOR
PLAINTIFF WILL OBTAIN AND PROVIDE
DEFENDANT(S) WITH WRITTEN VERIFICATION
THEREOF; OTHERWISE, THE DEBT WILL BE ASSUMED
TO BE VALID. LIKEWISE, IF REQUESTED WITHIN
THIRTY (30) DAYS OF RECEIPT OF THIS PLEADING,
COUNSEL FOR PLAINTIFF WILL SEND DEFENDANT(S)
THE NAME AND ADDRESS OF THE ORIGINAL
CREDITOR, IF DIFFERENT FROM ABOVE.**

**THE LAW DOES NOT REQUIRE US TO WAIT UNTIL
THE END OF THE THIRTY (30) DAY PERIOD
FOLLOWING FIRST CONTACT WITH YOU BEFORE
SUING YOU TO COLLECT THIS DEBT. EVEN THOUGH
THE LAW PROVIDES THAT YOUR ANSWER TO THIS**

COMPLAINT IS TO BE FILED IN THIS ACTION WITHIN TWENTY (20) DAYS, YOU MAY OBTAIN AN EXTENSION OF THAT TIME. FURTHERMORE, NO REQUEST WILL BE MADE TO THE COURT FOR A JUDGMENT UNTIL THE EXPIRATION OF THIRTY (30) DAYS AFTER YOU HAVE RECEIVED THIS COMPLAINT. HOWEVER, IF YOU REQUEST PROOF OF THE DEBT OR THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR WITHIN THE THIRTY (30) DAY PERIOD THAT BEGINS UPON YOUR RECEIPT OF THIS COMPLAINT, THE LAW REQUIRES US TO CEASE OUR EFFORTS (THROUGH LITIGATION OR OTHERWISE) TO COLLECT THE DEBT UNTIL WE MAIL THE REQUESTED INFORMATION TO YOU. YOU SHOULD CONSULT AN ATTORNEY FOR ADVICE CONCERNING YOUR RIGHTS AND OBLIGATIONS IN THIS SUIT.

IF YOU HAVE FILED BANKRUPTCY AND RECEIVED A DISCHARGE, THIS IS NOT AN ATTEMPT TO COLLECT A DEBT. IT IS AN ACTION TO ENFORCE A LIEN ON REAL ESTATE.

1. Plaintiff is

PHH MORTGAGE CORPORATION
4001 LEADENHALL ROAD
MOUNT LAUREL, NJ 08054

2. The name(s) and last known address(es) of the Defendant(s) are:

CORY D. BAILOR
NICHOLE L. DELLANTONIO
2212 BELL RUN ROAD
GRAMPIAN, PA 16838

who is/are the mortgagor(s) and/or real owner(s) of the property hereinafter described.

3. On 11/18/2005 mortgagor(s) made, executed and delivered a mortgage upon the premises hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INCORPORATED AS A NOMINEE FOR FIRST COMMONWEALTH BANK which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Mortgage Instrument No. 200520228. The PLAINTIFF is now the legal owner of the mortgage and is in the process of formalizing an assignment of same. The mortgage and assignment(s), if any, are matters of public record and are incorporated herein by reference in accordance with Pa.R.C.P. 1019(g); which Rule relieves the Plaintiff from its obligations to attach documents to pleadings if those documents are of public record.
4. The premises subject to said mortgage is described as attached.
5. The mortgage is in default because monthly payments of principal and interest upon said mortgage due 02/01/2008 and each month thereafter are due and unpaid, and by the terms of said mortgage, upon failure of mortgagor to make such payments after a date specified by written notice sent to Mortgagor, the entire principal balance and all interest due thereon are collectible forthwith.

6. The following amounts are due on the mortgage:

Principal Balance	\$50,265.90
Interest	\$1,512.55
01/01/2008 through 06/18/2008	
Attorney's Fees	\$1,250.00
Cumulative Late Charges	\$68.64
11/18/2005 to 06/18/2008	
Cost of Suit and Title Search	<u>\$550.00</u>
Subtotal	\$53,647.09
Escrow	
Credit	\$0.00
Deficit	\$280.44
Subtotal	<u>\$280.44</u>
TOTAL	\$53,927.53

7. If the mortgage is reinstated prior to a Sheriff's Sale, the attorney's fee set forth above may be less than the amount demanded based on work actually performed. The attorney's fees requested are in conformity with the mortgage and Pennsylvania law. Plaintiff reserves its right to collect attorney's fees up to 5% of the remaining principal balance in the event the property is sold to a third party purchaser at Sheriff's Sale, or if the complexity of the action requires additional fees in excess of the amount demanded in the Action.
8. Plaintiff is not seeking a judgment of personal liability (or an in personam judgment) against the Defendant(s) in the Action; however, Plaintiff reserves its right to bring a separate Action to establish that right, if such right exists. If Defendant(s) has/have received a discharge of personal liability in a bankruptcy proceeding, this Action of Mortgage Foreclosure is in no way an attempt to reestablish such personal liability discharged in bankruptcy, but only to foreclose the mortgage and sell the mortgaged premises pursuant to Pennsylvania Law.

9. Notice of Intention to Foreclose as set forth in Act 6 of 1974, Notice of Homeowner's Emergency Assistance Program pursuant to Act 91 of 1983, as amended in 1998, and/or Notice of Default as required by the mortgage document, as applicable, have been sent to the Defendant(s) on the date(s) set forth thereon, and the temporary stay as provided by said notice has terminated because Defendant(s) has/have failed to meet with the Plaintiff or an authorized consumer credit counseling agency, or has/have been denied assistance by the Pennsylvania Housing Finance Agency.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$53,927.53, together with interest from 06/18/2008 at the rate of \$8.95 per diem to the date of Judgment, and other costs and charges collectible under the mortgage and for the foreclosure and sale of the mortgaged property.

PHELAN HALLINAN & SCHMIEG, LLP

By: 

LAWRENCE T. PHELAN, ESQUIRE
FRANCIS S. HALLINAN, ESQUIRE
DANIEL G. SCHMIEG, ESQUIRE
MICHELE M. BRADFORD, ESQUIRE
JUDITH T. ROMANO, ESQUIRE
SHEETAL R. SHAH-JANI, ESQUIRE
JENINE R. DAVEY, ESQUIRE
LAUREN R. TABAS, ESQUIRE
VIVEK SRIVASTAVA, ESQUIRE
JAY B. JONES, ESQUIRE 86657
PETER MULCAHY, ESQUIRE
ANDREW SPIVACK, ESQUIRE
JAIME MCGUINNESS, ESQUIRE
Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in Penn Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at oak tree along road leading from old Woolen Factory to Walltown; thence Northernly along said road two hundred ninety-one feet (291 feet) to road leading to Hepburnia; thence Easternly along said road two hundred seventy feet to turn; thence along same road in a Southernly direction two hundred and thirty feet (230 feet) to post and line of John W. Rafferty; thence Westwardly along said Rafferty three hundred and twenty feet (320 feet) across Bell Run to place of beginning.

BEING the same premises conveyed to John Clapsaddle and Cecelia Clapsaddle by Deed of James E. Rafferty and Minnie Rafferty dated April 12, 1944 and recorded in Clearfield County Deed Book 359, page 100. The said John Clapsaddle having died on June 24, 1985 the premises vested solely in his surviving spouse, Cecelia C. Clapsadle, a/k/a Cecelia Clapsaddle.

PARCEL # E10-000-00028

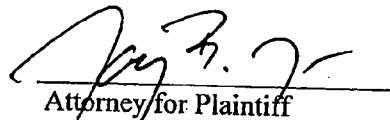
PROPERTY BEING – 2212 BELL RUN ROAD

VERIFICATION

I hereby state that I am the attorney for Plaintiff in this matter, that Plaintiff is outside the jurisdiction of the Court and/or the verification could not be obtained within the time allowed for the filing of the pleading, that I am authorized to make this verification pursuant to Pa.R.C.P. 1024 (c), and that the statements made in the foregoing Civil Action in Mortgage Foreclosure are based upon information supplied by Plaintiff and are true and correct to the best of my knowledge, information and belief.

Furthermore, counsel intends to substitute a verification from Plaintiff upon receipt.

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



Attorney for Plaintiff
E.D. 86657

DATE: 6-18-08

Exhibit “B”

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

ATTORNEY FILE COPY
PLEASE RETURN Attorney for Plaintiff

PHH MORTGAGE CORPORATION : **CLEARFIELD COUNTY**
:
vs. : **COURT OF COMMON PLEAS**
:
CORY D. BAILOR : **CIVIL DIVISION**
NICHOLE L. DELLANTONIO :
2212 BELL RUN ROAD : **No. 2008-1125-CD**
GRAMPIAN, PA 16838 :
:

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

TO THE PROTHONOTARY:

ATTORNEY FILE COPY
PLEASE RETURN

Kindly enter judgment in favor of the Plaintiff and against **CORY D. BAILOR, and**
NICHOLE L. DELLANTONIO, Defendant(s) for failure to file an Answer to 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	\$53,927.53
Interest - 06/19/2008 to 04/01/2009	
	<u>\$2,568.65</u>
TOTAL	<u>\$56,496.18</u>

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


Daniel G. Schmieg, Esquire

ATTORNEY FILE COPY Attorney for Plaintiff
PLEASE RETURN

DAMAGES ARE HEREBY ASSESSED AS INDICATED.

DATE: 4-9-09

PHS # 179759


PRO PROTHY

VERIFICATION

I hereby state that I am the attorney for Plaintiff in this action, that I am authorized to make this verification, and that the statements made in the foregoing Motion to Reassess Damages are true and correct to the best of my knowledge, information and belief. The undersigned understands that this statement herein is made subject to the sworn penalties of 18 Pa.C.S. 4904 relating to the unsworn falsification of authorities.

DATE: 5-7-09

By: 

~~Lawrence T. Phelan, Esquire~~
~~Francis S. Hallinan, Esquire~~
Daniel G. Schmieg, Esquire
Michele M. Bradford, Esquire
Judith T. Romano, Esquire
Sheetal R. Shah-Jani, Esquire
Jenine R. Davey, Esquire
Lauren R. Tabas, Esquire
Vivek Srivastava, Esquire
Jay B. Jones, Esquire
Peter J. Mulcahy, Esquire
Andrew L. Spivack, Esquire
Jaime McGuinness, Esquire
Chrisovalante P. Fliakos, Esquire
Joshua I. Goldman, Esquire
ATTORNEY FOR PLAINTIFF

Phelan Hallinan & Schmieg, LLP

By: Lawrence T. Phelan, Esq., Id. No. 32227

Francis S. Hallinan, Esq., Id. No. 62695

Daniel G. Schmieg, Esq., Id. No. 62205

Michele M. Bradford, Esq., Id. No. 69849

Judith T. Romano, Esq., Id. No. 58745

Sheetal R. Shah-Jani, Esq., Id. No. 81760

Jenine R. Davey, Esq., Id. No. 87077

Lauren R. Tabas, Esq., Id. No. 93337

Vivek Srivastava, Esq., Id. No. 202331

Jay B. Jones, Esq., Id. No. 86657

Peter J. Mulcahy, Esq., Id. No. 61791

Andrew L. Spivack, Esq., Id. No. 84439

Jaime McGuinness, Esq., Id. No. 90134

Chrisovalante P. Fliakos, Esq., Id. No. 94620

Joshua I. Goldman, Esq., Id. No. 205047

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

215-563-7000

ATTORNEY FOR PLAINTIFF

PHH MORTGAGE CORPORATION

Plaintiff

v.

CORY D. BAILOR

NICHOLE L. DELLANTONIO

Defendants

:
:
:
:
:
:
:
:
:

Court of Common Pleas

Civil Division

CLEARFIELD County

No. 2008-1125-CD

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of Plaintiff's Motion to Reassess Damages, and Brief in Support thereof were sent to the following individuals on the date indicated below.

CORY D. BAILOR
NICHOLE L. DELLANTONIO
2212 BELL RUN ROAD
GRAMPIAN, PA 16838

DATE: 5-7-09

Phelan Hallinan & Schmieg, LLP

By: 

Lawrence T. Phelan, Esquire
Francis S. Hallinan, Esquire
Daniel G. Schmieg, Esquire
Michele M. Bradford, Esquire
Judith T. Romano, Esquire
Sheetal R. Shah-Jani, Esquire
Jenine R. Davey, Esquire
Lauren R. Tabas, Esquire
Vivek Srivastava, Esquire
Jay B. Jones, Esquire
Peter J. Mulcahy, Esquire
Andrew L. Spivack, Esquire
Jaime McGuinness, Esquire
Chrisovalante P. Fliakos, Esquire
Joshua I. Goldman, Esquire
ATTORNEY FOR PLAINTIFF

CA

FILED

MAY 14 2009

0/3:45/4
William A. Shaw
Prothonotary/Clerk of Courts

1 Cent to Att

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY
PENNSYLVANIA

PHH MORTGAGE CORPORATION
Plaintiff

v.

CORY D. BAILOR
NICHOLE L. DELLANTONIO

Defendants

Court of Common Pleas

Civil Division

CLEARFIELD County

No. 2008-1125-CD

RULE

AND NOW, this 14th day of MAY 2009, a Rule is entered upon the Defendants to show cause why an Order should not be entered granting Plaintiff's Motion to Reassess Damages.

Rule Returnable on the 19th day of June 2009, at 1:30 p.m. in the Clearfield County Courthouse, Clearfield, Pennsylvania. Courtroom # 1

BY THE COURT

Judith J. Cunningham
J.

FILED
MAY 14 2009
CLEARFIELD COUNTY
PROTHONOTARY
WILLIAM A. SHAW

FILED
MAY 14 2009
William A. Shaw
Prothonotary/Clerk of Courts

5-14-09
X You are responsible for serving all appropriate parties.
The Prothonotary's office has provided service to the following parties:
Plaintiff(s) _____
Defendant(s) _____
Plaintiff(s) Attorney _____
Defendant(s) Attorney _____
Other _____

FILED NO
MAY 20 2009
William A. Shaw
Prothonotary/Clerk of Courts

Phelan Hallinan & Schmieg, LLP
By: Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schmieg, Esq., Id. No. 62205
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Jay B. Jones, Esq., Id. No. 86657
Peter J. Mulcahy, Esq., Id. No. 61791
Andrew L. Spivack, Esq., Id. No. 84439
Jaime McGuinness, Esq., Id. No. 90134
Chrisovalante P. Fliakos, Esq., Id. No. 94620
Joshua I. Goldman, Esq., Id. No. 205047
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

ATTORNEY FOR PLAINTIFF

PHH MORTGAGE CORPORATION
Plaintiff

v.

CORY D. BAILOR
NICHOLE L. DELLANTONIO
Defendants

: Court of Common Pleas
:
:
: Civil Division
:
:
: CLEARFIELD County
:
:
: No. 2008-1125-CD
:

CERTIFICATION OF SERVICE

I hereby certify that a true and correct copy of the Court's May 14, 2009 Rule directing the Defendants to show cause as to why Plaintiff's Motion to Reassess Damages should not be granted was served upon the following individuals on the date indicated below.

CORY D. BAILOR
NICHOLE L. DELLANTONIO
2212 BELL RUN ROAD
GRAMPIAN, PA 16838

DATE: 5-19-09

Phelan Hallinan & Schmieg, LLP

By: 

Lawrence T. Phelan, Esquire
Francis S. Hallinan, Esquire
Daniel G. Schmieg, Esquire
Michele M. Bradford, Esquire
Judith T. Romano, Esquire
Sheetal R. Shah-Jani, Esquire
Jerine R. Davey, Esquire
Lauren R. Tabas, Esquire
Vivek Srivastava, Esquire
Jay B. Jones, Esquire
Peter J. Mulcahy, Esquire
Andrew L. Spivack, Esquire
Jaime McGuinness, Esquire
Chrisovalante P. Fliakos, Esquire
Joshua I. Goldman, Esquire
ATTORNEY FOR PLAINTIFF

FILED

MAY 20 2009

William A. Shaw
Prothonotary/Clerk of Courts

PG. 01-2

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 105100
NO: 08-1125-CD
SERVICES 2
COMPLAINT IN MORTGAGE FORECLOSURE &

ORDER

PLAINTIFF: PHH MORTGAGE CORPORATION
vs.
DEFENDANT: CORY D. BAILOR and NICHOLE L. DELLANTONIO

SHERIFF RETURN

RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	PHELAN	761482	20.00
SHERIFF HAWKINS	PHELAN	761482	28.20

^SFILED
9/3:00pm
JUN -2 2009
William A. Shaw
Prothonotary/Clerk of Courts

Sworn to Before Me This

_____ Day of _____ 2009

So Answers,



Chester A. Hawkins
Sheriff

IN THE COURT OF COMMON PLEAS
OF CLEARFIELD COUNTY, PENNSYLVANIA

PHH MORTGAGE CORPORATION
Plaintiff,

v.

CORY D. BAILOR
NICHOLE L. DELLANTONIO
Defendant(s)

: CLEARFIELD COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No. 2008-1125-CD

FILED No. 2008-1125-CD

JUN 12 2009

William A. Shaw
Prothonotary/Clerk of Courts

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)
CLEARFIELD COUNTY)

SS:

The undersigned attorney for PHH MORTGAGE CORPORATION hereby verifies that on 5/28/09 a true and Correct copies of the Notice of Sheriff's Sale were served by certificate of mailing to the Recorded Lienholder(s) and any known interested party.

Phelan Hallinan & Schmieg, LLP
Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schmieg, Esq., Id. No. 62205
Michele M. Bradford, Esq., Id. No. 69849
Judith T. Romano, Esq., Id. No. 58745
Sheetal R. Shah-Jani, Esq., Id. No. 81760
Jenine R. Davey, Esq., Id. No. 87077
Lauren R. Tabas, Esq., Id. No. 93337
Vivek Srivastava, Esq., Id. No. 202331
Jay B. Jones, Esq., Id. No. 86657
Peter J. Mulcahy, Esq., Id. No. 61791
Andrew L. Spivack, Esq., Id. No. 84439
Jaime McGuinness, Esq., Id. No. 90134
Chrisovalante P. Fliakos, Esq., Id. No. 94620
Joshua I. Goldman, Esq., Id. No. 205047
Courtenay R. Dunn, Esq., Id. No. 206779

Date: 6/11/09

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

PHS # 179759

- replace original -

Name and
Address
of Sender

COS
PHELAN HALLINAN & SCHMIEG
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814

Line	Article Number	Name of Addressee, Street, and Post Office Address	Post
1		CORY D. BAILOR 2212 BELL RUN ROAD GRAMPIAN, PA 16838	
2		NICHOLE L. DELLANTONIO 2212 BELL RUN ROAD GRAMPIAN, PA 16838	
3			
4			
5			
6			
7			
8			
9			
10			
11	JVS		
12		Re: CORY D. BAILOR 179759 TEAM 4	
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)
			The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.



UNITED STATES POSTAGE
FITNEY BOWES
02 1M
0004218010 MAY 28 2009
MAILED FROM ZIP CODE 19103
\$ 02.52⁰⁰

TEAM 4

TEAM 4

FILED 2cc
9/11/54/301 Piff's Amy
JUN 19 2009 (GK)
William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS
CLEARFIELD COUNTY, PENNSYLVANIA

PHH MORTGAGE CORPORATION	:	Court of Common Pleas
Plaintiff	:	
	:	Civil Division
v.	:	
	:	CLEARFIELD County
CORY D. BAILOR	:	
NICHOLE L. DELLANTONIO	:	No. 2008-1125-CD
Defendants	:	

ORDER

AND NOW, this 19th day of June, 2009 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$50,265.90
Interest Through July 10, 2009	\$4,981.42
Per Diem \$8.95	
Late Charges	\$68.64
Legal fees	\$1,550.00
Cost of Suit and Title	\$1,658.40
Sheriff's Sale Costs	\$0.00
Property Inspections/ Property Preservation	\$106.00
Appraisal/Brokers Price Opinion	\$0.00
Mortgage Insurance Premium /	\$147.20
Private Mortgage Insurance	

ORIGINAL

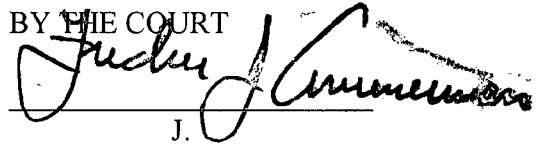
Non Sufficient Funds Charge \$0.00
Suspense/Misc. Credits (\$0.00)
Escrow Deficit \$1,504.20

TOTAL \$60,281.76

Plus interest from July 10, 2009 through the date of sale at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT


J.

FILED NO CC
m/10:11/34
JUN 29 2009
William A. Shaw
Prothonotary/Clerk of Courts

Phelan Hallinan & Schmieg, LLP
By: Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schmieg, Esq., Id. No. 62205
Michele M. Bradford, Esq., Id. No. 69849
Judith T. Romano, Esq., Id. No. 58745
Sheetal R. Shah-Jani, Esq., Id. No. 81760
Jenine R. Davey, Esq., Id. No. 87077
Lauren R. Tabas, Esq., Id. No. 93337
Vivek Srivastava, Esq., Id. No. 202331
Jay B. Jones, Esq., Id. No. 86657
Peter J. Mulcahy, Esq., Id. No. 61791
Andrew L. Spivack, Esq., Id. No. 84439
Jaime McGuinness, Esq., Id. No. 90134
Chrisovalante P. Fliakos, Esq., Id. No. 94620
Joshua I. Goldman, Esq., Id. No. 205047
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

ATTORNEY FOR PLAINTIFF

PHH MORTGAGE CORPORATION
Plaintiff

v.

CORY D. BAILOR
NICHOLE L. DELLANTONIO
Defendants

Court of Common Pleas

Civil Division

CLEARFIELD County

No. 2008-1125-CD

CERTIFICATION OF SERVICE

I hereby certify that a true and correct copy of the Court's June 19, 2009 Order was served upon the following individuals on the date indicated below.

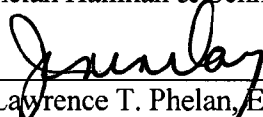
CORY D. BAILOR
NICHOLE L. DELLANTONIO
2212 BELL RUN ROAD
GRAMPIAN, PA 16838

DATE: _____

6/26/09

Phelan Hallinan & Schmieg, LLP

By: _____


Lawrence T. Phelan, Esquire
Francis S. Hallinan, Esquire
Daniel G. Schmieg, Esquire
Michele M. Bradford, Esquire
Judith T. Romano, Esquire
Sheetal R. Shah-Jani, Esquire
Jenine R. Davey, Esquire
Lauren R. Tabas, Esquire
Vivek Srivastava, Esquire
Jay B. Jones, Esquire
Peter J. Mulcahy, Esquire
Andrew L. Spivack, Esquire
Jaime McGuinness, Esquire
Chrisovalante P. Fliakos, Esquire
Joshua I. Goldman, Esquire
ATTORNEY FOR PLAINTIFF

5 FILED NOCC
M110:40374
JUL 22 2009
William A. Shaw
Prothonotary/Clerk of Courts

Dated: July 21, 2009

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

PHH MORTGAGE COMPANY,
Plaintiff

vs.

CORY D. BAILOR
NICHOLE L. DELLANTONIO
Defendants

NO. 08-1125-CD

ORDER

NOW, this 5th day of November, 2008, the Plaintiff is granted leave to serve the Complaint in Mortgage Foreclosure upon the Defendants **CORY D. BAILOR AND NICHOLE L. DELLANTONIO** by:

1. Publication one time in The Progress (Clearfield) and the Clearfield County Legal Journal;
2. By first class mail to 2212 Bell Run Road, Grampian, PA 16838;
3. By certified mail, return receipt requested to 2212 Bell Run Road, Grampian, PA 16838; and
4. By posting the mortgaged premises known in this herein action as to 2212 Bell Run Road, Grampian, PA 16838.

Service of the aforementioned publication and mailings is effective upon the date of publication and mailing and is to be done by Plaintiff's attorney, who will file Affidavits of Service with the Prothonotary of Clearfield County.

BY THE COURT,

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

/S/ Fredric J Ammerman

FREDRIC J. AMMERMAN
President Judge

NOV 06 2008

Attest.

William L. Shaw
Prothonotary/
Clerk of Courts

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS
OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 08-1125-CD**

PHH MORTGAGE COMPANY

vs.

CORY D. BAILOR & NICHOLE L. DELLANTONIO

NOTICE TO: CORY D. BAILOR & NICHOLE L. DELLANTONIO

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY"

ALL THAT following described lot of ground situate, lying and being in PENN Township, County of CLEARFIELD Commonwealth of Pennsylvania, bounded and limited as follows, to wit:

Your house (real estate) at 2212 BELL RUN ROAD, GRAMPIAN, PA 16838 is scheduled to be sold at the Sheriff's Sale on JULY 10, 2009 at 10:00AM., at the CLEARFIELD County Courthouse to enforce the Court Judgment of \$56,496.18 obtained by, PHH MORTGAGE COMPANY (the mortgagee), against your Prop. sit. in PENN Township, County of CLEARFIELD, and State of Pennsylvania.

Being Premises: 2212 BELL RUN ROAD, GRAMPIAN, PA 16838

Improvements consist of residential property.

Sold as the property of CORY D. BAILOR & NICHOLE L. DELLANTONIO

TERMS OF SALE: The purchaser at the sale must take ten (10%) percent down payment of the bid price or of the Sheriff's cost, whichever is higher, at the time of the sale in the form of cash, money order or bank check. The balance must be paid within ten (10) days of the sale or the purchaser will lose the down money.

THE HIGHEST AND BEST BIDDER SHALL BE THE BUYER.

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in Penn Township, Clearfield County, Pennsylvania, bounded and described as follows: BEGINNING at oak tree along road leading from old Woolen Factory to Walltown; thence Northernly along said road two hundred ninety-one feet (291 feet) to road leading to Hepburnia; thence Easternly along said road two hundred seventy feet to turn; thence along same road in a Southernly direction two hundred and thirty feet (230 feet) to post and line of John W. Rafferty; thence Westwardly along said Rafferty three hundred and twenty feet (320 feet) across Bell Run to place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Cory D. Bailor, an individual and Nichole L. Dellantonio, an individual, as joint tenants with right of survivorship, by Deed from Mary C. Wink, Executrix of the Estate of Cecelia C. Clapsadle, aka, Cecelia C. Clapsaddle, deceased, dated 11/17/2005, recorded 11/18/2005 in Instrument Number 200520227.

Premises being: 2212 BELL RUN ROAD GRAMPIAN, PA 16838

Tax Parcel No. E10-000-00028

Daniel Schmieg, Esquire

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA

Late of Frenchville
Administrator: **RODNEY J. BILLOTTE**
Attorney: **DAVID R. THOMPSON**
PO Box 587
Philipsburg, PA 16866

OSEWALT, JAMES P. Sr., Dec'd
Late of West Decatur
Executor: **MILTON L. OSEWALT**
Attorney: **DAVID R. THOMPSON**
PO Box 587
Philipsburg, PA 16866

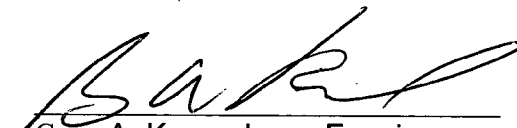
BONFITTO, JOAN, Dec'd
Late of Osceola Mills
Administratrix: **CAROLINE BONFITTO**
Attorney: **ALAN F. KIRK, ESQUIRE**
Babst, Calland, Clements, and Zomnir, P.C.
330 Innovation Boulevard, Suite 302
State College, PA 16803

Second Publication

PROOF OF PUBLICATION

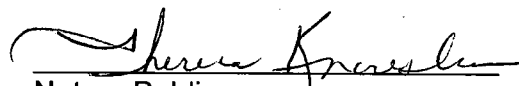
STATE OF PENNSYLVANIA :
:
COUNTY OF CLEARFIELD :

On this 5th day of June AD 2009, 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 June 5, 2009, Vol. 21, No. 23. 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.



Notary Public
My Commission Expires

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Theresa C. Knaresboro, Notary Public
City of DuBois, Clearfield County
My Commission Expires Aug. 26, 2012
Member, Pennsylvania Association of Notaries

Number 200520277.

Premises being:
2212 BELL RUN ROAD
GRAMPIAN, PA 16838
Tax Parcel No. E10-000-00028

Your house (real estate) at 2212 BELL RUN ROAD, GRAMPIAN, PA 16838 is scheduled to be sold at the Sheriff's Sale on JULY 10, 2009 at 10:00 A.M., at the CLEARFIELD County Courthouse to enforce the Court Judgment of \$56,496.18 obtained by, PHH MORTGAGE COMPANY, (the mortgagee), against your Property situated in PENN Township, County of CLEARFIELD, and State of Pennsylvania.

Being Premises:
2212 BELL RUN ROAD,
GRAMPIAN, PA 16838

Improvements consist of residential property.

Sold as the property of CORY D. BAILOR & NICHOLE L. DELLANTONIO

TERMS OF SALE: The purchaser at the sale must take ten (10%) percent down payment of the bid price or of the Sheriff's cost, whichever is higher, at the time of sale in the form of cash, money order or bank check. The balance must be paid within ten (10) days of the sale or the purchaser will lose the down money.

THE HIGHEST AND BEST BIDDER SHALL BE THE BUYER.

Daniel Schmieg, Esquire
One Penn Center
at Suburban Station
1617 John F. Kennedy
Boulevard
Suite 1400
Philadelphia, PA 19103
(215) 563-7000
Attorney for Plaintiff

6:4-1d-b

Sale, Friday, 9-5; Saturday, 9-2. Proceeds benefit: Our Hands for Haiti Missions Team.

GOSHEN: 2182 Jerry Run Road. Estate Garage Sale— Saturday, June 6th, 9:00 A.M. TO 3:00 P.M. NO EARLY BIRDS!! Cash and Carry. Household items, furniture, etc. Rain or Shine.

GRASSFLAT: Yard sale, Friday and Saturday, 9-4. Many different items. Follow signs.

HOUTZDALE: 1st Avenue, off Don Street, Friday, 9-5; Saturday, 8-12.

HYDE: 1614 Powell Avenue. Friday, 8-5; Saturday, 8-1. Clothes, kids' stuff, DVD's, household.

HYDE: 1306 Powell Avenue. 3 family. Thursday, Friday, 8-4; Saturday, 8-12. Lots for everyone.

NOTICE OF ACTION
IN MORTGAGE FORECLOSURE
IN THE COURT

OF COMMON PLEAS
OF CLEARFIELD COUNTY,
PENNSYLVANIA

NO. 08-1125-CD

PHH MORTGAGE COMPANY

VS.

CORY D. BAIOR &
NICHOLE L. DELLANTONIO
NOTICE TO: CORY D. BAIOR
& NICHOLE L. DELLANTONIO

NOTICE OF

SHERIFF'S SALE

OF REAL PROPERTY

ALL THAT following described lot
of ground situate, lying and being in
PENN. Township, County of
CLEARFIELD, Commonwealth of
Pennsylvania, bounded and limited
as follows, to wit:

All that certain piece or parcel of
land situate in Penn Township,
Clearfield County, Pennsylvania,
bounded and described as follows:
BEGINNING at oak tree along road
leading from old Woolen Factory in
Wailtown; thence Northernly along
said road two hundred ninety-one
feet (291 feet) to road leading to
Hepburnia; thence Easternly along
said road two hundred seventy feet
to turn; thence along same road in a
Southernly direction two hundred
and thirty feet (230 feet) to post
and line of John W. Rafferty; thence
Westwardly along said Rafferty line
three hundred and twenty feet
(320 feet) across Bell Run to place
of beginning.

TESTING TO SAID PREMISES IS
VESTED IN Cory D. Bajor, an indi-
vidual and Nichole L. Dellantonio,
an individual, as joint tenants with
right of survivorship, by Deed from
Mary C. Wink, Executrix of the Es-
tate of Cecelia C. Clapsaddle, de-
ceased, dated 11/17/2005, re-
corded 11/08/2005 in instrument

PROOF OF PUBLICATION

STATE OF PENNSYLVANIA

SS:

COUNTY OF CLEARFIELD

On this 2nd day of July, A.D. 20 09

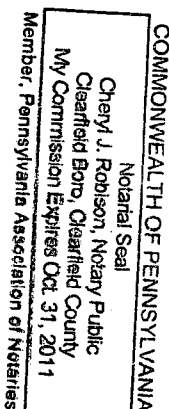
before me, the subscriber, a Notary Public in and for said County and
State, personally appeared Margaret E. Krebs, who being duly sworn
according to law, deposes and says that she is the President of The
Progressive Publishing Company, Inc., and Associate Publisher of The
Progress, a daily newspaper 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

June 4, 2009

the regular issues of _____
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.

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

Cheryl J. Robinson
Notary Public Clearfield, Pa.



199754

CQS

PHILAN HALLINAN & SCHMIEG
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814

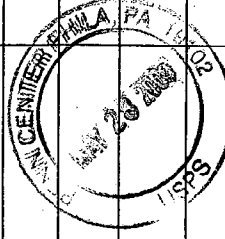
Name and
Address
of Sender



Line	Article Number	Name of Addressee, Street, and Post Office Address	Post
1		CORY D. BAILOR 2212 BELL RUN ROAD GRAMPIAN, PA 16838	
2		NICHOLE L. DELLANTONIO 2212 BELL RUN ROAD GRAMPIAN, PA 16838	
3			
4			
5			
6			
7			
8			
9			
10			
11	JVS		
12		Re: CORY D. BAILOR	179759 TEAM 4
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)

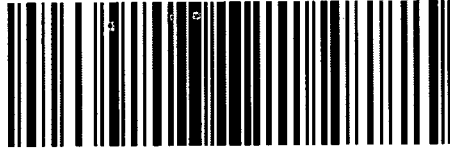
The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.

UNITED STATES POSTAGE
PRIMEV BOWES
\$ 02.52
02 1M
0004218010 MAY 28 2009
MAILED FROM ZIP CODE 19103



TEAM 4

TEAM 4



7178 2417 6099 0029 1304

4 / JJN
NICHOLE L. DELLANTONIO
2212 BELL RUN ROAD
GRAMPIAN, PA 16838-0000

--fold here (regular)

-- fold here (6x9)

--fold here (regular)

[Home](#) | [Help](#)[Track & Confirm](#)

Track & Confirm

Search Results

Label/Receipt Number: 7178 2417 6099 0029 1304

Class: First-Class Mail®

Service(s): Return Receipt Electronic

Status: Delivered

Your item was delivered at 8:44 AM on June 19, 2009 in PHILADELPHIA, PA 19101.

Detailed Results:

- Delivered, June 19, 2009, 8:44 am, PHILADELPHIA, PA 19101
- Unclaimed, June 15, 2009, 10:52 am, GRAMPAN, PA
- Notice Left, May 30, 2009, 3:07 pm, OLANTA, PA 16863
- Electronic Shipping Info Received, May 28, 2009

Notification Options

Track & Confirm by email

Get current event information or updates for your item sent to you or others by email. [Go >](#)

Return Receipt (Electronic)

Verify who signed for your item by email. [Go >](#)

Track & Confirm

Enter Label/Receipt Number.

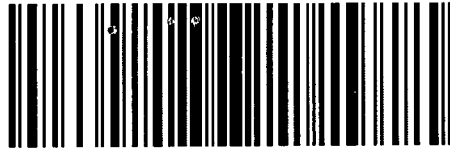
[Site Map](#)[Customer Service](#)[Forms](#)[Gov't Services](#)[Careers](#)[Privacy Policy](#)[Terms of Use](#)[Business Customer Gateway](#)

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No FEAR Act EEO Data

FOIA

Postage paid
Permit No. 1000
Philadelphia, PA 19101Return Receipt
Electronic



7178 2417 6099 0029 1298

4 / JJN
CORY D. BAILOR
2212 BELL RUN ROAD
GRAMPIAN, PA 16838-0000

--fold here (regular)

-- fold here (6x9)

--fold here (regular)

[Home](#) | [Help](#)[Track & Confirm](#)

Track & Confirm

Search Results

Label/Receipt Number: 7178 2417 6099 0029 1298

Class: First-Class Mail®

Service(s): Return Receipt Electronic

Status: Delivered

Your item was delivered at 8:44 AM on June 19, 2009 in PHILADELPHIA, PA 19101.

Detailed Results:

- Delivered, June 19, 2009, 8:44 am, PHILADELPHIA, PA 19101
- Unclaimed, June 15, 2009, 10:52 am, GRAMPIAN, PA
- Notice Left, May 30, 2009, 3:07 pm, OLANTA, PA 16863
- Electronic Shipping Info Received, May 28, 2009

Notification Options

Track & Confirm by email

Get current event information or updates for your item sent to you or others by email. [Go >](#)

Return Receipt (Electronic)

Verify who signed for your item by email. [Go >](#)

Track & Confirm

Enter Label/Receipt Number.

[Site Map](#)[Customer Service](#)[Forms](#)[Gov't Services](#)[Careers](#)[Privacy Policy](#)[Terms of Use](#)[Business Customer Gateway](#)

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No FEAR Act EEO Data

FOIA

United States Postal Service
Department of JusticeInspector General
Department of Justice

AFFIDAVIT OF SERVICE

PLAINTIFF PHH MORTGAGE CORPORATION
DEFENDANT(S) CORY D. BAILOR
 NICHOLE L. DELLANTONIO

CLEARFIELD County
No. 2008-1125-CD
Our File #: 179759

*****PLEASE POST PROPERTY WITH NOTICE OF SALE,
PER COURT ORDER*****

Type of Action
- Notice of Sheriff's Sale

Sale Date: JULY 10, 2009

SERVE AT: 2212 BELL RUN ROAD
 GRAMPIAN, PA 16838

SERVED

Served and made known to CORY D. BAILOR +, Defendant, on the 4th day of June,
NICHOLE L. DELLANTONIO
2009, at 12:30, o'clock P.m., at 2212 BELL RUN RD., GRAMPIAN, PA. 16838

Commonwealth of Pennsylvania, in the manner described below:

_____ Defendant personally served.
_____ Adult family member with whom Defendant(s) reside(s). Relationship is _____
_____ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
_____ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
_____ Agent or person in charge of Defendant(s)'s office or usual place of business.
_____ an officer of said Defendant(s)'s company.
X Other: BY POSTING

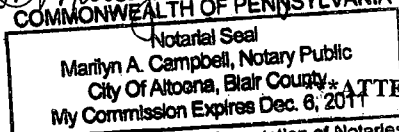
Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

I, D-M. ELLIS, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed
before me this 4th day
of June, 2009

Notary: Marilyn A. Campbell
COMMONWEALTH OF PENNSYLVANIA

By: DM Ellis



NOT SERVED

ATTEMPT SERVICE NLT THREE (3) TIMES***

On the Member, Pennsylvania Association of Notaries, 200 , at o'clock m., Defendant **NOT FOUND** because:

_____ Moved _____ Unknown _____ No Answer _____ Vacant
1st attempt Date: _____ Time: _____, 2nd attempt Date: _____ Time: _____, 3rd
attempt Date: _____ Time: _____
Other: _____

Sworn to and subscribed
before me this _____ day
of _____, 200 .

Notary:

By:

Attorney for Plaintiff

DANIEL G. SCHMIEG, Esquire - I.D. No. 62205
One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard

FILED

JUL 22 2009

**William A. Shaw
Prothonotary/Clerk of Courts**

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20958
NO: 08-1125-CD

PLAINTIFF: PHH MORTGAGE CORPORATION
vs.
DEFENDANT: CORY D. BAILOR AND NICHOLE L. DELLANTONIO

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 4/13/2009

LEVY TAKEN 4/23/2009 @ 9:35 AM

POSTED 4/23/2009 @ 9:35 AM

SALE HELD

SOLD TO

SOLD FOR AMOUNT PLUS COSTS

WRIT RETURNED 1/25/2010

DATE DEED FILED **NOT SOLD**

FILED

019:03am

JAN 25 2010

William A. Shaw
Prothonotary/Clerk of Courts

DETAILS

4/27/2009 @ SERVED CORY D. BAILOR

SERVED CORY D. BAILOR, DEFENDANT, BY REG & CERT MAIL PER COURT ORDER TO 2212 BELL RUN ROAD, GRAMPIAN, CLEARFIELD COUNTY, PENNSYLVANIA CERT #70060810000145074869. CERT RETURNED UNCLAIMED 5/14/09.

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE AND COPY OF THE LEVY.

4/27/2009 @ SERVED NICHOLE L. DELLANTONIO

SERVED NICHOLE L. DELLANTONIO, DEFENDANT, BY REG & CERT MAIL PER COURT ORDER TO 2212 BELL RUN ROAD, GRAMPIAN, CLEARFIELD COUNTY, PENNSYLVANIA CERT #70060810000145074876. CERT RETURNED UNCLAIMED 5/15/09.

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE AND COPY OF THE LEVY.

@ SERVED

NOW, JULY 1, 2009 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO POSTPONE THE SHERIFF SALE SCHEDULED FOR JULY 10, 2009 TO SEPTEMBER 4, 2009 DUE TO A MORATORIUM.

@ SERVED

NOW, AUGUST 7, 2009 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO POSTPONE THE SHERIFF SALE SCHEDULED FOR SEPTEMBER 4, 2009 TO NOVEMBER 13, 2009 DUE TO A MORATORIUM.

@ SERVED

NOW, NOVEMBER 12, 2009 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF SALE SCHEDULED FOR NOVEMBER 13, 2009 DUE TO LOSS MITIGATION.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20958
NO: 08-1125-CD

PLAINTIFF: PHH MORTGAGE CORPORATION
vs.
DEFENDANT: CORY D. BAILOR AND NICHOLE L. DELLANTONIO

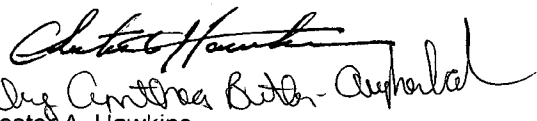
Execution REAL ESTATE

SHERIFF RETURN

SHERIFF HAWKINS \$238.04

SURCHARGE \$40.00 PAID BY ATTORNEY

So Answers,


Chester A. Hawkins
Sheriff

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
Pa.R.C.P. 3180-3183 and Rule 3257

PHH.MORTGAGE.CORPORATION

vs.

CORY D. BAILOR

NICHOLE L. DELLANTONIO

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No.

No. 2008-1125-CD

No.

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Clearfield

TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA:

PREMISES: 2212 BELL RUN ROAD, GRAMPIAN, PA 16838
(See Legal Description attached)

Amount Due \$56,496.18

Interest from 4/2/09 to Sale

\$ _____

Per diem \$9.29

Add'l Costs


Prothonotary costs

\$3,881.90

Writ Total

\$149.00

\$



OFFICE OF THE PROTHONOTARY OF CLEARFIELD
COUNTY, PENNSYLVANIA

Dated April 9, 2009
(SEAL)

179759

Received this writ this 13th day
of April A.D. 2009
At 3:00 A.M./P.M.

Charles A. Hawkins
Sheriff by Cynthia Bitts-Ayhanlou

No. 2008-1125-CD.....

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

PHH MORTGAGE CORPORATION

vs.

CORY D. BAILOR
NICHOLE L. DELLANTONIO

WRIT OF EXECUTION
(Mortgage Foreclosure)

Real Debt	Costs
	\$56,496.18
Int. from 4/2/09	
To Date of Sale (\$9.29 per diem)	

Costs	
Prothy Pd.	

Sheriff

Daniel G. Schmieg
DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Address: CORY D. BAILOR	NICHOLE L. DELLANTONIO
2212 BELL RUN ROAD	2212 BELL RUN ROAD
GRAMPIAN, PA 16838	GRAMPIAN, PA 16838

Received this writ this _____ day
A.D. _____
A.M. _____

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in Penn Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at oak tree along road leading from old Woolen Factory to Walltown; thence Northernly along said road two hundred ninety-one feet (291 feet) to road leading to Hepburnia; thence Easternly along said road two hundred seventy feet to turn; thence along same road in a Southernly direction two hundred and thirty feet (230 feet) to post and line of John W. Rafferty; thence Westwardly along said Rafferty three hundred and twenty feet (320 feet) across Bell Run to place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Cory D. Bailor, an individual and Nichole L. Dellantonio, an individual, as joint tenants with right of survivorship, by Deed from Mary C. Wink, Executrix of the Estate of Cecelia C. Clapsadle, aka, Cecelia C. Clapsaddle, deceased, dated 11/17/2005, recorded 11/18/2005 in Instrument Number 200520227.

Premises being: 2212 BELL RUN ROAD
GRAMPIAN, PA 16838

Tax Parcel No. E10-000-00028

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME CORY D. BAILOR

NO. 08-1125-CD

NOW, January 23, 2010, 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 November 13, 2009, I exposed the within described real estate of Cory D. Bailor And Nichole L. Dellantonio to public venue or outcry at which time and place I sold the same to he/she being the highest bidder, for the sum of and made the following appropriations, viz:

SHERIFF COSTS:

RDR	15.00
SERVICE	15.00
MILEAGE	
LEVY	15.00
MILEAGE	13.20
POSTING	15.00
CSDS	10.00
COMMISSION	0.00
POSTAGE	19.84
HANDBILLS	15.00
DISTRIBUTION	25.00
ADVERTISING	15.00
ADD'L SERVICE	15.00
DEED	
ADD'L POSTING	
ADD'L MILEAGE	
ADD'L LEVY	
BID/SETTLEMENT AMOUNT	
RETURNS/DEPUTIZE	
COPIES	15.00
	5.00
BILLING/PHONE/FAX	5.00
CONTINUED SALES	40.00
MISCELLANEOUS	
TOTAL SHERIFF COSTS	\$238.04

DEED COSTS:

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

PLAINTIFF COSTS, DEBT AND INTEREST:

DEBT-AMOUNT DUE	56,496.18
INTEREST @ 9.2900	2,090.25
FROM 04/02/2009 TO 11/13/2009	
ATTORNEY FEES	
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	

TOTAL DEBT AND INTEREST	\$58,626.43
--------------------------------	--------------------

COSTS:

ADVERTISING	338.50
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
DUE	
LIEN SEARCH	
ACKNOWLEDGEMENT	
DEED COSTS	0.00
SHERIFF COSTS	238.04
LEGAL JOURNAL COSTS	243.00
PROTHONOTARY	149.00
MORTGAGE SEARCH	
MUNICIPAL LIEN	

TOTAL COSTS	\$968.54
--------------------	-----------------

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

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

PHH MORTGAGE COMPANY,
Plaintiff

vs.

CORY D. BAILOR
NICHOLE L. DELLANTONIO
Defendants

*

*

*

*

NO. 08-1125-CD

*

*

ORDER

NOW, this 5th day of November, 2008, the Plaintiff is granted leave to serve the
Complaint in Mortgage Foreclosure upon the Defendants CORY D. BAILOR AND
NICHOLE L. DELLANTONIO by:

1. Publication one time in The Progress (Clearfield) and the Clearfield
County Legal Journal;
2. By first class mail to 2212 Bell Run Road, Grampian, PA 16838;
3. By certified mail, return receipt requested to 2212 Bell Run Road,
Grampian, PA 16838; and
4. By posting the mortgaged premises known in this herein action as to
2212 Bell Run Road, Grampian, PA 16838.

Service of the aforementioned publication and mailings is effective upon the
date of publication and mailing and is to be done by Plaintiff's attorney, who will file
Affidavits of Service with the Prothonotary of Clearfield County.

BY THE COURT,

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

/S/ Fredric J Ammerman

FREDRIC J. AMMERMAN
President Judge

NOV 06 2008

Attest.

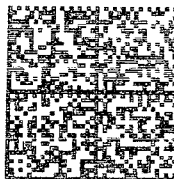
William L. Shaw
Prothonotary/
Clerk of Courts



CHESTER A. HAWKINS
SHERIFF
 COURTHOUSE
 1 NORTH SECOND STREET - SUITE 116
 CLEARFIELD, PENNSYLVANIA 16830



7006 0810 0001 4507 4876



Hasler

016H16505405

\$05.490

04/27/2009

Mailed From 16830
US POSTAGE

**RETURN RECEIPT
 REQUESTED**

FINAL NOTICE

1st NOTICE 04/13
 2nd NOTICE 05/04
 RETURNED 05/12

NICHOLE L. DELLANTONIO
 2212 BELL RUN ROAD
 GRAMPIAN, PA 16838

NIXIE

165 SE 1

02 05/13/09

RETURN TO SENDER
 UNCLAIMED
 UNABLE TO FORWARD

BC: 16830247201

*0596-05329-13-27

16830@2472

U.S. Postal Service TM	
CERTIFIED MAILTM RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	
Sent To	
Street, Apt. No., or PO Box No.	CORY D. BAILOR
City, State, ZIP+4	2212 BELL RUN ROAD GRAMPIAN, PA 16838
PS Form 3800, June 2002 See Reverse for Instructions	

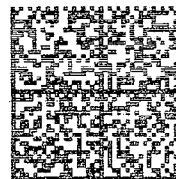
U.S. Postal Service TM	
CERTIFIED MAILTM RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	
Sent To	
Street, Apt. No., or PO Box No.	NICHOLE L. DELLANTONIO
City, State, ZIP+4	2212 BELL RUN ROAD GRAMPIAN, PA 16838
PS Form 3800, June 2002 See Reverse for Instructions	



CHESTER A. HAWKINS
SHERIFF
 COURTHOUSE
 1 NORTH SECOND STREET - SUITE 116
 CLEARFIELD, PENNSYLVANIA 16830



7006 0810 0001 4507 4869



Hasler

016H16505405

\$05.490

04/27/2009

Mailed From 16830
US POSTAGE

**RETURN RECEIPT
 REQUESTED**

FINAL NOTICE

1st NOTICE 04/13
 2nd NOTICE 05/04
 RETURNED 05/12

CORY D. BAILOR

2062 1

11 05/14/09

RETURN TO SENDER
 UNCLAIMED
 UNABLE TO FORWARD
 RETURN TO SENDER

UNC

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

NICHOLE L. DELLANTONIO
2212 BELL RUN ROAD
GRAMPIAN, PA 16838

2. Article Number

(Transfer from service label)

7006 0810 0001 4507 4876

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☐ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

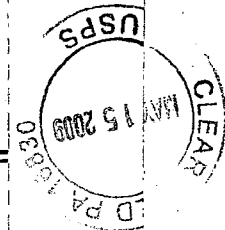
4. Restricted Delivery? (Extra Fee)

☐ Yes

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CORY D. BAILOR
2212 BELL RUN ROAD
GRAMPIAN, PA 16838

2. Article Number

(Transfer from service label)

7006 0810 0001 4507 4869

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Foreclosure Manager

Representing Lenders in
Pennsylvania and New Jersey

July 1, 2009

Office of the Sheriff
Clearfield County Courthouse
1 North Second Street
Clearfield, PA 16830

Attn: Real Estate Department

Fax Number: 814-765-5915

Re: PHH MORTGAGE CORPORATION v.
CORY D. BAILOR and NICHOLE L. DELLANTONIO
2212 BELL RUN ROAD GRAMPIAN, PA 16838
Court No. 2008-1125-CD

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for July 10, 2009 due to the following: Moratorium.

The Property is to be relisted for the September 4, 2009 Sheriff Sale.

Thank you for your correspondence in this matters.

Very Truly Yours,
ELIZABETH HALLINAN for
Phelan Hallinan & Schmieg, LLP

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Foreclosure Manager

Representing Lenders in
Pennsylvania and New Jersey

August 27, 2009

Office of the Sheriff
Clearfield County Courthouse
1 North Second Street
Clearfield, PA 16830

Attn: Real Estate Department

Fax Number: 814-765-5915

Re: PHH MORTGAGE CORPORATION v.
CORY D. BAILOR and NICHOLE L. DELLANTONIO
2212 BELL RUN ROAD GRAMPIAN, PA 16838
Court No. 2008-1125-CD

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for September 4, 2009 due to the following: Moratorium.

The Property is to be relisted for the November 13, 2009 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
ELIZABETH HALLINAN for
Phelan Hallinan & Schmieg, LLP

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania and New Jersey

Foreclosure Manager

November 12, 2009

Office of the Sheriff
Clearfield County Courthouse
1 North Second Street
Clearfield, PA 16830

Attn: Real Estate Department

Fax Number: 814-765-5915

Re: PHH MORTGAGE CORPORATION v.
CORY D. BAILOR and NICHOLE L. DELLANTONIO
2212 BELL RUN ROAD GRAMPIAN, PA 16838
Court No. 2008-1125-CD

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for November 13, 2009 due to the following: Loss Mitigation.

Please be advised that no funds were reported to be received.

You are hereby directed to immediately discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.

Thank you for your cooperation in this matter.

Very Truly Yours,
Lauren Schaefer for
Phelan Hallinan & Schmieg, LLP

PRAECIPE FOR WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183

PHH MORTGAGE CORPORATION

vs.

**CORY D. BAILOR
NICHOLE L. DELLANTONIO**

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2008-1125-CD

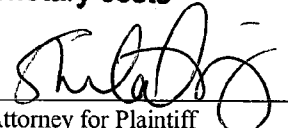
CLEARFIELD COUNTY

To the PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due	\$60,281.76
Interest from 07/11/2009 to Sale	\$ _____
Per diem \$9.91	\$ _____
Add'l Costs	\$0.00
Writ Total	\$ _____

Prothonotary costs ^{\$169.00}



Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☒ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

Note: Please attach description of Property.

PHS # 179759

FILED

FEB 24 2010

m/12:05/10

William A. Shaw
Prothonotary/Clerk of Courts

Issued 6:00 PM to SHFF

No. 2008-1125-CD

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

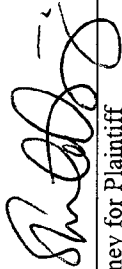
PHH MORTGAGE CORPORATION

vs.

CORY D. BAILOR
NICHOLE L. DELLANTONIO

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed:



Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
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- ☒ Sheetal R. Shah-Jani, Esq., Id. No. 81760
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- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

Address where papers may be served:

CORY D. BAILOR
2212 BELL RUN ROAD
GRAMPIAN, PA 16838

NICHOLE L. DELLANTONIO
2212 BELL RUN ROAD
GRAMPIAN, PA 16838

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in Penn Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at oak tree along road leading from old Woolen Factory to Walltown; thence Northerly along said road two hundred ninety-one feet (291 feet) to road leading to Hepburnia; thence Easternly along said road two hundred seventy feet to turn; thence along same road in a Southernly direction two hundred and thirty feet (230 feet) to post and line of John W. Rafferty; thence Westwardly along said Rafferty three hundred and twenty feet (320 feet) across Bell Run to place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Cory D. Bailor, an individual and Nichole L. Dellantonio, an individual, as joint tenants with right of survivorship, by Deed from Mary C. Wink, Executrix of the Estate of Cecelia C. Clapsadle, aka, Cecelia C. Clapsaddle, deceased, dated 11/17/2005, recorded 11/18/2005 in Instrument Number 200520227.

Premises being: 2212 BELL RUN ROAD, GRAMPIAN, PA 16838

Tax Parcel No. E10-000-00028

Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

PHH MORTGAGE CORPORATION
Plaintiff

v.

CORY D. BAILOR
NICHOLE L. DELLANTONIO
Defendant(s)

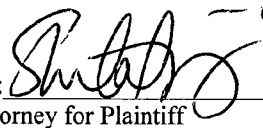
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2008-1125-CD**
:
: **CLEARFIELD COUNTY**
:
:

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- () the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- () the premises is vacant
- (X) Act 91 procedures have been fulfilled

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

By: 
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
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WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

PHH MORTGAGE CORPORATION

vs.

CORY D. BAILOR
NICHOLE L. DELLANTONIO

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2008-1125-CD

CLEARFIELD COUNTY

Commonwealth of Pennsylvania:

County of Clearfield

TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA:

PREMISES: 2212 BELL RUN ROAD, GRAMPIAN, PA 16838
(See Legal Description attached)

Amount Due

\$60,281.76

Interest from 07/11/2009 to Sale

\$ _____

Per diem \$9.91

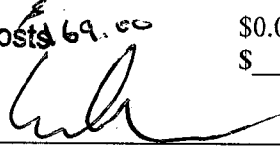
Add'l Costs

Prothonotary costs ^{69.00}

\$0.00

Writ Total

\$ _____



OFFICE OF THE PROTHONOTARY OF CLEARFIELD
COUNTY, PENNSYLVANIA

Dated _____
(SEAL)

PHS # 179759

No. 2008-1125-CD

IN THE COURT OF COMMON PLEAS OF
CLERAFIELD COUNTY, PENNSYLVANIA

PHH MORTGAGE CORPORATION

vs.


CORY D. BAILOR

NICHOLE L. DELLANTONIO

WRIT OF EXECUTION
(Mortgage Foreclosure)

	<u>Costs.</u>
Real Debt	\$60,281.76
Int. from	
To Date of Sale (\$9.91 per diem)	
Costs	
Prothy Pd.	
Sheriff	

Filed



Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
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- ☐ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

Address where papers may be served:

CORY D. BAILOR
2212 BELL RUN ROAD
GRAMPIAN, PA 16838

NICHOLE L. DELLANTONIO
2212 BELL RUN ROAD
GRAMPIAN, PA 16838

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in Penn Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at oak tree along road leading from old Woolen Factory to Walltown; thence Northerly along said road two hundred ninety-one feet (291 feet) to road leading to Hepburnia; thence Easternly along said road two hundred seventy feet to turn; thence along same road in a Southernly direction two hundred and thirty feet (230 feet) to post and line of John W. Rafferty; thence Westwardly along said Rafferty three hundred and twenty feet (320 feet) across Bell Run to place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Cory D. Bailor, an individual and Nichole L. Dellantonio, an individual, as joint tenants with right of survivorship, by Deed from Mary C. Wink, Executrix of the Estate of Cecelia C. Clapsadle, aka, Cecelia C. Clapsaddle, deceased, dated 11/17/2005, recorded 11/18/2005 in Instrument Number 200520227.

Premises being: 2212 BELL RUN ROAD, GRAMPIAN, PA 16838

Tax Parcel No. E10-000-00028

FILED

FEB 24 2010

**William A. Shaw
Prothonotary/Clerk of Courts**

IN THE COURT OF COMMON PLEAS
OF CLEARFIELD COUNTY, PENNSYLVANIA

PHH MORTGAGE CORPORATION
Plaintiff,

v.

CORY D. BAILOR
NICHOLE L. DELLANTONIO
Defendant(s)

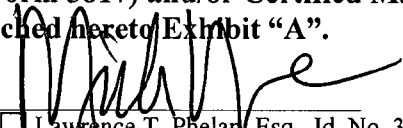
: CLEARFIELD COUNTY
:
:
: COURT OF COMMON PLEAS
:
:
: CIVIL DIVISION
:
: No. 2008-1125-CD
:

FILED NO CC
m/10:5761
APR 30 2010
William A. Shaw
Prothonotary/Clerk of Court

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)
CLEARFIELD COUNTY) SS:

As required by Pa. R.C.P. 3129.1(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".


☐ Lawrence T. Phelan, Esq., Id. No. 32227
☐ Francis S. Hallinan, Esq., Id. No. 62695
☐ Daniel G. Schmieg, Esq., Id. No. 62205
☒ Michele M. Bradford, Esq., Id. No. 69849
☐ Judith T. Romano, Esq., Id. No. 58745
☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
☐ Jenine R. Davey, Esq., Id. No. 87077
☐ Lauren R. Tabas, Esq., Id. No. 93337
☐ Vivek Srivastava, Esq., Id. No. 202331
☐ Jay B. Jones, Esq., Id. No. 86657
☐ Peter J. Mulcahy, Esq., Id. No. 61791
☐ Andrew L. Spivack, Esq., Id. No. 84439
☐ Jaime McGuinness, Esq., Id. No. 90134
☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
☐ Joshua I. Goldman, Esq., Id. No. 205047
☐ Courtenay R. Dunn, Esq., Id. No. 206779
☐ Andrew C. Bramblett, Esq., Id. No. 208375
Attorney for Plaintiff

Date: 4/29/10

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Name and
Address
Of Sender

Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

JOT/HOS - SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 2212 BELL RUN ROAD GRAMPIAN, PA 16838	
2	****	DOMESTIC RELATIONS CLEARFIELD COUNTY CLEARFIELD COUNTY COURTHOUSE 230 EAST MARKET STREET CLEARFIELD, PA 16830	
3	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	
4	****	United States Internal Revenue Special Procedures Branch Federated Investors Tower 13th Floor, Suite 1300 1001 Liberty Avenue Pittsburgh, PA 15222	
5	****	U.S. Department of Justice Michael C. Colville, Esquire, United States Attorney Western District of PA 633 U.S. Post Office & Courthouse Pittsburgh, PA 15219	
6		Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Sq., Dept 28061 Harrisburg, PA 17128	
7		Internal Revenue Service Federated Investors Tower 13th Floor, Suite 1300 1001 Liberty Avenue Pittsburgh, PA 15222	
8		Department of Public Welfare TPL Casualty Unit Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105	
9			
10			
11			
12			
13			
14			
15			

RE: CORY D. BAILOR (CLEARFIELD) TEAM 3 PHS# 179759

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.

UNITED STATES POSTAGE
\$03.36
02 1M
0004277256
APR 15 2010
MAILED FROM ZIP CODE 19103
FITNEY BOWES



64

Phelan Hallinan & Schmieg, LLP
Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schmieg, Esq., Id. No. 62205
Michele M. Bradford, Esq., Id. No. 69849
Judith T. Romano, Esq., Id. No. 58745
Sheetal R. Shah-Jani, Esq., Id. No. 81760
Jenine R. Davey, Esq., Id. No. 87077
Lauren R. Tabas, Esq., Id. No. 93337
Vivek Srivastava, Esq., Id. No. 202331
Jay B. Jones, Esq., Id. No. 86657
Peter J. Mulcahy, Esq., Id. No. 61791
Andrew L. Spivack, Esq., Id. No. 84439
Jaime McGuinness, Esq., Id. No. 90134
Chrisovalante P. Fliakos, Esq., Id. No. 94620
Joshua I. Goldman, Esq., Id. No. 205047
Courtenay R. Dunn, Esq., Id. No. 206779
Andrew C. Bramblett, Esq., Id. No. 208375
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

FILED *NO CC*
m/10:336X
JUN 17 2010
William A. Shaw
Prothonotary/Clerk of Courts

PHH MORTGAGE COMPANY

Plaintiff,

v.

CORY D. BAILOR

NICHOLE L. DELLANTONIO

Defendant(s).

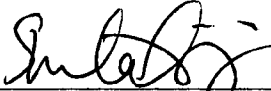
:
:
: **CLEARFIELD COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 08-1125-CD**
:
:

**VERIFICATION OF SERVICE OF NOTICE OF SHERIFF'S SALE
PURSUANT TO P.R.C.P., 404(2)/403**

I hereby certify that a true and correct copy of the Notice of Sheriff Sale in the above captioned matter was sent by regular mail and certified mail, return receipt requested, to CORY D. BAILOR & NICHOLE L. DELLANTONIO on APRIL 9, 2010 in accordance with the Order of Court dated NOVEMBER 5, 2008. The property was posted on APRIL 19, 2010. Publication was advertised in COURIER EXPRESS/TRI-COUNTY SUNDAY/JEFFERSONIAN DEMOCRAT on APRIL 15, 2010 & in CLEARFIELD COUNTY LEGAL JOURNAL on MAY 21, 2010.

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

PHELAN HALLINAN & SCHMIEG, LLP

By: 

Lawrence T. Phelan, Esquire
Francis S. Hallinan, Esquire
Daniel G. Schmieg, Esquire
Michele M. Bradford, Esquire
Judith T. Romano, Esquire
Sheetal R. Shah-Jani, Esquire ✓
Jenine R. Davey, Esquire
Lauren R. Tabas, Esquire
Vivek Srivastava, Esquire
Jay B. Jones, Esquire
Andrew L. Spivack, Esq., Id. No. 84439
Peter J. Mulcahy, Esquire
Jaime McGuinness, Esquire
Chrisovalante P. Fliakos, Esquire
Joshua I. Goldman, Esquire
Courtenay R. Dunn, Esq., Id No. 206779
Andrew C. Bramblett, Esq., Id No. 208375
Attorneys for Plaintiff

Dated: June 16, 2010

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

PHH MORTGAGE COMPANY,
Plaintiff

vs.

CORY D. BAILOR

NICHOLE L. DELLANTONIO

Defendants

NO. 08-1125-CD

ORDER

NOW, this 5th day of November, 2008, the Plaintiff is granted leave to serve the Complaint in Mortgage Foreclosure upon the Defendants CORY D. BAILOR AND NICHOLE L. DELLANTONIO by:

1. Publication one time in The Progress (Clearfield) and the Clearfield County Legal Journal;
2. By first class mail to 2212 Bell Run Road, Grampian, PA 16838;
3. By certified mail, return receipt requested to 2212 Bell Run Road, Grampian, PA 16838; and
4. By posting the mortgaged premises known in this herein action as to 2212 Bell Run Road, Grampian, PA 16838.

Service of the aforementioned publication and mailings is effective upon the date of publication and mailing and is to be done by Plaintiff's attorney, who will file Affidavits of Service with the Prothonotary of Clearfield County.

BY THE COURT,

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

/S/ Fredric J Ammerman

FREDRIC J. AMMERMAN
President Judge

NOV 06 2008

Attest.

William L. Shaw
Prothonotary/
Clerk of Courts

AFFIDAVIT OF SERVICE

PLAINTIFF
PHH MORTGAGE CORPORATION

CLEARFIELD COUNTY

PHS # 179759

DEFENDANT
CORY D. BAILOR
NICHOLE L. DELLANTONIO

SERVICE TEAM/ijn

COURT NO.: 2008-1125-CD

SERVE NICHOLE L. DELLANTONIO AT:
2212 BELL RUN ROAD
GRAMPIAN, PA 16838
*****PLEASE POST PROPERTY PER COURT**
ORDER***

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: 05/07/2010

SERVED

Served and made known to NICHOLE L. DELLANTONIO Defendant on the 19th day of APRIL, 20 10, at 5:00 o'clock P. M., at 2212 Bell Run Rd., in the manner described below:
____ Defendant personally served. GRAMPIAN, PA 16838

____ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

____ Adult in charge of Defendant's residence who refused to give name or relationship.

____ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

____ Agent or person in charge of Defendant's office or usual place of business.

____ an officer of said Defendant's company.

☒ Other: POSTING

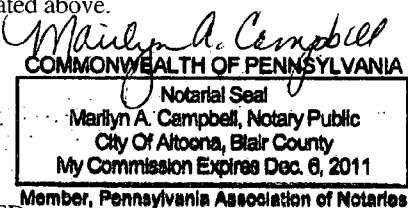
Description: Age ____ Height ____ Weight ____ Race ____ Sex ____ Other ____

I, D.M. ELLIS, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed
before me this 20th day
of April, 20 10

Notary:

By: D.M. Ellis



NOT SERVED

On the ____ day of _____, 20 __, at ____ o'clock __ M., Defendant NOT FOUND because:

____ Vacant ____ Bad Address ____ Moved ____ Does Not Reside (Not Vacant)

____ No Answer ____ Service Refused

Other:

Sworn to and subscribed
before me this ____ day
of _____, 20 ____

By:

Notary:

ATTORNEY FOR PLAINTIFF

Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schmieg, Esq., Id. No. 62205
Michele M. Bradford, Esq., Id. No. 69849
Judith T. Romano, Esq., Id. No. 58745
Sheetal R. Shah-Jani, Esq., Id. No. 81760
Jenine R. Davey, Esq., Id. No. 87077
Lauren R. Tabas, Esq., Id. No. 93337
Vivek Srivastava, Esq., Id. No. 202331
Jay B. Jones, Esq., Id. No. 86657
Peter J. Mulcahy, Esq., Id. No. 61791
Andrew L. Spivack, Esq., Id. No. 84439
Julie McGuinness, Esq., Id. No. 90134
Chrisovalante P. Filiakos, Esq., Id. No. 94620
Joshua I. Goldman, Esq., Id. No. 205047
Courtney R. Dunn, Esq., Id. No. 206779
Andrew C. Bramblett, Esq., Id. No. 208375
One Penn Center at Suburban Station
1617 John F. Kennedy Blvd., Suite 1400
Philadelphia, PA 19103-1814

AFFIDAVIT OF SERVICE

PLAINTIFF
PHH MORTGAGE CORPORATION

CLEARFIELD COUNTY

PHS # 179759

DEFENDANT
CORY D. BAILOR
NICHOLE L. DELLANTONIO

SERVICE TEAM/ jjn

COURT NO.: 2008-1125-CD

SERVE CORY D. BAILOR AT:
2212 BELL RUN ROAD
GRAMPIAN, PA 16838

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: 05/07/2010

*****PLEASE POST PER COURT ORDER*****

SERVED

Served and made known to Cory D. Bailor Defendant on the 19th day of APRIL, 20 10, at 5:00 o'clock P. M., at 2212 Bell Run Rd., in the manner described below:

☐ Defendant personally served. GRAMPIAN, PA 16838

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ _____ an officer of said Defendant's company.

☒ Other: POSTING

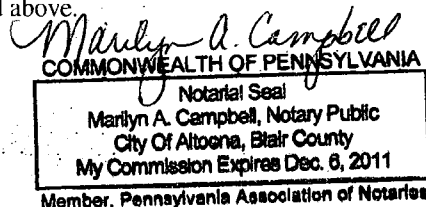
Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

I, D.M. Ellis, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed
before me this 20th day
of April, 2010.

Notary:

By: DM Ellis



NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock _____ M., Defendant NOT FOUND because:

☐ Vacant ☐ Bad Address ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer ☐ Service Refused

Other:

Sworn to and subscribed
before me this _____ day
of _____, 20____.

By:

Notary:

ATTORNEY FOR PLAINTIFF

Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schmieg, Esq., Id. No. 62205
Michele M. Bradford, Esq., Id. No. 69849
Judith T. Romano, Esq., Id. No. 58745
Sheetal R. Shah-Jani, Esq., Id. No. 81760
Jenine R. Davey, Esq., Id. No. 87077
Lauren R. Tabas, Esq., Id. No. 93337
Vivek Srivastava, Esq., Id. No. 202331
Jay B. Jones, Esq., Id. No. 86657
Peter J. Mulcahy, Esq., Id. No. 61791
Andrew L. Spivack, Esq., Id. No. 84439
Jaime McGuinness, Esq., Id. No. 90134
Chrisovalante P. Filiakos, Esq., Id. No. 94620
Joshua I. Goldman, Esq., Id. No. 205047
Courtenay R. Dunn, Esq., Id. No. 206779
Andrew C. Bramblett, Esq., Id. No. 208375
One Penn Center at Suburban Station
1617 John F. Kennedy Blvd., Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

**PROOF OF PUBLICATION OF NOTICE APPEARING IN THE
COURIER EXPRESS/TRI-COUNTY SUNDAY/JEFFERSONIAN DEMOCRAT
PUBLISHED BY McLEAN PUBLISHING COMPANY,
DUBOIS PENNSYLVANIA**

Under act 587, Approved May 16, 1929, P.L. 1784

STATE OF PENNSYLVANIA
COUNTY OF CLEARFIELD

SS:

Linda Smith, Advertising Director or Dory Ferra, Classified Advertising Supervisor of the **Courier-Express/Tri-County Sunday/Jeffersonian Democrat** of the County and State aforesaid, being duly sworn, deposes and says that the **Courier Express**, a daily newspaper, the **Tri-County Sunday**, a weekly newspaper and **Jeffersonian Democrat**, a weekly newspaper published by McLean Publishing Company at 500 Jeffers Street, City of DuBois, County and State aforesaid, which was established in the year 1879, since which date said, the daily publication and the weekly publications, has been regularly issued in said County, and that a copy of the printed notice of publication is attached hereto exactly as the same was printed and published in the regular editions of the paper on the following dates, viz: the

15th day of April A.D., 2010

Affidavit further deposes that he is an officer duly authorized by the **Courier-Express**, a daily newspaper, **Tri-County Sunday**, a weekly newspaper, and/or **Jeffersonian Democrat**, a weekly newspaper to verify the foregoing statement under oath and also declared that affiant is not interested in the subject matter of the aforesaid notice of publication, and that all allegations in the foregoing statement as to time, place and character of publication are true.

**McLEAN PUBLISHING COMPANY Publisher of
COURIER-EXPRESS/TRI-COUNTY SUNDAY/JEFFERSONIAN DEMOCRAT**

By

Dory Ferra

Sworn and subscribed to before me this 16th day of April, 2010

Robin M. Duttry
NOTARY PUBLIC

**THIS IS
NOT A
BILL**

Statement of Advertising Cost
McLEAN PUBLISHING COMPANY

Publisher of

**COURIER-EXPRESS/TRI-COUNTY SUNDAY/
JEFFERSONIAN DEMOCRAT**

DuBois, PA

NOTARIAL SEAL
ROBIN M. DUTTRY, NOTARY PUBLIC
CITY OF DuBOIS, CLEARFIELD COUNTY
MY COMMISSION EXPIRES APRIL 16, 2014

TO

Full Spectrum Legal Services

For publishing the notice or advertisement attached hereto on the above stated dates.....	<u>\$156.83</u>
Probating same.....	<u>\$7.50</u>
Total.....	<u>\$164.33</u>

Publisher's Receipt for Advertising Costs

The **Courier-Express**, a daily newspaper, **Tri-County Sunday**, a weekly newspaper, and/or **Jeffersonian Democrat**, a weekly newspaper, hereby acknowledges receipt of the aforesaid advertising and publication costs, and certifies that the same have been fully paid.

Office: Jeffers Street and Beaver Drive, DuBois, PA 15801

Established 1879, Phone 814-371-4200

McLEAN PUBLISHING COMPANY

Publisher of

COURIER-EXPRESS/TRI-COUNTY SUNDAY/JEFFERSONIAN DEMOCRAT

By

I hereby certify that the foregoing is the original Proof of Publication and receipt for the Advertising costs in the subject matter of said notice.

ATTORNEY FOR

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF CLEARFIELD COUNTY, PENNSYLVANIA
NO. 2008-1125-CD

PHH MORTGAGE CORPORATION
vs.
CORY D. BAILOR & NICHOLE L. DELLANTONIO

NOTICE TO: CORY D. BAILOR & NICHOLE L.
DELLANTONIO

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

ALL THAT following described lot of ground situate, lying and
being in PENN Township, County of CLEARFIELD Common-
wealth of Pennsylvania, bounded and limited as follows, to wit:

Being Premises: 2212 BELL RUN ROAD, GRAMPAN, PA
16838

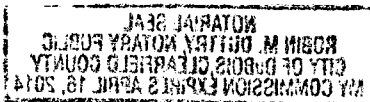
Improvements consist of residential property.

Sold as the property of CORY D. BAILOR & NICHOLE L. DEL-
LANTONIO Parcel # E10-000-00028

Your house (real estate) at 2212 BELL RUN ROAD, GRAM-
PIAN, PA 16838 is scheduled to be sold at the Sheriff's Sale
on JUNE 4, 2010 at 10:00 AM. at the CLEARFIELD County
Courthouse to enforce the Court Judgment of \$60,281.76 ob-
tained by PHH MORTGAGE CORPORATION (the mortga-
gee), against your Property situated in PENN Township,
County of CLEARFIELD, and State of Pennsylvania.

Daniel Schmieg, Esquire
Attorney for Plaintiff

4/15/10



PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :

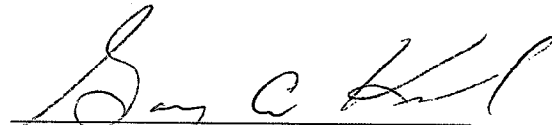
:

:

COUNTY OF CLEARFIELD :

:

On this 21st day of May AD 2010, 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 May 21, 2010, Vol. 22, No. 21. 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.


Notary Public
My Commission Expires

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amy Mae Gardner, Notary Public
City of DuBois, Clearfield County
My Commission Expires May 28, 2013
Member, Pennsylvania Association of Notaries

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA
NOTICE OF SHERIFF'S SALE
NO. 2008-1125-CD

PHH MORTGAGE CORPORATION, Plaintiff
vs.
CORY D. BAILOR & NICHOLE L. DELLANTONIO,
Defendant(s)

ALL THAT following described lot of ground situate, lying and being in PENN Township, County of CLEARFIELD Commonwealth of Pennsylvania, bounded and limited as follows, to wit: Being Premises: 2212 BELL RUN ROAD, GRAMPIAN, PA 16838

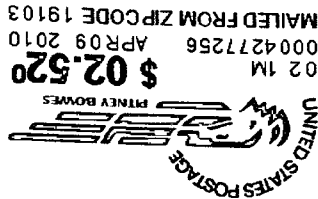
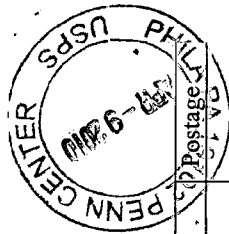
Improvements consist of residential property. Sold as the property of CORY D. BAILOR & NICHOLE L. DELLANTONIO
Parcel # E10-000-00028

Your house (real estate) at 2212 BELL RUN ROAD, GRAMPIAN, PA 16838 is scheduled to be sold at the Sheriff's Sale on JUNE 4, 2010 at 10:00 AM., at the CLEARFIELD County Courthouse to enforce the Court Judgment of \$60,281.76 obtained by, PHH MORTGAGE CORPORATION (the mortgagee), against your Prop. sit. in PENN Township, County of CLEARFIELD and State of Pennsylvania.
Daniel Schmieg, Esquire
Attorney for Plaintiff

Name and
Address
Of Sender

Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

JOT/HOS - JUNE 4, 2010 SALE

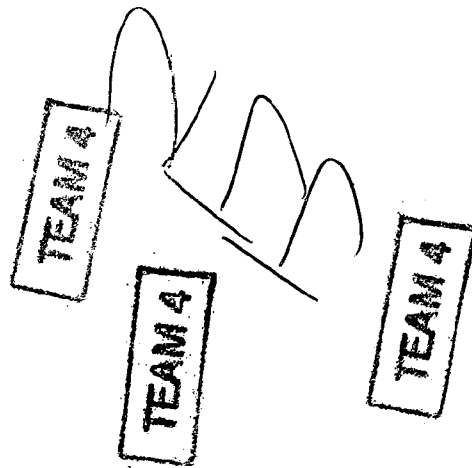


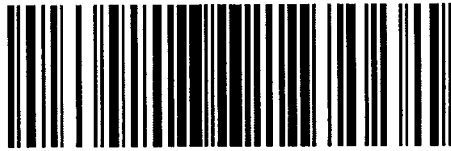
\$ 02.52
APR 09 2010
MAILED FROM ZIP CODE 19103



Line	Article Number	Name of Addressee, Street, and Post Office Address
1	****	CORY D. BAILOR 2212 BELL RUN ROAD GRAMPIAN, PA 16838
2	****	NICHOLE L. DELLANTONIO 2212 BELL RUN ROAD GRAMPIAN, PA 16838
3	****	
4	****	
5	****	
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11		
12		
13		
14		
15		RE: CORY D. BAILOR (CLEARFIELD) TEAM 3 PHS# 179759

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.
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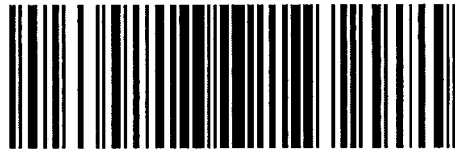
7178 2417 6099 0053 6856

4 / JJN
NICHOLE L. DELLANTONIO
2212 BELL RUN ROAD
GRAMPIAN, PA 16838-0000

--fold here (regular)

-- fold here (6x9)

--fold here (regular)



7178 2417 6099 0053 6849

4 / JJN
CORY D. BAILOR
2212 BELL RUN ROAD
GRAMPIAN, PA 16838-0000

--fold here (regular)

-- fold here (6x9)

--fold here (regular)

[Home](#) | [Help](#) | [Sign In](#)[Track & Confirm](#)[FAQs](#)

Track & Confirm

Search Results

Label/Receipt Number: 7178 2417 6099 0053 6856

Class: First-Class Mail®

Service(s): Return Receipt Electronic

Status: Unclaimed

Your item was returned to the sender on April 29, 2010 because it was not claimed by the addressee.

Detailed Results:

- Unclaimed, April 29, 2010, 9:02 am, CLEARFIELD, PA
- Notice Left, April 13, 2010, 7:56 am, CLEARFIELD, PA 16830
- Acceptance, April 09, 2010, 4:35 pm, PHILADELPHIA, PA 19102
- Electronic Shipping Info Received, April 09, 2010

Notification Options

Track & Confirm by email

Get current event information or updates for your item sent to you or others by email.

[Go >](#)

Track & Confirm

Enter Label/Receipt Number.

[Go >](#)[Site Map](#)[Customer Service](#)[Forms](#)[Gov't Services](#)[Careers](#)[Privacy Policy](#)[Terms of Use](#)[Business Customer Gateway](#)

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No FEAR Act EEO Data

FOIA

United States Postal Service
Department of JusticeInvestigative Services
Department of Justice

[Home](#) | [Help](#) | [Sign In](#)[Track & Confirm](#)[FAQs](#)

Track & Confirm

Search Results

Label/Receipt Number: 7178 2417 6099 0053 6849

Class: **First-Class Mail®**Service(s): **Return Receipt Electronic**Status: **Delivered**

Your item was delivered at 1:59 PM on April 12, 2010 in CLEARFIELD, PA 16830.

Detailed Results:

- **Delivered, April 12, 2010, 1:59 pm, CLEARFIELD, PA 16830**
- **Acceptance, April 09, 2010, 4:35 pm, PHILADELPHIA, PA 19102**
- **Electronic Shipping Info Received, April 09, 2010**

Notification Options

Track & Confirm by email

Get current event information or updates for your item sent to you or others by email. [Go >](#)

Return Receipt (Electronic)

Verify who signed for your item by email. [Go >](#)

Track & Confirm

Enter Label/Receipt Number.

[Go >](#)[Site Map](#)[Customer Service](#)[Forms](#)[Gov't Services](#)[Careers](#)[Privacy Policy](#)[Terms of Use](#)[Business Customer Gateway](#)

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No FEAR Act EEO Data

FOIA

Headquarters
Washington, DCRegional Offices
Domestic & International

FILED

JUN 17 2010

**William A. Shaw
Prothonotary/Clerk of Courts**

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 21121
NO: 08-1125-CD

PLAINTIFF: PHH MORTGAGE CORPORATION
vs.
DEFENDANT: CORY D. BAILOR AND NICHOLE L. DELLANTONIO

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 2/24/2010

LEVY TAKEN 3/10/2010 @ 9:38 AM

POSTED 3/10/2010 @ 9:38 AM

SALE HELD 7/2/2010

SOLD TO FANNIE MAE

SOLD FOR AMOUNT \$1.00 PLUS COSTS

WRIT RETURNED 8/12/2010

DATE DEED FILED 8/12/2010

PROPERTY ADDRESS 2212 BELL RUN ROAD GRAMPAIN , PA 16838

FILED
01/10:35/01
AUG 12 2010
William A. Shaw
Prothonotary/Clerk of Courts

SERVICES

3/17/2010 @ SERVED CORY D. BAILOR

SERVED CORY D. BAILOR, DEFENDANT, BY REG & CERT MAIL PER COURT ORDER TO 2212 BELL RUN ROAD, GRAMPAIN, PENNSYLVANIA CERT #700832300003359007587. CERT MAIL RETURNED UNCLAIMED 4/22/10.

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE AND COPY OF THE LEVY.

3/17/2010 @ SERVED NICHOLE L. DELLANTONIO

SERVED NICHOLE L. DELLANTONIO, DEFENDANT, BY REG & CERT MAIL PER COURT ORDER TO 2212 BELL RUN ROAD, GRAMPAIN, PENNSYLVANIA CERT #70083230000335907594. CERT MAIL RETURNED UNCLAIMED 4/26/10

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE AND COPY OF THE LEVY.

@ SERVED

NOW, APRIL 12, 2010 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO POSTPONE THE SHERIFF SALE SCHEDULED FOR MAY 7, 2010 TO JUNE 4, 2010.

@ SERVED

NOW, MAY 26, 2010 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO POSTPONE THE SHERIFF SALE SCHEDULED FOR JUNE 4, 2010 TO JULY 2, 2010.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 21121
NO: 08-1125-CD

PLAINTIFF: PHH MORTGAGE CORPORATION

vs.

DEFENDANT: CORY D. BAILOR AND NICHOLE L. DELLANTONIO

Execution REAL ESTATE

SHERIFF RETURN

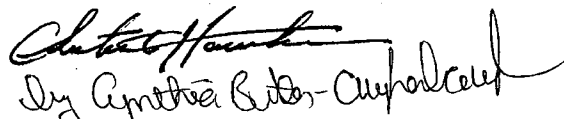
SHERIFF HAWKINS \$306.68

SURCHARGE \$40.00 PAID BY ATTORNEY

Sworn to Before Me This

_____ Day of _____ 2010

So Answers,



Chester A. Hawkins
Sheriff

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

PHH MORTGAGE CORPORATION

vs.

CORY D. BAILOR
NICHOLE L. DELLANTONIO

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2008-1125-CD

CLEARFIELD COUNTY

Commonwealth of Pennsylvania:

County of Clearfield

TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA:

PREMISES: 2212 BELL RUN ROAD, GRAMPIAN, PA 16838
(See Legal Description attached)

Amount Due

\$60,281.76

Interest from 07/11/2009 to Sale

\$ _____

Per diem \$9.91

Add'l Costs

Writ Total

Prothonotary costs \$169.00 \$0.00

\$ _____


OFFICE OF THE PROTHONOTARY OF CLEARFIELD
COUNTY, PENNSYLVANIA

Dated FEB. 24, 2010
(SEAL)

PHS # 179759

Received this writ this 24th day
of February A.D. 2010
At 2:00 A.M./P.M.

C. Robert A. Houshens
Sheriff Dry Cynthia Butler-Arphand

IN THE COURT OF COMMON PLEAS OF
CLERAFIELD COUNTY, PENNSYLVANIA

PHH MORTGAGE CORPORATION

vs.

CORY D. BAILOR

NICHOLE L. DELLANTONIO

WRIT OF EXECUTION
(Mortgage Foreclosure)

Real Debt	<u>Costs</u>
Int. from	\$60,281.76

To Date of Sale (\$9.91 per diem)

Costs

Prothy Pd.

Sheriff

Filed

11/25/08

11/25/08

11/25/08

11/25/08

11/25/08

11/25/08

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11/25/08

11/25/08

Address where papers may be served:

CORY D. BAILOR

2212 BELL RUN ROAD

GRAMPIAN, PA 16838

NICHOLE L. DELLANTONIO

2212 BELL RUN ROAD

GRAMPIAN, PA 16838

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

☐ Lawrence T. Phelan, Esq., Id. No. 32227

☐ Francis S. Hallinan, Esq., Id. No. 62695

☐ Daniel G. Schmieg, Esq., Id. No. 62205

☐ Michele M. Bradford, Esq., Id. No. 69849

☐ Judith T. Romano, Esq., Id. No. 58745

☒ Sheetal R. Shah-Jani, Esq., Id. No. 81760

☐ Jenine R. Davey, Esq., Id. No. 87077

☐ Lauren R. Tabas, Esq., Id. No. 93337

☐ Vivek Srivastava, Esq., Id. No. 202331

☐ Jay B. Jones, Esq., Id. No. 86657

☐ Peter J. Mulcahy, Esq., Id. No. 61791

☐ Andrew L. Spivack, Esq., Id. No. 84439

☐ Jaime McGuinness, Esq., Id. No. 90134

☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620

☐ Joshua I. Goldman, Esq., Id. No. 205047

☐ Courtenay R. Dunn, Esq., Id. No. 206779

☐ Andrew C. Bramblett, Esq., Id. No. 208375

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in Penn Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at oak tree along road leading from old Woolen Factory to Walltown; thence Northerly along said road two hundred ninety-one feet (291 feet) to road leading to Hepburnia; thence Easternly along said road two hundred seventy feet to turn; thence along same road in a Southernly direction two hundred and thirty feet (230 feet) to post and line of John W. Rafferty; thence Westwardly along said Rafferty three hundred and twenty feet (320 feet) across Bell Run to place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Cory D. Bailor, an individual and Nichole L. Dellantonio, an individual, as joint tenants with right of survivorship, by Deed from Mary C. Wink, Executrix of the Estate of Cecelia C. Clapsadle, aka, Cecelia C. Clapsaddle, deceased, dated 11/17/2005, recorded 11/18/2005 in Instrument Number 200520227.

Premises being: 2212 BELL RUN ROAD, GRAMPIAN, PA 16838

Tax Parcel No. E10-000-00028

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2008-1125-CD

PHH MORTGAGE CORPORATION

vs.

CORY D. BAILOR

NICHOLE L. DELLANTONIO

**owner(s) of property situate in Penn Township, Clearfield County, Pennsylvania, being
(Municipality)**

2212 BELL RUN ROAD, GRAMPIAN, PA 16838

Parcel No. E10-000-00028

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$60,281.76

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME CORY D. BAILOR

NO. 08-1125-CD

NOW, August 12, 2010, 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 July 02, 2010, I exposed the within described real estate of Cory D. Bailor And Nichole L. Dellantonio to public venue or outcry at which time and place I sold the same to FANNIE MAE 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	12.00
LEVY	15.00
MILEAGE	12.00
POSTING	15.00
CSDS	10.00
COMMISSION	0.00
POSTAGE	19.68
HANDBILLS	15.00
DISTRIBUTION	25.00
ADVERTISING	15.00
ADD'L SERVICE	15.00
DEED	30.00
ADD'L POSTING	15.00
ADD'L MILEAGE	12.00
ADD'L LEVY	
BID AMOUNT	1.00
RETURNS/DEPUTIZE	
COPIES	15.00
	5.00
BILLING/PHONE/FAX	5.00
CONTINUED SALES	40.00
MISCELLANEOUS	
TOTAL SHERIFF COSTS	\$306.68

DEED COSTS:

ACKNOWLEDGEMENT	5.00
REGISTER & RECORDER	52.50
TRANSFER TAX 2%	0.00
TOTAL DEED COSTS	\$52.50

PLAINTIFF COSTS, DEBT AND INTEREST:

DEBT-AMOUNT DUE	60,281.76
INTEREST @ 9.9100 %	3,527.96
FROM 07/11/2009 TO 07/02/2010	
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	

TOTAL DEBT AND INTEREST	\$63,849.72
--------------------------------	--------------------

COSTS:

ADVERTISING	264.25
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
ASSESSMENT FEE	10.00
LIEN SEARCH	100.00
ACKNOWLEDGEMENT	5.00
DEED COSTS	52.50
SHERIFF COSTS	306.68
LEGAL JOURNAL COSTS	162.00
PROTHONOTARY	169.00
MORTGAGE SEARCH	40.00
MUNICIPAL LIEN	

TOTAL COSTS	\$1,109.43
--------------------	-------------------

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

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

PHH MORTGAGE COMPANY,

Plaintiff

vs.

CORY D. BAILOR

NICHOLE L. DELLANTONIO

Defendants

NO. 08-1125-CD


ORDER

NOW, this 5th day of November, 2008, the Plaintiff is granted leave to serve the Complaint in Mortgage Foreclosure upon the Defendants CORY D. BAILOR AND NICHOLE L. DELLANTONIO by:

1. Publication one time in The Progress (Clearfield) and the Clearfield County Legal Journal;
2. By first class mail to 2212 Bell Run Road, Grampian, PA 16838;
3. By certified mail, return receipt requested to 2212 Bell Run Road, Grampian, PA 16838; and
4. By posting the mortgaged premises known in this herein action as to 2212 Bell Run Road, Grampian, PA 16838.

Service of the aforementioned publication and mailings is effective upon the date of publication and mailing and is to be done by Plaintiff's attorney, who will file Affidavits of Service with the Prothonotary of Clearfield County.

BY THE COURT,


FREDRIC J. AMMERMAN
President Judge

FILED

NOV 06 2008

William A. Shaw
Prothonotary/Clerk of Courts

CERTIFIED MAIL

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AND MAIL

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

NICHOLE L. DELLANTONIO
2212 BELL RUN ROAD
GRAMPIAN, PA 16838

2. Article Number

(Transfer from service label)

7008 3230 0003 3590 7594

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

CERTIFIED MAIL

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AND MAIL

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CORY D. BAILOR
2212 BELL RUN ROAD
GRAMPIAN, PA 16838

2. Article Number

(Transfer from service label)

7008 3230 0003 3590 7587

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

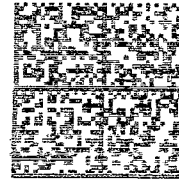
☐ Yes

CHESTER A. HAWKINS
SHERIFF

COURTHOUSE
1 NORTH SECOND STREET - SUITE 116
CLEARFIELD, PENNSYLVANIA 16830



7008 3230 0003 3590 7594



Haster

016H16505405

\$05.71

03/17/2010

Mailed From 16830
US POSTAGE

UNCLAIMED

NICHOLE L. DELLANTONIO
2212 BELL RUN ROAD
GRAMPIAN, PA 1683

NIXIE

165 SE 1

02 04/23/10

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 16830247201

*0595-05569-23-27

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only, No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.71

Sent To
NICHOLE L. DELLANTONIO
2212 BELL RUN ROAD
GRAMPIAN, PA 16838
City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only, No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.71

Sent To
CORY D. BAILOR
2212 BELL RUN ROAD
GRAMPIAN, PA 16838
City, State, ZIP+4

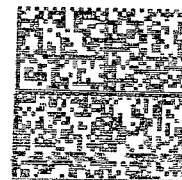
PS Form 3800, August 2006 See Reverse for Instructions

CHESTER A. HAWKINS
SHERIFF

COURTHOUSE
1 NORTH SECOND STREET - SUITE 116
CLEARFIELD, PENNSYLVANIA 16830



7008 3230 0003 3590 7587



Haster

016H16505405

\$05.71

03/17/2010

Mailed From 16830
US POSTAGE

APR 3 2010

CORY D. BAILOR
2212 BELL RUN ROAD
GRAMPIAN, PA 16838

NIXIE

165 SE 1

02 04/21/10

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 16830247201

*0595-05563-21-27

1683002472

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

**Representing Lenders in
Pennsylvania and New Jersey**

Foreclosure Manager

April 12, 2010

Office of the Sheriff
Clearfield County Courthouse
1 North Second Street
Clearfield, PA 16830

Attn: Real Estate Department

Fax Number: 814-765-5915

Re: PHH MORTGAGE CORPORATION v.
CORY D. BAILOR and NICHOLE L. DELLANTONIO
2212 BELL RUN ROAD GRAMPIAN, PA 16838
Court No. 2008-1125-CD

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for May 7, 2010 due to the following: Service of NOS.

The Property is to be relisted for the June 4, 2010 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
ELIZABETH HALLINAN for
Phelan Hallinan & Schmieg, LLP

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania and New Jersey

Foreclosure Manager

May 26, 2010

Office of the Sheriff
Clearfield County Courthouse
1 North Second Street
Clearfield, PA 16830

Attn: Real Estate Department

Fax Number: 814-765-5915

Re: PHH MORTGAGE CORPORATION v.
CORY D. BAILOR and NICHOLE L. DELLANTONIO
2212 BELL RUN ROAD GRAMPIAN, PA 16838
Court No. 2008-1125-CD

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for June 4, 2010 due to the following: Service of NOS.

The Property is to be relisted for the July 2, 2010 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
REGINALD SMITH for
Phelan Hallinan & Schmieg, LLP