

00-571-CD
LEADER MORTGAGE COMPANY -vs- KATHERINE BERKEY a/k/a Katherine
A. Black et al

IN THE COURT OF COMMON PLEAS
CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO.
IN EJECTMENT

LEADER MORTGAGE COMPANY

Plaintiff

vs.

KATHERINE BERKEY a/k/a
KATHERINE A. BLACK, MARY
Y. COOPER AND SHAWN W.
COOPER

Defendants

C O M P L A I N T

FILED

REC'D MAY 15 2000
SAC [C:25] Atty Heller pd
William A. Shaw
Prothonotary

\$80.00

5 C. Sh. & Service

LAW OFFICES

Durcell, King & Heller

1719 N FRONT STREET
HARRISBURG, PA 17102-2392

141 LEADER MORTGAGE COMPANY

Plaintiff

vs.

142 KATHERINE BERKEY A/K/A KATHERINE
A. BLACK, MARY Y. COOPER AND
& SHAWN W. COOPER

Defendants

: IN THE COURT OF COMMON PLEAS
: CLEARFIELD COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
: NO. 00-571-CO
: IN EJECTMENT

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.

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DAVID S. MEHOLOCK, COURT ADMINISTRATOR
CLEARFIELD COUNTY COURT HOUSE
CLEARFIELD, PA 16830

NOTICIA

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Usted debe presentar una apariencia escrita o en persona o por abogado y archivar en la corte en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona. Se aviso que si usted no se defiende, la corte tomara medidas y puede entrar una orden contra usted sin previo aviso o notificacion y por cualquier queja o alivio que es pedido en la peticion de demanda. Usted puede perder dinero o sus propiedades o otros derechos importantes para usted.

FILED

MAY 15 2000

William A. Shaw
Prothonotary

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| LEADER MORTGAGE COMPANY | : | IN THE COURT OF COMMON PLEAS |
| | : | |
| | : | CLEARFIELD COUNTY, PENNSYLVANIA |
| Plaintiff | : | |
| | : | |
| vs. | : | CIVIL ACTION - LAW |
| | : | |
| | : | NO. |
| KATHERINE BERKEY A/K/A KATHERINE | : | |
| A. BLACK, MARY Y. COOPER AND | : | |
| SHAWN W. COOPER | : | |
| Defendants | : | IN EJECTMENT |

C O M P L A I N T

1. Plaintiff, Leader Mortgage Company, is a corporation with an office located at 1015 Euclid Avenue, Cleveland, Ohio 44115.

2. Defendants, Katherine Berkey a/k/a Katherine A. Black, Mary Y. Cooper and Shawn W. Cooper, are adult individuals whose last known precise residence is 204 West Schribner Avenue, Dubois, Pennsylvania 15801.

3. Plaintiff avers that any person not set forth above, but in possession of the premises set forth in Paragraph 2 is, and shall become a Defendant to this action by virtue of Rule 410(b)(2) of the Pennsylvania Rules of Civil Procedure, upon identification by the Sheriff of Clearfield County in his Return of Service of such person, and upon Praecept of the Plaintiff.

4. Prior to May 5, 2000, Defendants were the owners of certain real property known as 204 West Schribner Avenue, Dubois, Pennsylvania 15801, a copy of the description attached hereto and made a part hereof as Exhibit "A".

5. Said premises were sold by the Sheriff of Clearfield County at a Sheriff's Sale held at the Clearfield County Court House on May 5,

2000, after due advertisement according to law, under and by virtue of a Writ of Execution issued out of the Court of Common Pleas of Clearfield County, No. 99-1069-CD at the suit of Leader Mortgage Company vs. Katherine Berkey a/k/a Katherine A. Black, Mary Y. Cooper and Shawn W. Cooper, the said proceedings being incorporated herein by reference.

6. The aforesaid property was purchased at Sale by Leader Mortgage Company, said proceedings being incorporated herein by reference.

7. By virtue of the aforesaid Sheriff's Sale, Plaintiff acquired title to the said premises.

8. Defendants are presently in possession of the said premises, having come into said possession by virtue of their prior ownership.

9. Plaintiff's Abstract of Title is attached hereto as Exhibit "B".

WHEREFORE, Plaintiff demands judgment against Defendants in Ejectment for recovery of premises described in Exhibit "A" attached hereto and made a part hereof, plus costs of suit.

PURCELL, KRUG & HALLER

By: 

Leon P. Haller, Esquire
1719 North Front Street
Harrisburg, PA 17102-2392
(717)234-4178
Attorney ID #15700
Attorney for Plaintiff

Dated: May 11, 2000

VERIFICATION

I verify that the statements made in the foregoing Complaint are true and correct.

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



Leon P. Haller

Dated: May 11, 2000

LEON P. HALLER

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

LEADER MORTGAGE COMPANY
VS
BERKEY, KATHERINE A/K/A

00-571-CD

COMPLAINT IN EJECTMENT

SHERIFF RETURNS

NOW MAY 22, 2000 AT 9:10 AM DST SERVED THE WITHIN COMPLAINT
IN EJECTMENT ON MARY Y. COOPER, DEFENDANT AT RESIDENCE, 204
W. SCRIBNER AVE., DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA BY
HANDING TO MARY Y. COOPER A TRUE AND ATTESTED COPY OF THE
ORIGINAL COMPLAINT IN EJECTMENT AND MADE KNOWN TO HER THE
CONTENTS THEREOF.

SERVED BY: MCINTOSH

NOW MAY 23, 2000 AFTER DILIGENT SEARCH IN MY BAILIWICK I
RETURN THE WIHTIN COMPLAINT IN EJECTMENT "NOT FOUND" AS TO
KATHERINE BERKEY A/K/A KATHERINE A. BLACK AND SHAWN W.
COOPER, DEFENDANTS. WHEREABOUTS UNKNOWN.

47.76 SHFF. HAWKINS PAID BY: ATTY.
30.00 SURCHARGE PAID BY: ATTY.

SWORN TO BEFORE ME THIS

1st DAY OF June 2000
William A. Shaw

WILLIAM A. SHAW
Prothonotary
My Commission Expires
1st Monday in Jan. 2002
Clearfield Co., Clearfield, PA.

SO ANSWERS,

Chester A. Hawkins
My Manly Hand
CHESTER A. HAWKINS
SHERIFF

FILED

JUN 01 2000
09:46 AM
William A. Shaw
Prothonotary
EKS

LAW OFFICES

Duncell, King & Holler

1719 N. FRONT STREET

HARRISBURG, PA. 17102-2392

LEADER MORTGAGE COMPANY

: IN THE COURT OF COMMON PLEAS

Plaintiff

: CLEARFIELD COUNTY, PENNSYLVANIA

vs.

: CIVIL ACTION - LAW

KATHERINE BERKEY A/K/A KATHERINE
A. BLACK, MARY Y. COOPER AND
SHAWN W. COOPER

: NO. 00-571-CO

Defendants

: IN EJECTMENT

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DAVID S. MEHOLOCK, COURT ADMINISTRATOR
CLEARFIELD COUNTY COURT HOUSE
CLEARFIELD, PA 16830

NOTICIA

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MAY 15 2000

Attest.

William L. Brown
Prothonotary

LLEVE ESTA DEMANDA A UN ABODAGO IMMEDIATEMENTE. SI NO TIENNE
ABOGADO O SI NO TIENE EL DINERO SUFICIENTE DE PAGAR TAL SERVICIO.
VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA CUYA DIRECCIONSE
ENCUENTRA ESCRITA ABAJO PARA AVERIGUAR DONDE SE PUEDE CONSEGUIR
ARISTENCIA LEGAL.

DAVID S. MEHOLOCK, COURT ADMINISTRATOR
CLEARFIELD COUNTY COURT HOUSE
CLEARFIELD, PA 16830

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| vs. | : | CIVIL ACTION - LAW |
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C O M P L A I N T

1. Plaintiff, Leader Mortgage Company, is a corporation with an office located at 1015 Euclid Avenue, Cleveland, Ohio 44115.
2. Defendants, Katherine Berkey a/k/a Katherine A. Black, Mary Y. Cooper and Shawn W. Cooper, are adult individuals whose last known precise residence is 204 West Schribner Avenue, Dubois, Pennsylvania 15801.
3. Plaintiff avers that any person not set forth above, but in possession of the premises set forth in Paragraph 2 is, and shall become a Defendant to this action by virtue of Rule 410(b)(2) of the Pennsylvania Rules of Civil Procedure, upon identification by the Sheriff of Clearfield County in his Return of Service of such person, and upon Praecept of the Plaintiff.
4. Prior to May 5, 2000, Defendants were the owners of certain real property known as 204 West Schribner Avenue, Dubois, Pennsylvania 15801, a copy of the description attached hereto and made a part hereof as Exhibit "A".
5. Said premises were sold by the Sheriff of Clearfield County at a Sheriff's Sale held at the Clearfield County Court House on May 5,

2000, after due advertisement according to law, under and by virtue of a Writ of Execution issued out of the Court of Common Pleas of Clearfield County, No. 99-1069-CD at the suit of Leader Mortgage Company vs. Katherine Berkey a/k/a Katherine A. Black, Mary Y. Cooper and Shawn W. Cooper, the said proceedings being incorporated herein by reference.

6. The aforesaid property was purchased at Sale by Leader Mortgage Company, said proceedings being incorporated herein by reference.

7. By virtue of the aforesaid Sheriff's Sale, Plaintiff acquired title to the said premises.

8. Defendants are presently in possession of the said premises, having come into said possession by virtue of their prior ownership.

9. Plaintiff's Abstract of Title is attached hereto as Exhibit "B".

WHEREFORE, Plaintiff demands judgment against Defendants in Ejectment for recovery of premises described in Exhibit "A" attached hereto and made a part hereof, plus costs of suit.

PURCELL, KRUG & HALLER

By:

Leon P. Haller, Esquire
1719 North Front Street
Harrisburg, PA 17102-2392
(717)234-4178
Attorney ID #15700
Attorney for Plaintiff

Dated: May 11, 2000

PLAINTIFF'S ABSTRACT OF TITLE

1. Property acquired by Plaintiff at York County Sheriff's Sale conducted by Sheriff of Clearfield County on May 5, 2000.
2. Deed from Donna R. Indre dated July 19, 1995 and recorded July 27, 1995 in the Recorder of Deeds Office in and for Clearfield County, Pennsylvania, in Deed Book 1692, Page 104, to Katherine A. Black a/k/a Katherine Berkey, Mary Y. Cooper and Shawn W. Cooper.

LAW OFFICES
Puncell, Krug & Hallen
1719 N. FRONT STREET
HARRISBURG, PA. 17102-2392
TELEPHONE (717) 234-4178 FAX (717) 233-1149

LEADER MORTGAGE COMPANY

: IN THE COURT OF COMMON PLEAS

Plaintiff

: CLEARFIELD COUNTY, PENNSYLVANIA

vs.

: CIVIL ACTION - LAW

KATHERINE BERKEY A/K/A KATHERINE
A. BLACK, MARY Y. COOPER AND
SHAWN W. COOPER

Defendants

: NO. 00-571-CO

: IN EJECTMENT

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CLEARFIELD COUNTY COURT HOUSE
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NOTICIA

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MAY 15 2000

Attest.

William A. Shan
Prothonotary

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| LEADER MORTGAGE COMPANY | : | IN THE COURT OF COMMON PLEAS |
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2. Defendants, Katherine Berkey a/k/a Katherine A. Black, Mary Y. Cooper and Shawn W. Cooper, are adult individuals whose last known precise residence is 204 West Schribner Avenue, Dubois, Pennsylvania 15801.

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4. Prior to May 5, 2000, Defendants were the owners of certain real property known as 204 West Schribner Avenue, Dubois, Pennsylvania 15801, a copy of the description attached hereto and made a part hereof as Exhibit "A".

5. Said premises were sold by the Sheriff of Clearfield County at a Sheriff's Sale held at the Clearfield County Court House on May 5,

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6. The aforesaid property was purchased at Sale by Leader Mortgage Company, said proceedings being incorporated herein by reference.

7. By virtue of the aforesaid Sheriff's Sale, Plaintiff acquired title to the said premises.

8. Defendants are presently in possession of the said premises, having come into said possession by virtue of their prior ownership.

9. Plaintiff's Abstract of Title is attached hereto as Exhibit "B".

WHEREFORE, Plaintiff demands judgment against Defendants in Ejectment for recovery of premises described in Exhibit "A" attached hereto and made a part hereof, plus costs of suit.

PURCELL, KRUG & HALLER

By:

Leon P. Haller, Esquire
1719 North Front Street
Harrisburg, PA 17102-2392
(717)234-4178
Attorney ID #15700
Attorney for Plaintiff

Dated: May 11, 2000

ALL of that certain piece or parcel of land situate, lying and being in the City of DuBois, Clearfield County, Pennsylvania, and being bounded and described as follows, to wit:

BEGINNING at a post on the North side of West Scribner Avenue at lands now or formerly of Luella Smith and 45 feet distant from the corner of Lot "F" of the same plan of lots; thence by line of lands now or formerly of said Luella Smith in a line parallel with and at all points 30 feet distant from the line of lands now or formerly of Oscar Lundgren, to a point in the line of lands now or formerly of John E. DuBois; thence by line of lands now or formerly of John E. DuBois to a post at corner of lands now or formerly of Oscar Lundgren; thence by line of lands now or formerly of said Oscar Lundgren 65 feet more or less to a post at West Scribner Avenue; thence by line of place of beginning. Known on the John E. DuBois plan of lots in said City as part of Lot G.

BOUNDED North by lands now or formerly of John E. DuBois; East by lands now or formerly of Luella Smith; South by West Scribner Avenue, and West by lands now or formerly of Oscar Lundgren.

BEING THE SAME PREMISES which Donna R. Indre granted and conveyed unto Katherine A. Black a/k/a Kathrine Berkey, Mary Y. Cooper and Shawn W. Cooper by Deed dated July 19, 1995 and recorded July 27, 1995 in the Recorder of Deeds Office in and for Clearfield County in Deed Book 1692, page 104.

Assessment No. 7.2-1-32

EXHIBIT "A"

PLAINTIFF'S ABSTRACT OF TITLE

1. Property acquired by Plaintiff at York County Sheriff's Sale conducted by Sheriff of Clearfield County on May 5, 2000.
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VERIFICATION

I verify that the statements made in the foregoing Complaint are true and correct.

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

Leon P. Haller

Dated: May 11, 2000

LAW OFFICES

Puncell, Hug & Waller **COPY**

1719 N FRONT STREET

HARRISBURG, PA. 17102-2392

TELEPHONE (717) 234-4178 FAX (717) 233-1149

LEADER MORTGAGE COMPANY

: IN THE COURT OF COMMON PLEAS

Plaintiff

: CLEARFIELD COUNTY, PENNSYLVANIA

vs.

: CIVIL ACTION - LAW

KATHERINE BERKEY A/K/A KATHERINE
A. BLACK, MARY Y. COOPER AND
SHAWN W. COOPER

: NO. 00-571-00

Defendants

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

MAY 15 2000

Attest.

William L. Haar
Prothonotary

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By:

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(717) 234-4178
Attorney ID #15700
Attorney for Plaintiff

Dated: May 11, 2000

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Assessment No. 7.2-1-32

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Leon P. Haller

Dated: May 11, 2000

LAW OFFICES

Duncell, King & Haller

1719 N. FRONT STREET

HARRISBURG, PA. 17102-2392

CCC-TV

FAX (717) 233-1149

LEADER MORTGAGE COMPANY

Plaintiff

vs.

KATHERINE BERKEY A/K/A KATHERINE
A. BLACK, MARY Y. COOPER AND
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Defendants

: IN THE COURT OF COMMON PLEAS
: CLEARFIELD COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
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: IN EJECTMENT

NOTICE

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

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

DAVID S. MEHOLOCK, COURT ADMINISTRATOR
CLEARFIELD COUNTY COURT HOUSE
CLEARFIELD, PA 16830

N O T I C I A

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene viente (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Usted debe presentar una apariencia escrita o en persona o por abogado y archivar en la corte en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona. Se aviso que si usted no se defiende, la corte tomara medidas y puede entrar una orden contra usted sin previo aviso o notificacion y por cualquier queja o alivio que es pedido en la ^{hereby certifying this to be a true and} ^{and attested copy of the original} ^{or other derechos importantes para usted.} ^{statement filed in this case.}

MAY 15 2000

Attest.

William L. Breen
Prothonotary

LLEVE ESTA DEMANDA A UN ABODAGO IMMEDIATEMENTE. SI NO TIENNE
ABOGADO O SI NO TIENE EL DINERO SUFICIENTE DE PAGAR TAL SERVICIO.
VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA CUYA DIRECCIONSE
ENCUENTRA ESCRITA ABAJO PARA AVERIGUAR DONDE SE PUEDE CONSEGUIR
ARISTENCIA LEGAL.

DAVID S. MEHOLOCK, COURT ADMINISTRATOR
CLEARFIELD COUNTY COURT HOUSE
CLEARFIELD, PA 16830

| | | |
|----------------------------------|---|---------------------------------|
| LEADER MORTGAGE COMPANY | : | IN THE COURT OF COMMON PLEAS |
| | : | |
| Plaintiff | : | CLEARFIELD COUNTY, PENNSYLVANIA |
| | : | |
| vs. | : | CIVIL ACTION - LAW |
| | : | |
| | : | NO. |
| KATHERINE BERKEY A/K/A KATHERINE | : | |
| A. BLACK, MARY Y. COOPER AND | : | |
| SHAWN W. COOPER | : | |
| Defendants | : | IN EJECTMENT |

C O M P L A I N T

1. Plaintiff, Leader Mortgage Company, is a corporation with an office located at 1015 Euclid Avenue, Cleveland, Ohio 44115.
2. Defendants, Katherine Berkey a/k/a Katherine A. Black, Mary Y. Cooper and Shawn W. Cooper, are adult individuals whose last known precise residence is 204 West Schribner Avenue, Dubois, Pennsylvania 15801.
3. Plaintiff avers that any person not set forth above, but in possession of the premises set forth in Paragraph 2 is, and shall become a Defendant to this action by virtue of Rule 410(b)(2) of the Pennsylvania Rules of Civil Procedure, upon identification by the Sheriff of Clearfield County in his Return of Service of such person, and upon Praecept of the Plaintiff.
4. Prior to May 5, 2000, Defendants were the owners of certain real property known as 204 West Schribner Avenue, Dubois, Pennsylvania 15801, a copy of the description attached hereto and made a part hereof as Exhibit "A".
5. Said premises were sold by the Sheriff of Clearfield County at a Sheriff's Sale held at the Clearfield County Court House on May 5,

2000, after due advertisement according to law, under and by virtue of a Writ of Execution issued out of the Court of Common Pleas of Clearfield County, No. 99-1069-CD at the suit of Leader Mortgage Company vs. Katherine Berkey a/k/a Katherine A. Black, Mary Y. Cooper and Shawn W. Cooper, the said proceedings being incorporated herein by reference.

6. The aforesaid property was purchased at Sale by Leader Mortgage Company, said proceedings being incorporated herein by reference.

7. By virtue of the aforesaid Sheriff's Sale, Plaintiff acquired title to the said premises.

8. Defendants are presently in possession of the said premises, having come into said possession by virtue of their prior ownership.

9. Plaintiff's Abstract of Title is attached hereto as Exhibit "B".

WHEREFORE, Plaintiff demands judgment against Defendants in Ejectment for recovery of premises described in Exhibit "A" attached hereto and made a part hereof, plus costs of suit.

PURCELL, KRUG & HALLER

By:

Leon P. Haller, Esquire
1719 North Front Street
Harrisburg, PA 17102-2392
(717) 234-4178
Attorney ID #15700
Attorney for Plaintiff

Dated: May 11, 2000

ALL of that certain piece or parcel of land situate, lying and being in the City of DuBois, Clearfield County, Pennsylvania, and being bounded and described as follows, to wit:

BEGINNING at a post on the North side of West Scribner Avenue at lands now or formerly of Luella Smith and 45 feet distant from the corner of Lot "F" of the same plan of lots; thence by line of lands now or formerly of said Luella Smith in a line parallel with and at all points 30 feet distant from the line of lands now or formerly of Oscar Lundgren, to a point in the line of lands now or formerly of John E. DuBois; thence by line of lands now or formerly of John E. DuBois to a post at corner of lands now or formerly of Oscar Lundgren; thence by line of lands now or formerly of said Oscar Lundgren 65 feet more or less to a post at West Scribner Avenue; thence by line of place of beginning. Known on the John E. DuBois plan of lots in said City as part of Lot G.

BOUNDED North by lands now or formerly of John E. DuBois; East by lands now or formerly of Luella Smith; South by West Scribner Avenue, and West by lands now or formerly of Oscar Lundgren.

BEING THE SAME PREMISES which Donna R. Indre granted and conveyed unto Katherine A. Black a/k/a Kathrine Berkey, Mary Y. Cooper and Shawn W. Cooper by Deed dated July 19, 1995 and recorded July 27, 1995 in the Recorder of Deeds Office in and for Clearfield County in Deed Book 1692, page 104.

Assessment No. 7:2-1-32

EXHIBIT "A"

PLAINTIFF'S ABSTRACT OF TITLE

1. Property acquired by Plaintiff at York County Sheriff's Sale conducted by Sheriff of Clearfield County on May 5, 2000.
2. Deed from Donna R. Indre dated July 19, 1995 and recorded July 27, 1995 in the Recorder of Deeds Office in and for Clearfield County, Pennsylvania, in Deed Book 1692, Page 104, to Katherine A. Black a/k/a Katherine Berkey, Mary Y. Cooper and Shawn W. Cooper.

VERIFICATION

I verify that the statements made in the foregoing Complaint are true and correct.

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

Leon P. Haller

Dated: May 11, 2000

IN THE COURT OF COMMON PLEAS
CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 00-571-CD
IN EJECTMENT

LEADER MORTGAGE COMPANY

Plaintiff

vs.

KATHERINE BERKEY a/k/a
KATHERINE A. BLACK, MARY Y.
COOPER and SHAWN W. COOPER

Defendants

PRAECIPE FOR DEFAULT
JUDGMENT IN EJECTMENT
FOR POSSESSION OF REAL
PROPERTY

LAW OFFICES

Duncell, Kongs & Hollen

1719 N FRONT STREET
HARRISBURG, PA 17102-2392

LEADER MORTGAGE COMPANY

: IN THE COURT OF COMMON PLEAS

Plaintiff

: CLEARFIELD COUNTY, PENNSYLVANIA

vs.

: CIVIL ACTION - LAW

KATHERINE BERKEY A/K/A KATHERINE
A. BLACK, MARY Y. COOPER AND
SHAWN W. COOPER

Defendants

: NO. 00-571-CD

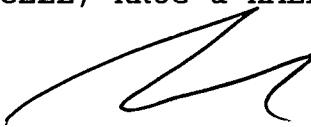
: IN EJECTMENT

PRAECIPE FOR DEFAULT JUDGMENT IN EJECTMENT
FOR POSSESSION OF REAL PROPERTY

TO THE PROTHONOTARY:

Enter default judgment in ejectment for possession of the premises 204 West Schribner Avenue, Dubois, Pennsylvania 15801, described in the attached legal description in favor of Plaintiff and against the Defendant, Mary Y. Cooper, and her successors, heirs and assigns for failure to answer the Complaint within twenty (20) days after service thereof on May 23, 2000. I hereby certify that the Notice of Default required by Pa.R.C.P. 237.1 was mailed to Defendant above named on June 13, 2000.

PURCELL, KRUG & HALLER

By: 

Leon P. Haller, Esquire
1719 North Front Street
Harrisburg, PA 17102-2392
(717) 234-4178
Attorney ID #15700
Attorney for Plaintiff

Dated: June 26, 2000

FILED

JUL 03 2000

7/11/00/wm

William A. Shaw

Prothonotary PD

20--

1 CERT TO ATTY

2 CERT — NOTICE TO SHAWN FOR
SERVICE

ESQ

LEADER MORTGAGE COMPANY

: IN THE COURT OF COMMON PLEAS

Plaintiff

: CLEARFIELD COUNTY, PENNSYLVANIA

vs.

: CIVIL ACTION - LAW

KATHERINE BERKEY A/K/A KATHERINE
A. BLACK, MARY Y. COOPER AND
SHAWN W. COOPER

Defendants

: NO. 00-571-CD

: IN EJECTMENT

RE: MARY Y. COOPER
204 WEST SCRIBNER AVENUE
DUBOIS, PA 15801

DATE OF NOTICE: JUNE 13, 2000

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.

DAVID S. MEHOLOCK, COURT ADMINISTRATOR
CLEARFIELD COUNTY COURT HOUSE
CLEARFIELD, PA 16830

PURCELL, KRUG & HALLER

By: 

Leon P. Haller, Esquire
1719 North Front Street
Harrisburg, PA 17102-2392
(717) 234-4178
Attorney ID #15700
Attorney for Plaintiff

LEADER MORTGAGE COMPANY : IN THE COURT OF COMMON PLEAS
Plaintiff : CLEARFIELD COUNTY, PENNSYLVANIA
vs. :
: CIVIL ACTION - LAW
KATHERINE BERKEY A/K/A KATHERINE :
A. BLACK, MARY Y. COOPER AND :
SHAWN W. COOPER :
Defendants : IN EJECTMENT

NOTICE OF ENTRY OF JUDGMENT BY DEFAULT

TO: Mary Y. Cooper
Defendant in the above action

You are hereby notified that on , 2000,
Judgment by Default has been entered against you in the above action
for possession of the real property described in the attached legal
description, for the reason that you failed to file an Answer to the
Complaint within 20 days after the said Complaint was served upon you
on May 23, 2000.



Prothonotary

I hereby certify that the names and address of the proper
persons to receive this notice under Pa.R.C.P. 236 is:

MARY Y. COOPER
204 WEST SCHRIBNER AVENUE
DUBOIS, PA 15801



Leon P. Haller
Attorney for Plaintiff

LEADER MORTGAGE COMPANY : IN THE COURT OF COMMON PLEAS
Plaintiff : CLEARFIELD COUNTY, PENNSYLVANIA
vs. :
: CIVIL ACTION - LAW
KATHERINE BERKEY A/K/A KATHERINE :
A. BLACK, MARY Y. COOPER AND :
SHAWN W. COOPER :
Defendants : NO. 00-571-CD
: IN EJECTMENT

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF DAUPHIN)
ss:

LEON P. HALLER, attorney for Plaintiff, being duly sworn according to law, deposes and says that he is a duly constituted representative for the Plaintiff in the above captioned action; that he is duly authorized to make this affidavit; that he has personal knowledge, information and belief, that Defendant of the real estate described in the Complaint are not in the Military or Naval Services of the United States or its allies or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of 1940, as amended.

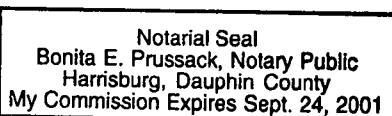

Leon P. Haller
Attorney for Plaintiff

SWORN to and subscribed before me
this 21 day of June, 2000.


Notary Public

My commission expires:

(SEAL)



LEADER MORTGAGE COMPANY : IN THE COURT OF COMMON PLEAS
Plaintiff : CLEARFIELD COUNTY, PENNSYLVANIA
vs. :
: CIVIL ACTION - LAW
: NO. 00-571-CD
KATHERINE BERKEY A/K/A KATHERINE :
A. BLACK, MARY Y. COOPER AND :
SHAWN W. COOPER :
Defendants : IN EJECTMENT

ENTRY OF JUDGMENT BY DEFAULT

AND NOW, on this _____ day of _____, 2000,
default judgment is hereby entered against the Defendant, Mary Y.
Cooper, and her successors, heirs and assigns, in ejectment for
possession of the premises described in the attached legal
description.

Prothonotary

ALL of that certain piece or parcel of land situate, lying and being in the City of DuBois, Clearfield County, Pennsylvania, and being bounded and described as follows, to wit:

BEGINNING at a post on the North side of West Scribner Avenue at lands now or formerly of Luella Smith and 45 feet distant from the corner of Lot "F" of the same plan of lots; thence by line of lands now or formerly of said Luella Smith in a line parallel with and at all points 30 feet distant from the line of lands now or formerly of Oscar Lundgren, to a point in the line of lands now or formerly of John E. DuBois; thence by line of lands now or formerly of John E. DuBois to a post at corner of lands now or formerly of Oscar Lundgren; thence by line of lands now or formerly of said Oscar Lundgren 65 feet more or less to a post at West Scribner Avenue; thence by line of West Scribner Avenue 30 feet to a post at lands now or formerly of Luella Smith and place of beginning. Known on the John E. DuBois plan of lots in said City as part of Lot G.

BOUNDED North by lands now or formerly of John E. DuBois; East by lands now or formerly of Luella Smith; South by West Scribner Avenue, and West by lands now or formerly of Oscar Lundgren.

BEING THE SAME PREMISES which Donna R. Indre granted and conveyed unto Katherine A. Black a/k/a Kathrine Berkey, Mary Y. Cooper and Shawn W. Cooper by Deed dated July 19, 1995 and recorded July 27, 1995 in the Recorder of Deeds Office in and for Clearfield County in Deed Book 1692, page 104.

Assessment No. 7.2-1-32

IN THE COURT OF COMMON PLEAS
CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 00-571-CD
In Ejectment

LEADER MORTGAGE COMPANY

Plaintiff

vs.

KATHERINE BERKEY a/k/a
KATHERINE A. BALCK, MARY Y.
COOPER and SHAWN W. COOPER

Defendants

PRAECIPE FOR WRIT OF
POSSESSION

LAW OFFICES
Duncell, King & Heller
1719 N. FRONT STREET
HARRISBURG, PA. 17102-2392

LEADER MORTGAGE COMPANY : IN THE COURT OF COMMON PLEAS
Plaintiff : CLEARFIELD COUNTY, PENNSYLVANIA
vs. : CIVIL ACTION - LAW
: NO. 00-571-CD
KATHERINE BERKEY A/K/A KATHERINE :
A. BLACK, MARY Y. COOPER AND :
SHAWN W. COOPER :
Defendants : IN EJECTMENT

PRAECLPSE FOR WRIT OF POSSESSION

TO THE PROTHONOTARY:

Issue a Writ of Possession against Mary Y. Cooper in the above matter for the possession of the premises set forth in the attached legal description.

PURCELL, KRUG & HALLER

By:

Leon P. Haller, Esquire
1719 North Front Street
Harrisburg, PA 17102-2392
(717) 234-4178
Attorney ID #15700
Attorney for Plaintiff

Dated: June 26, 2000

FILED

JUL 03 2000
112:20/way
William A. Shaw
Prothonotary

6 units to Shift ∞

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

WRIT OF POSSESSION

LEADER MORTGAGE COMPANY

Plaintiff(s)

Vs.

No. 00-571-CD

KATHERINE BERKEY A/K/A KATHERINE
A. BALCK, MARY Y. COOPER AND SHAWN
W. COOPER

Defendant(s)

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CLEARFIELD

To the Sheriff of Clearfield County:

(1) To satisfy the judgment for possession in the above matter you are directed to deliver possession of the following described property to: LEADER MORTGAGE COMPANY

(Specifically describe property)

SEE ATTACHED DESCRIPTION ON PRAECIPE FOR WRIT OF POSSESSION ATTACHED.

(2) To satisfy the costs against MARY Y. COOPER you are directed to levy upon the following property (listed above) of MARY Y. COOPER and sell his interests therein.

William A. Shaw, Prothonotary

Received writ this _____ day of _____, A.D.,

at _____ A.M./P.M.

Sheriff

Use Atty _____
Use Plaintiff _____
Satisfaction _____
Atty Comm _____
Sheriff _____
LEON P. HALLER, ESQ.
Attorney for the Plaintiff(s)

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

WRIT OF POSSESSION

LEADER MORTGAGE COMPANY

Plaintiff(s)

Vs.

No. 00-571-CD

KATHERINE BERKEY A/K/A KATHERINE
A. BALCK, MARY Y. COOPER AND SHAWN
W. COOPER

Defendant(s)

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CLEARFIELD

To the Sheriff of Clearfield County:

(1) To satisfy the judgment for possession in the above matter you are directed to deliver possession of the following described property to: LEADER MORTGAGE COMPANY

(Specifically describe property)

SEE ATTACHED DESCRIPTION ON PRAECIPE FOR WRIT OF POSSESSION ATTACHED.

(2) To satisfy the costs against MARY Y. COOPER you are directed to levy upon the following property (listed above) of MARY Y. COOPER and sell his interests therein.

WILLIAM A. SHAW
Prothonotary
My Commission Expires
1st Monday in Jan. 2002
Clearfield Co., Clearfield, PA


William A. Shaw, Prothonotary

Received writ this 3rd day of January, A.D.,

2000 at 2:45 A.M./P.M.

Leander A. Haller, Sheriff
by Maryann W. Pitt

Use Atty _____

Use Plaintiff _____

Satisfaction _____

Atty Comm _____

Sheriff _____

LEON P. HALLER, ESQ.

Attorney for the Plaintiff(s)

NOW, July 24, 2000, return the Writ as "NOT SERVED", looked like no one lived there - no furniture or any other appliances in house. Paid costs from advance and made refund of unused advance to attorney.

SHERIFF HAWKINS \$20.88
SURCHARGE 10.00
PAID BY ATTORNEY

SO ANSWERS,

Chester A. Hawkins
by *Margaret H. Pitt*
CHESTER A. HAWKINS,
SHERIFF

SWORN and SUBSCRIBED BEFORE
ME THIS 25th day of July, 2000

William A. Shaw

WILLIAM A. SHAW
Prothonotary
My Commission Expires
1st Monday in Jan. 2002
Clearfield Co., Clearfield, PA.

FILED

JUL 25 2000
07 8:38 am
William A. Shaw
Prothonotary *E/KD*

Date: 08/05/2002

Clearfield County Court of Common Pleas

User: BILLSHAW

Time: 10:27 AM

ROA Report

Page 1 of 1

Case: 2001-01384-CD

in favor

Current Judge: No Judge

Lender Mortgage Company vs. Katherine Berkey

Civil Other

| Date | Judge | |
|------------|---|----------|
| 08/24/2001 | Filing: Sheriff's Acknowledgment Paid by: Chester A. Hawkins, Sheriff Receipt number: 1830270 Dated: 08/24/2001 Amount: \$5.00 (Check) | No Judge |