

02-1755-CD

Conseco Finance vs Grant Lansberry al

02

02-1755-CD
CONSECO FINANCE CONSUMER VS. GRANT LANSBERRY, ETAL

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

Conseco Finance Consumer
Discount Company
7360 S. Kyrene Road
Tempe, AZ 85283
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Clearfield County

v.

Grant Lansberry, Last Record
Owner
Mathilda Lansberry
400 Eliza Street
Houtzdale, PA 16651
Defendant(s)

NO. 02-1755-CD

COMPLAINT IN MORTGAGE FORECLOSURE

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

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

LAWYERS REFERRAL SERVICE
David S. Meholick
Court Administrator
Clearfield County Courthouse
Clearfield, PA 16830
814-765-2641, ext. 5982

FILED

NOV 12 2002

William A. Shaw
Prothonotary

AVISO

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. Hace falta ascentar una comparencia escrita o en persona o con un abogado y entregar a la corte en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona. Sea avisado que si usted no se dafiende, la corte tomara medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademias, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta demanda. Usted puede perder dinero o sus propiedades u otros derechos importantes para usted.

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

**David S. Meholick
Court Administrator
Clearfield County Courthouse
Clearfield, PA 16830
814-765-2641, ext. 5982**

NOTICE

The amount of your debt is as stated in the attached document. The name of the creditor to whom the debt is owed is as named in the attached document. Unless you notify us within 30 days after receipt of this Notice and the attached document that the validity of the stated debt, or any portion of it, is disputed, we will assume that the debt is valid. If you do notify us in writing of a dispute within the 30 day period, we will obtain verification of the debt or a copy of a judgment against you, and mail it to you. If you do not dispute the debt, it is not an admission of liability on your part. Also, upon your written request within the 30 day period, we will provide you with the name and address of the original creditor if different from the current creditor.

If you notify us in writing within the 30 day period as stated above, we will cease collection of your debt, or any disputed portion of it, until we obtain the information that is required and mail it to you. Once we have mailed to you the required information, we will then continue the collection of your debt.

This law firm is deemed to be a debt collector and this Notice and the attached document is an attempt to collect a debt, and any information obtained will be used for that purpose.

**LAW OFFICES OF MARK J. UDREN
/s/ Mark J. Udren, Esquire
1040 N. Kings Highway, Suite 500
Cherry Hill, NJ 08034
(856) 482-6900**

1. Plaintiff is the Corporation designated as such in the caption on a preceding page. If Plaintiff is an assignee then it is such by virtue of the following recorded assignments:

Assignor: Consec Bank, Inc.

Assignments of Record to: Consec Finance Consumer Discount Company
Recording Date: 12/04/00 INSTRU: 200017903

2. Defendant(s) is the individual designated as such on the caption on a preceding page, whose last known address is as set forth in the caption, and unless designated otherwise, is the real owner(s) and mortgagor(s) of the premises being foreclosed.

3. On or about the date appearing on the Mortgage hereinafter described, at the instance and request of Defendant(s), Plaintiff (or its predecessor, hereinafter called Plaintiff) loaned to the Defendant(s) the sum appearing on said Mortgage, which Mortgage was executed and delivered to Plaintiff as security for the indebtedness. Said Mortgage is incorporated herein by reference in accordance with Pa.R.C.P. 1019 (g).

The information regarding the Mortgage being foreclosed is as follows:

MORTGAGED PREMISES: 28 Mount Joy Road
MUNICIPALITY/TOWNSHIP/BOROUGH: Lawrence Township
COUNTY: Clearfield
DATE EXECUTED: 10/13/00
DATE RECORDED: 10/18/00 INSTRU: 200015539

The legal description of the mortgaged premises is attached hereto and made part hereof.

4. Said Mortgage is in default because the required payments have not been made as set forth below, and by its terms, upon breach and failure to cure said breach after notice, all sums secured by said Mortgage, together with other charges authorized by
said Mortgage itemized below, shall be immediately due.

5. After demand, the Defendant(s) continues to fail or refuses to comply with the terms of the Mortgage as follows:

- (a) by failing or refusing to pay the installments of principal and interest when due in the amounts indicated below;
- (b) by failing or refusing to pay other charges, if any, indicated below.

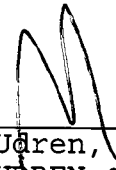
6. The following amounts are due on the said Mortgage as of 9/12/02:

Principal of debt due and unpaid	\$19,420.48
Interest at 13.49% from 4/18/00 to 9/12/02 (the per diem interest accruing on this debt is \$7.26 and that sum should be added each day after 9/12/02)	837.20
Title Report	250.00
Court Costs (anticipated, excluding Sheriff's Sale costs)	280.00
Late Charges (monthly late charge of \$22.77 should be added in accordance with the terms of the note each month after 9/12/02)	312.09
Attorneys Fees (anticipated and actual to 5% of principal)	<u>971.02</u>
TOTAL	\$22,070.79

7. The attorney's fee set forth above are in conformity with the mortgage documents and Pennsylvania law, and will be collected in the event of a third party purchaser at Sheriff's Sale. If the mortgage is reinstated prior to the sale, reasonable attorney's fees will be charged in accordance with the reduction provisions of Act 6, if applicable.

8. The combined notice specified by the Pennsylvania Homeowner's Emergency Mortgage Assistance Program, Act 91 of 1983 and Notice of Intention to Foreclose under Act 6 of 1974 has been sent to each defendant, via certified and regular mail, in accordance with the requirements of those acts, on the date appearing on the copy attached hereto as Exhibit "A", and made part hereof, and defendant(s) have failed to proceed within the time limits, or have been determined ineligible, or Plaintiff has not been notified in a timely manner of Defendant(s) eligibility.

WHEREFORE, the Plaintiff demands judgment, in rem, against the Defendant(s) herein in the sum of \$22,070.79 plus interest, costs and attorneys fees as more fully set forth in the Complaint, and for foreclosure and sale of the Mortgaged premises.



Mark J. Udren, ESQUIRE
MARK J. UDREN & ASSOCIATES
Attorney for Plaintiff
Attorney I.D. No. 04302

ALL that certain piece or lot situate in Lawrence Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the corner, at the intersection of lot now or formerly of Alvin Earl Shaffer and the Goshen Road, now known as the Mt. Joy Road; thence South along the line of lot now or formerly of Alvin Earl Shaffer, a distance of ninety-eight (98) feet, be the same more or less, to Moose Creek; thence along the line of Moose Creek by its several courses in a westerly direction to a post on the line of lot now or formerly of Lorenzo Caralla; thence North along the line now or formerly of Lorenzo Caralla lot one hundred seventy-seven (177) feet, more or less, to the line of the Mt. Joy Road; thence East along the line of the Mt. Joy Road forty (40) feet to the line now or formerly of the Shaffer lot and the place of beginning.

October 1, 2002

ACT 91 NOTICE TAKE ACTION TO SAVE YOUR HOME FROM FORECLOSURE

This is an official notice that the mortgage on your home is in default, and the lender intends to foreclose. Specific information about the nature of the default is provided in the attached pages.

The HOMEOWNER'S MORTGAGE ASSISTANCE PROGRAM (HEMAP) may be able to help to save your home. This Notice explains how the program works.

To see if HEMAP can help, you must MEET WITH A CONSUMER CREDIT COUNSELING AGENCY WITHIN 30 DAYS OF THE DATE OF THIS NOTICE. Take this Notice with you when you meet with the Counseling Agency.

The name, address and phone number of Consumer Credit Counseling Agencies serving your County are listed at the end of this Notice. If you have any questions, you may call the Pennsylvania Housing Finance Agency toll free at 1-800-342-2397. (Persons with impaired hearing can call (717) 780-1869).

This Notice contains important legal information. If you have any questions, representatives at the Consumer Credit Counseling Agency may be able to help explain it. You may also want to contact an attorney in your area. The local bar association may be able to help you find a lawyer.

LA NOTIFICACION EN ADJUNTO ES DE SUMA IMPORTANCIA, PUES AFECTA SU DERECHO A CONTINUAR VIVIENDO EN SU CASA. SI NO COMPRENDE EL CONTENIDO DE ESTA NOTIFICACION OBTENGA UNA TRADUCCION INMEDITAMENTE LLAMANDO ESTA AGENCIA (PENNSYLVANIA HOUSING FINANCE AGENCY) SIN CARGOS AL NUMERO MENCIONADO ARRIBA. PUEDES SER ELEGIBLE PARA UN PRESTAMO POR EL PROGRAMA LLAMADO "HOMEOWNER'S EMERGENCY MORTGAGE ASSISTANCE PROGRAM" EL CUAL PUEDE SALVAR SU CASA DE LA PERDIDA DEL DERECHO A REDIMIR SU HIPOTECA.

EXHIBIT A

HOMEOWNER'S NAME(S):	Grant Lansberry Mathilda Lansberry
PROPERTY ADDRESS:	208 Mt. Joy Rd. Clearfield PA 16830
LOAN ACCT. NO.:	6908792713
ORIGINAL LENDER:	Conseco Bank, Inc.
CURRENT LENDER:	Conseco Finance Consumer Discount Company

HOMEOWNER'S EMERGENCY MORTGAGE ASSISTANCE PROGRAM

YOU MAY BE ELIGIBLE FOR FINANCIAL ASSISTANCE WHICH CAN SAVE YOUR HOME FROM FORECLOSURE AND HELP YOU MAKE FUTURE MORTGAGE PAYMENTS

IF YOU COMPLY WITH THE PROVISIONS OF THE HOMEOWNER'S EMERGENCY MORTGAGE ASSISTANCE ACT OF 1983 (THE "ACT"), YOU MAY BE ELIGIBLE FOR EMERGENCY MORTGAGE ASSISTANCE:

- IF YOUR DEFAULT HAS BEEN CAUSED BY CIRCUMSTANCES BEYOND YOUR CONTROL,
- IF YOU HAVE A REASONABLE PROSPECT OF BEING ABLE TO PAY YOUR MORTGAGE PAYMENTS, AND
- IF YOU MEET OTHER ELIGIBILITY REQUIREMENTS ESTABLISHED BY THE PENNSYLVANIA HOUSING FINANCE AGENCY.

TEMPORARY STAY OF FORECLOSURE – Under the Act, you are entitled to a temporary stay of foreclosure on your mortgage for thirty (30) days from the date of this Notice. During that time you must arrange and attend a "face-to-face" meeting with one of the consumer credit counseling agencies listed at the end of this Notice. **THIS MEETING MUST OCCUR WITHIN THE NEXT (30) DAYS.** IF YOU DO NOT APPLY FOR EMERGENCY MORTGAGE ASSISTANCE, YOU MUST BRING YOUR MORTGAGE UP TO DATE. THE PART OF THIS NOTICE CALLED "HOW TO CURE YOUR MORTGAGE DEFAULT", EXPLAINS HOW TO BRING YOUR MORTGAGE UP TO DATE.

CONSUMER CREDIT COUNSELING AGENCIES – If you meet with one of the consumer credit counseling agencies listed at the end of this notice, the lender may NOT take action against you for thirty (30) days after the date of this meeting. The names, addresses and telephone numbers of designated consumer credit counseling agencies for the county in which the property is located are set forth at the end of this Notice. It is only necessary to schedule one face-to-face meeting. Advise your lender immediately of your intentions.

APPLICATION FOR MORTGAGE ASSISTANCE – Your mortgage is in default for the reasons set forth later in this Notice (see following pages for specific information about the nature of your default.) If you have tried and are unable to resolve this problem with the lender, you have the right to apply for financial assistance from the Homeowner's Emergency Mortgage Assistance Program. To do so, you must fill out, sign and file a completed Homeowner's Emergency Assistance Program Application with one of the designated consumer credit counseling agencies listed at the end of this Notice. Only consumer credit counseling agencies have applications for the program and they will assist you in submitting a complete application to the Pennsylvania Housing Finance Agency. Your application MUST be filed or postmarked within thirty (30) days of your

face- to-face meeting.

YOU MUST FILE YOUR APPLICATION PROMPTLY. IF YOU FAIL TO DO SO OR IF YOU DO NOT FOLLOW THE OTHER TIME PERIODS SET FORTH IN THIS LETTER, FORECLOSURE MAY PROCEED AGAINST YOUR HOME IMMEDIATELY AND YOUR APPLICATION FOR MORTGAGE ASSISTANCE WILL BE DENIED.

AGENCY ACTION -- Available funds for emergency mortgage assistance are very limited. They will be disbursed by the Agency under the eligibility criteria established by the Act. The Pennsylvania Housing Finance Agency has sixty (60) days to make a decision after it receives your application. During that time, no foreclosure proceedings will be pursued against you if you have met the time requirements set forth above. You will be notified directly by the Pennsylvania Housing Finance Agency of its decision on your application.

NOTE: IF YOU ARE CURRENTLY PROTECTED BY THE FILING OF A PETITION IN BANKRUPTCY, THE FOLLOWING PART OF THIS NOTICE IS FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE CONSIDERED AS AN ATTEMPT TO COLLECT THE DEBT.

(If you have filed bankruptcy you can still apply for Emergency Mortgage Assistance.)

HOW TO CURE YOUR MORTGAGE DEFAULT (Bring it up to date).

NATURE OF THE DEFAULT -- The MORTGAGE debt held by the above lender on your property located at:

208 Mt. Joy Rd.
Clearfield PA 16830

IS SERIOUSLY IN DEFAULT because:

A. YOU HAVE NOT MADE MONTHLY MORTGAGE PAYMENTS for the following months and the following amounts are now past due:

Monthly Payments of \$227.74 for May 18, 2002 through September 18, 2002 = \$1138.70

Monthly Late Charges of \$22.77 for May 18, 2002 through September 18, 2002 = \$312.09

Other charges (explain/itemize):

TOTAL AMOUNT PAST DUE: \$1450.79

B. YOU HAVE FAILED TO TAKE THE FOLLOWING ACTION (Do not use if not applicable): N/A

HOW TO CURE THE DEFAULT -- You may cure the default within THIRTY (30) DAYS of the date of this notice BY PAYING THE TOTAL AMOUNT PAST DUE TO THE LENDER, WHICH IS \$1450.79, PLUS ANY MORTGAGE PAYMENTS AND LATE CHARGES WHICH BECOME DUE DURING THE THIRTY (30) DAY PERIOD. Payments must be made either by cash, cashier's check, certified check or money order made payable and sent to:

Mark J. Udren & Associates
1040 N. Kings Highway, Suite 500
Cherry Hill, NJ 08034

You can cure any other default by taking the following action within THIRTY (30) DAYS of the date of this letter: (Do not use if not applicable.): N/A

IF YOU DO NOT CURE THE DEFAULT -- If you do not cure the default within THIRTY (30) DAYS of the date of this Notice, the lender intends to exercise its rights to accelerate the mortgage debt. This

means that the entire outstanding balance of this debt will be considered due immediately and you may lose the chance to pay the mortgage in monthly installments. If full payment of the total amount past due is not made within THIRTY (30) DAYS, the lender also intends to instruct its attorneys to start legal action to **foreclose upon your mortgaged property.**

IF THE MORTGAGE IS FORECLOSED UPON -- The mortgaged property will be sold by the Sheriff to pay off the mortgage debt. If the lender refers your case to its attorneys, but you cure the delinquency before the lender begins legal proceedings against you, you will still be required to pay the reasonable attorney's fees that were actually incurred, up to \$50.00. However, if legal proceedings are started against you, you will have to pay all reasonable attorney's fees actually incurred by the lender even if they exceed \$50.00. Any attorney's fees will be added to the amount you owe the lender, which may also include other reasonable costs. **If you cure the default within the THIRTY (30) DAY period, you will not be required to pay attorney's fees.**

OTHER LENDER REMEDIES -- The lender may also sue you personally for the unpaid principal balance and all other sums due under the mortgage. If your debt has been discharged in bankruptcy without your having reaffirmed it, then lender cannot pursue this remedy.

RIGHT TO CURE THE DEFAULT PRIOR TO SHERIFF'S SALE -- If you have not cured the default within the THIRTY (30) DAY period and foreclosure proceedings have begun, you still have the right to cure the default and prevent the sale at any time up to one hour before the Sheriff's Sale. You may do so by paying the total amount then past due, plus any late or other charges then due, reasonable attorney's fees and costs connected with the foreclosure sale and any other costs connected with the Sheriff's Sale as specified in writing by the lender and by performing any other requirements under the mortgage. **Curing your default in the manner set forth in this notice will restore your mortgage to the same position as if you had never defaulted.**

EARLIEST POSSIBLE SHERIFF'S SALE DATE -- It is estimated that the earliest date that such a Sheriff's Sale of the mortgaged property could be held would be approximately 6 months from the date of this Notice. A notice of the actual date of the Sheriff's Sale will be sent to you before the sale. Of course, the amount needed to cure the default will increase the longer you wait. You may find out at any time exactly what the required payment or action will be by contacting the lender.

HOW TO CONTACT THE LENDER:

Name of Lender/Service:	<u>Conseco Finance Servicing Corporation</u>
Address:	<u>7360 S. Kyrene Rd.</u>
	<u>Tempe AZ 85253</u>
Phone Number:	<u>(800) 603-1109</u>
Fax Number:	<u>(480) 333-6460</u>
Contact Person:	<u>Kristy Cobill</u>

EFFECT OF SHERIFF'S SALE -- You should realize that a Sheriff's Sale will end your ownership of the mortgaged property and your right to occupy it. If you continue to live in the property after the Sheriff's Sale, a lawsuit to remove you and your furnishings and other belongings could be started by the lender at any time.

ASSUMPTION OF MORTGAGE -- You may transfer your home to a buyer or transferee who will assume the mortgage debt, provided that all the outstanding payments, charges and attorney's fees and costs are paid prior to or at the sale and that the other requirements of the mortgage are satisfied.

NOTICE

The amount of your debt is as stated in the attached document. The name of the creditor to whom the debt is owed is as named in the attached document. Unless you notify us within 30 days after receipt of this Notice and the attached document that the validity of the stated debt, or any portion of it, is disputed, we will assume that the debt is valid. If you do notify us in writing of a dispute within the 30 day period, we will obtain verification of the debt or a copy of a judgment against you, and mail it to you. If you do not dispute the debt, it is not an admission of liability on your part. Also, upon your written request within the 30 day period, we will provide you with the name and address of the original creditor if different from the current creditor.

If you notify us in writing within the 30 day period as stated above, we will cease collection of your debt, or any disputed portion of it, until we obtain the information that is required and mail it to you. Once we have mailed to you the required information, we will then continue the collection of your debt.

This law firm is deemed to be a debt collector and this Notice and the attached document is an attempt to collect a debt, and any information obtained will be used for that purpose.

LAW OFFICES OF MARK J. UDREN
/s/ Mark J. Udren, Esquire
1040 N. Kings Highway, Suite 500
Cherry Hill, NJ 08034
(856) 482-6900

YOU MAY ALSO HAVE THE RIGHT:

- TO SELL THE PROPERTY TO OBTAIN MONEY TO PAY OFF THE MORTGAGE DEBT OR TO BORROW MONEY FROM ANOTHER LENDING INSTITUTION TO PAY OFF THIS DEBT.
- TO HAVE THIS DEFAULT CURED BY ANY THIRD PARTY ACTING ON YOUR BEHALF.
- TO HAVE THE MORTGAGE RESTORED TO THE SAME POSITION AS IF NO DEFAULT HAD OCCURRED, IF YOU CURE THE DEFAULT. (HOWEVER, YOU DO NOT HAVE THIS RIGHT TO CURE YOUR DEFAULT MORE THAN THREE TIMES IN ANY CALENDAR YEAR.)
- TO ASSERT THE NONEXISTENCE OF A DEFAULT IN ANY FORECLOSURE PROCEEDING OR ANY OTHER LAWSUIT INSTITUTED UNDER THE MORTGAGE DOCUMENTS,
- TO ASSERT ANY OTHER DEFENSE YOU BELIEVE YOU MAY HAVE TO SUCH ACTION BY THE LENDER.
- TO SEEK PROTECTION UNDER THE FEDERAL BANKRUPTCY LAW.

CONSUMER CREDIT COUNSELING AGENCIES SERVING YOUR COUNTY

CLEARFIELD COUNTY

Keystone Economic Development Corporation
1954 Mary Grace Lane
Johnstown, PA 15901
(814) 535-6556
FAX (814) 539-1688

CCCS of Western Pennsylvania, Inc.
217 E. Plank Road
Altoona PA 16602
(814) 944-8100
FAX (814) 944-5747

CCCS of Western PA
219-A College Park Plaza
Johnstown PA 15904
(814) 539-6335
FAX n/a

Indiana Co. Community Action Program
827 Water Street, Box 187
Indiana, PA 15701
(724) 465-2657
FAX (412) 465-5118

CCCS of Northeastern PA
1631 S Atherton St., Suite 100
State College, PA 16801
(814) 238-3668
FAX (814) 238-3669

CERTIFIED MAIL

LAW OFFICES
 MARK J. UDREN & ASSOCIATES
 1040 N. KINGS HIGHWAY
 SUITE 500
 CHERRY HILL, NJ 08034



7002 0860 0007 5433 2397
 7002 0860 0007 5433 2397



U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
OFFICIAL USE	
Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65
Postmark Here	
Sent To	
Mathilda Lansberry	
Street, Apt. No., or PO Box No.	400 Eliza St.
City, State, ZIP+4	Houtzdale PA 16651
PS Form 3800, April 2002	
See Reverse for Instructions	

235154 TB

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**Mathilda Lansberry
400 Eliza St.
Houtzdale PA 16651**

2. Article Number
(Transfer from service label)

PS Form 3811, August 2001

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent
☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

7002 0860 0007 5433 2397

Domestic Return Receipt

102595-02-M-1540

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02595-02-M-1132

LAW OFFICES
 MARK J. UDREN & ASSOCIATES
 1040 N. KINGS HIGHWAY
 SUITE 500
 CHERRY HILL, NJ 08034



7002 0860 0007 5433 2403
 7002 0860 0007 5433 2403



U.S. Postal Service	
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(Domestic Mail Only; No Insurance Coverage Provided)	
OFFICIAL USE	
Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65
Postmark Here	
Sent To	
Grant Lansberry	
Street, Apt. No., or PO Box No. 400 Eliza St.	
City, State, ZIP+4 Houtzdale PA 16651	
PS Form 3800, April 2002 See Reverse for Instructions	

0235154 TD

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

**Grant Lansberry
400 Eliza St.
Houtzdale PA 16651**

2. Article Number
(Transfer from service label)

7002 0860 0007 5433 2403

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

or Priority Mail.
mail.
Certified Mail. For

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and attach a Return
postage to cover the
give a fee waiver for
Certified Mail receipt is

the addressee or
mailpiece with the

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the Certified Mail
and mail.

ing an inquiry.

02595-02-M-1132

LAW OFFICES
MARK J. UDREN & ASSOCIATES
1040 N. KINGS HIGHWAY
SUITE 500
CHERRY HILL, NJ 08034



7002 0860 0007 5433 2410
7002 0860 0007 5433 2410



U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65

Postmark
Here

Sent to **Mathilda Lansberry**
Street, Apt. No.;
or PO Box No. **208 Mt. Joy Rd.**
Clearfield PA 16830
City, State, ZIP+ 4

PS Form 3800, April 2002

See Reverse for Instructions

0235154 TB

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Mathilda Lansberry
208 Mt. Joy Rd.
Clearfield PA 16830

2. Article Number
(Transfer from service label)

PS Form 3811, August 2001

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

7002 0860 0007 5433 2410

Domestic Return Receipt

102595-02-M-1540

all or Priority Mail.
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Certified Mail. For

to provide proof of
and attach a Return
postage to cover the
give a fee waiver for
ified Mail receipt. Isthe addressee or
mailpiece with these present the arti-
the Certified Mail
and mail.

ding an inquiry.

02595-02-M-1132

LAW OFFICES
 MARK J. UDREN & ASSOCIATES
 1040 N. KINGS HIGHWAY
 SUITE 500
 CHERRY HILL, NJ 08034



7002 0860 0007 5433 2427
 7002 0860 0007 5433 2427

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65

Postmark
Here

Sent To Grant Lansberry
 Street, Apt. No.; 208 Mt. Joy Rd.
 or PO Box No.
 City, State, ZIP+ 4 Clearfield PA 16830

PS Form 3800, April 2002

See Reverse for Instructions

0035154 TD

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**Grant Lansberry
208 Mt. Joy Rd.
Clearfield PA 16830**

2. Article Number

(Transfer from service label)

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☐ Addressee☒ X

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

7002 0860 0007 5433 2427

Certified Mail, For

Certified Mail. For

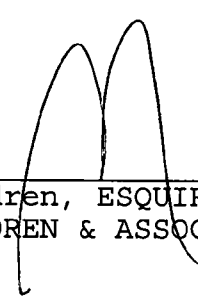
to provide proof of
and attach a Return
stage to cover the
live a fee waiver for
ied Mail receipt isthe addressee or
mailpiece with these present the arti-
the Certified Mail
and mail.

ing an Inquiry.

02595-02-M-1132

V E R I F I C A T I O N

Mark J. Udren, Esquire, hereby states that he is the attorney for the Plaintiff, a corporation unless designated otherwise; that he is authorized to take this Verification and does so because of the exigencies regarding this matter, and because Plaintiff must verify much of the information through agents, and because he has personal knowledge of some of the facts averred in the foregoing pleading; and that the statements made in the foregoing pleading are true and correct to the best of his knowledge, information and belief and the source of his information is public records and reports of Plaintiff's agents. The undersigned understands that this statement herein is made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.



Mark J. Udren, ESQUIRE
MARK J. UDREN & ASSOCIATES

December 5, 2002 Document
Reinstated/Reissued to Sheriff/Attorney
for service.


Deputy Prothonotary

William A. Shaw
Prothonotary

FILED
NOV 12 2002
Mf
m/12:39 PM
Att'y pd. 85.00
Shf

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

Conseco Finance Consumer
Discount Company
Plaintiff

v.

Grant Lansberry, Last Record
Owner
Mathilda Lansberry
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Clearfield County

FILED

NOV 21 2002

William A. Shaw
Prothonetary

MOTION FOR SERVICE PURSUANT
TO SPECIAL ORDER OF COURT

Plaintiff, by its counsel, Mark J. Udren, Esquire, moves this Honorable Court for an Order directing service of the Complaint In Mortgage Foreclosure by publication in accordance with Pennsylvania Rule of Civil Procedure (Pa.R.C.P.) 430(b)(1); and service of all subsequent pleadings, including, inter alia, the Notice of Sheriff's sale, that requires personal service upon Defendant, Grant Lansberry, Last Record Owner, by posting only, of the subject premises located at 28 Mount Joy Road (Lawrence Twp.), Clearfield, PA 16830 in accordance with Pa.R.C.P. 430; and in support thereof avers the following:

1. Plaintiff filed a Complaint in Mortgage Foreclosure against the above captioned Defendant(s).

2. Plaintiff learned that Defendant Grant Lansberry may be deceased.

3. Plaintiff inquired in the Social Security Death Index and found an entry for Grant Lansberry. A true and correct copy is attached hereto and marked Exhibit "A".

4. Plaintiff conducted a skip trace which confirmed that Defendant Grant Lansberry was deceased. A true and correct copy of said skip trace is attached hereto as Exhibit "B".

5. The Plaintiff inquired with the Clearfield County Register of Wills Office and was advised that the County has no record of an Estate having been raised. A true and correct copy of Plaintiff's Good Faith Investigation is attached hereto as Exhibit "C".

6. It is therefore, believed, averred and suggested that Defendant Grant Lansberry is deceased.

7. Plaintiff has made a good faith effort to locate all known heirs so as to name them party Defendants pursuant to Pa.R.C.P. 1144(a)(2) as evidenced by the attached Exhibits.

8. Although specific heirs may have been located, it is believed that there may be other "unknown heirs", who remain unidentified.

WHEREFORE, so as to properly satisfy the Pennsylvania Rules of Court, particularly Pa.R.C.P. 1144(a)(2), (a)(3), where the Plaintiff is required to name as party Defendants in an action in mortgage foreclosure the heirs of a deceased mortgagor(s), if known, and those of a deceased real owner, the Plaintiff moves this Honorable Court, and hereby requests an Order, pursuant to Pa.R.C.P. 430 et seq., directing service of the Complaint In Mortgage Foreclosure by publication upon the Defendant, Grant Lansberry, Last Record Owner and Unknown Heirs of Grant Lansberry, Last Record Owner; and service of any and all subsequent pleadings including, inter alia, the Notice of Sheriff's Sale, that require personal service by posting only, of the subject premises located at 28 Mount Joy Road (Lawrence Twp.), Clearfield, PA 16830.

MARK J. UDREN & ASSOCIATES



Mark J. Udren, Esquire
Attorney for Plaintiff

Ancestry.com.

The No. 1 Source for Family History Online

[Home](#)[Search Records](#)[Family Trees](#)[Message Boards](#)[Genealogy Help](#)[Ancest](#)[Search](#) > [Social Security Death Index](#) > Results

Current Customer

SSDI Search Results



Viewing records 1-1 of 1 Matches

GRANT E LANSBERRY[Request Information \(SS-5\)](#)**SSN** 200-05-2330**Residence:** 16830 Clearfield, Clearfield, PA**Born** 1 Jul 1920**Last Benefit:****Died** 10 Mar 2002**Issued:** PA (Before 1951)☒ I Ma
Rela☒ Add
Comm

Viewing records 1-1 of 1

Refine Search: Order the CD-ROM version of the
SSDI for just \$29.95!

Information on the SSDI

Ancestry.com's Social Security Death Index (SSDI) is generated from the U.S. Social Security Administration's Death Master File. It contains the records of deceased persons who were assigned Social Security numbers and whose deaths have been reported to the SSA. The index is current to the end of November 2001 and contains 67,214,037 records.

- [Learn how to correct errors in the SSDI](#)
- [More information about the SSDI](#)
- [Return to Global Search Results](#)
- [Refine Your SSDI Search](#)

Search the Ancestry World Tree

If you like searching our Social Security Death Index, try our [Ancestry World Tree](#) the family tree database created by people like you! Search for your ancestors in our one-of-a-kind free database.

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- Full access to 600 million records!
- Search 2,000 databases!
- New data added daily!
- No risk guarantee!

[Tell Me More!](#)[About Us](#) | [Site Help](#) | [Affiliate Program](#) | [Privacy Statement](#) | [Terms and Conditions](#)Copyright © 1998-2002, MyFamily.com Inc. and its subsidiaries - Use and access [subject to license](#)
EXHIBIT A

PLAYERS NATIONAL LOCATOR**AFFIDAVIT OF GOOD FAITH INVESTIGATION**

Loan Number: 0235154

Attorney Firm: MARK J UDREN & ASSOCIATES

Case Number:

Subject: Grant & Mathilda Lansberry

A.K.A.: Grant E Lansberry
Mathilda M Lansberry

Property Address: 208 MT JOY ROAD
CLEARFIELD, PA 16830

Last Known Address: 400 Eliza Street
Houtzdale, PA 16651

Last Known Number. () -

Melissa Kozma, being duly sworn according to law, deposes and says:

- 1 I am employed in the capacity of Location Specialist for Players National Locator.
2. On 09/16/2002, I conducted an investigation into the whereabouts of the above named defendant(s). The results of my investigation are as follows:

CREDIT INFORMATION -

A. SOCIAL SECURITY NUMBER(S): 200-05-2330 194-34-8051

B. EMPLOYMENT SEARCH:

We were unable to verify current employment for Grant Lansberry or Mathilda Lansberry.

C. INQUIRY OF CREDITORS:

Creditors indicated the last reported address for Grant Lansberry and Mathilda Lansberry is 400 Eliza Street, Houtzdale, PA 16651 with no valid home number. Creditors confirmed Grant Lansberry is deceased.

INQUIRY OF TELEPHONE COMPANY -

A. DIRECTORY ASSISTANCE SEARCH:

Directory assistance does not have a listing for Grant Lansberry or Mathilda Lansberry.

INQUIRY OF NEIGHBORS -

We contacted 814-768-9773 registered at 207 Mount Joy Road and spoke with a neighbor who stated Grant Lansberry is deceased and Mathilda Lansberry are living at 400 Eliza Street, Houtzdale, PA 16651.

INQUIRY OF POST OFFICE -

A. NATIONAL ADDRESS UPDATE.

As of September 13, 2002 the National Change of Address (NCOA) has no change for Mathilda Lansberry from 400 Eliza Street, Houtzdale, PA 16651.

MOTOR VEHICLE REGISTRATION -

A. MOTOR VEHICLE & DMV OFFICE:

The Pennsylvania Department of Motor Vehicles has Mathilda Lansberry listed at 400 Eliza Street, Houtzdale, PA 16651.

EXHIBIT B

INQUIRIES -

A. DEATH RECORDS:

As of September 13, 2002 the Social Security Administration has no death record on file for Mathilda Lansberry and/or A.K.A's under the social security number provided. A death claim was filed for Grant Lansberry with the social security number above on March 10, 2002. His last reported address was in Clearfield, PA 16830.

B. PUBLIC LICENSES (PILOT, REAL ESTATE, ETC.):

None Found.

C. COUNTY VOTER REGISTRATION:

The Clearfield County Voters Registration Office has Mathilda Lansberry listed at 400 Eliza Street, Houtzdale, PA 16651.

ADDITIONAL INFORMATION ON SUBJECT -

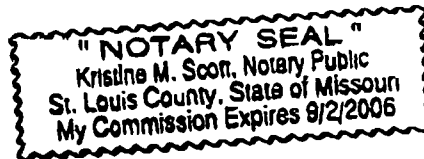
A. DATE OF BIRTH:

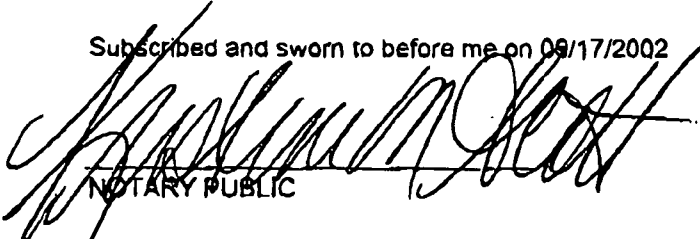
Grant - July 1, 1920

Mathilda - February 1945


AFFIANT Melissa Kozma

Subscribed and sworn to before me on 09/17/2002




NOTARY PUBLIC

Players National Locator 113 Old State Road, Suite 104 St. Louis, MO 63021
Phone: (636) 230-9922 Fax: (636) 230-0558

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

Conseco Finance Consumer	:	COURT OF COMMON PLEAS
Discount Company	:	CIVIL DIVISION
Plaintiff	:	Clearfield County
	:	
v.	:	
Grant Lansberry, Last Record	:	NO. 02-1755-CD
Owner	:	
Mathilda Lansberry	:	
Defendant(s)	:	

AFFIDAVIT OF GOOD FAITH INVESTIGATION

Mark J. Udren, Esquire, hereby states that he/she is the attorney for the Plaintiff in this action, that he/she is authorized to take this Affidavit, and hereby sets forth that the undersigned conducted a good faith investigation of the existence of and whereabouts of any surviving heirs of the deceased Defendant mortgagor(s) and real owner(s) by inquiring with the Clearfield County Register of Wills whether an Estate was raised by the granting of the Letters Testamentary and/or Letters of Administration.

The Register advised the undersigned that no decedent's Estate was raised of record, and Letters were not granted.

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

Dated: 11/19/02

MARK J. UDREN & ASSOCIATES



Mark J. Udren, Esquire
Attorney for Plaintiff

EXHIBIT C

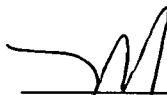
VERIFICATION

Mark J. Udren, Esquire, hereby states that he/she is the Attorney for the Plaintiff in this action, that he/she is authorized to take this Verification, and that the statements made in the foregoing MOTION FOR SERVICE PURSUANT TO SPECIAL ORDER OF COURT are true and correct to the best of his/her knowledge, information and belief.

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

MARK J. UDREN & ASSOCIATES

Date: 11/19/02



Mark J. Udren, Esquire
Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

Conseco Finance Consumer	:	COURT OF COMMON PLEAS
Discount Company	:	CIVIL DIVISION
Plaintiff	:	Clearfield County
	:	
v.	:	
Grant Lansberry, Last Record	:	NO. 02-1755-CD
Owner	:	
Mathilda Lansberry	:	
Defendant(s)	:	

CERTIFICATE OF SERVICE

I, Mark J. Udren, Esquire, hereby certify that I have served true and correct copies of the Motion For Service Pursuant to Special Order of Court upon the following person(s) named herein at their last known address or their attorney of record by:

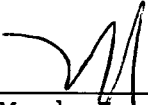
<u> x </u>	Regular First Class Mail
<u> </u>	Certified Mail
<u> </u>	Other

Date Served: 11/19/02

TO: Grant Lansberry, Last Record Owner
Unknown Heirs of Grant Lansberry, Last Record Owner
400 Eliza Street
Houtzdale, PA 16651

Grant Lansberry, Last Record Owner
Unknown Heirs of Grant Lansberry, Last Record Owner
208 Mt. Joy Road
Clearfield, PA 16830

MARK J. UDREN & ASSOCIATES



Mark J. Udren, Esquire
Attorney for Plaintiff

FILED

NO

NOV 10 10:31 AM

cc

NOV 21 2002



William A. Shaw
Prothonotary

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

Conseco Finance Consumer
Discount Company
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Clearfield County

v.

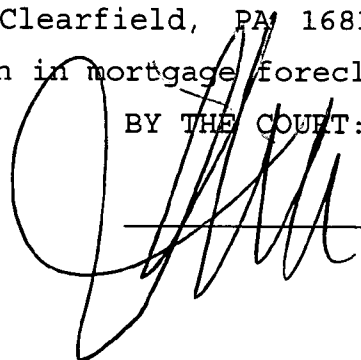
Grant Lansberry, Last Record
Owner
Mathilda Lansberry
Defendant(s)

NO. 02-1755-CD

O R D E R

AND NOW, this 22nd Day of November, 2002, upon consideration of Plaintiff's Motion For Service Pursuant To Special Order Of Court, and any response thereto, it is hereby ORDERED AND DECREED that Service of the Complaint In Mortgage Foreclosure on Grant Lansberry, Last Record Owner, shall be complete when Plaintiff or its counsel or agent has published in accordance with Pa.R.C.P. 430(b)(1) a Notice of the action once in the local legal publication and once in a newspaper of general circulation within the County; and, pursuant to Pa.R.C.P. 430, service of all subsequent pleadings, including, inter alia, the Notice of Sheriff's Sale that requires personal service, shall be complete when the Sheriff, competent adult, constable, or other appropriate party has posted only, a copy of said subsequent pleadings and/or Notice on the most public part of the property located at: 28 Mount Joy Road (Lawrence Twp.), Clearfield, PA 16830, which is the subject matter of this action in mortgage foreclosure.

BY THE COURT:



FILED

NOV 22 2002

William A. Shaw
Prothonotary

FILED

01/11/21
NOV 22 2002

acc

Angliden



William A. Shaw
Prothonotary

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

Conseco Finance Consumer	:	COURT OF COMMON PLEAS
Discount Company	:	CIVIL DIVISION
Plaintiff	:	Clearfield County
	:	
v.	:	
Grant Lansberry, Last Record	:	NO. 02-1755-CD
Owner	:	
Mathilda Lansberry	:	
Defendant(s)	:	

MEMORANDUM OF LAW IN SUPPORT OF PLAINTIFF'S MOTION FOR SERVICE
PURSUANT TO SPECIAL ORDER OF COURT

Plaintiff, Conseco Finance Consumer Discount Company, having filed its Motion For Service Pursuant To Special Order of Court, submits this Memorandum of Law in support hereof.

Pennsylvania Rule of Civil Procedure 430(a) specifically provides, in part, that "(a) If service cannot be made under the applicable rule, the plaintiff may move the court for a special order directing the method of service."

The purpose of the Motion is to seek special service of the Complaint In Mortgage Foreclosure on Grant Lansberry, Last Record Owner. It is believed that there may be heirs of the deceased Defendant, yet they are unknown to the Plaintiff. Therefore, because the heirs are "unknown", and thus unidentifiable and unable to be located, service cannot be made under the applicable rule.

Pennsylvania Rule of Civil Procedure 1144(a) (2) requires the Plaintiff to name as party Defendants in an action in mortgage foreclosure the heirs of a deceased mortgagor. Pa.R.C.P. 1144(a)(3) is silent with regard to the heirs of a deceased real owner. As stated in the attached Motion, Defendant, Grant Lansberry is deceased.

So as to properly satisfy Pa.R.C.P. 1144(a)(2), (a)(3), a good faith effort to discover the whereabouts of any and all heirs has been made in accordance with Pa.R.C.P. 430(a), as evidenced by the good faith Affidavit of Investigation and Exhibits attached hereto.

Known heirs may have been identified herein. However, so as to properly serve Grant Lansberry, Last Record Owner and any surviving heirs who are unknown to the Plaintiff, but who may have have an interest in the mortgaged premises, the Plaintiff seeks service by publication with regard to the Complaint in Mortgage Foreclosure, and posting only, of the mortgaged premises with regard to all subsequent pleadings that require personal service, including, inter alia, the Notice of Sheriff's Sale.

Pa.R.C.P. 430(b)(1) provides for service by publication.

Further, Pa.R.C.P. 430(b)(2) provides for service by publication on unknown heirs:

When service is made by publication upon the heirs and assigns of a named former owner(s) or party in interest, the court may permit publication against the heirs or assigns generally if it is set forth in the complaint or an affidavit that they are unknown.

In conformity with Pa.R.C.P. 430(b)(2), the Plaintiff sets forth, as verified, in the within Motion, that there may be unknown heirs.

In order to complete service on the Defendant, Grant Lansberry, Last Record Owner by and through his surviving "unknown heirs", so as to move this foreclosure action forward to ultimate disposition, the Plaintiff respectfully requests that this Honorable Court, pursuant to Pa.R.C.P. 430 et seq., and for all the reasons hereinbefore stated, and in the attached Motion, grant a Special Order directing service of the Complaint In Mortgage Foreclosure by publication on Defendant, Grant Lansberry, Last Record Owner and Unknown Heirs of Grant Lansberry, Last Record Owner; and service of all subsequent pleadings including that require personal service, inter alia, the Notice of Sheriff's Sale,

by posting only, of the subject premises located at 28 Mount Joy Road (Lawrence Twp.), Clearfield, PA 16830.

Respectfully submitted,

MARK J. UDREN & ASSOCIATES

A handwritten signature in dark ink, appearing to be 'M. Udren', written over a horizontal line.

Mark J. Udren, Esquire
Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY. I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

Conseco Finance Consumer
Discount Company
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Clearfield County

v.

Grant Lansberry, Last Record
Owner
Mathilda Lansberry

NO. 02-1755-CD

Defendant(s)

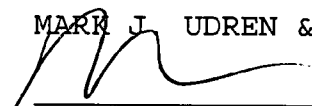
PRAECIPE TO REINSTATE COMPLAINT

TO THE PROTHONOTARY:

Kindly reinstate the Complaint on the above-captioned matter.

DATE: December 3, 2002

MARK J. UDREN & ASSOCIATES



Mark J. Udren, ESQUIRE
ATTORNEY FOR PLAINTIFF

FILED

DEC 05 2002

William A. Shaw
Prothonotary

FILED *Any udren pd. 7.00*

*m/2:50284 1 Comp. Re-instated
to Shyf*

William A. Shaw
Prothonetary

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

Conseco Finance Consumer
Discount Company

Plaintiff

v.

Grant Lansberry, Last Record
Owner
Mathilda Lansberry

Defendant(s)

: COURT OF COMMON PLEAS
: CIVIL DIVISION
: Clearfield County

: NO. 02-1755-CD

PRAECIPE TO CORRECT PROPERTY ADDRESS OF
COMPLAINT IN MORTGAGE FORECLOSURE

TO THE PROTHONOTARY:


Kindly note to your system that the Mortgage Premises is
208 Mount Joy Road (Lawrence Township), Clearfield, PA 16830.

FILED

JAN 17 2003
w/ 1:05 / L
William A. Shaw
Prothonotary
EJ
K29

DATE: January 13, 2003

MARK J. UDREN & ASSOCIATES



Mark J. Udren, Esquire
ATTORNEY FOR PLAINTIFF/MOVANT

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

Conseco Finance Consumer
Discount Company

Plaintiff

v.

Grant Lansberry, Last Record
Owner
Mathilda Lansberry

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Clearfield County

NO. 02-1755-CD

CERTIFICATE OF SERVICE

I, Mark J. Udren, Esquire, hereby certify that I have served true and correct copies of the Praecept to Correct Property Address upon the following person(s) named herein at their last known address or their attorney of record.

_____xxxxxxx_____ Regular First Class Mail
_____ Certified Mail
_____ Other (certificate of mailing)

Date Served: 1-14-2003

TO: Mathilda Lansberry
400 Eliza Street
Houtzdale, PA 16651

Grant Lansberry, Last
Record Owner
400 Eliza Street
Houtzdale, PA 16651

FILED

JAN 16 2003

William A. Shaw
Prothonotary

MARK J. UDREN & ASSOCIATES

By: mm
Mark J. Udren, Esquire
Attorney for Plaintiff/Movant

DATED: January 13, 2003

FILED

NO
JAN 16 2013

William A. Shaw
Prothonetary

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

Conseco Finance Consumer
Discount Company
7360 S. Kyrene Road
Tempe, AZ 85283

Plaintiff

v.

Grant Lansberry, Last Record
Owner
Mathilda Lansberry
400 Eliza Street
Houtzdale, PA 16651

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Clearfield County

NO. 02-1755-CD

PRAECIPE TO FILE PROOF OF PUBLICATION

TO THE PROTHONOTARY:

Kindly file the attached Proof of Publication with regard to
the captioned matter.

MARK J. UDREN & ASSOCIATES

BY 

Mark J. Udren, ESQUIRE
ATTORNEY FOR PLAINTIFF

DATE: January 22, 2003

FILED

no cc
m/11:30
JAN 23 2003

William A. Shaw
Prothonotary

IN THE COURT OF
COMMON PLEAS OF
CLEARFIELD COUNTY,
PENNSYLVANIA
CIVIL ACTION-LAW
NO. 02-1755-CD
NOTICE OF ACTION IN

MORTGAGE FORECLOSURE
CONSECO FINANCE CONSUMER DISCOUNT COMPANY,
PLAINTIFF vs. GRANT LANSBERRY, LAST RECORD OWNER
AND MATHILDA LANSBERRY, DEFENDANTS.

TO: GRANT LANSBERRY, LAST RECORD OWNER AND ALL UNKNOWN HEIRS OF GRANT LANSBERRY, LAST RECORD OWNER, Defendant(s), whose last known addresses are 400 Eliza Street, Houtzdale, PA 16651 and 208 Mount Joy Road, Clearfield, PA 16830.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, CONSECO FINANCE CONSUMER DISCOUNT COMPANY, filed a Mortgage Foreclosure Complaint against you.

FOR CANCELLATION OF MORTGAGE FORECLOSURE, YOU CAN GET LEGAL HELP. SET FORTH BELOW FOR LAWYERS REFERRAL SERVICE. David S. Mehlick, Court Administrator, Clearfield County Courthouse, Clearfield, PA 16830, 814-765-2641, ext. 5982. MARK J. UDREN, ATTORNEY FOR PLAINTIFF, MARK J. UDREN & ASSOCIATES, 1040 N. KINGS HIGHWAY, CHERRY HILL, NJ 08034, 856-482-6900, ext. 12-16-1d-b

ANCE

www.childaid.org

765-2686

SOCIETY

PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :
COUNTY OF CLEARFIELD : SS:

On this 27th day of December, A.D. 2002, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Margaret E. Krebs, who being duly sworn according to law, deposes and says that she is the President of The Progressive Publishing Company, Inc., and Associate Publisher of The Progress, a daily newspaper published at Clearfield, in the County of Clearfield and State of Pennsylvania, and established April 5, 1913, and that the annexed is a true copy of a notice or advertisement published in said publication in

the regular issues of December 16, 2002.

And that the affiant is not interested in the subject matter of the notice or advertising, and that all of the allegations of this statement as to the time, place, and character of publication are true.

Margaret E. Krebs

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

Ann K. Law

Notary Public Clearfield, Pa.

My Commission Expires
September 16, 2004

Notarial Seal
Ann K. Law, Notary Public
Clearfield Boro, Clearfield County
My Commission Expires Sept. 16, 2004
Member, Pennsylvania Association of Notaries

Legals

001 Legals

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IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 02-1755-CD

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

CONSECO FINANCE CONSUMER DISCOUNT COMPANY,
PLAINTIFF vs. GRANT LANSBERRY, LAST RECORD OWNER
AND MATHILDA LANSBERRY, DEFENDANTS

TO: GRANT LANSBERRY, LAST RECORD OWNER AND ALL UN-
KNOWN HEIRS OF GRANT LANSBERRY, LAST RECORD
OWNER, Defendant(s), whose last known addresses are 400 Eliza
Street, Houtzdale, PA 16651 and 208 Mount Joy Road, Clearfield,
PA 16830.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, CONSECO FINANCE
CONSUMER DISCOUNT COMPANY, has filed a Mortgage Foreclo-
sure Complaint endorsed with a Notice to Defend, against you in the
Court of Common Pleas of Clearfield County, Pennsylvania,
docketed to No. 02-1755-CD, wherein Plaintiff seeks to foreclose on
the mortgage secured on your property located, 208 Mount Joy
Road, Clearfield, PA 16830, whereupon your property would be sold
by the Sheriff of Clearfield County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against
the claims set forth in the notice above, 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 judgement may be entered against
you by the Court without further notice for any money claimed in the
Complaint or for any other claim or relief requested by the Plaintiff.
You may lose money or property or other rights important to you.

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

LAWYERS REFERRAL SERVICE
David S. Meholick
Court Administrator
Clearfield County Courthouse
Clearfield, PA 16830
814-765-2641, ext 5982

MARK J. UDREN
ATTORNEY FOR PLAINTIFF
MARK J. UDREN & ASSOCIATES
1040 N. KINGS HIGHWAY
CHERRY HILL, NJ 08034
609-482-6900

12/19/02

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

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

**STATE OF PENNSYLVANIA
COUNTY OF CLEARFIELD**

SS:

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

19th day of December A.D., 2002
Affidavit further deposes that he is an officer duly authorized by the **Courier-Express**, a daily newspaper, **Tri-County Sunday**, a weekly newspaper, and/or **Jeffersonian Democrat**, a weekly newspaper to verify the foregoing statement under oath and also declared that affiant is not interested in the subject matter of the aforesaid notice of publication, and that all allegations in the foregoing statement as to time, place and character of publication are true.

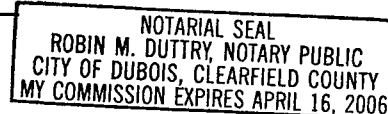
**McLEAN PUBLISHING COMPANY Publisher of
COURIER-EXPRESS/TRI-COUNTY SUNDAY/JEFFERSONIAN DEMOCRAT**

By _____

Sworn and subscribed to before me this 7th day of Jan., 2003



Robin M. Duttry
Notary Public
Statement of Advertising Cost
McLEAN PUBLISHING COMPANY
Publisher of
**COURIER-EXPRESS/TRI-COUNTY SUNDAY/
JEFFERSONIAN DEMOCRAT**
DuBois, PA



TO William Mansfield
For publishing the notice or advertisement
attached hereto on the above stated dates.....\$
Probating same.....\$
Total.....\$

Publisher's Receipt for Advertising Costs

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

FILED

Office: Jeffers Street and Beaver Drive, DuBois, PA 15801
Established 1879, Phone 814-371-4200

m/11:30-101
JAN 23 2003

McLEAN PUBLISHING COMPANY

Publisher of
COURIER-EXPRESS/TRI-COUNTY SUNDAY/JEFFERSONIAN DEMOCRAT

William A. Shaw
Prothonotary

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

ATTORNEY FOR

In The Court of Common Pleas of Clearfield County, Pennsylvania

Sheriff Docket # 13301

CONSECO FINANCE CONSUMER DISCOUNT COMPANY

02-1755-CD

VS.

LANSBERRY, GRANT al

COMPLAINT IN MORTGAGE FORECLOSURE

SHERIFF RETURNS

NOW DECEMBER 16, 2002 AT 11:35 AM EST POSTED THE WITHIN COMPLAINT IN
MORTGAGE FORECLOSURE ON THE PROPERTY OF GRANT LANSBERRY, Last Record
Owner, DEFENDANT AT 208 MT. JOY ROAD, CLEARFIELD, CLEARFIELD COUNTY,
PENNSYLVANIA.

SERVED BY: MORGILLO

Return Costs

Cost	Description
11.00	SHFF. HAWKINS PAID BY: ATTY.
10.00	SURCHARGE PAID BY: ATTY.

Sworn to Before Me This

23 Day Of January 2003
William A. Shaw

So Answers,

Chester A. Hawkins
My Marily - Hamp
Chester A. Hawkins
Sheriff

FILED

WAS JAN 23 2003

William A. Shaw
Prothonotary

In The Court of Common Pleas of Clearfield County, Pennsylvania

Sheriff Docket # 13301

CONSECO FINANCE CONSUMER DISCOUNT COMPANY

02-1755-CD

VS.

LANSBERRY, GRANT al

COMPLAINT IN MORTGAGE FORECLOSURE

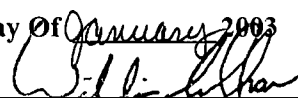
SHERIFF RETURNS

NOW NOVEMBER 20, 2002 AT 10:12 AM EST SERVED THE WITHIN COMPLAINTS
IN MORTGAGE FORECLOSURE ON MATHILDA LANSBERRY, DEFENDANT AT
RESIDENCE, 214 SUSQUEHANNA AVE., CURWENSVILLE, CLEARFIELD COUNTY,
PENNSYLVANIA BY HANDING TO MATHILDA LANSBERRY TWO TRUE AND ATTESTED
COPIES OF THE ORIGINAL COMPLAINTS IN MORTGAGE FORECLOSURE AND MADE
KNOWN TO HER THE CONTENTS THEREOF.

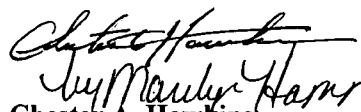
Return Costs

Cost	Description
43.50	SHFF. HAWKINS PAID BY: ATTY.
20.00	SURCHARGE PAID BY: ATTY.


Sworn to Before Me This

23 Day Of January 2003


So Answers,


Chester A. Hawkins
Sheriff

FILED

 JAN 23 2003

William A. Shaw
Prothonotary

Notice of Proposed Termination of Court Case

October 23, 2007

RE: 2002-01755-CD

Conseco Finance Consumer Discount Company

Vs.

Grant Lansberry
Mathilda Lansberry

FILED

OCT 23 2007

WAS
William A. Shaw
Prothonotary/Clerk of Courts

Dear Mark J. Udren, Esq:

Please be advised that the Court intends to terminate the above captioned case without notice, because the Court records show no activity in the case for a period of at least two years.

You may stop the Court terminating the case by filing a Statement of Intention to Proceed. The Statement of Intention to Proceed must be filed with the **Prothonotary of Clearfield County, PO Box 549, Clearfield, Pennsylvania 16830**. The Statement of Intention to Proceed must be filed on or before **December 24, 2007**.

If you fail to file the required statement of intention to proceed within the required time period, the case will be terminated.

By the Court,

Daniel J. Nelson
Daniel J. Nelson
Court Administrator

Notice of Proposed Termination of Court Case

October 23, 2007

RE: 2002-01755-CD

Conseco Finance Consumer Discount Company

Vs.

Grant Lansberry
Mathilda Lansberry

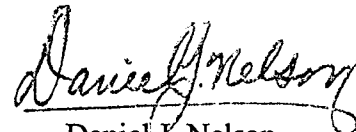
Dear Grant Lansberry:

Please be advised that the Court intends to terminate the above captioned case without notice, because the Court records show no activity in the case for a period of at least two years.

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If you fail to file the required statement of intention to proceed within the required time period, the case will be terminated.

By the Court,

A handwritten signature in cursive script, reading "Daniel J. Nelson".

Daniel J. Nelson
Court Administrator

Notice of Proposed Termination of Court Case

October 23, 2007

RE: 2002-01755-CD

Conseco Finance Consumer Discount Company

Vs.

Grant Lansberry
Mathilda Lansberry

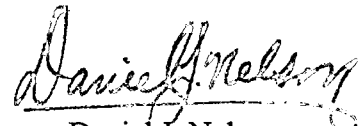
Dear Mathilda Lansberry:

Please be advised that the Court intends to terminate the above captioned case without notice, because the Court records show no activity in the case for a period of at least two years.

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If you fail to file the required statement of intention to proceed within the required time period, the case will be terminated.

By the Court,

A handwritten signature in cursive script, appearing to read "Daniel J. Nelson", written over a horizontal line.

Daniel J. Nelson
Court Administrator

WILLIAM A. SHAW
PROTHONOTARY
and CLERK of COURTS
P.O. BOX 549
CLEARFIELD, PENNSYLVANIA 16830

02-1755-CD

FILED
OCT 31 2007

William A. Shaw
Prothonotary/Clerk of Courts

Grant Lansberry
Mathilda Lansberry
400 Eliza Street
Houtzdale, PA 16651

RETURNED
TO SENDER
UNABLE TO FORWARD

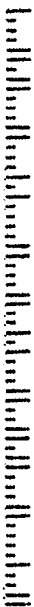


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Notice of Proposed Termination of Court Case

October 23, 2007

RE: 2002-01755-CD

Conseco Finance Consumer Discount Company

Vs.

Grant Lansberry
Mathilda Lansberry

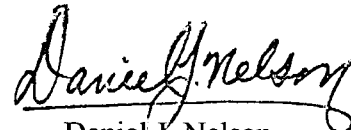
Dear Grant Lansberry:

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By the Court,

A handwritten signature in cursive script, reading "Daniel J. Nelson".

Daniel J. Nelson
Court Administrator

Notice of Proposed Termination of Court Case

October 23, 2007

RE: 2002-01755-CD

Conseco Finance Consumer Discount Company

Vs.

Grant Lansberry
Mathilda Lansberry

Dear Mathilda Lansberry:

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By the Court,

A handwritten signature in cursive script, appearing to read "Daniel J. Nelson", written over a horizontal line.

Daniel J. Nelson
Court Administrator