

08-2200-CD  
US Bank vs Jeremy A. Pritts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION,  
(TRUSTEE FOR THE PENNSYLVANIA  
HOUSING FINANCE AGENCY,  
PURSUANT TO A TRUST INDENTURE  
DATED AS OF APRIL 1, 1982)

Plaintiff,

CIVIL DIVISION

NO. 08-2200-CD

**COMPLAINT IN MORTGAGE  
FORECLOSURE**

vs.

JEREMY A. PRITTS

Defendants.

Code - MORTGAGE FORECLOSURE

Filed on behalf of  
Plaintiff

Counsel of record for this  
party:

Louis P. Vitti, Esquire  
Supreme Court #01072

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

(412) 281-1725

March 13, 2009 Document  
Reinstated/Reissued to Sheriff/Attorney  
for service.

William A. Shaw  
Deputy Prothonotary

6K

S  
FILED *44ypd.*  
*3/11/2009* 95.00  
NOV 17 2009  
*W.A. Shaw*  
William A. Shaw  
Prothonotary/Clerk of Courts  
ice Sheriff

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

U.S. BANK NATIONAL ASSOCIATION, (TRUSTEE FOR )  
THE PENNSYLVANIA HOUSING FINANCE AGENCY, )  
PURSUANT TO A TRUST INDENTURE DATED AS OF )  
APRIL 1, 1982) )  
Plaintiff, ) NO:  
vs. )  
JEREMY A. PRITTS )  
Defendant(s). )

**COMPLAINT IN MORTGAGE FORECLOSURE**

**NOTICE**

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

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

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

PROTHONOTARY  
CLEARFIELD COUNTY COURTHOUSE  
CLEARFIELD, PA 16830

(814) 765-2641 - EXT. 20

## **COMPLAINT IN MORTGAGE FORECLOSURE**

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

1. The Plaintiff is a national association duly authorized to conduct business within the laws of the Commonwealth of Pennsylvania, having a principal place of business located at 211 N. Front Street, Harrisburg, PA 17101.
2. The Defendant(s) is/are individuals with a last known mailing address of 1538 River Road, Clearfield, PA 16830. The property address is **1538 River Road, Clearfield, PA 16830** and is the subject of this action.
3. On the 25th day of June, 2007, in consideration of a loan of Ninety Six Thousand Five Hundred and 00/100 (\$96,500.00) Dollars made by Jersey Shore State Bank, to Defendant(s), the said Defendant(s) executed and delivered to Jersey Shore State Bank, a "Note" secured by a Mortgage with the Defendant(s) as mortgagor(s) and Jersey Shore State Bank, as mortgagee, which mortgage was recorded on the 25th day of June, 2007, in the Office of the Recorder of Deeds of Clearfield County, at Instrument No. 200710487. The said mortgage is incorporated herein by reference thereto as though the same were set forth fully at length.

4. The premises secured by the mortgage are:

*SEE EXHIBIT "A" ATTACHED HERETO.*

5. On the 25th day of June, 2007, Jersey Shore State Bank, assigned to the Plaintiff, Pennsylvania Housing Finance Agency, the said mortgage, that assignment being

recorded in the Office of the Recorder of Deeds of Clearfield County on the 25th day of June, 2007, at Instrument No. 200710488. The said assignment is incorporated herein by reference.

6. Subsequently, Pennsylvania Housing Finance Agency, assigned to the Plaintiff, U.S. Bank National Association, (Trustee for the Pennsylvania Housing Finance Agency, pursuant to a Trust Indenture dated as of April 1, 1982), the said mortgage, that assignment to be recorded in the Office of the Recorder of Deeds of Clearfield County. The said assignment is incorporated herein by reference.

7. Said mortgage provides, *inter alia*:

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

8. Since June 1, 2008, the mortgage has been in default by reason, *inter alia*, of the failure of the mortgagor(s) to make payments provided for in the said mortgage (including principal and interest) and, under the terms of the mortgage, the entire principal sum is due and payable.

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

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

11. Pursuant to Pennsylvania Rule of Civil Procedure 1144, the Plaintiff releases

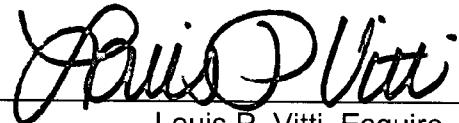
from liability for the debt secured by the mortgage any mortgagor, personal representative, heir or devisee of the mortgagor who is not a real owner of the property as evidenced by the last recorded deed of record at the time of the filing of this Complaint.

WHEREFORE, pursuant to Pennsylvania Rule of Civil Procedure Number 1147(6), Plaintiff demands judgment for the amount due of One Hundred Eight Thousand Seventy One and 87/100 Dollars (\$108,071.87) with interest and costs.

Respectfully submitted,

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

BY



Louis P. Vitti, Esquire  
Attorney for Plaintiff

PRITTS

**SCHEDULE OF AMOUNTS DUE UNDER MORTGAGE**

Unpaid Principal Balance	95,526.63
Interest @ 6.0500% from 05/01/08 through 11/30/2008 (Plus \$15.8339 per day after 11/30/2008 )	3,372.61
Late charges through 11/13/2008 0 months @ 23.27 Accumulated beforehand (Plus \$23.27 on the 17th day of each month after 11/13/2008 )	116.35
Attorney's fee	4,776.33
Escrow deficit	<u>4,279.95</u>

(This figure includes projected additional charges that may be incurred by the Plaintiff and transmitted to the sheriff as charges on the writ prior to the date of the sheriff's sale)

**BALANCE DUE** **108,071.87**

## Description - Exhibit 'A'

*1538 River Road  
Clearfield, PA 16830*

**ALL** that certain lot or parcel of land located in ***Lawrence Township***, Clearfield County, Pennsylvania, bounded and described as follows:

**BEGINNING** at an iron pin in the public road, now State Highway, leading from Clearfield to Shawville, and in line of land of John Moore Estate; thence along said public road, now known as State Highway, North forty-seven (47) degrees, thirty (30) minutes West, two hundred sixteen and two-tenths (116.2) feet to an iron pin at the corner of premises conveyed to Bessie Alluno and August Alluno, vir; thence along said Alluno line North forty-one (41) degrees, forty-five (45) minutes East, one hundred thirty-eight and five tenths (138.5) feet to an iron pin; thence along the said Alluno line South forty-nine (49) degrees, forty-five (45) minutes East, twenty-six (26) feet to an iron pin; thence still along the said Alluno line North forty-one (41) degrees forty-five (45) East, one hundred seven (107) feet to an iron pin on the said John Moore Estate line; thence along the said John Moore Estate line South three (3) degrees, zero (0) minutes West, three hundred eighteen and five tenths (318.5) feet to place of beginning.

Being identified in the Clearfield County Mapping and Assessment Office as Map No. 123-K07-259-00001.

**BEING** the same premises as were conveyed to Jeremy A. Pritts, an adult individual, by Deed from Russell E. Green and Misty D. Green, husband and wife, dated June 25, 2007 and filed for record in the Recorder's Office of Clearfield County to Instrument No. 200710486.

*Exhibit "A"*

## VERIFICATION

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



\_\_\_\_\_  
Anthony J. Julian  
Director of Accounting and Loan  
Servicing

Date: 11/13/08

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
NO: 08-2200-CD  
U.S. BANK NATIONAL ASSOCIATION, TRUSTEE  
VS  
JEREMY A. PRITTS

SERVICE # 1 OF 1

COMPLAINT IN MORTGAGE FORECLOSURE

SERVE BY: 12/17/2008 HEARING: PAGE: 104947

DEFENDANT: JEREMY A. PRITTS  
ADDRESS: 1538 RIVER ROAD  
CLEARFIELD, PA 16830

ALTERNATE ADDRESS

SERVE AND LEAVE WITH: DEFENDANT/AAR

CIRCLE IF THIS HIGHLIGHTED ADDRESS IS:

ATTEMPTS

11-26-08 N/H 12-3-08 N/H

12-2-08 N/H 12-11-08 N/H

SHERIFF'S RETURN

**FILED**  
O 8:30 a.m. 6K  
DEC 16 2008

William A. Shaw  
Prothonotary/Clerk of Courts

VACANT

OCCUPIED

NOW, \_\_\_\_\_ AT \_\_\_\_\_ AM / PM SERVED THE WITHIN

COMPLAINT IN MORTGAGE FORECLOSURE ON JEREMY A. PRITTS, 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 JEREMY A. PRITTS

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

NOW 12-16-08 AT 8:15 AM / PM AFTER DILIGENT SEARCH IN MY BAILIWICK,

I MAKE RETURN OF NOT FOUND AS TO JEREMY A. PRITTS

REASON UNABLE TO LOCATE NOT FOUND HOUSE EMPTY

SWORN TO BEFORE ME THIS

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

So Answers: CHESTER A. HAWKINS, SHERIFF

BY:

Deputy S. Hunter  
Deputy Signature

S. Hunter  
Print Deputy Name

**COPY**

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION,  
(TRUSTEE FOR THE PENNSYLVANIA  
HOUSING FINANCE AGENCY,  
PURSUANT TO A TRUST INDENTURE  
DATED AS OF APRIL 1, 1982)

Plaintiff,

vs.

JEREMY A. PRITTS

Defendants.

CIVIL DIVISION

NO. 08-2200-CD

**COMPLAINT IN MORTGAGE  
FORECLOSURE**

Code - MORTGAGE FORECLOSURE

Filed on behalf of  
Plaintiff

Counsel of record for this  
party:

Louis P. Vitti, Esquire  
Supreme Court #01072

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

(412) 281-1725

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

NOV 17 2008

Attest.

*William L. Shan*  
Prothonotary/  
Clerk of Courts

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

U.S. BANK NATIONAL ASSOCIATION, (TRUSTEE FOR )  
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PURSUANT TO A TRUST INDENTURE DATED AS OF )  
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Plaintiff, ) NO:  
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Defendant(s). )

**COMPLAINT IN MORTGAGE FORECLOSURE**

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PROTHONOTARY  
CLEARFIELD COUNTY COURTHOUSE  
CLEARFIELD, PA 16830

(814) 765-2641 - EXT. 20

## **COMPLAINT IN MORTGAGE FORECLOSURE**

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

1. The Plaintiff is a national association duly authorized to conduct business within the laws of the Commonwealth of Pennsylvania, having a principal place of business located at 211 N. Front Street, Harrisburg, PA 17101.
2. The Defendant(s) is/are individuals with a last known mailing address of 1538 River Road, Clearfield, PA 16830. The property address is **1538 River Road, Clearfield, PA 16830** and is the subject of this action.
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9. In accordance with the appropriate Pennsylvania Acts of Assembly and the Pennsylvania Rules of Civil Procedure, the mortgagor(s) has been advised in writing of the mortgagees intention to foreclose. The appropriate time period has elapsed since the Notice of Intention to Foreclose has been served upon the mortgagor(s).

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

11. Pursuant to Pennsylvania Rule of Civil Procedure 1144, the Plaintiff releases

from liability for the debt secured by the mortgage any mortgagor, personal representative, heir or devisee of the mortgagor who is not a real owner of the property as evidenced by the last recorded deed of record at the time of the filing of this Complaint.

WHEREFORE, pursuant to Pennsylvania Rule of Civil Procedure Number 1147(6), Plaintiff demands judgment for the amount due of One Hundred Eight Thousand Seventy One and 87/100 Dollars (\$108,071.87) with interest and costs.

Respectfully submitted,

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

BY

  
\_\_\_\_\_  
Louis P. Vitti, Esquire

Attorney for Plaintiff

PRITTS

**SCHEDULE OF AMOUNTS DUE UNDER MORTGAGE**

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(Plus \$15.8339 per day after 11/30/2008 )			
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0 months @ 23.27			
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(This figure includes projected additional charges that may be incurred by the Plaintiff and transmitted to the sheriff as charges on the writ prior to the date of the sheriff's sale)

**BALANCE DUE** **108,071.87**

## Description - Exhibit 'A'

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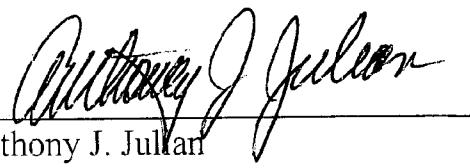
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**BEING** the same premises as were conveyed to Jeremy A. Pritts, an adult individual, by Deed from Russell E. Green and Misty D. Green, husband and wife, dated June 25, 2007 and filed for record in the Recorder's Office of Clearfield County to Instrument No. 200710486.

*Exhibit "A"*

## VERIFICATION

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



\_\_\_\_\_  
Anthony J. Julian  
Director of Accounting and Loan  
Servicing

Date: 11/13/08

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 104947  
NO: 08-2200-CD  
SERVICES 1  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, TRUSTEE  
vs.  
DEFENDANT: JEREMY A. PRITTS

SHERIFF RETURN

RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	VITTI	10289	10.00
SHERIFF HAWKINS	VITTI	10289	22.00

FILED  
013-460-01  
FEB 26 2009  
WAS  
William A. Shaw  
Prothonotary/Clerk of Courts

Sworn to Before Me This

So Answers,

\_\_\_\_ Day of \_\_\_\_\_ 2009  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Chester A. Hawkins*

Chester A. Hawkins  
Sheriff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION  
(TRUSTEE FOR THE PENNSYLVANIA  
HOUSING FINANCE AGENCY,  
PURSUANT TO A TRUST INDENTURE  
DATED AS OF APRIL 1, 1982),

Plaintiff,

vs.

JEREMY A. PRITTS,

Defendant(s).

CIVIL DIVISION

NO. 08-2200-CD

**MOTION FOR SPECIAL  
SERVICE**

Code - MORTGAGE FORECLOSURE

Filed on behalf of  
Plaintiff

Counsel of record for this  
party:

Louis P. Vitti, Esquire  
Supreme Court #01072

Louis P. Vitti & Assoc., P.C.  
916 Fifth Avenue  
Pittsburgh, PA 15219  
412-281-1725

FILED  
M 11/3/2009  
MAR 02 2009  
Attn: Vitti

5 William A. Shaw  
Prothonotary/Clerk of Courts

60

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

U.S. BANK NATIONAL ASSOCIATION (TRUSTEE FOR  
THE PENNSYLVANIA HOUSING FINANCE AGENCY,  
PURSUANT TO A TRUST INDENTURE DATED AS OF  
APRIL 1, 1982),

NO. 08-2200-CD

Plaintiff,

vs.

JEREMY A. PRITTS,

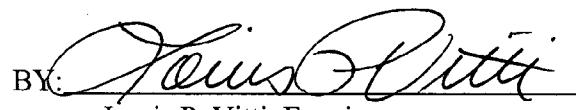
Defendant.

**NOTICE OF PRESENTATION**

TO: Jeremy A. Pritts  
1538 River Road  
Clearfield, PA 16830

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

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

BY:   
Louis P. Vitti, Esquire  
Attorney for Plaintiff

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

U.S. BANK NATIONAL ASSOCIATION (TRUSTEE FOR :  
THE PENNSYLVANIA HOUSING FINANCE AGENCY, :  
PURSUANT TO A TRUST INDENTURE DATED AS OF :  
APRIL 1, 1982), :  
: NO. 08-2200-CD  
Plaintiff, :  
: vs. :  
: JEREMY A. PRITTS, :  
: Defendant. :  
:

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

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

1. Plaintiff did file a Complaint at the above-captioned number in mortgage foreclosure.
2. The property address is *1538 River Road, Clearfield, PA 16830*, and is the subject of this action.
3. The Sheriff did attempt to make service but has been unable to serve the Defendant Jeremy A. Pritts at 1538 River Road, Clearfield, PA 16830 because "Not Found, House Empty".  
See Exhibit "A".

4. The Postmaster of Clearfield, PA 16830 stated Defendant receives mail at 1538 River Road, Clearfield, PA 16830. See Exhibit "B".

5. An investigation report shows Defendant(s) last known address as 1538 River Road, Clearfield, PA 16830. See Exhibit "C".

6. Efforts to effectuate service have met without success and service has been frustrated requiring presentation of this Motion.

WHEREFORE, Plaintiff prays this Honorable Court enter an Order permitting service by ordinary mail to Defendant(s) last known mailing address and also by posting the property.

Respectfully submitted,

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

BY



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

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
NO: 08-2200-CD

U.S. BANK NATIONAL ASSOCIATION, TRUSTEE  
vs  
JEREMY A. PRITTS

SERVICE # 1 OF 1

COMPLAINT IN MORTGAGE FORECLOSURE

SERVE BY: 12/17/2008

HEARING:

PAGE: 104947

DEFENDANT: JEREMY A. PRITTS  
ADDRESS: 1538 RIVER ROAD  
CLEARFIELD, PA 16830

ALTERNATE ADDRESS

SERVE AND LEAVE WITH: DEFENDANT/AAR

CIRCLE IF THIS HIGHLIGHTED ADDRESS IS:

ATTEMPTS

11-26-08 N/H 12-3-08 N/H  
12-2-08 N/H 12-11-08 N/H

*Hattempts*  
VACANT

FILED  
08:30 AM 6K  
DEC 16 2008  
William A. Shaw  
Prothonotary/Clerk of Courts

OCCUPIED

NOW, \_\_\_\_\_ AT \_\_\_\_\_ AM / PM SERVED THE WITHIN

COMPLAINT IN MORTGAGE FORECLOSURE ON JEREMY A. PRITTS, 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 JEREMY A. PRITTS

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

NOW 12-16-08 AT 8<sup>15</sup> AM / PM AFTER DILIGENT SEARCH IN MY BAILIWICK,

I MAKE RETURN OF **NOT FOUND** AS TO JEREMY A. PRITTS

REASON UNABLE TO LOCATE NOT FOUND HOUSE EMPTY

SWORN TO BEFORE ME THIS

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

So Answers: CHESTER A. HAWKINS, SHERIFF

BY:

*Deputy S. Hunter*  
Deputy Signature

*S. Hunter*  
Print Deputy Name

EXHIBIT "A"

**LOUIS P. VITTI & ASSOCIATES, P.C.**

916 Fifth Avenue  
Pittsburgh, PA 15219  
PHONE: (412) 281-1725 / FAX: (412) 281-3810

DATE: February 3, 2009

POSTMASTER OF CLEARFIELD  
CLEARFIELD PA 16830

**Request for Change of Address or 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: JFEREMY A PRITTS  
Address: 1538 RIVER ROAD CLEARFIELD PA 16830

**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)(6)(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 (2) and corresponding Administrative Support Manual 352.44a and b.

1. Capacity of requester (e.g., process server, attorney, party representing himself): Attorney
2. Statute or regulation that empowers me to serve process (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 known parties to the litigation: US BANK N.A. ET AL
4. The court in which the case has been or will be heard: CCP CLEARFIELD County, Pa
5. The docket or other identifying number if one has been issued: 08-2200-CD
6. The capacity in which this individual is to be served (e.g. defendant or witness): Defendant

**WARNING**

THE SUBMISSION OF FALSE INFORMATION 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 COULD RESULT IN CRIMINAL PENALTIES INCLUDING A FINE OF UP TO \$10,000 OR IMPRISONMENT OR (2) TO AVOID PAYMENT OF THE FEE FOR CHANGE OF ADDRESS INFORMATION 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.

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

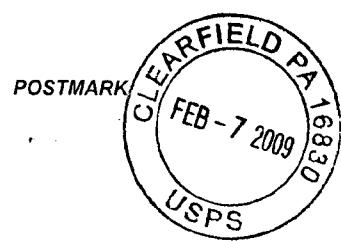
**FOR POST OFFICE USE ONLY**

NEW ADDRESS or BOXHOLDER'S NAME AND STREET ADDRESS

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, ZIP: \_\_\_\_\_



No change of address order on file       Not known at address given

Moved, left no forwarding address       No such address

Good as addressed - still receives mail at this address

EXHIBIT "B"

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

U.S. BANK NATIONAL ASSOCIATION (TRUSTEE )  
FOR THE PENNSYLVANIA HOUSING FINANCE )  
AGENCY, PURSUANT TO A TRUST INDENTURE ) NO. 08-2200-CD  
DATED AS OF APRIL 1, 1982) )  
 )  
 )  
PLAINTIFF )  
VS. )  
 )  
JEREMY A. PRITTS )  
 )  
DEFENDANT )

**INVESTIGATION AFFIDAVIT PURSUANT TO PA.R.C.P. NO. 430**

Four Star Investigation sets forth the following:

1. Affiant and/or its agents have conducted an investigation to determine the whereabouts of the Defendant(s), JEREMY A. PRITTS, by making inquiries of or examining the following:

a. Local telephone directory assistance has the following information:

NO LISTING  
\_\_\_\_\_  
\_\_\_\_\_

b. Local voter registration office shows the property address is:

NOT AVAILABLE  
\_\_\_\_\_  
\_\_\_\_\_

c. Department of Transportation - shows that the last known address for the Defendant(s) is/are:

1538 RIVER ROAD, CLEARFIELD, PA 16830  
\_\_\_\_\_  
\_\_\_\_\_

EXHIBIT "C"

d. Other (please explain):

SOC SEC CHECK SHOWS JEREMY PRITTS AT 1538 RIVER RD.  
CLEARFIELD, PA 16830 — NEIGH CONFIRMS  
PRITTS AT THAT ADDRESS ALONG WITH A MS.  
LAMANDA COLE.

2. Notwithstanding the investigation as set forth in this Affidavit, Affiant and/or its agents have not been able to locate the whereabouts of said Defendant(s) as shown above and by the attached exhibits.

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

FOUR STAR INVESTIGATION

BY:

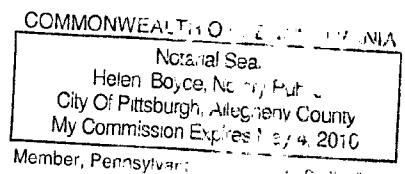
Ross J. Gilchrist  
Investigator

Commonwealth of Pennsylvania :  
: SS.  
County of Allegheny :  
:

On this the 20 day of February, 2009 before me the undersigned officer, personally appeared the Affiant, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

**In Witness Whereof**, I hereunto set my hand and official seal.

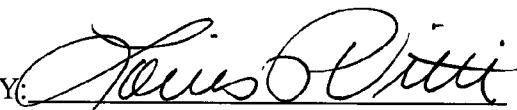
Boyle  
NOTARY PUBLIC



## VERIFICATION

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

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

BY:   
Louis P. Vitti

Dated: February 27, 2009

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

U.S. BANK NATIONAL ASSOCIATION (TRUSTEE FOR :  
THE PENNSYLVANIA HOUSING FINANCE AGENCY, :  
PURSUANT TO A TRUST INDENTURE DATED AS OF :  
APRIL 1, 1982), :  
Plaintiff, : NO. 08-2200-CD  
vs. :  
JEREMY A. PRITTS, :  
Defendant. :  
:

**CERTIFICATE OF SERVICE**

I, Louis P. Vitti, hereby certify that on the 27th day of February, 2009, a true and correct copy of the within Motion for Special Service was served upon the following by Regular U.S. Mail:

*Jeremy A. Pritts  
1538 River Road  
Clearfield, PA 16830*

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

BY:   
Louis P. Vitti, Esquire

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

U.S. BANK NATIONAL ASSOCIATION (TRUSTEE  
FOR THE PENNSYLVANIA HOUSING FINANCE  
AGENCY, PURSUANT TO A TRUST INDENTURE  
DATED APRIL 1, 1982,

Plaintiff

vs.  
JEREMY A. PRITTS,

Defendant

\*  
\*  
\*  
\*  
\*  
\*  
\*  
\*

NO. 08-2200-CD

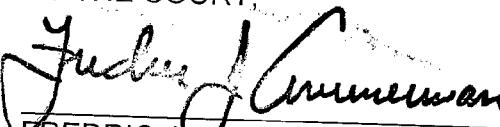
ORDER

NOW, this 2<sup>nd</sup> day of March, 2009, the Plaintiff is granted leave to serve the  
Complaint upon the Defendant **JEREMY A. PRITTS** by:

1. Publication one time in The Progress (Clearfield) and the Clearfield  
County Legal Journal;
2. By first class mail to 1538 River Road, Clearfield, PA 16830;
3. By certified mail, return receipt requested to 1538 River Road,  
Clearfield, PA 16830; and
4. By posting the mortgaged premises known in this herein action as to  
1538 River Road, Clearfield, PA 16830.

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. JAMMERMAN  
President Judge

FILED  
9/2/09  
MAR 03 2009

William A. Shaw  
Prothonotary/Clerk of Courts

3cc Atty Vitti  
PW

**FILED**

**MAR 03 2009**

William A. Shaw  
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION,  
(TRUSTEE FOR THE PENNSYLVANIA  
HOUSING FINANCE AGENCY,  
PURSUANT TO A TRUST INDENTURE  
DATED AS OF APRIL 1, 1982)

CIVIL DIVISION

NO. 08-2200-CD

**PRAECIPE TO REINSTATE  
COMPLAINT**

Plaintiff,

MORTGAGE FORECLOSURE

vs.

JEREMY A. PRITTS

Filed on behalf of Plaintiff

Defendant.

Counsel of record for this party:

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

6K

FILED Atty pd 7.00  
M 12:41 PM  
MAR 13 2009 1CC@1Compl.  
S William A. Shaw  
Prothonotary/Clerk of Courts  
Reinstated to Atty  
1CC@2 Compl.  
Reinstated to Sheriff

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

U.S. BANK NATIONAL ASSOCIATION, (TRUSTEE )  
FOR THE PENNSYLVANIA HOUSING FINANCE )  
AGENCY, PURSUANT TO A TRUST INDENTURE )  
DATED AS OF APRIL 1, 1982) )  
Plaintiff ) NO. 08-2200-CD  
VS. )  
JEREMY A. PRITTS )  
Defendant(s) )

**PRAECIPE TO REINSTATE COMPLAINT**

TO THE PROTHONOTARY OF CLEARFIELD COUNTY:

Please reinstate the complaint in the above-captioned case

Respectfully submitted,

Vitti & Vitti & Associates P.C.

BY:   
Louis P. Vitti, Esquire

DATE: March 5, 2009

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
NO: 08-2200-CD

U.S. BANK NATIONAL ASSOCIATION (TRUSTEE)  
vs  
JEREMY A. PRITTS

SERVICE # 1 OF 1

COMPLAINT IN MORTGAGE FORECLOSURE & ORDER

SERVE BY: 04/12/2009 HEARING: PAGE: 105430

DEFENDANT: JEREMY A. PRITTS  
ADDRESS: 1538 RIVER ROAD  
CLEARFIELD, PA 16830

ALTERNATE ADDRESS

SERVE AND LEAVE WITH: POST ON PROPERTY

CIRCLE IF THIS HIGHLIGHTED ADDRESS IS: VACANT

*013:45 LM*  
**FILED**  
**MAR 17 2009**  
William A. Shaw  
Prothonotary/Clerk of Courts  
*WAS*

ATTEMPTS

**SHERIFF'S RETURN**

NOW, \_\_\_\_\_ AT \_\_\_\_\_ AM / PM SERVED THE WITHIN

COMPLAINT IN MORTGAGE FORECLOSURE & ORDER ON JEREMY A. PRITTS, 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 3-17-09 AT 1054 AM PM POSTED THE WITHIN

COMPLAINT IN MORTGAGE FORECLOSURE & ORDER FOR JEREMY A. PRITTS

AT (ADDRESS) 1538 River rd Clearfield Pa

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

I MAKE RETURN OF **NOT FOUND** AS TO JEREMY A. PRITTS

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

SWORN TO BEFORE ME THIS

\_\_\_\_\_  
\_\_\_\_\_  
DAY OF \_\_\_\_\_ 2009

So Answers: CHESTER A. HAWKINS, SHERIFF

BY:

*Deputy S. Hunter*  
Deputy Signature

*S. Hunter*

Print Deputy Name

THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION,  
(TRUSTEE FOR THE PENNSYLVANIA  
HOUSING FINANCE AGENCY,  
PURSUANT TO A TRUST INDENTURE  
DATED AS OF APRIL 1, 1982  
Plaintiff,

CIVIL DIVISION

NO. 08-2200-CD

**CERTIFICATION OF MAILING**

Code 140-MORTGAGE  
FORECLOSURE

vs.

JEREMY A. PRITTS

Defendants.

Filed on behalf of Plaintiff

Counsel of record for this party:

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

S FILED 1cc AMY  
m/11:47am Vitti  
MAR 26 2009

William A. Shaw  
Prothonotary/Clerk of Courts

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

U.S. BANK NATIONAL ASSOCIATION, (TRUSTEE )  
FOR THE PENNSYLVANIA HOUSING FINANCE )  
AGENCY, PURSUANT TO A TRUST INDENTURE )  
DATED AS OF APRIL 1, 1982 )  
PLAINTIFF ) NO.  
VS. )  
JEREMY A. PRITTS )  
DEFENDANT )

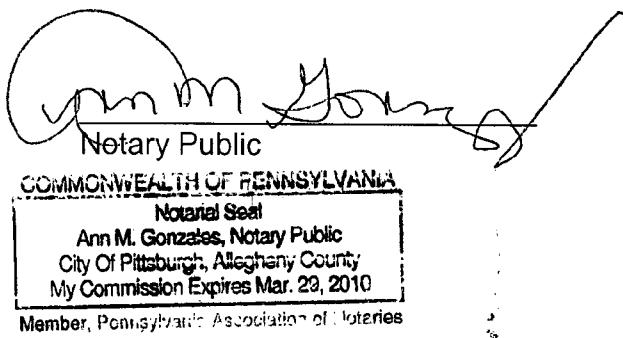
**CERTIFICATION OF MAILING**

I, Louis P. Vitti, hereby certify that on the 18<sup>th</sup> day of March, 2009, a true and correct copy of the within Reinstated Complaint was mailed by certified and ordinary mail on the Defendant Jeremy A. Pritts at 1538 River Road, Clearfield, PA 16830 as per the Order of Court dated March 2, 2009. See Exhibit "A-1" and "A-2".

BY-

Louis P. Vitti, Esquire

Sworn to and subscribed before  
Me this 20th day of March, 2009



U.S. POSTAL SERVICE		CERTIFICATE OF MAILNG
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE. POSTMASTER		
Received From: <b>Louis P. Vitti &amp; Associates, P.C.</b> <b>916 Fifth Avenue, Pittsburgh, PA 15219</b>		
One piece of ordinary mail addressed to:		
<p>JEREMY A. PRITTS 1538 RIVER ROAD CLEARFIELD PA 16830</p> <p>LG</p>		

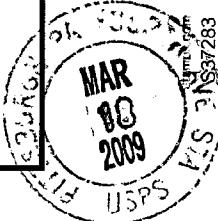
PS Form 3817, January 2001

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

**\$1.10 0**  
**US POSTAGE**  
**FIRST-CLASS**  
062S0007061721  
15219



9980



7160 3901 9845 8847 6314

**TO:** JEREMY A. PRITTS  
1538 RIVER ROAD  
CLEARFIELD, PA 16830

**SENDER:** LISA

**REFERENCE:**

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.76
	Certified Fee	2.70
	Return Receipt Fee	2.20
	Restricted Delivery	0.00
	Total Postage & Fees	5.66

US Postal Service

**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE

THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION  
(TRUSTEE FOR THE PENNSYLVANIA  
HOUSING FINANCE AGENCY,  
PURSUANT TO A TRUST INDENTURE  
DATED APRIL 1, 1982)

Plaintiff,

vs.  
JEREMY A. PRITTS

Defendants.

CIVIL DIVISION

NO. 08-2200-CD

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

Code 140-MORTGAGE  
FORECLOSURE

Filed on behalf of Plaintiff

Counsel of record for this party:

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

*S*  
**FILED**  
APR 03 2009  
10:39 AM  
cc  
WM

William A. Shaw  
Prothonotary/Clerk of Courts

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

*Cherry J. Robison, Notary Public  
Clearfield Board, Clearfield County  
Cherry J. Robison, Notary Public  
Notary Seal*

Member, Pennsylvania Bar Association  
N.Y. Commission Bar  
Clearfield Board, Clearfield County  
Cherry J. Robison, Notary Public  
Notary Seal

March 19, 2009

Commonwealth of Pennsylvania

Notary Public, Clearfield, Pa.

March 19, 2009

PROOF OF PUBLICATION

COUNTY OF CLEARFIELD

STATE OF PENNSYLVANIA

SS:

23rd day of March, A.D. 2009,

P  
7-22-26  
Power  
Unit:  
3-6-0  
Case  
9-0  
Big  
Daily  
6  
idday:

Numbers drawn Mar

## Daily Lotte

line inventories are bulging in  
le at \$48.14 on a government  
up \$1.06 at \$49.20 a barrel. C  
covered in Asian trade, t

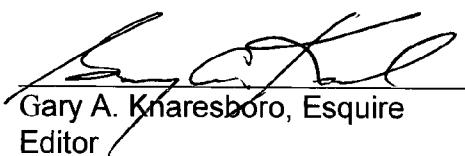
recent, while S&P futures t

## PROOF OF PUBLICATION

STATE OF PENNSYLVANIA

COUNTY OF CLEARFIELD

On this 20th day of March 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 March 20, 2009, Vol. 21, No.12. And that all of the allegations of this statement as to the time, place, and character of the publication are true.



Gary A. Knaresboro, Esquire  
Editor

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

*Sharon J. Pusey*  
\_\_\_\_\_  
Notary Public  
My Commission Expires

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

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

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 08-2200-CD

U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency, pursuant to a Trust Indenture Dated as of April 1, 1982)  
Plaintiff,  
vs. Jeremy A. Pritts,  
Defendants.  
Attorney for Plaintiff: Louis P. Vitti, Esquire, Louis P. Vitti & Associates, P.C., 916 Fifth Ave., Pgh., PA 15219. (412) 281-1725.

You have been named as Defendants in a civil action instituted by U.S. Bank N.A. et al. against you in this Court. This action has been instituted to foreclose on a Mortgage dated June 25, 2007, and recorded in the Recorder's Office of Clearfield County at Instrument No. 200710487

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

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 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.  
LAWYER REFERRAL SERVICE:  
PROTHONOTARY  
CLEARFIELD COUNTY COURTHOUSE  
CLEARFIELD, PA 16830  
(814) 765-2641 - EXT. 201

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION,  
(TRUSTEE FOR THE PENNSYLVANIA  
HOUSING FINANCE AGENCY,  
PURSUANT TO A TRUST INDENTURE  
DATED AS OF APRIL 1, 1982),

CIVIL DIVISION

NO. 08-2200-CD

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

Plaintiff,

Code MORTGAGE FORECLOSURE

vs.

Filed on behalf of  
Plaintiff

JEREMY A. PRITTS,

Counsel of record for this  
party:

Defendant.

Louis P. Vitti, Esquire  
Supreme Court #01072

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

(412) 281-1725

7 **FILED** Atty pd. 20.00  
m/2/09 2009  
JUN 08 2009 Notice to  
William A. Shaw  
Prothonotary/Clerk of Courts  
Def.  
(610)

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

U.S. BANK NATIONAL ASSOCIATION, (TRUSTEE FOR THE  
PENNSYLVANIA HOUSING FINANCE AGENCY, PURSUANT  
TO A TRUST INDENTURE DATED AS OF APRIL 1, 1982),

: NO: 08-2200-CD

Plaintiff,

vs

JEREMY A. PRITTS,

Defendant.

**PRAECIPE FOR DEFAULT JUDGMENT  
AND ASSESSMENT OF DAMAGES**

TO: PROTHONOTARY OF CLEARFIELD

Enter judgment in Default of an Answer in the amount of **\$110,985.30**, in favor of the U.S. Bank, et al, Plaintiff in the above-captioned action, against the Defendants, **Jeremy A. Pritts** and assess Plaintiff's damages as follows and/or as calculated in the Complaint:

Unpaid Principal Balance	<b>\$95,526.63</b>
Interest from <b>05/01/08-06/02/09</b> (Plus <b>6.00%</b> per day after <b>06/02/09</b> )	<b>6,286.04</b>
Late charges (Plus <b>\$23.27</b> per month from <b>11/13/08-Sale Date</b> )	<b>116.35</b>
Attorney's fee	<b>4,776.33</b>
Escrow Deficit (Plus any additional charges that may be incurred by the Plaintiff and transmitted to the sheriff as charges on the writ prior to the date of the sheriff's sale)	<b><u>4,279.95</u></b>
<b>Total Amount Due</b>	<b><u>\$110,985.30</u></b>

The real estate, which is the subject matter of the Complaint, is situate in Lawrence Twp, Cty of Clearfield & Cmwlth of PA. HET a dwg k/a 1538 River Road, Clearfield, PA 16830. Parcel No. 123-K07-259-00001.

  
\_\_\_\_\_  
Louis P. Vitti, Esquire  
Attorney for the Plaintiff

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

U.S. BANK NATIONAL ASSOCIATION, (TRUSTEE FOR THE  
PENNSYLVANIA HOUSING FINANCE AGENCY, PURSUANT  
TO A TRUST INDENTURE DATED AS OF APRIL 1, 1982), :  
vs : NO: 08-2200-CD  
Plaintiff, :  
JEREMY A. PRITTS, :  
Defendant. :

**CERTIFICATION OF MAILING**

I, Louis P. Vitti, do hereby certify that a Notice of Intention to Take Judgment was mailed to the Defendant(s), in the above-captioned case on May 19, 2009, giving ten (10) day notice that judgment would be entered should no action be taken.

VITTI AND VITTI AND ASSOCIATES, P.C.

BY:

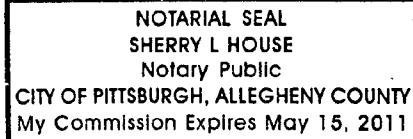
Louis P. Vitti, Esquire  
Attorney for Plaintiff

SWORN to and subscribed

before me this 2nd day

of June, 2009.

Sherry R. House  
Notary Public



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

U.S. BANK NATIONAL ASSOCIATION, (TRUSTEE FOR THE PENNSYLVANIA  
HOUSING FINANCE AGENCY, PURSUANT TO A TRUST INDENTURE DATED  
AS OF APRIL 1, 1982),

Plaintiff,

NO. 08-2200-CD

vs.

JEREMY A. PRITTS,

Defendant.

## IMPORTANT NOTICE

TO: Jeremy A. Pritts  
1538 River Road  
Clearfield, PA 16830

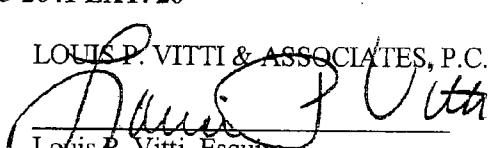
Date of Notice: **May 19, 2009**

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

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

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

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

BY:   
LOUIS P. VITTI & ASSOCIATES, P.C.  
Louis P. Vitti, Esquire  
Attorney for Plaintiff  
916 Fifth Avenue  
Pittsburgh, PA 15219

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

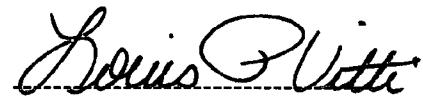
IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL DIVISION

COMMONWEALTH OF PENNSYLVANIA, SS:

COUNTY OF ALLEGHENY

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

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

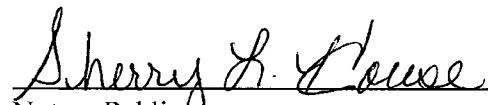


Louis P. Vitti  
Louis P. Vitti, Esquire

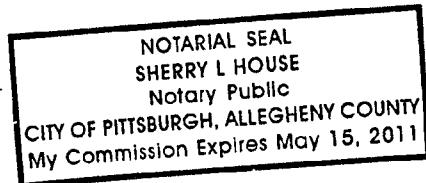
SWORN to and subscribed

before me this 2nd day

of June, 2009.



Sherry L. House  
Notary Public



COPIED  
U

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

U.S. BANK NATIONAL ASSOCIATION, (TRUSTEE FOR THE  
PENNSYLVANIA HOUSING FINANCE AGENCY, PURSUANT  
TO A TRUST INDENTURE DATED AS OF APRIL 1, 1982),

: NO: 08-2200-CD

Plaintiff,

vs

JEREMY A. PRITTS,

Defendant.

**NOTICE OF ORDER, DECREE OR JUDGMENT**

TO: DEFENDANT(S)

You are hereby notified that a judgment was entered in the above-captioned proceeding  
on the 8<sup>th</sup> day of June 2009.

Judgment is as follows: **\$110,985.30.**

  
\_\_\_\_\_  
Deputy

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

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION,  
(TRUSTEE FOR THE PENNSYLVANIA  
HOUSING FINANCE AGENCY,  
PURSUANT TO A TRUST INDENTURE  
DATED AS OF APRIL 1, 1982),

CIVIL DIVISION

NO. 08-2200-CD

**PRAECLPICE FOR WRIT OF  
EXECUTION AND AFFIDAVIT OF  
LAST KNOWN ADDRESS**

Plaintiff,

Code MORTGAGE FORECLOSURE

vs.

Filed on behalf of  
Plaintiff

JEREMY A. PRITTS,

Counsel of record for this  
party:

Defendant.

Louis P. Vitti, Esquire  
Supreme Court #01072

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

(412) 281-1725

6/8/2009 Atty pd. 20.00  
JUN 08 2009  
FILED  
MAY 2009  
JUN 08 2009  
william A. Shaw  
Prothonotary/Clerk of Courts  
ICC & Lewonts  
w/prop-desc.  
to Sheriff

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

U.S. BANK NATIONAL ASSOCIATION, (TRUSTEE FOR THE  
PENNSYLVANIA HOUSING FINANCE AGENCY, PURSUANT  
TO A TRUST INDENTURE DATED AS OF APRIL 1, 1982),

: NO: 08-2200-CD

Plaintiff,

vs

JEREMY A. PRITTS,

Defendant.

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

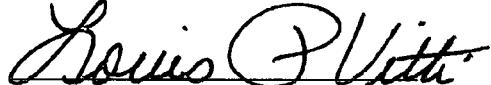
TO: PROTHONOTARY OF CLEARFIELD COUNTY

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

Amount Due	\$110,985.30
Prothonotary costs	142.00
Interest 06/03/09-Sale Date	_____.
Total	\$_____.

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

Lawrence Twp, Cty of Clearfield & Cmwlth of PA. HET a dwg k/a 1538 River Road, Clearfield, PA  
16830. Parcel No. 123-K07-259-00001.

  
Louis P. Vitti, Esquire  
Attorney for Plaintiff

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

U.S. BANK NATIONAL ASSOCIATION, (TRUSTEE FOR THE  
PENNSYLVANIA HOUSING FINANCE AGENCY, PURSUANT  
TO A TRUST INDENTURE DATED AS OF APRIL 1, 1982),

: NO: 08-2200-CD

Plaintiff,

vs

JEREMY A. PRITTS,

Defendant.

**AFFIDAVIT**

I, Louis P. Vitti, do hereby swear that, to the best of my knowledge, information and belief, the Defendant(s), is/are the owners of the real property on which the Plaintiff seeks to execute. That the Defendants' last known address is 1538 River Road, Clearfield, PA 16830.



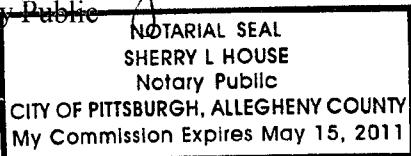
Louis P. Vitti  
Louis P. Vitti, Esquire

SWORN TO and subscribed

before me this 2nd day of

June, 2009.

Notary Public



**COPY**

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

U.S. Bank National Association (Trustee for  
the Pennsylvania Housing Finance Agency)  
Pursuant to a Trust Indenture Dated as of  
April 1, 1982)

Vs.

NO.: 2008-02200-CD

Jeremy A. Pritts

**TO THE SHERIFF OF CLEARFIELD COUNTY:**

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

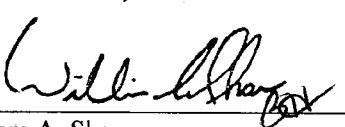
(1) See Attached Descriptions

AMOUNT DUE/PRINCIPAL: \$110,985.30  
INTEREST 06/03/09-SALE DATE: \$  
ATTY'S COMM: \$  
DATE: 6/8/2009

PROTH. COSTS PAID: \$142.00  
SHERIFF: \$  
OTHER COSTS: \$

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

\_\_\_\_\_  
Sheriff

  
\_\_\_\_\_  
William A. Shaw

Prothonotary/Clerk Civil Division

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

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

U.S. BANK NATIONAL ASSOCIATION, (TRUSTEE FOR THE  
PENNSYLVANIA HOUSING FINANCE AGENCY, PURSUANT  
TO A TRUST INDENTURE DATED AS OF APRIL 1, 1982), :  
: :  
: NO: 08-2200-CD

vs

JEREMY A. PRITTS,  
Defendant. :  
:

SHORT DESCRIPTION

Lawrence Twp, Cty of Clearfield & Cmwlth of PA. HET a dwg k/a 1538 River Road, Clearfield, PA  
16830. Parcel No. 123-K07-259-00001.

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

U.S. BANK NATIONAL ASSOCIATION, (TRUSTEE FOR THE  
PENNSYLVANIA HOUSING FINANCE AGENCY, PURSUANT  
TO A TRUST INDENTURE DATED AS OF APRIL 1, 1982), :  
: NO: 08-2200-CD  
Plaintiff, :  
vs :  
: :  
JEREMY A. PRITTS, :  
Defendant. :  
:

LEGAL DESCRIPTION

ALL that certain lot or parcel of land located in Lawrence Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the public road, now State Highway, leading from Clearfield to Shawville, and in line of land of John Moore Estate; thence along said public road, now known as State Highway, North forty-seven (47) degrees, thirty (30) minutes West, two hundred sixteen and two-tenths (216.2) feet to an iron pin at the corner of premises conveyed to Bessie Alluno and August Alluno, vir; thence along said Alluno line North forty-one (41) degrees, forty-five (45) minutes East, one hundred thirty-eight and five tenths (138.5) feet to an iron pin; thence along the said Alluno line South forty-nine (49) degrees, forty-five (45) minutes East, twenty-six (26) feet to an iron pin; thence still along the said Alluno line North forty-one (41) degrees forty-five (45) minutes East, one hundred seven (107) feet to an iron pin on the said John Moore Estate line; thence along the said John Moore Estate line South three (3) degrees, zero (0) minutes West, three hundred eighteen and five tenths (318.5) feet to the place of beginning.

HAVING erected thereon a dwelling known as 1538 River Road, Clearfield, PA 16830.

BEING identified in the Clearfield County Mapping and Assessment Office as Map No. 123-K07-259-00001.

BEING the same premises which Russell E. Green and Misty D. Green, husband and wife, by Deed dated 06/25/2007 and recorded 06/25/2007 in the Recorder's Office of Clearfield County, Pennsylvania, Instrument No. 200710486, granted and conveyed unto Jeremy A. Pritts, an adult individual.

SEIZED, taken in execution to be sold as the property of Jeremy A. Pritts, at the suit of U.S. Bank, et al Plaintiff. Judgment No. 08-2200-CD.

FILED NO  
MAY 02 2009  
JUN 08 2009  
GW

William A. Shaw  
Prothonotary/Clerk of Courts

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

U.S. BANK NATIONAL ASSOCIATION, (TRUSTEE FOR THE  
PENNSYLVANIA HOUSING FINANCE AGENCY, PURSUANT  
TO A TRUST INDENTURE DATED AS OF APRIL 1, 1982),

: NO: 08-2200-CD

Plaintiff,

vs

JEREMY A. PRITTS,

Defendant.

**AFFIDAVIT PURSUANT TO RULE 3129.1**

U.S. Bank, et al, Plaintiff in the above action, sets forth as of the date the Praecept for the Writ of Execution was filed the following information concerning the real property located at 1538 River Road, Clearfield, PA 16830.

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

Name:

Address (Please indicate if this  
cannot be reasonably ascertained)

Jeremy A. Pritts

1538 River Road  
Clearfield, PA 16830

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

Name:

Address (Please indicate if this  
cannot be reasonably ascertained)

Same as No. 1 above.

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

Name:

Address (Please indicate if this  
cannot be reasonably ascertained)

NONE

Tax Claim Bureau of Clearfield County

230 East Market Street  
Clearfield, PA 16830

Court of Common Pleas of  
Clearfield County  
Domestic Relations Division

P.O. Box 549  
Clearfield, PA 16830

PA Dept. of Sheriff Sales  
Bureau of Compliance

Dept. #281230  
Harrisburg, PA 17128-1230

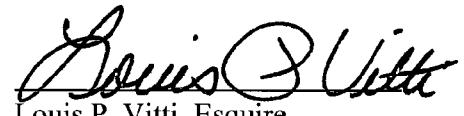
Tenant/Occupant

1538 River Road  
Clearfield, PA 16830

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

June 2, 2009

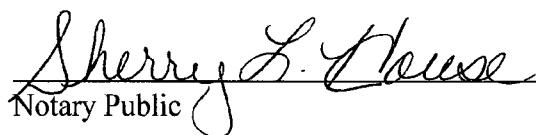
Date

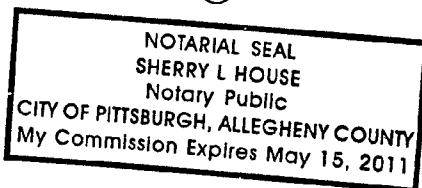
  
Louis P. Vitti, Esquire  
Attorney for Plaintiff

SWORN TO and subscribed

before me this 2nd day

of June, 2009.

  
Notary Public



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION,  
(TRUSTEE FOR THE PENNSYLVANIA  
HOUSING FINANCE AGENCY,  
PURSUANT TO A TRUST INDENTURE  
DATED AS OF APRIL 1, 1982),

CIVIL DIVISION

NO. 08-2200-CD

**AMENDED AFFIDAVIT PURSUANT  
TO RULE 3129.1**

Plaintiff,

Code MORTGAGE FORECLOSURE

vs.

Filed on behalf of  
Plaintiff

JEREMY A. PRITTS,

Counsel of record for this  
party:

Defendant.

Louis P. Vitti, Esquire  
Supreme Court #01072

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

(412) 281-1725

5  
FILED  
M 11 04 2009  
JUL 06 2009  
64  
cc

William A. Shaw  
Prothonotary/Clerk of Courts

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

U.S. BANK NATIONAL ASSOCIATION, (TRUSTEE FOR THE  
PENNSYLVANIA HOUSING FINANCE AGENCY, PURSUANT  
TO A TRUST INDENTURE DATED AS OF APRIL 1, 1982), :  
: NO: 08-2200-CD  
Plaintiff, :  
: vs :  
: :  
JEREMY A. PRITTS, :  
Defendant. :  
:

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**

U.S. Bank, et al, Plaintiff in the above action, sets forth as of the date the Praecept for the Writ of Execution was filed the following information concerning the real property located at 1538 River Road, Clearfield, PA 16830.

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

Name: Address (Please indicate if this  
cannot be reasonably ascertained)  
Jeremy A. Pritts 1538 River Road  
Clearfield, PA 16830

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

Name: Address (Please indicate if this  
cannot be reasonably ascertained)  
Same as No. 1 above.

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

Name: Address (Please indicate if this  
cannot be reasonably ascertained)  
NONE

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

Name

Address (Please indicate if this cannot be reasonably ascertained)

NONE

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

Name

Address (Please indicate if this cannot be reasonably ascertained)

None

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

Name

Address (Please indicate if this cannot be reasonably ascertained)

Lamanda Cole

1538 River Road  
Clearfield, PA 16830

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

Name

Address (Please indicate if this cannot be reasonably ascertained)

Tax Collector of Lawrence Township  
c/o Hazel Swifter

105 Fulton Street  
Clearfield, PA 16830

Clearfield Water Authority

107 East Market Street  
Clearfield, PA 16830

Clearfield Municipal Authority

107 East Market Street  
Clearfield, PA 16830

Commonwealth of PA -DPW

P.O. Box 8016  
Harrisburg, PA 17105

Clerk of Courts  
Criminal/Civil Division

P.O. Box 549  
Clearfield, PA 16830

Tax Claim Bureau of Clearfield County

230 East Market Street  
Clearfield, PA 16830

Court of Common Pleas of  
Clearfield County  
Domestic Relations Division

P.O. Box 549  
Clearfield, PA 16830

PA Dept. of Sheriff Sales  
Bureau of Compliance

Dept. #281230  
Harrisburg, PA 17128-1230

Tenant/Occupant

1538 River Road  
Clearfield, PA 16830

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

June 30, 2009

Date



Louis P. Vitti, Esquire  
Attorney for Plaintiff

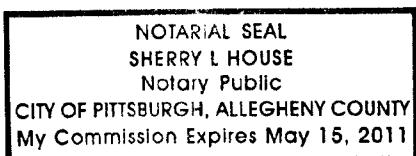
SWORN TO and subscribed

before me this 30th day

of June, 2009.



Sherry L. House  
Notary Public



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 105430  
NO: 08-2200-CD  
SERVICES 1  
COMPLAINT IN MORTGAGE FORECLOSURE & ORDER

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION (TRUSTEE)

vs.

DEFENDANT: JEREMY A. PRITTS

FILED  
07/16/2009  
JUL 16 2009

William A. Shaw  
Shanotany/Clerk of Courts

SHERIFF RETURN

RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	VITTI	11692	10.00
SHERIFF HAWKINS	VITTI	11692	11.00

Sworn to Before Me This

So Answers,

Day of 2009



Chester A. Hawkins  
Sheriff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION,  
(TRUSTEE FOR THE PENNSYLVANIA  
HOUSING FINANCE AGENCY,  
PURSUANT TO A TRUST INDENTURE  
DATED AS OF APRIL 1, 1982)

CIVIL DIVISION

NO. 08-2200-CD

**PRAECIPE TO REINSTATE  
COMPLAINT**

Plaintiff,

MORTGAGE FORECLOSURE

vs.

JEREMY A. PRITTS

Filed on behalf of Plaintiff

Defendant.

Counsel of record for this party:

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

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

MAR 13 2009

Attest.

*William J. Schaffer*  
Prothonotary/  
Clerk of Courts

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

U.S. BANK NATIONAL ASSOCIATION, (TRUSTEE )  
FOR THE PENNSYLVANIA HOUSING FINANCE )  
AGENCY, PURSUANT TO A TRUST INDENTURE )  
DATED AS OF APRIL 1, 1982) )  
Plaintiff ) NO. 08-2200-CD  
VS. )  
JEREMY A. PRITTS )  
Defendant(s) )

**PRAECIPE TO REINSTATE COMPLAINT**

TO THE PROTHONOTARY OF CLEARFIELD COUNTY:

Please reinstate the complaint in the above-captioned case

Respectfully submitted,

Vitti & Vitti & Associates P.C.

BY:   
Louis P. Vitti, Esquire

DATE: March 5, 2009

**COPY**

**COPY**

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION,  
(TRUSTEE FOR THE PENNSYLVANIA  
HOUSING FINANCE AGENCY,  
PURSUANT TO A TRUST INDENTURE  
DATED AS OF APRIL 1, 1982)

Plaintiff,

CIVIL DIVISION

NO. 08-2200-CD

**COMPLAINT IN MORTGAGE  
FORECLOSURE**

vs.

JEREMY A. PRITTS

Defendants.

Code - MORTGAGE FORECLOSURE

Filed on behalf of  
Plaintiff

Counsel of record for this  
party:

Louis P. Vitti, Esquire  
Supreme Court #01072

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

(412) 281-1725



3/13/09 Document  
Reinstated/Reissued to Sheriff/Attorney  
for service.

William A. Shaw  
Deputy Prothonotary

William A. Shaw  
Prothonotary/Clerk of Courts

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

U.S. BANK NATIONAL ASSOCIATION, (TRUSTEE FOR )  
THE PENNSYLVANIA HOUSING FINANCE AGENCY, )  
PURSUANT TO A TRUST INDENTURE DATED AS OF )  
APRIL 1, 1982) )  
Plaintiff, ) NO:  
vs. )  
JEREMY A. PRITTS )  
Defendant(s). )

**COMPLAINT IN MORTGAGE FORECLOSURE**

**NOTICE**

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

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

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

PROTHONOTARY  
CLEARFIELD COUNTY COURTHOUSE  
CLEARFIELD, PA 16830

(814) 765-2641 - EXT. 20

## COMPLAINT IN MORTGAGE FORECLOSURE

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

1. The Plaintiff is a national association duly authorized to conduct business within the laws of the Commonwealth of Pennsylvania, having a principal place of business located at 211 N. Front Street, Harrisburg, PA 17101.
2. The Defendant(s) is/are individuals with a last known mailing address of 1538 River Road, Clearfield, PA 16830. The property address is 1538 River Road, Clearfield, PA 16830 and is the subject of this action.
3. On the 25th day of June, 2007, in consideration of a loan of Ninety Six Thousand Five Hundred and 00/100 (\$96,500.00) Dollars made by Jersey Shore State Bank, to Defendant(s), the said Defendant(s) executed and delivered to Jersey Shore State Bank, a "Note" secured by a Mortgage with the Defendant(s) as mortgagor(s) and Jersey Shore State Bank, as mortgagee, which mortgage was recorded on the 25th day of June, 2007, in the Office of the Recorder of Deeds of Clearfield County, at Instrument No. 200710487. The said mortgage is incorporated herein by reference thereto as though the same were set forth fully at length.
4. The premises secured by the mortgage are:

*SEE EXHIBIT "A" ATTACHED HERETO.*

5. On the 25th day of June, 2007, Jersey Shore State Bank, assigned to the Plaintiff, Pennsylvania Housing Finance Agency, the said mortgage, that assignment being

recorded in the Office of the Recorder of Deeds of Clearfield County on the 25th day of June, 2007, at Instrument No. 200710488. The said assignment is incorporated herein by reference.

6. Subsequently, Pennsylvania Housing Finance Agency, assigned to the Plaintiff, U.S. Bank National Association, (Trustee for the Pennsylvania Housing Finance Agency, pursuant to a Trust Indenture dated as of April 1, 1982), the said mortgage, that assignment to be recorded in the Office of the Recorder of Deeds of Clearfield County. The said assignment is incorporated herein by reference.

7. Said mortgage provides, inter alia:

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

8. Since June 1, 2008, the mortgage has been in default by reason, inter alia, of the failure of the mortgagor(s) to make payments provided for in the said mortgage (including principal and interest) and, under the terms of the mortgage, the entire principal sum is due and payable.

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

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

11. Pursuant to Pennsylvania Rule of Civil Procedure 1144, the Plaintiff releases

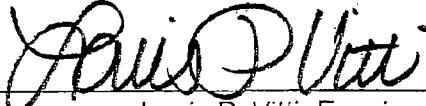
from liability for the debt secured by the mortgage any mortgagor, personal representative, heir or devisee of the mortgagor who is not a real owner of the property as evidenced by the last recorded deed of record at the time of the filing of this Complaint.

WHEREFORE, pursuant to Pennsylvania Rule of Civil Procedure Number 1147(6), Plaintiff demands judgment for the amount due of One Hundred Eight Thousand Seventy One and 87/100 Dollars (\$108,071.87) with interest and costs.

Respectfully submitted,

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

BY

  
Louis P. Vitti, Esquire

Attorney for Plaintiff

PRITTS

**SCHEDULE OF AMOUNTS DUE UNDER MORTGAGE**

Unpaid Principal Balance	95,526.63
Interest @ 6.0500% from 05/01/08 through 11/30/2008 (Plus \$15.8339 per day after 11/30/2008 )	3,372.61
Late charges through 11/13/2008 0 months @ 23.27 Accumulated beforehand (Plus \$23.27 on the 17th day of each month after 11/13/2008 )	116.35
Attorney's fee	4,776.33
Escrow deficit	<u>4,279.95</u>

(This figure includes projected additional charges that may be incurred by the Plaintiff and transmitted to the sheriff as charges on the writ prior to the date of the sheriff's sale)

**BALANCE DUE** 108,071.87

## Description - Exhibit 'A'

*1538 River Road  
Clearfield, PA 16830*

**ALL** that certain lot or parcel of land located in **Lawrence Township**, Clearfield County, Pennsylvania, bounded and described as follows:

**BEGINNING** at an iron pin in the public road, now State Highway, leading from Clearfield to Shawville, and in line of land of John Moore Estate; thence along said public road, now known as State Highway, North forty-seven (47) degrees, thirty (30) minutes West, two hundred sixteen and two-tenths (116.2) feet to an iron pin at the corner of premises conveyed to Bessie Alluno and August Alluno, vir; thence along said Alluno line North forty-one (41) degrees, forty-five (45) minutes East, one hundred thirty-eight and five tenths (138.5) feet to an iron pin; thence along the said Alluno line South forty-nine (49) degrees, forty-five (45) minutes East, twenty-six (26) feet to an iron pin; thence still along the said Alluno line North forty-one (41) degrees forty-five (45) East, one hundred seven (107) feet to an iron pin on the said John Moore Estate line; thence along the said John Moore Estate line South three (3) degrees, zero (0) minutes West, three hundred eighteen and five tenths (318.5) feet to place of beginning.

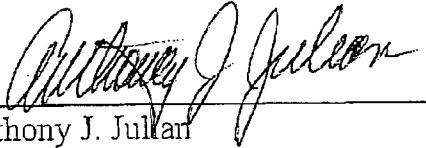
Being identified in the Clearfield County Mapping and Assessment Office as Map No. 123-K07-259-00001.

**BEING** the same premises as were conveyed to Jeremy A. Pritts, an adult individual, by Deed from Russell E. Green and Misty D. Green, husband and wife, dated June 25, 2007 and filed for record in the Recorder's Office of Clearfield County to Instrument No. 200710486.

*Exhibit "A"*

VERIFICATION

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

  
\_\_\_\_\_  
Anthony J. Julian

Director of Accounting and Loan  
Servicing

Date: 11/13/08

5 **FILED**  
M 19/2001 NO CC  
AUG 10 2009  
William A. Shaw  
Prothonotary/Clerk of Courts  
WM

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION,  
(TRUSTEE FOR THE PENNSYLVANIA  
HOUSING FINANCE AGENCY,  
PURSUANT TO A TRUST INDENTURE  
DATED AS OF APRIL 1, 1982),

CIVIL DIVISION

NO. 08-2200-CD

**AFFIDAVIT OF SERVICE**

Plaintiff,

Filed on behalf of  
Plaintiff

vs.

Counsel of record for this  
party:

JEREMY A. PRITTS,

Louis P. Vitti, Esquire  
PA I.D. #3810  
Supreme Court #01072

Defendant.

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

(412) 281-1725

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

U.S. BANK NATIONAL ASSOCIATION, (TRUSTEE FOR THE  
PENNSYLVANIA HOUSING FINANCE AGENCY, PURSUANT  
TO A TRUST INDENTURE DATED AS OF APRIL 1, 1982),

: NO: 08-2200-CD

Plaintiff,

vs

JEREMY A. PRITTS,

Defendant.

**AFFIDAVIT OF SERVICE**

I, Louis P. Vitti, do hereby certify that a Notice of Sale was mailed and served upon the all lien holders by Certificate of Mailing for service in the above-captioned case on June 24, 2009 and July 1, 2009, advising them of the Sheriff's sale of the property at 1538 River Road, Clearfield, PA 16830, on ***September 4, 2009***.

VITTI AND VITTI AND ASSOCIATES, P.C.

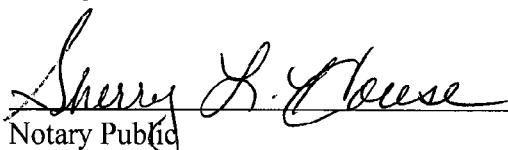
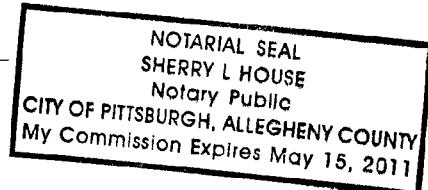
BY

  
Louis P. Vitti

SWORN to and subscribed

before me this 5th day

of August, 2009.

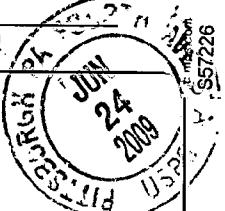
  
Notary Public

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER		
Received From:	STAMPS \$1.150	
<u>Vitti and Vitti and Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>		US POSTAGE FIRST-CLASS 062S0007061721 15219
One piece of ordinary mail addressed to:	1	24
Tenant/Occupant	1538 River Road	2009
Clearfield, PA 16830-7430		

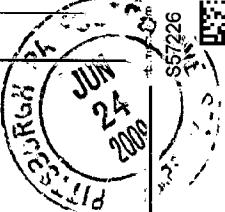
PS Form 3817, January 2001

15219  
S57226  
8742  
JUN 24 2009  
USPS

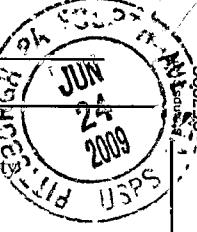
slh.prlts. 7.4.09

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING	STAMPS \$1.150
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER		
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One piece of ordinary mail addressed to:  Clerk of Courts Criminal/Civil Division P.O. Box 549 Clearfield, PA 16830-0549		 S57226 8741

PS Form 3817, January 2001

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING	STAMPS \$1.150
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER		
Received From:  <u>Vitti and Vitti and Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>		US POSTAGE FIRST-CLASS 062S0007061721 15219
One piece of ordinary mail addressed to:  Tax Claim Bureau of Clearfield County 230 East Market Street Clearfield, PA 16830-2448		 S57226 8740

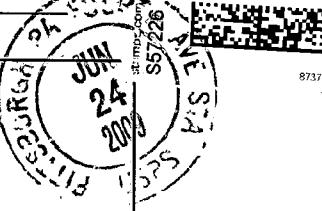
PS Form 3817, January 2001

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING	STAMPS \$1.150
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER		
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One piece of ordinary mail addressed to:  Court of Common Pleas of Clearfield County Domestic Relations Division P.O. Box 549 Clearfield, PA 16830-0549		 S57226 8739

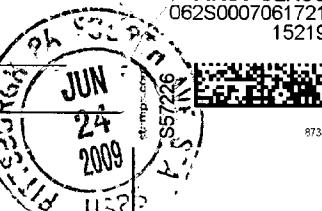
PS Form 3817, January 2001

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING	STAMPS \$1.150
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER		
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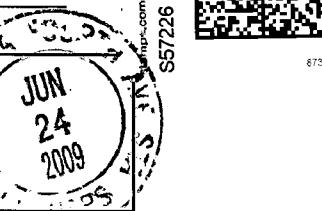
PS Form 3817, January 2001

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER			
Received From:		\$1.150	
<u>Vitti and Vitti and Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>		US POSTAGE FIRST-CLASS 062S0007061721 15219	
One piece of ordinary mail addressed to:			
<p>Tax Collector of Lawrence Township c/o Hazel Swifter 105 Fulton Street Clearfield, PA 16830-3038</p>			

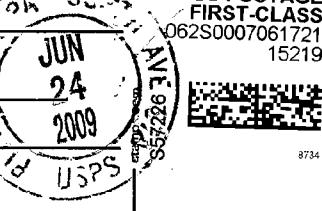
PS Form 3817, January 2001

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER			
Received From:		\$1.150	
<u>Vitti and Vitti and Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>		US POSTAGE FIRST-CLASS 062S0007061721 15219	
One piece of ordinary mail addressed to:			
<p>Clearfield Water Authority 107 East Market Street Clearfield, PA 16830-2405</p>			

PS Form 3817, January 2001

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER			
Received From:		\$1.150	
<u>Vitti and Vitti and Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>		US POSTAGE FIRST-CLASS 062S0007061721 15219	
One piece of ordinary mail addressed to:			
<p>Clearfield Municipal Authority 107 East Market Street Clearfield, PA 16830-2405</p>			

PS Form 3817, January 2001

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER			
Received From:		\$1.150	
<u>Vitti and Vitti and Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>		US POSTAGE FIRST-CLASS 062S0007061721 15219	
One piece of ordinary mail addressed to:			
<p>Commonwealth of PA -DPW P.O. Box 8016 Harrisburg, PA 17105-8016</p>			

PS Form 3817, January 2001

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-PCSTMASTER	
Received From:  <u>Vitti and Vitti and Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:  Lamanda Cole 1538 River Road Clearfield, PA 16830-7430	

PS Form 3817, January 2001

slh.prlts.11.4.09

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20987  
NO: 08-2200-CD

PLAINTIFF: U. S. BANK NATIONAL ASSOCIATION, (TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PURSUANT TO A TRUST INDENTURE DATED AS OF APRIL 1, 1982)  
VS.

DEFENDANT: JEREMY A. PRITTS

Execution REAL ESTATE

**SHERIFF RETURN**

DATE RECEIVED WRIT: 6/8/2009

LEVY TAKEN 6/19/2009 @ 9:25 AM

POSTED 6/19/2009 @ 9:25 AM

SALE HELD 9/4/2009

SOLD TO U. S. BANK NATIONAL ASSOCIATION, (TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PURSUANT TO A TRUST INDENTURE DATED AS OF APRIL 1, 1982)

SOLD FOR AMOUNT \$1.00 PLUS COSTS

WRIT RETURNED 9/25/2009

DATE DEED FILED 9/25/2009

PROPERTY ADDRESS 1538 RIVER ROAD CLEARFIELD, PA 16830

**SERVICES**

6/23/2009 @ 1:45 PM SERVED JEREMY A. PRITTS

SERVED JEREMY A. PRITTS, DEFENDANT, AT HIS RESIDENCE 1538 RIVER ROAD, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO LAMANDA COLE, GIRLFRIEND/ADULT AT RESIDENCE

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

5 **FILED**  
01-466-BT  
SEP 25 2009  
William A. Shaw  
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20987

NO: 08-2200-CD

PLAINTIFF: U. S. BANK NATIONAL ASSOCIATION, (TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PURSUANT TO A TRUST INDENTURE DATED AS OF APRIL 1, 1982)

vs.

DEFENDANT: JEREMY A. PRITTS

Execution REAL ESTATE

**SHERIFF RETURN**

---

SHERIFF HAWKINS \$192.28

SURCHARGE \$20.00 PAID BY ATTORNEY

Sworn to Before Me This

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

So Answers,

*Chester Hawkins*  
by Cynthia Bitter-Angelcay  
Chester A. Hawkins  
Sheriff

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

U.S. Bank National Association (Trustee for  
the Pennsylvania Housing Finance Agency)  
Pursuant to a Trust Indenture Dated as of  
April 1, 1982)

Vs.

NO.: 2008-02200-CD

Jeremy A. Pritts

**TO THE SHERIFF OF CLEARFIELD COUNTY:**

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

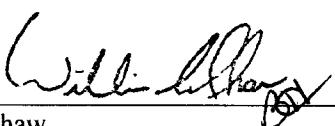
(1) See Attached Descriptions

AMOUNT DUE/PRINCIPAL: \$110,985.30  
INTEREST 06/03/09-SALE DATE: \$  
ATTY'S COMM: \$  
DATE: 6/8/2009

PROTH. COSTS PAID: \$142.00  
SHERIFF: \$  
OTHER COSTS: \$

Received this writ this 8th day  
of June A.D. 2009  
At 3:00 A.M./P.M.

Chesler A. Hawkins  
Sheriff by Cynthia Butler-Clyburn

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

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

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

U.S. BANK NATIONAL ASSOCIATION, (TRUSTEE FOR THE  
PENNSYLVANIA HOUSING FINANCE AGENCY, PURSUANT  
TO A TRUST INDENTURE DATED AS OF APRIL 1, 1982),

: NO: 08-2200-CD

Plaintiff,

vs

JEREMY A. PRITTS,

Defendant.

SHORT DESCRIPTION

Lawrence Twp, Cty of Clearfield & Cmwlth of PA. HET a dwg k/a 1538 River Road, Clearfield, PA 16830. Parcel No. 123-K07-259-00001.

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

## LEGAL DESCRIPTION

ALL that certain lot or parcel of land located in Lawrence Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the public road, now State Highway, leading from Clearfield to Shawville, and in line of land of John Moore Estate; thence along said public road, now known as State Highway, North forty-seven (47) degrees, thirty (30) minutes West, two hundred sixteen and two-tenths (216.2) feet to an iron pin at the corner of premises conveyed to Bessie Alluno and August Alluno, vir; thence along said Alluno line North forty-one (41) degrees, forty-five (45) minutes East, one hundred thirty-eight and five tenths (138.5) feet to an iron pin; thence along the said Alluno line South forty-nine (49) degrees, forty-five (45) minutes East, twenty-six (26) feet to an iron pin; thence still along the said Alluno line North forty-one (41) degrees forty-five (45) minutes East, one hundred seven (107) feet to an iron pin on the said John Moore Estate line; thence along the said John Moore Estate line South three (3) degrees, zero (0) minutes West, three hundred eighteen and five tenths (318.5) feet to the place of beginning.

HAVING erected thereon a dwelling known as 1538 River Road, Clearfield, PA 16830.

BEING identified in the Clearfield County Mapping and Assessment Office as Map No. 123-K07-259-00001

BEING the same premises which Russell E. Green and Misty D. Green, husband and wife, by Deed dated 06/25/2007 and recorded 06/25/2007 in the Recorder's Office of Clearfield County, Pennsylvania, Instrument No. 200710486, granted and conveyed unto Jeremy A. Pritts, an adult individual.

SEIZED, taken in execution to be sold as the property of Jeremy A. Pritts, at the suit of U.S. Bank, et al Plaintiff. Judgment No. 08-2200-CD.

**REAL ESTATE SALE  
SCHEDULE OF DISTRIBUTION**

NAME JEREMY A. PRITTS NO. 08-2200-CD

NOW, September 25, 2009, by virtue of the Writ of Execution hereunto attached, after having given due and legal notice of time and place of sale by publication in a newspaper published in this County and by handbills posted on the premises setting for the date, time and place of sale at the Court House in Clearfield on September 04, 2009, I exposed the within described real estate of Jeremy A. Pritts to public venue or outcry at which time and place I sold the same to U. S. BANK NATIONAL ASSOCIATION, (TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PURSUANT TO A TRUST INDENTURE DATED AS OF APRIL 1, 1982) he/she being the highest bidder, for the sum of \$1.00 plus costs and made the following appropriations, viz:

**SHERIFF COSTS:**

RDR	15.00
SERVICE	15.00
MILEAGE	2.00
LEVY	15.00
MILEAGE	2.00
POSTING	15.00
CSDS	10.00
COMMISSION	0.00
POSTAGE	5.28
HANDBILLS	15.00
DISTRIBUTION	25.00
ADVERTISING	15.00
ADD'L SERVICE	2.00
DEED	30.00
ADD'L POSTING	
ADD'L MILEAGE	
ADD'L LEVY	
BID AMOUNT	1.00
RETURNS/DEPUTIZE	
COPIES	15.00
	5.00
BILLING/PHONE/FAX	5.00
CONTINUED SALES	
MISCELLANEOUS	10.00
<b>TOTAL SHERIFF COSTS</b>	<b>\$202.28</b>

**DEED COSTS:**

ACKNOWLEDGEMENT	5.00
REGISTER & RECORDER	28.50
TRANSFER TAX 2%	0.00
<b>TOTAL DEED COSTS</b>	<b>\$28.50</b>

**PLAINTIFF COSTS, DEBT AND INTEREST:**

DEBT-AMOUNT DUE	110,985.30
INTEREST @ %	0.00
FROM TO 09/04/2009	
PROTH SATISFACTION	
LATE CHARGES AND FEES	
COST OF SUIT-TO BE ADDED	
FORECLOSURE FEES	
ATTORNEY COMMISSION	
REFUND OF ADVANCE	
REFUND OF SURCHARGE	20.00
SATISFACTION FEE	
ESCROW DEFICIENCY	
PROPERTY INSPECTIONS	
INTEREST	
MISCELLANEOUS	
<b>TOTAL DEBT AND INTEREST</b>	<b>\$111,005.30</b>
<b>COSTS:</b>	
ADVERTISING	256.00
TAXES - COLLECTOR	463.82
TAXES - TAX CLAIM	
DUE	
LIEN SEARCH	100.00
ACKNOWLEDGEMENT	5.00
DEED COSTS	28.50
SHERIFF COSTS	202.28
LEGAL JOURNAL COSTS	243.00
PROTHONOTARY	142.00
MORTGAGE SEARCH	40.00
MUNICIPAL LIEN	56.31
<b>TOTAL COSTS</b>	<b>\$1,536.91</b>

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

CHESTER A. HAWKINS, Sheriff