

04-1467-CD  
MORTGAGE ELECTRONIC REGISTRATION SYS. INC. vs. CHARLOTTE M.  
LUNDQUIST

Netbank vs Charlotte Lundquist  
2004-1467-CD

Phelan Hallinan & Schmieg, LLC  
By: DANIEL G. SCHMIEG, ESQUIRE  
IDENTIFICATION NO. 62205  
ONE PENN CENTER AT SUBURBAN STATION  
PHILADELPHIA, PA 19103  
(215) 563-7000

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.

ATTORNEY FOR PLAINTIFF  
COURT OF COMMON PLEAS  
CIVIL DIVISION

v.

CHARLOTTE LUNDQUIST  
CARL R. LUNQUIST

NO. 04-1467-CD

CLEARFIELD COUNTY

PRAECIPE TO VACATE JUDGMENT  
AND MARK THE ACTION DISCONTINUED AND ENDED  
WITHOUT PREJUDICE

**TO THE PROTHONOTARY:**

Kindly vacate the Judgment, which was entered on or about 12/13/04 in the amount of \$65,966.99, relative to the instant matter.

Daniel G. Schmieg  
Daniel G. Schmieg, Esquire

January 19, 2005

**FILED**

JAN 24 2005

William A. Shaw  
Prothonotary

**FILED**

JAN 24 2005

William A. Shaw  
Prothonotary

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

**CERTIFICATE OF SATISFACTION OF JUDGMENT**

No.: 2004-01467-CD

Mortgage Electronic Registration Systems, Inc.

Debt: \$65,966.99

Vs.

Atty's Comm.:

Charlotte Lundquist

Interest From:

Cost: \$7.00

NOW, Monday, January 24, 2005 , directions for satisfaction having been received, and all costs having been paid, SATISFACTION was entered of record.

Certified from the record this 24th day of January, A.D. 2005.

---

Prothonotary

FEDERMAN AND PHELAN, LLP  
By: FRANK FEDERMAN, ESQ., Id. No. 12248  
LAWRENCE T. PHELAN, ESQ., Id. No. 32227  
FRANCIS S. HALLINAN, ESQ., Id. No. 62695  
ONE PENN CENTER PLAZA, SUITE 1400  
PHILADELPHIA, PA 19103  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.  
8201 GREENSBORO DRIVE, SUITE 350  
MCLEAN, VA 22102

Plaintiff  
v.

CHARLOTTE LUNDQUIST  
A/K/A CHARLOTTE M. LUNDQUIST  
750 BIRCH STREET  
LANSE, PA 16849

Defendant

CIVIL ACTION - LAW  
COMPLAINT IN MORTGAGE FORECLOSURE

William A. Shaw  
Prothonotary

NOTICE

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

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

Notice to Defend:  
David S. Meholic, Court Administrator  
Clearfield County Courthouse  
2<sup>nd</sup> and Market Streets  
Clearfield, PA 16830  
814-765-2641 x 5982

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

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

**THE LAW DOES NOT REQUIRE US TO WAIT UNTIL THE END OF THE THIRTY (30) DAY PERIOD FOLLOWING FIRST CONTACT WITH YOU BEFORE SUING YOU TO COLLECT THIS DEBT. EVEN THOUGH THE LAW PROVIDES THAT YOUR ANSWER TO THIS COMPLAINT IS TO BE FILED IN THIS ACTION WITHIN TWENTY (20) DAYS, YOU MAY OBTAIN AN EXTENSION OF THAT TIME. FURTHERMORE, NO REQUEST WILL BE MADE TO THE COURT FOR A JUDGMENT UNTIL THE EXPIRATION OF THIRTY (30) DAYS AFTER YOU HAVE RECEIVED THIS COMPLAINT. HOWEVER, IF YOU REQUEST PROOF OF THE DEBT OR THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR WITHIN THE THIRTY (30) DAY PERIOD THAT BEGINS UPON YOUR RECEIPT OF THIS COMPLAINT, THE LAW REQUIRES US TO CEASE OUR EFFORTS (THROUGH LITIGATION OR OTHERWISE) TO COLLECT THE DEBT UNTIL WE MAIL THE REQUESTED INFORMATION TO YOU. YOU SHOULD CONSULT AN ATTORNEY FOR ADVICE CONCERNING YOUR RIGHTS AND OBLIGATIONS IN THIS SUIT.**

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

1. Plaintiff is

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.  
8201 GREENSBORO DRIVE, SUITE 350  
MCLEAN, VA 22102

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

CHARLOTTE LUNDQUIST  
A/K/A CHARLOTTE M. LUNDQUIST  
750 BIRCH STREET  
LANSE, PA 16849

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

3. On 02/20/2004 mortgagor(s) made, executed and delivered a mortgage upon the premises hereinafter described to PLAINTIFF which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Mortgage Instrument No.200403309.
4. The premises subject to said mortgage is described as attached.
5. The mortgage is in default because monthly payments of principal and interest upon said mortgage due 06/01/2004 and each month thereafter are due and unpaid, and by the terms of said mortgage, upon failure of mortgagor to make such payments after a date specified by written notice sent to Mortgagor, the entire principal balance and all interest due thereon are collectible forthwith.

6. The following amounts are due on the mortgage:

|                               |                     |
|-------------------------------|---------------------|
| Principal Balance             | \$52,912.84         |
| Interest                      | 1,467.40            |
| 05/01/2004 through 09/22/2004 |                     |
| (Per Diem \$10.12)            |                     |
| Attorney's Fees               | 1,250.00            |
| Cumulative Late Charges       | 17.63               |
| 02/20/2004 to 09/22/2004      |                     |
| Cost of Suit and Title Search | <u>\$ 550.00</u>    |
| Subtotal                      | \$ 56,197.87        |
| Escrow                        |                     |
| Credit                        | 0.00                |
| Deficit                       | 0.00                |
| Subtotal                      | <u>\$ 0.00</u>      |
| <b>TOTAL</b>                  | <b>\$ 56,197.87</b> |

7. The attorney's fees 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.

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

9. This action does not come under Act 6 of 1974 because the original mortgage amount exceeds \$50,000.

10. By virtue of the death of CARL R. LUNDQUIST, on 12/16/01 defendant became the sole owner of the mortgaged premises as surviving tenant by the entireties or surviving joint tenant.

11. Plaintiff hereby releases CARL R. LUNDQUIST, from liability for the debt secured by the mortgage.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$ 56,197.87, together with interest from 09/22/2004 at the rate of \$10.12 per diem to the date of Judgment, and other costs and charges collectible under the mortgage and for the foreclosure and sale of the mortgaged property.

FEDERMAN AND PHELAN, LLP  
 By: Francis S. Hallinan  
 FRANK FEDERMAN, ESQUIRE  
 LAWRENCE T. PHELAN, ESQUIRE  
 FRANCIS S. HALLINAN, ESQUIRE  
 Attorneys for Plaintiff

SCHEDULE "A"

70-01628148

ALL THOSE TWO CERTAIN PIECES OR LOTS OF GROUND SITUATE IN COOPER TOWNSHIP, CLEARFIELD COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

THE FIRST THEREOF: BEGINNING AT THE COMMON CORNER OF THIS LOT AND LOT #43 AT THE TOWNSHIP ROAD; THENCE NORTH EIGHTY-FIVE DEGREES FORTY-NINE MINUTES WEST (N 85° 49' W) FIVE HUNDRED FORTY (540') FEET TO A POST; THENCE BY LANDS OF THE FORMER MARTHA E. SNYDER ESTATE TEN DEGREES FORTY-FIVE MINUTES EAST (10° 45' E) THREE HUNDRED SIXTY-FOUR (364') FEET TO A POST; THENCE BY LANDS OF (FORMER) MARTHA E. SNYDER ESTATE NORTH EIGHTY-ONE DEGREES FORTY-FIVE MINUTES EAST (N 81° 45' E) FIVE HUNDRED THIRTY-TWO AND EIGHT TENTHS (532.8') FEET TO POST AT TOWNSHIP ROAD; THENCE BY SAID ROAD SOUTH FIVE DEGREES FIFTY-THREE MINUTES WEST (S 5° 53' W) FOUR HUNDRED EIGHTY-THREE AND FIVE TENTHS (483.5') FEET TO POST AND PLACE OF BEGINNING. CONTAINING FIVE (5) ACRES AND BEING LOT #105 IN THE FORMER MARTHA E. SNYDER PLOT OF LOTS IN COOPER TOWNSHIP.

EXCEPTING AND RESERVING THE FOLLOWING TWO LOTS:

(A) CONVEYED TO RAYMOND AND ELMIRA SANKEY - BEGINNING AT A STAKE IN RIGHT OF WAY LINE OF TOWNSHIP ROAD NO. T-720 AND THE NORTHEAST CORNER OF LOT NO. 43, PROPERTY OF HILMA T. LINDQUIST; THENCE ALONG SAID LOT NORTH EIGHTY-FIVE DEGREES FORTY-NINE MINUTES WEST (N 85° 49' W) A DISTANCE OF ONE HUNDRED TWENTY-FIVE (125') FEET TO A STAKE; THENCE STILL BY LANDS OF HILMA T. LINDQUIST, LOT NO. 105 FROM WHICH THIS IS A PART, NORTH FIVE DEGREES FIFTY-THREE MINUTES EAST (N 5° 53' E) A DISTANCE OF ONE HUNDRED (100') FEET TO A STAKE; THENCE STILL BY SAME SOUTH EIGHTY-FIVE DEGREES FORTY-NINE MINUTES EAST (S 85° 49' E) A DISTANCE OF ONE HUNDRED TWENTY-FIVE (125') FEET TO A STAKE IN RIGHT OF WAY LINE OF TOWNSHIP ROAD NO. T-720; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH FIVE DEGREES FIFTY-THREE MINUTES WEST (S 5° 53' W) A DISTANCE OF ONE HUNDRED (100') FEET TO A STAKE, THE PLACE OF BEGINNING. CONTAINING 0.287 ACRES.

(B) CONVEYED TO JAMES AND ODESSA STAFFORD - BEGINNING AT A STAKE ON RIGHT OF WAY LINE OF TOWNSHIP ROAD T-720; THENCE NORTH EIGHTY-FIVE DEGREES FORTY-NINE MINUTES WEST (N 85° 49' W) A DISTANCE OF ONE HUNDRED TWENTY-FIVE (125') FEET TO A STAKE; THENCE NORTH FIVE DEGREES FIFTY-THREE MINUTES EAST (N 5° 53' E) A DISTANCE OF SIXTY (60') FEET TO A STAKE; THENCE SOUTH EIGHTY-FIVE DEGREES FORTY-

SCHEDULE "A"

NINE MINUTES EAST (S 85° 49' E) A DISTANCE OF ONE HUNDRED TWENTY-FIVE (125') FEET; THENCE SOUTH FIVE DEGREES FIFTY-THREE MINUTES WEST (S 5° 53' W) A DISTANCE OF SIXTY (60') FEET TO PLACE OF BEGINNING. CONTAINING 0.172 ACRES.

THE SECOND THEREOF: BEGINNING AT A POST AT THE TOWNSHIP ROAD; THENCE SOUTH THREE DEGREES THIRTY MINUTES WEST (S 3° 30' W) TWO HUNDRED FIFTY (250') FEET TO POST AT CORNER OF LOT NO. 44; THENCE BY SAID LOT NORTH EIGHTY-FIVE DEGREES WEST (N 85° W) SIX HUNDRED NINETY-NINE (699') FEET TO A POST AT OTHER LANDS OF MARTHA E. SNYDER ESTATE; THENCE BY SAID LANDS NORTH THREE DEGREES THIRTY MINUTES EAST (N 3° 30' E) TWO HUNDRED FIFTY (250') FEET TO A POST; THENCE STILL BY OTHER LANDS OF MARTHA E. SNYDER, ESTATE SOUTH EIGHTY-FIVE DEGREES EAST (S 85° E) SIX HUNDRED NINETY-NINE (699') FEET TO THE POST AND PLACE OF BEGINNING. CONTAINING FOUR (4) ACRES, AND BEING KNOWN AS LOT NO. 43 IN THE MARTHA E. SNYDER PLOT OF LOTS IN COOPER TOWNSHIP.

BEING THE SAME PROPERTY CONVEYED TO CARL R. LUNDQUIST AND CHARLOTTE M. LUNDQUIST, HIS WIFE BY DEED FROM CARL R. LUNDQUIST RECORDED 07/25/1990 IN DEED BOOK 1354 PAGE 406, IN THE OFFICE OF THE RECORDER OF DEEDS OF CLEARFIELD COUNTY, PENNSYLVANIA.

TAX KEY NUMBER: 110-S9-50

PREMISES BEING: 750 BIRCH STREET

VERIFICATION

JOE KOONCE hereby states that he is ASSISTANT SECRETARY of CHASE  
MANHATTAN MORTGAGE CORPORATION, mortgage servicing agent for Plaintiff in this matter,  
and that he is authorized to take this Verification, and that the statements made in the foregoing Civil  
Action in Mortgage Foreclosure are true and correct to the best of his knowledge, information and  
belief. The undersigned understands that this statement is made subject to the penalties of 18 Pa. C.S. Sec.  
4904 relating to unsworn falsification to authorities.



JOE KOONCE ASSISTANT SECRETARY

DATE: 9/21/04

In The Court of Common Pleas of Clearfield County, Pennsylvania

MORTGAGE ELECTRONIC REGISTRATOIN SYSTEMS INC

VS.

LUNDQUIST, CHARLOTTE a/k/a CHARLOTTE M. LUNDQUIST

COMPLAINT IN MORTGAGE FORECLOSURE

Sheriff Docket # 16324

04-1467-CD

**SHERIFF RETURNS**

NOW OCTOBER 20, 2004 AT 5:45 PM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON CHARLOTTE LUNDQUIST a/k/a CHARLOTTE M. LUNDQUIST, DEFENDANT AT RESIDENCE, 750 BIRCH ST., LANSE, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO CHARLOTTE LUNDQUIST A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN TO HER THE CONTENTS THEREOF.

SERVED BY: NEVLING

**Return Costs**

| Cost  | Description                              |
|-------|--|
| 33.37 | SHERIFF HAWKINS PAID BY: ATTY CK# 378473 |
| 10.00 | SURCHARGE PAID BY: atty ck# 380674       |

Sworn to Before Me This

1st Day Of November 2004  
With witness

So Answers,

  
My Manly. Hawn  
Chester A. Hawkins  
Sheriff

NOV 01 2004 EOL

shaw  
y

**FEDERMAN PHELAN, L.L.P.**  
BY: FRANK FEDERMAN, ESQUIRE  
Identification No. 12248  
ONE PENN CENTER AT SUBURBAN STATION  
1617 JOHN F. KENNEDY BLVD.  
PHILADELPHIA, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF  
COURT OF COMMON PLEAS  
CIVIL DIVISION

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

vs

Plaintiff

CLEARFIELD COUNTY

NO. 04-1467-CD

CHARLOTTE LUNDQUIST,  
A/K/A CHARLOTTE LUNDQUIST

Defendant(s)

SUGGESTION OF RECORD CHANGE  
RE: DEFENDANT'S NAME

TO THE PROTHONOTARY:

FRANK FEDERMAN, ESQUIRE, attorney for the Plaintiff, hereby certifies that, to the best of his knowledge, information and belief the Defendant's name was erroneously listed as:

CHARLOTTE LUNDQUIST, A/K/A CHARLOTTE LUNDQUIST

The correct name for the Defendant(s) are:

CHARLOTTE LUNDQUIST, A/K/A CHARLOTTE LINDQUIST

Kindly change the information on the docket.

Date: November 29, 2004

Frank Federman  
Frank Federman, Esquire  
Attorney for Plaintiff

61K  
FILED NO CC  
m/14/2004  
DEC 06 2004

William A. Shaw  
Prothonotary/Clerk of Courts

**FILED**

**DEC 06 2004**

*William A. Shaw*  
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.  
8201 GREENSBORO DRIVE, SUITE 350  
MCLEAN, VA 22102

No.: 04-1467-CD

vs.

CHARLOTTE LUNDQUIST A/K/A  
CHARLOTTE M. LUNDQUIST A/K/A  
CHARLOTTE LINDQUIST  
750 BIRCH STREET  
LANSE, PA 16849

FILED

DEC 13 2004

12:15 PM  
William A. Shaw  
Prothonotary

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

TO THE PROTHONOTARY:

Kindly enter an in rem judgment in favor of the Plaintiff and against CHARLOTTE LUNDQUIST A/K/A CHARLOTTE M. LUNDQUIST A/K/A CHARLOTTE LINDQUIST, Defendant(s) for failure to file an Answer to Plaintiff's Complaint within 20 days from service thereof and for foreclosure and sale of the mortgaged premises, and assess Plaintiff's damages as follows:

|                               |                    |
|-------------------------------|--------------------|
| As set forth in Complaint     | \$56,197.87        |
| Interest (9/23/04 to 12/7/04) | <u>769.12</u>      |
| <b>TOTAL</b>                  | <b>\$56,966.99</b> |

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

  
DANIEL G. SCHMIEG, ESQUIRE

Attorney for Plaintiff

Damages are hereby assessed as indicated.

DATE: Dec. 13, 2004

  
PRO PROTHY

KIO

## (Rule of Civil Procedure No. 236) - Revised

**IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA**

**CIVIL ACTION - LAW**

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.

Plaintiff No.: 04-1467-CD

CHARLOTTE LUNDQUIST A/K/A  
CHARLOTTE M. LUNDQUIST A/K/A  
CHARLOTTE LINDQUIST

Defendant(s)

Notice is given that a Judgment in the above captioned matter has been entered  
against you on Dec. 13, 2004.

By:  DEPUTY

If you have any questions concerning this matter please contact:

DANIEL G. SCHMIEG, ESQUIRE  
Attorney or Party Filing  
One Penn Center at Suburban Station  
1617 John F. Kennedy Blvd., Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

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

FEDERMAN AND PHELAN, LLP  
By: Lawrence T. Phelan, Esq., Id. No. 32227  
Francis S. Hallinan, Esq., Id. No. 62695  
Daniel G. Schmieg, Esq., Id. No. 62205  
Thomas M. Federman, Esq., Id. No. 64068

One Penn Center Plaza, Suite 1400  
Philadelphia, PA 19103  
(215) 563-7000

MORTGAGE ELECTRONIC REGISTRATION : COURT OF COMMON PLEAS  
SYSTEMS, INC.

Plaintiff : CIVIL DIVISION

Vs. : CLEARFIELD COUNTY

CHARLOTTE LUNDQUIST A/K/A CHARLOTTE M. LUNDQUIST : NO. 04-1467-CD

Defendants

**TO: CHARLOTTE LUNDQUIST A/K/A CHARLOTTE M. LUNDQUIST  
750 BIRCH STREET  
LANSE, PA 16849**

**DATE OF NOTICE: NOVEMBER 10, 2004**

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

#### IMPORTANT NOTICE

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

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

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

FILE COPY

*James S. Hallinan*  
FRANCIS S. HALLINAN, ESQUIRE  
Attorneys for Plaintiff

FEDERMAN PHELAN, LLP  
By: DANIEL G. SCHMIEG, ESQUIRE  
IDENTIFICATION NO. 62205  
ONE PENN CENTER AT SUBURBAN STATION  
1617 JOHN F. KENNEDY BLVD., SUITE 1400  
PHILADELPHIA, PA 19103-1814  
(215) 563-7000

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION

CLEARFIELD COUNTY

No.: 04-1467-CD

vs.

CHARLOTTE LUNDQUIST A/K/A  
CHARLOTTE M. LUNDQUIST A/K/A  
CHARLOTTE LINDQUIST

**VERIFICATION OF NON-MILITARY SERVICE**

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

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

(b) that defendant, CHARLOTTE LUNDQUIST A/K/A CHARLOTTE M. LUNDQUIST A/K/A CHARLOTTE LINDQUIST, is over 18 years of age, and resides at 750 BIRCH STREET, LANSE, PA 16849 .

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

  
DANIEL G. SCHMIEG, ESQUIRE

**FILED**

DEC 13 2004

William A. Shaw  
Prothonotary

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY ,  
PENNSYLVANIA  
STATEMENT OF JUDGMENT

Mortgage Electronic Registration Systems, Inc.  
Plaintiff(s)

No.: 2004-01467-CD

Real Debt: \$56,966.99

Atty's Comm: \$

Vs. Costs: \$

Int. From: \$

Charlotte Lundquist  
Defendant(s)

Entry: \$20.00

Instrument: In Rem for Failure to file Answer

Date of Entry: December 13, 2004

Expires: December 13, 2009

Certified from the record this December 13,2004

---

William A. Shaw, Prothonotary

\*\*\*\*\*

SIGN BELOW FOR SATISFACTION

Received on \_\_\_\_\_, \_\_\_\_\_, of defendant full satisfaction of this Judgment, Debt, Interest and Costs and Prothonotary is authorized to enter Satisfaction on the same.

---

Plaintiff/Attorney

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

# **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**

**IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY,  
PENNSYLVANIA**

VS.

**No. 04-1467-CD**

**CHARLOTTE LUNDQUIST A/K/A  
CHARLOTTE M. LUNDQUIST A/K/A  
CHARLOTTE LINDQUIST**

**PRAECIPE FOR WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

To the Director of the Office of the Prothonotary:

Issue writ of execution in the above matter:

Amount Due **\$56,966.99**

Interest from 12/7/04 to \_\_\_\_\_ and Costs.  
Date of Sale (\$9.36 per diem) *✓* *25 (2)*

Pruthi's new lot 125.00

Daniel G. Schmieg, Esquire  
Attorney for Plaintiff  
One Penn Center at Suburban Station  
1617 John F. Kennedy Blvd., Suite 1400  
Philadelphia, PA 19103-1814

Note: Please attach description of Property.

KIO

**FILED**

DEC 13 2004

William A. Shaw  
Prothonotary

6 WRETS TO SHIFF

No. 04-1467-CD

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC.

vs.

CHARLOTTE LUNDQUIST A/K/A  
CHARLOTTE M. LUNDQUIST A/K/A  
CHARLOTTE LINDQUIST

---

PRAECEIPE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)

---



\_\_\_\_\_  
Daniel G. Schenck  
Attorney for Plaintiff(s)

Address: 750 BIRCH STREET, LANSE, PA 16849  
Where papers may be served.

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

---

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC.

---

vs.

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY,  
PENNSYLVANIA

NO.: 04-1467-CD

---

CHARLOTTE LUNDQUIST A/K/A  
CHARLOTTE M. LUNDQUIST A/K/A  
CHARLOTTE LINDQUIST

---

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Clearfield:

TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA:

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

Premises: **750 BIRCH STREET, LANSE, PA 16849**

(See legal description attached.)

|  |                                  |
|--|----------------------------------|
| Amount Due   | <u>\$56,966.99</u>               |
| Interest from 12/7/04 to<br>Date of Sale (\$9.36 per diem) | \$ _____                         |
| Total  | \$ _____ Plus costs as endorsed. |

*Prothonotary Court*

*125/00*

*Dee*  
Prothonotary, Common Pleas Court of  
Clearfield County, Pennsylvania

Dated Dec 13, 2004  
(SEAL)

By:

Deputy

KIO

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

No. 04-1467-CD

**In the Court of Common Pleas of  
Clearfield County, Pennsylvania**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

vs.

CHARLOTTE LUNDQUIST A/K/A CHARLOTTE M. LUNDQUIST A/K/A  
CHARLOTTE LINDQUIST

---

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

---

Real Debt \$56,966.99

Int. from 12/7/04  
to Date of Sale (\$9.36 per diem) \_\_\_\_\_

Costs \_\_\_\_\_

Proth. Pd. \_\_\_\_\_

Sheriff \_\_\_\_\_

  
Attorney for Plaintiff

Address: 750 BIRCH STREET, LANSE, PA 16849  
Where papers may be served.

Daniel G. Schmieg, Esquire  
One Penn Center at Suburban Station  
1617 John F. Kennedy Blvd., Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

**DESCRIPTION**

ALL THOSE two certain pieces or lots of ground situate in Cooper Township, Clearfield County, Pennsylvania, bounded and described as follows:

THE FIRST THEREOF: BEGINNING at the common corner of this lot and Lot #43 at the Township Road; thence North Eight-five degrees Forty-nine minutes West (N 85° 49' W) Five Hundred Forty (540') feet to a post; thence by lands of the former Martha E. Snyder Estate Ten degrees Forty-five minutes East (10° 45' E) Three Hundred Sixty-four (364') feet to a post; thence by lands of (former) Martha E. Snyder Estate North Eight-one degrees Forty-five minutes East (N 81° 45' E) Five Hundred Thirty-two and Eight tenths (532.8') feet to post at Township Road; thence by said Road South Five degrees Fifty-three minutes West (S 5° 53' W) Four Hundred Eighty-three and Five tenths (483.5') feet to post and place of beginning. CONTAINING Five (5) acres and being Lot #105 in the former Martha E. Snyder plot of lots in Cooper Township.

EXCEPTING AND RESERVING the following two lots:

(a) Conveyed to Raymond and Elmira Sankey - Beginning at a stake in right of way line of Township Road No. T-720 and the Northeast corner of Lot No. 43, property of Hilma T. Lindquist; thence along said Lot North Eight-five degrees Forty-nine minutes West (N 85° 49' W) a distance of One Hundred Twenty-five (125') feet to a stake; thence still by lands of Hilma T. Lindquist, Lot No. 105 from which this is a part, North Five degrees Fifty-three minutes East (N 5° 53' E) a distance of One Hundred (100') feet to a stake; thence still by same South Eighty-five degrees Forty-nine minutes East (S 85° 49' E) a distance of One Hundred Twenty-five (125') feet to a stake in right of way line of Township Road No. T-720; thence along said right of way line South Five degrees Fifty-three minutes West (S 5° 53' W) a distance of One Hundred (100') feet to a stake, the place of beginning. CONTAINING 0.287 acres.

(b) Conveyed to James and Odessa Stafford - Beginning at a stake on right of way line of Township Road T-720; thence North Eight-five degrees Forty-nine minutes West (N 85° 49' W) a distance of One Hundred Twenty-five (125') feet to a stake; thence North Five degrees Fifty-three minutes East (N 5° 53' E) a distance of Sixty (60') feet to a stake; thence South Eighty-five degrees Forty-nine minutes East (S 85° 49' E) a distance of One Hundred Twenty-five (125') feet; thence South Five degrees Fifty-three minutes West (S 5° 53' W) a distance of Sixty (60') feet to place of beginning. Containing 0.172 acres.

THE SECOND THEREOF: BEGINNING at a post at the Township Road; thence South Three degrees Thirty minutes West (S 3° 30' W) Two Hundred Fifty (250') feet to post at corner of Lot No. 44; thence by said Lot North Eighty-five degrees West (N 85° W) Six Hundred Ninety-nine (699') feet to a post at other lands of Martha E. Snyder Estate; thence by said lands North Three degrees Thirty minutes East (N 3° 30' E) Two Hundred Fifty (250') feet to a post; thence still by other lands of Martha E. Snyder Estate South Eighty-five degrees East (S 85° E) Six Hundred Ninety-nine (699') feet to the post and place of beginning. Containing Four (4) acres, and being known as Lot No. 43 in the Martha E. Snyder plot of lots in Cooper Township.

EXCEPTING AND RESERVING from The First Thereof and The Second Thereof, above, all the stone, coal, fire clay, oil, gas and other minerals.

Map #110-S9-50.

**TITLE TO SAID PREMISES IS VESTED IN** Carl R. Lundquist and Charlotte M. Lundquist, his wife by Deed from Carl R. Lundquist dated 7/24/1990 and recorded 7/25/1990, in Deed Book Volume 1354 Page 406.

Premises : 750 Birch Street, Lanse, PA 16849

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY,  
PENNSYLVANIA

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.  
8201 GREENSBORO DRIVE, SUITE 350  
MCLEAN, VA 22102

No.: 04-1467-CD

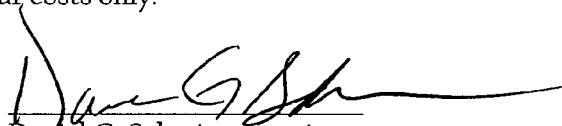
vs.

CHARLOTTE LUNDQUIST A/K/A  
CHARLOTTE M. LUNDQUIST  
750 BIRCH STREET  
LANSE, PA 16849

PRAECIPE TO VACATE JUDGMENT AND MARK THE ACTION  
DISCONTINUED AND ENDED WITHOUT PREJUDICE

TO THE PROTHONOTARY:

Kindly mark the judgment that was entered in the above captioned matter on  
12/7/04 vacated upon payment of your costs only.

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

January 4, 2005

FILED NO  
6K 3/11/05  
JAN 11 2005 Cert. of Disc.  
William A. Shaw  
Prothonotary/Clerk of Court  
to Atty  
Copy to cIA

FILED

JAN 11 2005

William A. Shaw  
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

**COPY**

**Mortgage Electronic Registration Systems, Inc.**

**Vs.** **No. 2004-01467-CD**  
**Charlotte Lundquist**

**CERTIFICATE OF DISCONTINUATION**

Commonwealth of PA  
County of Clearfield

I, William A. Shaw, Prothonotary of the Court of Common Pleas in and for the County and Commonwealth aforesaid do hereby certify that the above case was on January 11, 2005, marked:

Discontinued and Ended without Prejudice

Record costs in the sum of \$125.00 have been paid in full by Frank Federman, Esq.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal of this Court at Clearfield, Clearfield County, Pennsylvania this 11th day of January A.D. 2005.

---

William A. Shaw, Prothonotary

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20070  
NO: 04-1467-CD

PLAINTIFF: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

vs.

DEFENDANT: CHARLOTTE LUNDQUIST A/K/A CHARLOTTE M. LUNDQUIST A/K/A CHARLOTTE LINDQUIST

Execution REAL ESTATE

**SHERIFF RETURN**

DATE RECEIVED WRIT: 12/13/2004

LEVY TAKEN 03/04/2005 @ 9:39 AM

POSTED 03/04/2005 @ 9:39 AM

SALE HELD

SOLD TO

SOLD FOR AMOUNT PLUS COSTS

WRIT RETURNED 06/24/2005

DATE DEED FILED **NOT SOLD**

**DETAILS**

03/11/2005 @ 10:42 AM SERVED CHARLOTTE LUNDQUIST A/K/A CHARLOTTE M. LUNDQUIST SERVED CHARLOTTE LUNDQUIST A/K/A CHARLOTTE M. LUNDQUIST, DEFENDANT, AT HER RESIDENCE 750 BIRCH STREET, LANSE, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO CHARLOTTE LUNDQUIST A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE, AND COPY OF THE LEVY AND BY MAKING KNOWN TO HER THE CONTENTS THEREOF.

@ SERVED

NOW, APRIL 27, 2005 RECEIVED A FAX FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF'S SALE SCHEDULED FOR MAY 6, 2005 AND RETURN THE WRIT TO THE PROTHONOTARY'S OFFICE.

@ SERVED

NOW, JUNE 24, 2005 RETURN THE WRIT AS NO SALE HELD THE SALE WAS STAYED BY THE PLAINTIFF'S ATTORNEY.

**FILED**  
01/22/2005  
JUN 24 2005

William A. Shaw  
Prothonotary/Clerk of Courts

B. v  
IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20070  
NO: 04-1467-CD

PLAINTIFF: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

vs.

DEFENDANT: CHARLOTTE LUNDQUIST A/K/A CHARLOTTE M. LUNDQUIST A/K/A CHARLOTTE LINDQUIST

Execution REAL ESTATE

SHERIFF RETURN

---

SHERIFF HAWKINS \$218.04

SURCHARGE \$20.00 PAID BY ATTORNEY

So Answers,

*Chester A. Hawkins*  
In Care of Amherst Bldg.  
Chester A. Hawkins  
Sheriff

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

---

**MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC.**

---

vs.

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY,  
PENNSYLVANIA

NO.: 04-1467-CD

---

**CHARLOTTE LUNDQUIST A/K/A  
CHARLOTTE M. LUNDQUIST A/K/A  
CHARLOTTE LINDQUIST**

---

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

**Commonwealth of Pennsylvania:**

**County of Clearfield:**

**TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA:**

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

Premises: **750 BIRCH STREET, LANSE, PA 16849**

(See legal description attached.)

|  |   |
|--|---|
| Amount Due   | <u>\$56,966.99</u>  |
| Interest from 12/7/04 to<br>Date of Sale (\$9.36 per diem) | \$ _____  |
| Total  | \$ _____<br><i>Prothonotary, Com</i><br>125. - <i>CJ</i><br>Plus costs as endorsed. |

Prothonotary, Common Pleas Court of  
Clearfield County, Pennsylvania

Dated Dec. 13, 2004  
(SEAL)

By:

Deputy

Received December 13, 2004 @ 3:30 P.M.  
Chester A. Hawkins  
By Cynthia Butler-Aufbaurough

KJO

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

No. 04-1467-CD

**In the Court of Common Pleas of  
Clearfield County, Pennsylvania**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

vs.

CHARLOTTE LUNDQUIST A/K/A CHARLOTTE M. LUNDQUIST A/K/A  
CHARLOTTE LINDQUIST

---

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

---

Real Debt \$56,966.99

Int. from 12/7/04 \_\_\_\_\_  
to Date of Sale (\$9.36 per diem) \_\_\_\_\_

Costs \_\_\_\_\_

Proth. Pd. \_\_\_\_\_

Sheriff \_\_\_\_\_

  
\_\_\_\_\_  
Attorney for Plaintiff

Address: 750 BIRCH STREET, LANSE, PA 16849  
Where papers may be served.

Daniel G. Schmieg, Esquire  
One Penn Center at Suburban Station  
1617 John F. Kennedy Blvd., Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

DESCRIPTION

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THE FIRST THEREOF: BEGINNING at the common corner of this lot and Lot #43 at the Township Road; thence North Eight-five degrees Forty-nine minutes West (N 85° 49' W) Five Hundred Forty (540') feet to a post; thence by lands of the former Martha E. Snyder Estate Ten degrees Forty-five minutes East (10° 45' E) Three Hundred Sixty-four (364') feet to a post; thence by lands of (former) Martha E. Snyder Estate North Eight-one degrees Forty-five minutes East (N 81° 45' E) Five Hundred Thirty-two and Eight tenths (532.8') feet to post at Township Road; thence by said Road South Five degrees Fifty-three minutes West (S 5° 53' W) Four Hundred Eighty-three and Five tenths (483.5') feet to post and place of beginning. CONTAINING Five (5) acres and being Lot #105 in the former Martha E. Snyder plot of lots in Cooper Township.

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EXCEPTING AND RESERVING from The First Thereof and The Second Thereof, above, all the stone, coal, fire clay, oil, gas and other minerals.

Map #110-S9-50.

TITLE TO SAID PREMISES IS VESTED IN Carl R. Lundquist and Charlotte M. Lundquist, his wife by Deed from Carl R. Lundquist dated 7/24/1990 and recorded 7/25/1990, in Deed Book Volume 1354 Page 406.

Premises : 750 Birch Street, Lanse, PA 16849

**REAL ESTATE SALE  
SCHEDULE OF DISTRIBUTION**

NAME CHARLOTTE LUNDQUIST A/K/A CHARLOTTE M. LUNDQUIST

NO. 04-1467-CD

NOW, June 24, 2005, by virtue of the Writ of Execution hereunto attached, after having given due and legal notice of time and place of sale by publication in a newspaper published in this County and by handbills posted on the premises setting for the date, time and place of sale at the Court House in Clearfield on , I exposed the within described real estate of Charlotte Lundquist A/K/A Charlotte M. Lundquist A/K/A Charlotte Lindquist to public venue or outcry at which time and place I sold the same to he/she being the highest bidder, for the sum of and made the following appropriations, viz:

**SHERIFF COSTS:**

|                            |                 |
|----------------------------|-----------------|
| RDR                        | 15.00           |
| SERVICE                    | 15.00           |
| MILEAGE                    | 16.20           |
| LEVY                       | 15.00           |
| MILEAGE                    | 16.20           |
| POSTING                    | 15.00           |
| CSDS                       | 10.00           |
| COMMISSION                 | 0.00            |
| POSTAGE                    | 4.44            |
| HANDBILLS                  | 15.00           |
| DISTRIBUTION               | 25.00           |
| ADVERTISING                | 15.00           |
| ADD'L SERVICE              | 15.00           |
| DEED                       |                 |
| ADD'L POSTING              |                 |
| ADD'L MILEAGE              | 16.20           |
| ADD'L LEVY                 |                 |
| BID AMOUNT                 |                 |
| RETURNS/DEPUTIZE           |                 |
| COPIES                     | 15.00           |
|                            | 5.00            |
| BILLING/PHONE/FAX          | 5.00            |
| CONTINUED SALES            |                 |
| MISCELLANEOUS              |                 |
| <b>TOTAL SHERIFF COSTS</b> | <b>\$218.04</b> |

**DEED COSTS:**

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

**PLAINTIFF COSTS, DEBT AND INTEREST:**

|                                |                    |
|--------------------------------|--------------------|
| DEBT-AMOUNT DUE                | 56,966.99          |
| INTEREST @ 9.3600              | 0.00               |
| FROM TO                        |                    |
| PROTH SATISFACTION             |                    |
| LATE CHARGES AND FEES          |                    |
| COST OF SUIT-TO BE ADDED       |                    |
| FORECLOSURE FEES               |                    |
| ATTORNEY COMMISSION            |                    |
| REFUND OF ADVANCE              |                    |
| REFUND OF SURCHARGE            | 20.00              |
| SATISFACTION FEE               |                    |
| ESCROW DEFICIENCY              |                    |
| PROPERTY INSPECTIONS           |                    |
| INTEREST                       |                    |
| MISCELLANEOUS                  |                    |
| <b>TOTAL DEBT AND INTEREST</b> | <b>\$56,986.99</b> |

**COSTS:**

|                     |                 |
|---------------------|-----------------|
| ADVERTISING         | 0.00            |
| TAXES - COLLECTOR   |                 |
| TAXES - TAX CLAIM   |                 |
| DUE                 |                 |
| LIEN SEARCH         |                 |
| ACKNOWLEDGEMENT     |                 |
| DEED COSTS          | 0.00            |
| SHERIFF COSTS       | 218.04          |
| LEGAL JOURNAL COSTS | 0.00            |
| PROTHONOTARY        | 125.00          |
| MORTGAGE SEARCH     |                 |
| MUNICIPAL LIEN      |                 |
| <b>TOTAL COSTS</b>  | <b>\$343.04</b> |

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

CHESTER A. HAWKINS, Sheriff

Law Offices  
**FEDERMAN AND PHELAN, LLP**  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814

Sandra Cooper  
Judgment Department, Ext. 1258

Representing Lenders in  
Pennsylvania and New Jersey

March 22, 2005

Office of the Sheriff  
Clearfield County Courthouse  
230 East Market Street  
Clearfield, PA 16830

ATTENTION: CINDY (814) 765-5915

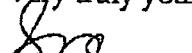
Re: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. v. CHARLOTTE LUNDQUIST A/K/A CHARLOTTE M. LUNDQUIST**  
No. 04-1467-CD  
750 BIRCH STREET, LANSE, PA 16849

Dear Cindy:

Please stay the Sheriff's Sale of the above referenced property, which is scheduled for May 6, 2005 return the original writ of execution to the Prothonotary's office and refund any unused money to our office.

No funds were received in consideration for the stay.

Very truly yours,

  
Sandra Cooper

VIA TELECOPY (814) 765-5915

CC: CHARLOTTE LUNDQUIST A/K/A  
CHARLOTTE M. LUNDQUIST  
750 BIRCH STREET  
LANSE, PA 16849

CHASE MANHATTAN  
MORTGAGE CORPORATION  
Attn: DAVID LOVETT  
Loan No: 1978412978

**FILED**

**JUN 24 2005**

William A. Shaw  
Prothonotary/Clerk of Courts