

04-1655-CD  
INDYMAC BANK, FSB, S/T/I to INDYMAC INC. vs. RICHARD COUDRIER  
et al.

Indymac Bank et al vs Ricahrd Coudriet et  
2004-1655-CD

PHELAN HALLINAN & SCHMIEG  
BY: DANIEL G. SCHMIEG, ESQUIRE  
I.D. NO. 62205  
ATTORNEY FOR PLAINTIFF  
SUITE 1400/ONE PENN CENTER AT  
SUBURBAN STATION  
1617 JOHN F. KENNEDY BOULEVARD  
PHILADELPHIA, PA 19103-1814

1000224301

ATTORNEY FOR PLAINTIFF

**INDYMAC BANK, FSB, S/I/I TO  
INDYMAC, INC.**

v.

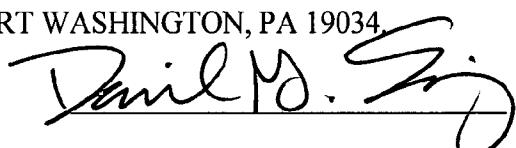
**RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET**

: CLEARFIELD COUNTY  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 04-1655-CD

PRAECLPICE TO MARK JUDGMENT TO USE PLAINTIFF  
AND ENTRY OF APPEARANCE NUNC PRO TUNC

TO THE PROTHONOTARY:

Please mark the judgment in the above-captioned matter to the use of TCIF REO GCM, LLC,  
1100 VIRGINIA DRIVE, P.O. BOX 8300, FORT WASHINGTON, PA 19034.



DANIEL G. SCHMIEG, ESQUIRE

Attorney for Plaintiff

Date: November 9, 2007

FILED NO CC  
M104160 Atty pd  
NOV 13 2007 7:00

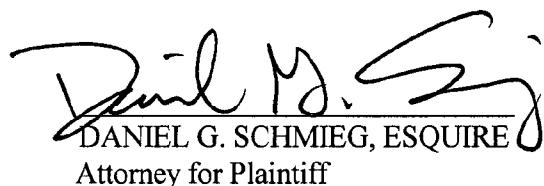
William A. Shaw  
Prothonotary/Clerk of Courts

60

**ENTRY OF APPEARANCE**

TO THE PROTHONOTARY:

Kindly enter my appearance on behalf of TCIF REO GCM, LLC, USE  
PLAINTIFF.



DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20592  
NO: 04-1655-CD

PLAINTIFF: INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC.  
VS.  
DEFENDANT: RICHARD A. COUDRIET AND SHIRLEY M. COUDRIET

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 5/25/2007

LEVY TAKEN 6/7/2007 @ 11:00 AM

POSTED 6/7/2007 @ 11:08 AM

SALE HELD 11/2/2007

SOLD TO TCIF REO GCM, LLC

SOLD FOR AMOUNT \$1.00 PLUS COSTS

WRIT RETURNED 11/30/2007 12/27/07

DATE DEED FILED 11/30/2007 12/27/07

PROPERTY ADDRESS RD 2, BOX 71 FLEGAL ROAD A/K/A 716 KNEPP ROAD CLEARFIELD, PA 16830

FILED  
Dec 27 2007  
DE 27 2007

William A. Shaw  
Prothonotary/Clerk of Courts

SERVICES

6/7/2007 @ 11:09 AM SERVED RICHARD A. COUDRIET

SERVED RICHARD A. COUDRIET, DEFENDANT, AT HIS RESIDENCE 716 KNEPP ROAD, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO SHIRELY COUDRIET, WIFE/CO-DEFENDANT

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

6/7/2007 @ 11:09 AM SERVED SHIRLEY M. COUDRIET

SERVED SHIRLEY M. COUDRIET, DEFENDANT, AT HER RESIDENCE 716 KNEPP ROAD, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO SHIRLEY M. COUDRIET

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

@ SERVED

NOW, JULY 11, 2007 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO CONTINUE THE SHERIFF SALE SCHEDULED FOR AUGUST 3, 2007 TO NOVEMBER 2, 2007.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20592  
NO: 04-1655-CD

PLAINTIFF: INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC.

VS.

DEFENDANT: RICHARD A. COUDRIET AND SHIRLEY M. COUDRIET

Execution REAL ESTATE

**SHERIFF RETURN**

---

SHERIFF HAWKINS \$231.15

SURCHARGE \$40.00 PAID BY ATTORNEY

Sworn to Before Me This

\_\_\_\_ Day of \_\_\_\_\_ 2007

So Answers,

*Chester Hawkins*  
*by Cynthia Butter-Anglenbach*  
Chester A. Hawkins  
Sheriff

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

INDYMAC.BANK, FSB, S/I/I TO  
INDYMAC, INC.

vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

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 property (specifically described property below):

PREMISES: RD 2 BOX 71, CLEARFIELD, PA 16830  
(See Legal Description attached)

Amount Due	\$39,304.96
Interest from 5/23/05 to Sale per diem \$6.46	\$5,988.42
Add'l Costs	\$12,663.50
Total	\$57,956.88
	185.00 Prothonotary costs

*John L. Hayes*  
(Clerk) Office of the Prothonotary, Common Pleas Court  
of CLEARFIELD County, Penna.

Dated 5/25/07  
(SEAL)

100561

Received this writ this 25<sup>th</sup> day  
of May A.D. 2007  
At 1:30 A.M./P.M.

Chesler A. Hawkins  
Sheriff by Centrea Butter-Alpern

No. 04-1655-CD..... Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

INDYMAC BANK, FSB, S/M TO INDYMAC, INC.

vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

---

WRIT OF EXECUTION  
(Mortgage Foreclosure)

---

Costs	
Real Debt	\$39,304.96
Int. from MAY 23, 2007	
To Date of Sale (\$6.46 per diem)	
Costs	
Prothy Rd.	<u>185.00</u>
Sheriff	

*Dale M. S.*

Attorney for Plaintiff(s)

Address: RICHARD A. COUDRIET  
716 KNEPP ROAD  
CLEARFIELD, PA 16830

SHIRLEY M. COUDRIET  
716 KNEPP ROAD  
CLEARFIELD, PA 16830

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in Lawrence Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at the Southwest corner of property now or formerly of J.W. Pritchard where it intersects with Township Road T-601; thence in a Westerly direction along said Township Road and property now or formerly of Robert Hoyt, 443 feet to the Southeast corner of property now or formerly of George Carns; thence in a Northerly direction along line of land now or formerly of George Carns 440 feet to a point at the right-of-way of U.S. Route I-80; thence in an Easterly direction along said right-of-way line of U.S. Route I-80, 451.26 feet to a point along line of land now or formerly of J.W. Pritchard; thence in a Southerly direction 354 feet along line of land now or formerly of J.W. Pritchard to point and place of beginning.

CONTAINING 4.04 acres, more or less.

Tax Parcel #123-J7-22

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Richard A. Coudriet and Shirley M. Coudriet, husband and wife by Deed from National City Bank of Pennsylvania dated 7/6/1998 and recorded 7/22/1998, in Record Book Volume 1953, Page 38.

PREMISES BEING: RD 2 BOX 71, FLEGAL ROAD

SEIZED, taken in execution to be sold as the property of RICHARD A. COUDRIET AND SHIRLEY M. COUDRIET, at the suit of INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC. JUDGMENT NO. 04-1655-CD

**REAL ESTATE SALE  
SCHEDULE OF DISTRIBUTION**

NAME RICHARD A. COUDRIET

NO. 04-1655-CD

NOW, November 29, 2007, by virtue of the Writ of Execution hereunto attached, after having given due and legal notice of time and place of sale by publication in a newspaper published in this County and by handbills posted on the premises setting for the date, time and place of sale at the Court House in Clearfield on November 02, 2007, I exposed the within described real estate of Richard A. Coudriet And Shirley M. Coudriet to public venue or outcry at which time and place I sold the same to TCIF REO GCM, LLC he/she being the highest bidder, for the sum of \$1.00 plus costs and made the following appropriations, viz:

**SHERIFF COSTS:**

RDR SERVICE	15.00
MILEAGE	15.00
LEVY	2.00
MILEAGE	15.00
POSTING	2.00
CSDS	15.00
COMMISSION	10.00
POSTAGE	0.00
HANDBILLS	6.15
DISTRIBUTION	15.00
ADVERTISING	25.00
ADD'L SERVICE	15.00
DEED	30.00
ADD'L POSTING	
ADD'L MILEAGE	
ADD'L LEVY	
BID AMOUNT	1.00
RETURNS/DEPUTIZE	
COPIES	15.00
	5.00
BILLING/PHONE/FAX	10.00
CONTINUED SALES	20.00
MISCELLANEOUS	
<b>TOTAL SHERIFF COSTS</b>	<b>\$231.15</b>

**DEED COSTS:**

ACKNOWLEDGEMENT	5.00
REGISTER & RECORDER	29.50
TRANSFER TAX 2%	0.00
<b>TOTAL DEED COSTS</b>	<b>\$29.50</b>

**PLAINTIFF COSTS, DEBT AND INTEREST:**

DEBT-AMOUNT DUE	39,304.96
INTEREST @ 6.4600 %	6,343.72
FROM 02/23/2005 TO 11/02/2007	
PROTH SATISFACTION	
LATE CHARGES AND FEES	
COST OF SUIT-TO BE ADDED	12,663.50
FORECLOSURE FEES	
ATTORNEY COMMISSION	
REFUND OF ADVANCE	
REFUND OF SURCHARGE	40.00
SATISFACTION FEE	
ESCROW DEFICIENCY	
PROPERTY INSPECTIONS	
INTEREST	
MISCELLANEOUS	
<b>TOTAL DEBT AND INTEREST</b>	<b>\$58,352.18</b>
<b>COSTS:</b>	
ADVERTISING	354.58
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
DUE	
LIEN SEARCH	100.00
ACKNOWLEDGEMENT	5.00
DEED COSTS	29.50
SHERIFF COSTS	231.15
LEGAL JOURNAL COSTS	180.00
PROTHONOTARY	185.00
MORTGAGE SEARCH	40.00
MUNICIPAL LIEN	
<b>TOTAL COSTS</b>	<b>\$1,125.23</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  
**PHELAN HALLINAN & SCHMIEG, LLP**  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
[Christine.Schoffler@edghe.com](mailto:Christine.Schoffler@edghe.com)

Christine Schoffler  
Judgment Department, Ext. 1286  
July 11, 2007  
Office of the Sheriff  
Clearfield County Courthouse  
230 East Market Street  
Clearfield, PA 16830

Representing Lenders in  
Pennsylvania and New Jersey

ATTENTION: CINDY (814) 765-5915

Re: **INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC. v. RICHARD A. COUDRIET SHIRLEY M. COUDRIET**  
**No. 04-1655-CD**  
**RD 2 BOX 71, FLEGAL ROAD CLEARFIELD, PA 16830**

Dear Cindy:

Please postpone the Sheriff's Sale of the above referenced property which is scheduled for August 3, 2007.

The property is to be relisted for the NOVEMBER 2, 2007 Sheriff's Sale.

Due to the case just being on hold we must still proceed with advertising of the property.

Very truly yours,  
CQS  
Christine Schoffler  
VIA TELECOPY (814) 765-5915

CC: RICHARD	A. SHIRLEY M. COUDRIET
COUDRIET	RD 2 BOX 71, FLEGAL
RD 2 BOX 71, FLEGAL	ROAD
ROAD	CLEARFIELD, PA 16830
CLEARFIELD, PA 16830	

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20466  
NO: 04-1655-CD

PLAINTIFF: INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC.  
vs.  
DEFENDANT: RICHARD A. COUDRIET AND SHIRLEY M. COUDRIET

Execution REAL ESTATE

**SHERIFF RETURN**

DATE RECEIVED WRIT: 10/31/2006

LEVY TAKEN 11/15/2006 @ 2:40 PM

POSTED 11/15/2006 @ 2:41 PM

SALE HELD

SOLD TO

WRIT RETURNED 10/19/2007

DATE DEED FILED **NOT SOLD**

**FILED**  
04-1655-CD  
OCT 19 2007  
LS

William A. Shaw  
Prothonotary/Clerk of Courts

**DETAILS**

11/15/2006 @ 2:41 PM SERVED RICHARD A. COUDRIET

SERVED RICHARD A. COUDRIET, DEFENDANT, AT HIS RESIDENCE 716 KNEPP ROAD, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO SHIRLEY COUDRIET, WIFE/CO-DEFENDANT

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

11/15/2006 @ 2:45 PM SERVED SHIRLEY M. COUDRIET

SERVED SHIRLEY M. COUDRIET, DEFENDANT, AT HER RESIDENCE 716 KNEPP ROAD, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO SHIRLEY M. COUDRIET

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

@ SERVED

NOW, JANUARY 5, 2007 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO CONTINUE THE SHERIFF SALE SCHEDULED FOR JANUARY 5, 2007 TO APRIL 6, 2007.

@ SERVED

NOW, APRIL 12, 2007 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF SALE SCHEDULED FOR APRIL 13, 2007. THE SUM OF \$1,000.00 WAS RECEIVED TO CURE THE DEFAULT.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20466  
NO: 04-1655-CD

PLAINTIFF: INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC.

vs.

DEFENDANT: RICHARD A. COUDRIET AND SHIRLEY M. COUDRIET

Execution REAL ESTATE

**SHERIFF RETURN**

---

SHERIFF HAWKINS \$214.85

SURCHARGE \$40.00 PAID BY ATTORNEY

So Answers,

*Chester Hawkins*  
by Cynthia Butcher - Aufhender  
Chester A. Hawkins  
Sheriff

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

---

INDYMAC BANK, FSB, S/I/I TO INDYMAC,  
INC.

---

vs.

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY,  
PENNSYLVANIA

NO.: 04-1655-CD

---

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

---

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: RD 2 BOX 71, CLEARFIELD, PA 16830

(See legal description attached.)

Amount Due	\$39,304.96
Add'l cost	\$9,616.00
Interest from 2/23/05 to	\$ _____
Date of Sale (\$6.46 per diem)	
Total	\$ _____ Plus costs as endorsed. 165.00

Willie L. Hargan Jr.  
Prothonotary, Common Pleas Court of  
Clearfield County, Pennsylvania

Dated 10/31/06  
(SEAL)

By:

Deputy

KAZ

Received October 31, 2006 @ 3:00 P.M.  
Chester A. Hauke  
Jeff C. Miller, Butler Auctioneers

No. 04-1655-CD

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

INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC.

vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

---

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

---

Real Debt \$39,304.96

Int. from 2/23/05  
to Date of Sale (\$6.46 per diem)

Costs

Prothy. Pd. 105.00

Sheriff

Daniel G. Schmieg  
Attorney for Plaintiff

Address: RD 2 BOX 71, FLEGAL ROAD, CLEARFIELD, PA 16830  
RD 2 BOX 71, FLEGAL ROAD, CLEARFIELD, PA 16830  
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

ALL THAT CERTAIN piece or parcel of land situate in Lawrence Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at the Southwest corner of property now or formerly of J.W. Pritchard where it intersects with Township Road T-601; thence in a Westerly direction along said Township Road and property now or formerly of Robert Hoyt, 443 feet to the Southeast corner of property now or formerly of George Carns; thence in a Northerly direction along line of land now or formerly of George Carns 440 feet to a point at the right-of-way of U.S. Route I-80; thence in an Easterly direction along said right-of-way line of U.S. Route I-80, 451.26 feet to a point along line of land now or formerly of J.W. Pritchard; thence in a Southerly direction 354 feet along line of land now or formerly of J.W. Pritchard to point and place of beginning.

CONTAINING 4.04 acres, more or less.

Tax Parcel #123-J7-22

**TITLE TO SAID PREMISES IS VESTED IN** Richard A. Coudriet and Shirley M. Coudriet, husband and wife by Deed from National City Bank of Pennsylvania dated 7/6/1998 and recorded 7/22/1998, in Record Book Volume 1953, Page 38.

BEING KNOWN AS : RD 2 BOX 71, CLEARFIELD, PA 16830

**REAL ESTATE SALE  
SCHEDULE OF DISTRIBUTION**

NAME RICHARD A. COUDRIET

NO. 04-1655-CD

NOW, October 19, 2007, 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 Richard A. Coudriet And Shirley M. Coudriet 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 \$1,000.00 and made the following appropriations, viz:

**SHERIFF COSTS:**

RDR	15.00
SERVICE	15.00
MILEAGE	2.00
LEVY	15.00
MILEAGE	2.00
POSTING	15.00
CSDS	10.00
COMMISSION	20.00
POSTAGE	5.85
HANDBILLS	15.00
DISTRIBUTION	25.00
ADVERTISING	15.00
ADD'L SERVICE	15.00
DEED	
ADD'L POSTING	
ADD'L MILEAGE	
ADD'L LEVY	
BID/SETTLEMENT AMOUNT	1,000.00
RETURNS/DEPUTIZE	
COPIES	15.00
	5.00
BILLING/PHONE/FAX	5.00
CONTINUED SALES	20.00
MISCELLANEOUS	
<b>TOTAL SHERIFF COSTS</b>	<b>\$214.85</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	39,304.96
INTEREST @ 6.4600	(4,728,720.0
FROM 02/23/2005 TO	
ATTORNEY FEES	
PROTH SATISFACTION	
LATE CHARGES AND FEES	
COST OF SUIT-TO BE ADDED	
FORECLOSURE FEES	
ATTORNEY COMMISSION	
REFUND OF ADVANCE	
REFUND OF SURCHARGE	40.00
SATISFACTION FEE	
ESCROW DEFICIENCY	
PROPERTY INSPECTIONS	
INTEREST	
MISCELLANEOUS	9,616.00
<b>TOTAL DEBT AND INTEREST</b>	<b>(\$4,679,759.04)</b>
<b>COSTS:</b>	
ADVERTISING	341.62
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
DUE	
LIEN SEARCH	200.00
ACKNOWLEDGEMENT	
DEED COSTS	0.00
SHERIFF COSTS	214.85
LEGAL JOURNAL COSTS	180.00
PROTHONOTARY	165.00
MORTGAGE SEARCH	80.00
MUNICIPAL LIEN	
<b>TOTAL COSTS</b>	<b>\$1,181.47</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  
**PHELAN HALLINAN & SCHMIEG, LLP**  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
[Christine.Schoffler@fedphe.com](mailto:Christine.Schoffler@fedphe.com)

Christine Schoffler  
Judgment Department, Ext. 1286

Representing Lenders in  
Pennsylvania and New Jersey

January 5, 2007

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

ATTENTION: CINDY (814) 765-5915

Re: **INDYMAC BANK, FSB, S/L/I TO INDYMAC, INC.**  
**v. RICHARD A. COUDRIET & SHIRLEY M. COUDRIET**  
**No. 04-1655-CD**  
**RD 2 BOX 71, FLEGAL ROAD, CLEARFIELD, PA 16830**

Dear Cindy:

Please postpone the Sheriff's Sale of the above referenced property which is  
scheduled for JANUARY 5, 2007.

The property is to be relisted for the APRIL 6, 2007 Sheriff's Sale.

Very truly yours,

**CQS**

Christine Schoffler

VIA TEL. ECOPY (814) 765-5915

Law Offices  
**PHELAN HALLINAN & SCHMIEG, LLP**  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
[Christine.Schoffler@fedphe.com](mailto:Christine.Schoffler@fedphe.com)

CHRISTINE SCHOFFLER  
Judgment Department, Ext. 1286

Representing Lenders in  
Pennsylvania and New Jersey

April 12, 2007

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

ATTENTION: CINDY (814) 765-5915

**Re: INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC. v. RICHARD A. COUDRIET  
AND SHIRLEY M. COUDRIET  
No. 04-1655  
RD 2 BOX 71, FLEGAL ROAD, CLEARFIELD, PA 16830**

Dear Cindy:

Please stay the Sheriff's Sale of the above referenced property, which is scheduled for  
APRIL 13, 2007 return the original writ of execution to the Prothonotary's office and refund any unused  
money to our office.

The sum of \$1,000.00 was received in consideration for the stay.

Very truly yours,  
CQS  
Christine Schoffler  
VIA TELECOPY (814) 765-5915

IN THE COURT OF COMMON PLEAS  
OF CLEARFIELD COUNTY, PENNSYLVANIA

INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC.	:	CLEARFIELD COUNTY
Plaintiff,	:	COURT OF COMMON PLEAS
v.	:	
	:	CIVIL DIVISION
RICHARD A. COUDRIET	:	
SHIRLEY M. COUDRIET	:	NO. 04-1655-CD
Defendant(s)	:	

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF CLEARFIELD ) SS:

Plaintiff in the above action sets forth as of the date the Praeclipe for the Writ of Execution was filed the following information concerning the real property located at: RD 2 BOX 71, CLEARFIELD, PA 16830.

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address set forth on the Affidavit No. 2 (previously filed) and/or Amended Affidavit No. 2 on the date indicated. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached for each notice.

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

Date: September 27, 2007

**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.

100561

**FILED**  
M 10/4/2007  
OCT 01 2007  
S  
William A. Shaw  
Prothonotary/Clerk of Courts

**Name and  
Address  
of Sender**

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

COS

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

Line	Article Number	Name of Addressee, Street, and Post Office Address
1		TENANT/OCCUPANT RD 2 BOX 71 CLEARFIELD, PA 16830
2		DOMESTIC RELATIONS CLEARFIELD COUNTY CLEARFIELD COUNTY COURTHOUSE 230 EAST MARKET STREET CLEARFIELD, PA 16830
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE PO BOX 2675 HARRISBURG, PA 17105
4		Pennsylvania Housing Finance Agency, 211 North Front Street, Harrisburg, PA 17101
5		
6		
7		
8		
9		
10		
11		
12		<b>Re: RICHARD A. COUDRIET</b>
		<b>100561 TEAM 4</b>
		<b>KXL</b>
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)

PHELAN HALLINAN & SCHMIEG, LLP  
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

INDYMAC BANK, FSB S/I TO INDYMAC,  
INC.

Plaintiff

: COURT OF COMMON PLEAS

vs.

: CIVIL DIVISION

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET  
Defendants

: CLEARFIELD COUNTY

: No. 04-1655-CD

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## AFFIDAVIT OF SERVICE

PLAINTIFF **INDYMAC BANK, FSB, S/I TO INDYMAC, INC.** CLEARFIELD County  
DEFENDANT(S) **RICHARD A. COUDRIET** No. 04-1655-CD  
**SHIRLEY M. COUDRIET** Our File #: 100561  
Please serve upon: **RICHARD A. COUDRIET** Type of Action  
SERVE AT: **716 KNEPP ROAD** - Notice of Sheriff's Sale  
**CLEARFIELD, PA 16830** Sale Date: **AUGUST 3, 2007**

Served and made known to Richard A. Coudriet SERVED, Defendant, on the 26<sup>th</sup> day of June, 2007, at 3:06, o'clock P.m., at 716 Knepp Rd., Clearfield, 16830,

Commonwealth of Pennsylvania, in the manner described below:

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

Description: Age 52 Height 5'2" Weight 220 Race W Sex M Other

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

Sworn to and subscribed  
before me this 27<sup>th</sup> day of JUNE, 2007  
Notary COMMONWEALTH OF PENNSYLVANIA

Notarial Seal  
Marilyn A. Campbell, Notary Public  
City of Altoona, Blair County  
My Commission Expires Oct. 28, 2007

By:

NOT SERVED

ATTEMPT SERVICE NLT THREE (3) TIMES\*\*\*

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

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

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 200\_\_\_\_.  
Notary: **Attorney for Plaintiff**

DANIEL G. SCHMIEG, Esquire - I.D. No. 62205  
One Penn Center at Suburban Station, Suite 1400  
1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814  
(215) 563-7000

## AFFIDAVIT OF SERVICE

PLAINTIFF INDYMAC BANK, FSB, S/I TO INDYMAC,  
INC. CLEARFIELD County  
No. 04-1655-CD  
Our File #: 100561

DEFENDANT(S) RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET Type of Action  
- Notice of Sheriff's Sale

Please serve upon: SHIRLEY M. COUDRIET

SERVE AT: 716 KNEPP ROAD  
CLEARFIELD, PA 16830 Sale Date: AUGUST 3, 2007

Served and made known to Shirley M. Coudriet <sup>SERVED</sup>, Defendant, on the 26<sup>th</sup> day of June,  
2007 at 3:06, o'clock P.m., at 716 Knepp Rd., Clearfield, 16830,

Commonwealth of Pennsylvania, in the manner described below:

Defendant personally served.

Adult family member with whom Defendant(s) reside(s). Relationship is \_\_\_\_\_.

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

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

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

an officer of said Defendant(s)'s company.

Other: \_\_\_\_\_

Description: Age 52 Height 5'2" Weight 220 Race W Sex F Other

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

Sworn to and subscribed  
before me this 27<sup>th</sup> day Marilyn A. Campbell  
of JUNE, 2007 COMMONWEALTH OF PENNSYLVANIA  
Notary:

Notarial Seal  
Marilyn A. Campbell, Notary Public  
City of Altoona, Blair County  
My Commission Expires Oct. 28, 2007  
Member, Pennsylvania Association of Notaries

By: 

NOT SERVED

\*\*\*ATTEMPT SERVICE NLT THREE (3) TIMES\*\*\*

On the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_.m., Defendant NOT FOUND because:

Moved  Unknown  No Answer  Vacant

1st attempt Date: \_\_\_\_\_ Time: \_\_\_\_\_, 2nd attempt Date: \_\_\_\_\_ Time: \_\_\_\_\_, 3rd

attempt Date: \_\_\_\_\_ Time: \_\_\_\_\_.

Other:

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 200\_\_\_.  
Notary:

By:

Attorney for Plaintiff

DANIEL G. SCHMIEG, Esquire - I.D. No. 62205  
One Penn Center at Suburban Station, Suite 1400  
1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814  
(215) 563-7000

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

INDYMAC BANK, FSB, S/I/I TO  
INDYMAC, INC.

vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

No. 04-1655-CD Term 2005..

**PRAEICE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)**

To the Director of the Office of Judicial Support

Issue writ of execution in the above matter:

Amount Due \$39,304.96

Interest from 2/23/05 to Sale \$5,988.42  
Per diem \$6.46

Add'l Costs : \$12,663.50

185.00 Prothonotary costs

Attorney for the Plaintiff(s)

Note: Please attach description of Property

100561

**FILED** 100 & 6 counts  
MAY 12 2007 prop. dese.  
MAY 25 2007 to Sheriff

William A. Shaw  
Prothonotary/Clerk of Courts *Atty pd.* 20.00  
*(OK)*

No. 04:1655:CD ..... Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

**FILED**

**MAY 25 2007**

William A. Shaw  
Prothonotary/Clerk of Courts

INDYMAC BANK, FSB ~~et al.~~ vs. INDYMAC, INC.

vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

---

PRAECEIPE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)

Filed:



Attorney for Plaintiff(s)

Address: RICHARD A. COUDRIET  
716 KNEPP ROAD  
CLEARFIELD, PA 16830

SHIRLEY M. COUDRIET  
716 KNEPP ROAD  
CLEARFIELD, PA 16830

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in Lawrence Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at the Southwest corner of property now or formerly of J.W. Pritchard where it intersects with Township Road T-601; thence in a Westerly direction along said Township Road and property now or formerly of Robert Hoyt, 443 feet to the Southeast corner of property now or formerly of George Carns; thence in a Northerly direction along line of land now or formerly of George Carns 440 feet to a point at the right-of-way of U.S. Route I-80; thence in an Easterly direction along said right-of-way line of U.S. Route I-80, 451.26 feet to a point along line of land now or formerly of J.W. Pritchard; thence in a Southerly direction 354 feet along line of land now or formerly of J.W. Pritchard to point and place of beginning.

CONTAINING 4.04 acres, more or less.

Tax Parcel #123-J7-22

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Richard A. Coudriet and Shirley M. Coudriet, husband and wife by Deed from National City Bank of Pennsylvania dated 7/6/1998 and recorded 7/22/1998, in Record Book Volume 1953, Page 38.

PREMISES BEING: RD 2 BOX 71, FLEGAL ROAD

SEIZED, taken in execution to be sold as the property of RICHARD A. COUDRIET AND SHIRLEY M. COUDRIET, at the suit of INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC. JUDGMENT NO. 04-1655-CD

PHELAN HALLINAN & SCHMIEG

By: DANIEL G. SCHMIEG

Identification No. 62205

Suite 1400

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

INDYMAC BANK, FSB, S/I/I TO INDYMAC, :

INC. :

465 NORTH HALSTEAD STREET :

PASADENA, CA 91107 :

Plaintiff, :

v. :

RICHARD A. COUDRIET :

SHIRLEY M. COUDRIET :

716 KNEPP ROAD :

CLEARFIELD, PA 16830 :

Defendant(s). :

CERTIFICATION

DANIEL G. SCHMIEG, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- an FHA Mortgage
- non-owner occupied
- vacant
- Act 91 procedures have been fulfilled

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



DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC.	:	
465 NORTH HALSTEAD STREET	:	CLEARFIELD COUNTY
PASADENA, CA 91107	:	COURT OF COMMON PLEAS
Plaintiff,	:	CIVIL DIVISION
v.	:	NO. 04-1655-CD
RICHARD A. COUDRIET	:	
SHIRLEY M. COUDRIET	:	
716 KNEPP ROAD	:	
CLEARFIELD, PA 16830	:	
Defendant(s).	:	

**AFFIDAVIT PURSUANT TO RULE 3129**  
**(Affidavit No.1)**

**INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC.** , Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQUIRE, sets forth as of the date the Praeclipe for the Writ of Execution was filed, the following information concerning the real property located at **RD 2 BOX 71, CLEARFIELD, PA 16830**.

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

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

RICHARD A. COUDRIET	716 KNEPP ROAD CLEARFIELD, PA 16830
---------------------	--

SHIRLEY M. COUDRIET	716 KNEPP ROAD CLEARFIELD, PA 16830
---------------------	--

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

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

**Same as Above**

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

MAY 23, 2007  
Date

  
 DANIEL G. SCHMIEG, ESQUIRE  
 Attorney for Plaintiff

<b>INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC.</b>	:
	:
<b>465 NORTH HALSTEAD STREET</b>	:
<b>PASADENA, CA 91107</b>	:
<b>Plaintiff,</b>	:
	:
<b>v.</b>	:
	:
<b>RICHARD A. COUDRIET</b>	:
<b>SHIRLEY M. COUDRIET</b>	:
<b>716 KNEPP ROAD</b>	:
<b>CLEARFIELD, PA 16830</b>	:
<b>Defendant(s).</b>	:

### **AFFIDAVIT PURSUANT TO RULE 3129**

**INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC.**, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQUIRE, sets forth as of the date the Praeclipe for the Writ of Execution was filed, the following information concerning the real property located at **RD 2 BOX 71, CLEARFIELD, PA 16830**.

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
<b>None</b>	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
<b>Pennsylvania Housing Finance Agency</b>	<b>211 North Front Street Harrisburg, PA 17101</b>

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
<b>None</b>	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
<b>None</b>	

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

NAME

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

TENANT/OCCUPANT

**RD 2 BOX 71  
CLEARFIELD, PA 16830**

**DOMESTIC  
RELATIONS  
CLEARFIELD  
COUNTY**

**CLEARFIELD COUNTY COURTHOUSE  
230 EAST MARKET STREET  
CLEARFIELD, PA 16830**

**COMMONWEALTH  
OF PENNSYLVANIA**

**DEPARTMENT OF WELFARE  
PO BOX 2675  
HARRISBURG, PA 17105**

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

MAY 23, 2007

Date



DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

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

COPY

INDYMAC BANK, FSB, S/I/I TO  
INDYMAC, INC.

vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

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 property (specifically described property below):

PREMISES: RD 2 BOX 71, CLEARFIELD, PA 16830  
(See Legal Description attached)

Amount Due	\$39,304.96
Interest from 5/23/05 to Sale per diem \$6.46	\$5,988.42
Add'l Costs	\$12,663.50
Total	\$57,956.88

185.00 Prothonotary costs

*Willie L. Chapman*  
(Clerk) Office of the Prothonotary, Common Pleas Court  
of CLEARFIELD County, Penna.

Dated 5/25/07  
(SEAL)

No. 04-1655-CD ..... Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

INDYMAC BANK, FSB, S/I TO INDYMAC, INC.

vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

---

WRIT OF EXECUTION  
(Mortgage Foreclosure)

---

Costs

Real Debt \$39,304.96

Int. from MAY 23, 2007  
To Date of Sale (\$6.46 per diem)

Costs

Prothy Pd. 185.00

Sheriff

*Dan M. S.*

Attorney for Plaintiff(s)

Address: RICHARD A. COUDRIET  
716 KNEPP ROAD  
CLEARFIELD, PA 16830

SHIRLEY M. COUDRIET  
716 KNEPP ROAD  
CLEARFIELD, PA 16830

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in Lawrence Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at the Southwest corner of property now or formerly of J.W. Pritchard where it intersects with Township Road T-601; thence in a Westerly direction along said Township Road and property now or formerly of Robert Hoyt, 443 feet to the Southeast corner of property now or formerly of George Carns; thence in a Northerly direction along line of land now or formerly of George Carns 440 feet to a point at the right-of-way of U.S. Route I-80; thence in an Easterly direction along said right-of-way line of U.S. Route I-80, 451.26 feet to a point along line of land now or formerly of J.W. Pritchard; thence in a Southerly direction 354 feet along line of land now or formerly of J.W. Pritchard to point and place of beginning.

CONTAINING 4.04 acres, more or less.

Tax Parcel #123-J7-22

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Richard A. Coudriet and Shirley M. Coudriet, husband and wife by Deed from National City Bank of Pennsylvania dated 7/6/1998 and recorded 7/22/1998, in Record Book Volume 1953, Page 38.

PREMISES BEING: RD 2 BOX 71, FLEGAL ROAD

SEIZED, taken in execution to be sold as the property of RICHARD A. COUDRIET AND SHIRLEY M. COUDRIET, at the suit of INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC. JUDGMENT NO. 04-1655-CD

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20376  
NO: 04-1655-CD

PLAINTIFF: INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC.  
VS.  
DEFENDANT: RICHARD A. COUDRIET AND SHIRLEY M. COUDRIET

Execution REAL ESTATE

**SHERIFF RETURN**

DATE RECEIVED WRIT: 06/14/2006

LEVY TAKEN 06/21/2006 @ 2:39 PM

POSTED 06/21/2006 @ 2:39 PM

SALE HELD

SOLD TO

SOLD FOR AMOUNT PLUS COSTS

WRIT RETURNED 12/13/2006

DATE DEED FILED NOT SOLD

**FILED**  
06/21/2006  
DEC 13 2006  
WM

William A. Shaw  
Prothonotary/Clerk of Courts

**DETAILS**

06/21/2006 @ 2:39 PM SERVED RICHARD A. COUDRIET

SERVED RICHARD A. COUDRIET, DEFENDANT, AT HIS RESIDENCE RD #2, BOX 71 A/K/A 716 KNEPP ROAD, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO SHIRLEY COUDRIET, WIFE/CO-DEFENDANT

06/21/2006 @ 2:39 PM SERVED SHIRLEY M. COUDRIET

SERVED, SHIRELY M. COUDRIET, DEFENDANT, AT HER RESIDENCE RD #2, BOX 71 A/K/A 716 KNEPP ROAD, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO SHIRELY M. COUDRIET

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

@ SERVED

NOW, AUGUST 22, 2006 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF SALE SCHEDULED FOR SEPTEMBER 1, 2006 AND RETURN THE WRIT TO THE PROTHONOTARY.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20376  
NO: 04-1655-CD

PLAINTIFF: INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC.

vs.

DEFENDANT: RICHARD A. COUDRIET AND SHIRLEY M. COUDRIET

Execution REAL ESTATE

**SHERIFF RETURN**

---

SHERIFF HAWKINS \$173.68

SURCHARGE \$40.00 PAID BY ATTORNEY

So Answers,

*Chester Hawkins*  
By *Anthony Bitter-Asphodel*  
Chester A. Hawkins  
Sheriff

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

---

INDYMAC BANK, FSB, S/I/I TO INDYMAC,  
INC.

---

vs.

---

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

---

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY,  
PENNSYLVANIA

NO.: 04-1655-CD

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: **RD 2 BOX 71, CLEARFIELD, PA 16830**

(See legal description attached.)

Amount Due	<u>\$39,304.96</u>
Interest from 2/23/05 to Date of Sale (\$6.46 per diem)	\$ _____
Total	\$ _____ Plus costs as endorsed. <u>145.00</u> <b>Prothonotary costs</b>

Dated 6/14/06  
(SEAL)

Prothonotary, Common Pleas Court of  
Clearfield County, Pennsylvania

By:

*Will H. Hough* **Deputy**

LB

Received June 14, 2006 @ 3:00 P.M.  
Chester A. Hawkins  
by Cynthia Better-Aylenbach

No. 04-1655-CD

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

INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC.

vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

---

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

---

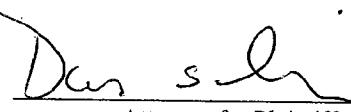
Real Debt \$39,304.96

Int. from 2/23/05  
to Date of Sale (\$6.46 per diem)

Costs \_\_\_\_\_

Prothy. Pd. 145.00

Sheriff \_\_\_\_\_

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

Address: RD 2 BOX 71, FLEGAL ROAD, CLEARFIELD, PA 16830  
RD 2 BOX 71, FLEGAL ROAD, CLEARFIELD, PA 16830  
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

ALL THAT CERTAIN piece or parcel of land situate in Lawrence Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at the Southwest corner of property now or formerly of J.W. Pritchard where it intersects with Township Road T-601; thence in a Westerly direction along said Township Road and property now or formerly of Robert Hoyt, 443 feet to the Southeast corner of property now or formerly of George Carns; thence in a Northerly direction along line of land now or formerly of George Carns 440 feet to a point at the right-of-way of U.S. Route I-80; thence in an Easterly direction along said right-of-way line of U.S. Route I-80, 451.26 feet to a point along line of land now or formerly of J.W. Pritchard; thence in a Southerly direction 354 feet along line of land now or formerly of J.W. Pritchard to point and place of beginning.

CONTAINING 4.04 acres, more or less.

Tax Parcel #123-I7-22

TITLE TO SAID PREMISES IS VESTED IN Richard A. Coudriet and Shirley M. Coudriet, husband and wife by Deed from National City Bank of Pennsylvania dated 7/6/1998 and recorded 7/22/1998, in Record Book Volume 1953, Page 38.

BEING KNOWN AS : RD 2 BOX 71, CLEARFIELD, PA 16830

**REAL ESTATE SALE  
SCHEDULE OF DISTRIBUTION**

NAME RICHARD A. COUDRIET

NO. 04-1655-CD

NOW, December 12, 2006, 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 Richard A. Coudriet And Shirley M. Coudriet 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:**

**PLAINTIFF COSTS, DEBT AND INTEREST:**

RDR	15.00	DEBT-AMOUNT DUE	
SERVICE	15.00	INTEREST @	0.00
MILEAGE	2.00	FROM TO	
LEVY	15.00		
MILEAGE	2.00	PROTH SATISFACTION	
POSTING	15.00	LATE CHARGES AND FEES	
CSDS	10.00	COST OF SUIT-TO BE ADDED	
COMMISSION	0.00	FORECLOSURE FEES	
POSTAGE	4.68	ATTORNEY COMMISSION	
HANDBILLS	15.00	REFUND OF ADVANCE	
DISTRIBUTION	25.00	REFUND OF SURCHARGE	40.00
ADVERTISING	15.00	SATISFACTION FEE	
ADD'L SERVICE	15.00	ESCROW DEFICIENCY	
DEED		PROPERTY INSPECTIONS	
ADD'L POSTING		INTEREST	
ADD'L MILEAGE		MISCELLANEOUS	
ADD'L LEVY			
BID/SETTLEMENT AMOUNT		TOTAL DEBT AND INTEREST	\$40.00
RETURNS/DEPUTIZE			
COPIES	15.00	<b>COSTS:</b>	
	5.00	ADVERTISING	342.34
BILLING/PHONE/FAX	5.00	TAXES - COLLECTOR	
CONTINUED SALES		TAXES - TAX CLAIM	
MISCELLANEOUS		DUE	
<b>TOTAL SHERIFF COSTS</b>	<b>\$173.68</b>	LIEN SEARCH	
		ACKNOWLEDGEMENT	
<b>DEED COSTS:</b>		DEED COSTS	0.00
ACKNOWLEDGEMENT		SHERIFF COSTS	173.68
REGISTER & RECORDER		LEGAL JOURNAL COSTS	162.00
TRANSFER TAX 2%	0.00	PROTHONOTARY	145.00
<b>TOTAL DEED COSTS</b>	<b>\$0.00</b>	MORTGAGE SEARCH	
		MUNICIPAL LIEN	
		<b>TOTAL COSTS</b>	<b>\$823.02</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  
**PHELAN HALLINAN & SCHMIEG, LLP**  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
Christine.Schoffler@fedphe.com

CHRISTINE SCHOFFLER  
Judgment Department, Ext. 1286

Representing Lenders in  
Pennsylvania and New Jersey

August 22, 2006

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

ATTENTION: CINDY (814) 765-5915

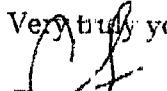
Re: INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC.  
No. 04-1655-CD *Richard & Shirley Gaudret*  
RD 2 BOX 71, FLEGAL ROAD, CLEARFIELD, PA 16830

Dear Cindy:

Please stay the Sheriff's Sale of the above referenced property, which is scheduled for SEPTEMBER 1, 2006 return the original writ of execution to the Prothonotary's office and refund any unused money to our office.

Please be further advised that no consideration was reported to have been received by our office.

Very truly yours

  
Christine Schoffler

SALE DATE: JANUARY 5, 2007

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

**INDYMAC BANK, FSB, S/I/I TO  
INDYMAC, INC.**

No.: 04-1655-CD

vs.

**RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET**

**FILED**  
10/10/06 5:30 PM  
DEC 06 2006

William A. Shaw  
Prothonotary/Clerk of Courts

**AFFIDAVIT PURSUANT TO RULE 3129.1  
AND RETURN OF SERVICE PURSUANT TO  
Pa. R.C.P. 405 OF NOTICE OF SALE**

Plaintiff in the above action sets forth as of the date the Praecept for the Writ of Execution was filed the following information concerning the real property located at:

**RD 2 BOZ 71, FLEGAL ROAD, CLEARFIELD, PA 16830.**

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address set forth on the attached Affidavit No. 2 (previously filed) and Amended Affidavit No. 2 on the date indicated, and a copy of the notice is attached as an Exhibit. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached for each notice.

  
DANIEL G. SCHMIEG  
DANIEL SCHMIEG, ESQUIRE  
Attorney for Plaintiff

December 5, 2006



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

---

**INDYMAC BANK, FSB, S/I/I TO INDYMAC,  
INC.**

---

vs.

---

**RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET**

---

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

**No. 04-1655-CD**

**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	\$39,304.96
Add'l cost	\$9,616.00
Interest from 2/23/05 to	
Date of Sale (\$6.46 per diem)	
	and Costs.
	165.00 <b>Prothonotary costs</b>

*Daniel G. Schmieg*  
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.

KAZ

**FILED**  
m/10/45762 Atty Ad. 20.00  
OCT 31 2006  
100 Colewitts  
William A. Shaw  
Prothonotary/Clerk of Courts  
W/prop descr.  
to Shff  
(60)

No. 04-1655-CD

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

INDYMAC BANK, FSB, SUIT TO INDYMAC,  
INC.

vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

---

PRAECLPICE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)

---

*Donald L. Schaefer*  
\_\_\_\_\_  
Attorney for Plaintiff(s)

Address: RD 2 BOX 71, FLEGAL ROAD, CLEARFIELD, PA 16830  
RD 2 BOX 71, FLEGAL ROAD, CLEARFIELD, PA 16830  
Where papers may be served.

ALL THAT CERTAIN piece or parcel of land situate in Lawrence Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at the Southwest corner of property now or formerly of J.W. Pritchard where it intersects with Township Road T-601; thence in a Westerly direction along said Township Road and property now or formerly of Robert Hoyt, 443 feet to the Southeast corner of property now or formerly of George Carns; thence in a Northerly direction along line of land now or formerly of George Carns 440 feet to a point at the right-of-way of U.S. Route I-80; thence in an Easterly direction along said right-of-way line of U.S. Route I-80, 451.26 feet to a point along line of land now or formerly of J.W. Pritchard; thence in a Southerly direction 354 feet along line of land now or formerly of J.W. Pritchard to point and place of beginning.

CONTAINING 4.04 acres, more or less.

Tax Parcel #123-I7-22

TITLE TO SAID PREMISES IS VESTED IN Richard A. Coudriet and Shirley M. Coudriet, husband and wife by Deed from National City Bank of Pennsylvania dated 7/6/1998 and recorded 7/22/1998, in Record Book Volume 1953, Page 38.

BEING KNOWN AS : RD 2 BOX 71, CLEARFIELD, PA 16830

INDYMAC BANK, FSB, S/I/I TO  
INDYMAC, INC.

CLEARFIELD COUNTY

No.: 04-1655-CD

vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

**AFFIDAVIT PURSUANT TO RULE 3129**  
**(Affidavit No. 1)**

INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC., Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praeclipe for the Writ of Execution was filed the following information concerning the real property located at RD 2 BOX 71, CLEARFIELD, PA 16830:

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

**RICHARD A. COUDRIET**                           **RD 2 BOX 71, FLEGAL ROAD**  
   **CLEARFIELD, PA 16830**

**SHIRLEY M. COUDRIET**                           **RD 2 BOX 71, FLEGAL ROAD**  
   **CLEARFIELD, PA 16830**

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

SAME AS ABOVE

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

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

October 24, 2006

INDYMAC BANK, FSB, S/I/I TO  
INDYMAC, INC.

CLEARFIELD COUNTY

No.: 04-1655-CD

vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

**AFFIDAVIT PURSUANT TO RULE 3129**  
**(Affidavit No. 2)**

INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC., Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praeclipe for the Writ of Execution was filed the following information concerning the real property located at RD 2 BOX 71, CLEARFIELD, PA 16830:

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

None.

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

Name	Last Known Address (if address cannot be reasonable ascertained, please indicate)
------	---

**PENNSYLVANIA HOUSING FINANCE  
AGENCY** **2101 NORTH FRONT STREET  
HARRISBURG, PA 17110**

**PENNSYLVANIA HOUSING FINANCE  
AGENCY** **211 NORTH FRONT STREET  
HARRISBURG, PA 17110**

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

Name	Last Known Address (if address cannot be reasonable ascertained, please indicate)
------	---

None.

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

**Clearfield County Domestic Relations**

**Clearfield County Courthouse**  
**230 East Market Street**  
**Clearfield, PA 16830**

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

**Commonwealth of Pennsylvania**  
**Department of Welfare**

**PO Box 2675**  
**Harrisburg, PA 17105**

**Tenant/Occupant**

**RD 2 BOX 71**  
**CLEARFIELD, PA 16830**

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

  
**DANIEL G. SCHMIEG, ESQUIRE**  
Attorney for Plaintiff

October 24, 2006

PHELAN HALLINAN & SCHMIEG  
By: DANIEL G. SCHMIEG, ESQUIRE  
ONE PENN CENTER AT  
SUBURBAN STATION  
1617 JOHN F. KENNEDY BOULEVARD  
SUITE 1400  
PHILADELPHIA, PA 19103-1814  
(215) 563-7000

INDYMAC BANK, FSB, S/I/I TO  
INDYMAC, INC.

ATTORNEY FOR PLAINTIFF  
COURT OF COMMON PLEAS  
CIVIL DIVISION

No.: 04-1655-CD

vs.

CLEARFIELD COUNTY

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

CERTIFICATION

DANIEL G. SCHMIEG, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- an FHA Mortgage
- non-owner occupied
- vacant
- Act 91 procedures have been fulfilled

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

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

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

---

**INDYMAC BANK, FSB, S/I/I TO INDYMAC,  
INC.**

---

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

**vs.**

**NO.: 04-1655-CD**

---

**RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET**

---

**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: RD 2 BOX 71, CLEARFIELD, PA 16830**

**(See legal description attached.)**

Amount Due	<u>\$39,304.96</u>
Add'l cost	<u>\$9,616.00</u>
Interest from 2/23/05 to	<u>\$</u>
Date of Sale (\$6.46 per diem)	<u></u>

**Total** \$ 165.00 **Plus costs as endorsed.**

**Prothonotary costs**

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

**Dated 10/31/06  
(SEAL)**

**By:**

**Deputy** KAZ

**KAZ**

No. 04-1655-CD

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

**INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC.**

VS.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

Real Debt	<u>\$39,304.96</u>
Int. from 2/23/05 to Date of Sale (\$6.46 per diem)	
Costs	
Prothy. Pd.	<u>165.00</u>
Sheriff	

Daniel M. Lehning  
Attorney for Plaintiff

Address: RD 2 BOX 71, FLEGAL ROAD, CLEARFIELD, PA 16830  
RD 2 BOX 71, FLEGAL ROAD, CLEARFIELD, PA 16830  
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

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CONTAINING 4.04 acres, more or less.

Tax Parcel #123-17-22

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BEING KNOWN AS : RD 2 BOX 71, CLEARFIELD, PA 16830

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

---

**INDYMAC BANK, FSB, S/I/I TO INDYMAC,  
INC.**

---

vs.

---

**RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET**

---

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

**No. 04-1655-CD**

**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

\$39,304.96

Interest from 2/23/05 to  
Date of Sale (\$6.46 per diem)

and Costs.

145.00 **Prothonotary costs**

Dan Schmieg

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.

LB

**FILED** *cc@lowmrs*  
*6/11/06* *w/prop. descr.*  
**JUN 14 2006** *to Shff*

William A. Shaw  
Prothonotary/Clerk of Courts

*Aug 20, 2006*

*(6K)*

JUN 14 2006  
FILED

No. 04-1655-CD

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

INDYMAC BANK, FSB, SUIT TO INDYMAC,  
INC.

vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

---

PRAECEIPE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)

---

  
Donald C. Coughlin

Attorney for Plaintiff(s)

Address: RD 2 BOX 71, FLEGAL ROAD, CLEARFIELD, PA 16830  
RD 2 BOX 71, FLEGAL ROAD, CLEARFIELD, PA 16830  
Where papers may be served.

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CONTAINING 4.04 acres, more or less.

Tax Parcel #123-J7-22

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BEING KNOWN AS : RD 2 BOX 71, CLEARFIELD, PA 16830

PHELAN HALLINAN & SCHMIEG  
By: DANIEL G. SCHMIEG, ESQUIRE  
ONE PENN CENTER AT  
SUBURBAN STATION  
1617 JOHN F. KENNEDY BOULEVARD  
SUITE 1400  
PHILADELPHIA, PA 19103-1814  
(215) 563-7000

INDYMAC BANK, FSB, S/I/I TO  
INDYMAC, INC.

ATTORNEY FOR PLAINTIFF  
COURT OF COMMON PLEAS  
CIVIL DIVISION

No.: 04-1655-CD

vs.

CLEARFIELD COUNTY

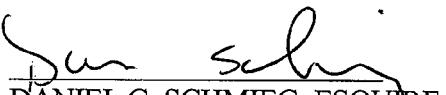
RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

CERTIFICATION

DANIEL G. SCHMIEG, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- an FHA Mortgage
- non-owner occupied
- vacant
- Act 91 procedures have been fulfilled

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

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

INDYMAC BANK, FSB, S/I/I TO  
INDYMAC, INC.

CLEARFIELD COUNTY

No.: 04-1655-CD

vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

**AFFIDAVIT PURSUANT TO RULE 3129**  
**(Affidavit No. 1)**

INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC., Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praeclipe for the Writ of Execution was filed the following information concerning the real property located at RD 2 BOX 71, CLEARFIELD, PA 16830:

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
RICHARD A. COUDRIET	RD 2 BOX 71, FLEGAL ROAD CLEARFIELD, PA 16830
SHIRLEY M. COUDRIET	RD 2 BOX 71, FLEGAL ROAD CLEARFIELD, PA 16830

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

SAME AS ABOVE

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

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

June 12, 2006

INDYMAC BANK, FSB, S/I/I TO  
INDYMAC, INC.

CLEARFIELD COUNTY

No.: 04-1655-CD

vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

**AFFIDAVIT PURSUANT TO RULE 3129**  
**(Affidavit No. 2)**

INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC., Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praeclipe for the Writ of Execution was filed the following information concerning the real property located at RD 2 BOX 71, CLEARFIELD, PA 16830:

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

None.

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

Name	Last Known Address (if address cannot be reasonable ascertained, please indicate)
------	---

PENNSYLVANIA HOUSING FINANCE AGENCY	2101 NORTH FRONT STREET HARRISBURG, PA 17110
-------------------------------------	---

PENNSYLVANIA HOUSING FINANCE AGENCY	211 NORTH FRONT STREET HARRISBURG, PA 17110
-------------------------------------	--

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

Name	Last Known Address (if address cannot be reasonable ascertained, please indicate)
------	---

None.

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Clearfield County Domestic Relations	Clearfield County Courthouse 230 East Market Street Clearfield, PA 16830
--------------------------------------	--

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Commonwealth of Pennsylvania Department of Welfare	PO Box 2675 Harrisburg, PA 17105
---	-------------------------------------

Tenant/Occupant	RD 2 BOX 71 CLEARFIELD, PA 16830
-----------------	-------------------------------------

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

  
DANIEL G. SCHMIEG, ESQUIRE

Attorney for Plaintiff

June 12, 2006

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

COPIED

---

INDYMAC BANK, FSB, S/I/I TO INDYMAC,  
INC.

---

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY,  
PENNSYLVANIA

vs.

NO.: 04-1655-CD

---

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

---

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: **RD 2 BOX 71, CLEARFIELD, PA 16830**

(See legal description attached.)

Amount Due	<u>\$39,304.96</u>
Interest from 2/23/05 to Date of Sale (\$6.46 per diem)	\$ _____
Total	\$ _____ Plus costs as endorsed. <u>145.00</u> <b>Prothonotary costs</b>

Dated 6/14/06  
(SEAL)

Willie L. Gray  
Prothonotary, Common Pleas Court of  
Clearfield County, Pennsylvania

By:

Deputy

LB

No. 04-1655-CD

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

INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC.

VS.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

---

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

---

Real Debt \$39,304.96

Int. from 2/23/05  
to Date of Sale (\$6.46 per diem) \_\_\_\_\_

Costs \_\_\_\_\_

Prothy. Pd. 145.00

Sheriff \_\_\_\_\_

*Dan Schmieg*  
\_\_\_\_\_  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

Address: RD 2 BOX 71, FLEGAL ROAD, CLEARFIELD, PA 16830  
RD 2 BOX 71, FLEGAL ROAD, CLEARFIELD, PA 16830  
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

ALL THAT CERTAIN piece or parcel of land situate in Lawrence Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at the Southwest corner of property now or formerly of J.W. Pritchard where it intersects with Township Road T-601; thence in a Westerly direction along said Township Road and property now or formerly of Robert Hoyt, 443 feet to the Southeast corner of property now or formerly of George Carns; thence in a Northerly direction along line of land now or formerly of George Carns 410 feet to a point at the right-of-way of U.S. Route I-80; thence in an Easterly direction along said right-of-way line of U.S. Route I-80, 451.26 feet to a point along line of land now or formerly of J.W. Pritchard; thence in a Southerly direction 354 feet along line of land now or formerly of J.W. Pritchard to point and place of beginning.

CONTAINING 4.04 acres, more or less.

Tax Parcel #123-J7-22

TITLE TO SAID PREMISES IS VESTED IN Richard A. Coudriet and Shirley M. Coudriet, husband and wife by Deed from National City Bank of Pennsylvania dated 7/6/1998 and recorded 7/22/1998, in Record Book Volume 1953, Page 38.

BEING KNOWN AS : RD 2 BOX 71, CLEARFIELD, PA 16830

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20117  
NO: 04-1655-CD

PLAINTIFF: INDYMAC BANK, FSB S/I/I TO INDYMAC, INC.  
vs.  
DEFENDANT: RICHARD A. COUDRIET AND SHIRLEY M. COUDRIET

Execution REAL ESTATE

**SHERIFF RETURN**

DATE RECEIVED WRIT: 03/03/2005

LEVY TAKEN 05/12/2005 @ 8:55 AM

POSTED 05/12/2005 @ 8:55 AM

SALE HELD

SOLD TO

SOLD FOR AMOUNT PLUS COSTS

WRIT RETURNED 01/23/2006

DATE DEED FILED NOT SOLD

**FILED**  
01/10/2006  
JAN 23 2006  
William A. Shaw  
Prothonotary/Clerk of Courts

**DETAILS**

05/23/2005 @ 7:30 AM SERVED RICHARD A. COUDRIET

SERVED RICHARD A. COUDRIET, DEFENDANT, AT HIS RESIDENCE 716 KNEPP ROAD, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO SHIRLEY M. COUDRIET, WIFE/DEFENDANT

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

05/23/2005 @ 7:30 AM SERVED SHIRLEY M. COUDRIET

SERVED SHIRLEY M. COUDRIET, DEFENDANT, AT HER RESIDENCE 716 KNEPP ROAD, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO SHIRLEY M. COUDRIET,

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

@ SERVED

NOW, JUNE 30, 2005 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF SALE SCHEDULDED FOR JULY 1, 2005 AND RETURN THE WRIT TO THE PROTHONOTARY'S OFFICE.

@ SERVED

NOW, JANUARY 23, 2006 RETURN THE WRIT AS BEING STAYED BY THE PLAINTIFF'S ATTORNEY, NO SALE HELD. TIME EXPIRED.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20117  
NO: 04-1655-CD

PLAINTIFF: INDYMAC BANK, FSB S/I/I TO INDYMAC, INC.  
vs.  
DEFENDANT: RICHARD A. COUDRIET AND SHIRLEY M. COUDRIET

Execution REAL ESTATE

**SHERIFF RETURN**

---

SHERIFF HAWKINS \$175.44

SURCHARGE \$40.00 PAID BY ATTORNEY

So Answers,

*Chester A. Hawkins*  
In Compliance  
Chester A. Hawkins  
Sheriff

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

INDYMAC BANK, FSB, S/I/I TO INDYMAC,  
INC.

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY,  
PENNSYLVANIA

vs.

NO.: 04-1655-CD

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Clearfield:

TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA:

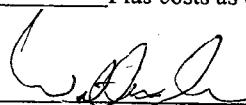
To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Premises: **RD 2 BOX 71, FLEGAL ROAD, CLEARFIELD, PA 16830**

(See legal description attached.)

Amount Due	<u>\$39,304.96</u>
Interest from 2/22/05 to Date of Sale (\$6.46 per diem)	\$ _____
Total	\$ _____ Plus costs as endorsed.

Prothonotary costs 167.37

  
Prothonotary, Common Pleas Court of  
Clearfield County, Pennsylvania

Dated MARCH 3, 2005

(SEAL)

By:

Received March 3, 2005 @ 2:00 P.M.  
Chester A. Hartman  
by Cynthia Butler-Aughenbaugh

Deputy

PMB

**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. 04-1655-CD

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

INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC.

VS.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

---

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

---

Real Debt \$39,304.96

Int. from 2/22/05  
to Date of Sale (\$6.46 per diem)

Costs \_\_\_\_\_

Prothy. Pd. \_\_\_\_\_

Sheriff \_\_\_\_\_

*Daniel G. Schmieg*  
\_\_\_\_\_  
Attorney for Plaintiff

Address: RD 2 BOX 71, FLEGAL ROAD, CLEARFIELD, PA 16830  
RD2 BOX 71, FLEGAL ROAD, CLEARFIELD, PA 16830  
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 THAT CERTAIN piece or parcel of land situate in Lawrence Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at the Southwest corner of property now or formerly of J.W. Pritchard where it intersects with Township Road T-601; thence in a Westerly direction along said Township Road and property now or formerly of Robert Hoyt, 443 feet to the Southeast corner of property now or formerly of George Carns; thence in a Northerly direction along line of land now or formerly of George Carns 440 feet to a point at the right-of-way of U.S. Route I-80; thence in an Easterly direction along said right-of-way line of U.S. Route I-80, 451.26 feet to a point along line of land now or formerly of J.W. Pritchard; thence in a Southerly direction 354 feet along line of land now or formerly of J.W. Pritchard to point and place of beginning.

CONTAINING 4.04 acres, more or less.

Tax Parcel #123-J7-22

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Richard A. Coudriet and Shirley M. Coudriet, husband and wife by Deed from National City Bank of Pennsylvania dated 7/6/1998 and recorded 7/22/1998, in Record Book Volume 1953, Page 38.

PREMISES BEING: RD 2 BOX 71, FLEGAL ROAD

**REAL ESTATE SALE  
SCHEDULE OF DISTRIBUTION**

NAME RICHARD A. COUDRIET

NO. 04-1655-CD

NOW, January 21, 2006, by virtue of the Writ of Execution hereunto attached, after having given due and legal notice of time and place of sale by publication in a newspaper published in this County and by handbills posted on the premises setting for the date, time and place of sale at the Court House in Clearfield on July 01, 2005, I exposed the within described real estate of Richard A. Coudriet And Shirley M. Coudriet 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 SERVICE	15.00
MILEAGE	15.00
LEVY	2.00
MILEAGE 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	2.00
ADD'L LEVY	
BID/SETTLEMENT AMOUNT	
RETURNS/DEPUTIZE	
COPIES	15.00
	5.00
BILLING/PHONE/FAX	5.00
CONTINUED SALES	
MISCELLANEOUS	
<b>TOTAL SHERIFF COSTS</b>	<b>\$175.44</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	39,304.96
INTEREST @ 6.4600	833.34
FROM 02/22/2005 TO 07/01/2005	
PROTH SATISFACTION	
LATE CHARGES AND FEES	
COST OF SUIT-TO BE ADDED	
FORECLOSURE FEES	
ATTORNEY COMMISSION	
REFUND OF ADVANCE	
REFUND OF SURCHARGE	40.00
SATISFACTION FEE	
ESCROW DEFICIENCY	
PROPERTY INSPECTIONS	
INTEREST	
MISCELLANEOUS	
<b>TOTAL DEBT AND INTEREST</b>	<b>\$40,178.30</b>
<b>COSTS:</b>	
ADVERTISING	315.16
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
DUE	
LIEN SEARCH	100.00
ACKNOWLEDGEMENT	
DEED COSTS	0.00
SHERIFF COSTS	175.44
LEGAL JOURNAL COSTS	162.00
PROTHONOTARY	167.37
MORTGAGE SEARCH	40.00
MUNICIPAL LIEN	
<b>TOTAL COSTS</b>	<b>\$959.97</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

Federman and Phelan is now  
Law Offices

**PHELAN HALLINAN & SCHMIEG, LLP**

One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
[Sandra.Cooper@fedphe.com](mailto:Sandra.Cooper@fedphe.com)

**SANDRA COOPER**  
Judgment Department, Ext 1258

Representing Lenders in  
Pennsylvania and New Jersey

June 30, 2005

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

**ATTENTION: CINDY (814) 765-5915**

**Re: INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC. v. RICHARD A. COUDRIET**  
**SHIRLEY M. COUDRIET**  
**No. 04-1655-CD**  
**RD 2 BOX 71, FLEGAL ROAD, CLEARFIELD, PA 16830**

Dear Cindy:

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

Please be further advised that no consideration was reported to have been received by our office.

Very truly yours,

Sandra Cooper

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

---

**INDYMAC BANK, FSB, S/I/I TO INDYMAC,  
INC.**

---

**vs.**

---

**RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET**

---

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

**No. 04-1655-CD**

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

To the Director of the Office of the Prothonotary:

Issue writ of execution in the above matter:

<b>Amount Due</b>	<b><u>\$39,304.96</u></b>
-------------------	---------------------------

<b>Interest from 2/22/05 to</b>	<b>_____</b>
<b>Date of Sale (\$6.46 per diem)</b>	<b>and Costs.</b>

**Prothonotary costs**

*167.37*  
Daniel G. Schmieg

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.

PMB

**FILED**

MAR 03 2005

*mls: 40/acs*  
**William A. Shaw**  
**Prothonotary**

*1 cent + 6 cents to SHEL*

**No. 04-1655-CD**

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

**INDYMAC BANK, FSB, S/MI TO INDYMAC,  
INC.**

**vs.**

**RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET**

**PRAECEIPE FOR WRIT OF EXECUTION  
[Redacted] (Mortgage Foreclosure)**

*Daniel J. Schoney*  
**Attorney for Plaintiff(s)**

**Address:** RD 2 BOX 71, FLEGAL ROAD, CLEARFIELD, PA 16830  
RD2 BOX 71, FLEGAL ROAD, CLEARFIELD, PA 16830  
Where papers may be served.

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in Lawrence Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at the Southwest corner of property now or formerly of J.W. Pritchard where it intersects with Township Road T-601; thence in a Westerly direction along said Township Road and property now or formerly of Robert Hoyt, 443 feet to the Southeast corner of property now or formerly of George Carns; thence in a Northerly direction along line of land now or formerly of George Carns 440 feet to a point at the right-of-way of U.S. Route I-80; thence in an Easterly direction along said right-of-way line of U.S. Route I-80, 451.26 feet to a point along line of land now or formerly of J.W. Pritchard; thence in a Southerly direction 354 feet along line of land now or formerly of J.W. Pritchard to point and place of beginning.

CONTAINING 4.04 acres, more or less.

Tax Parcel #123-J7-22

RECORD OWNER

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PREMISES BEING: RD 2 BOX 71, FLEGAL ROAD

FILED

MAR 03 2005

William A. Shaw  
Prothonotary

43.  
82.37  
85  
167.37

SALE DATE: 7/1/05

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

INDYMAC BANK, FSB, S/I/I TO  
INDYMAC, INC.

No.: 04-1655-CD

vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

FILED NO  
m/10/29/05  
JUN 15 2005  
W

William A. Shaw  
Prothonotary/Clerk of Courts

**AFFIDAVIT PURSUANT TO RULE 3129.1  
AND RETURN OF SERVICE PURSUANT TO  
Pa. R.C.P. 405 OF NOTICE OF SALE**

Plaintiff in the above action sets forth as of the date the Praecept for the Writ of Execution was filed the following information concerning the real property located at:

RD 2 BOX 71, FLEGAL ROAD, CLEARFIELD, PA 16830.

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address set forth on the attached Affidavit No. 2 (previously filed) and Supplemental Affidavit No. 2 on the date indicated, and a copy of the notice is attached as an Exhibit. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached for each notice.

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

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

INDYMAC BANK, FSB, S/I/I TO  
INDYMAC, INC.

CLEARFIELD COUNTY

No.: 04-1655-CD

vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

**AFFIDAVIT PURSUANT TO RULE 3129**  
**(Affidavit No. 1)**

INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC., Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praeclipe for the Writ of Execution was filed the following information concerning the real property located at RD 2 BOX 71, FLEGAL ROAD, CLEARFIELD, PA 16830:

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
RICHARD A. COUDRIET	RD 2 BOX 71, FLEGAL ROAD CLEARFIELD, PA 16830
SHIRLEY M. COUDRIET	RD2 BOX 71, FLEGAL ROAD CLEARFIELD, PA 16830

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

SAME AS ABOVE

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

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

February 23, 2005

INDYMAC BANK, FSB, S/I/I TO  
INDYMAC, INC.

CLEARFIELD COUNTY

No.: 04-1655-CD

vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

**AFFIDAVIT PURSUANT TO RULE 3129**  
**(Affidavit No. 2)**

INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC., Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praeclipe for the Writ of Execution was filed the following information concerning the real property located at RD 2 BOX 71, FLEGAL ROAD, CLEARFIELD, PA 16830:

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

None.

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

Name	Last Known Address (if address cannot be reasonable ascertained, please indicate)
------	---

PENNSYLVANIA HOUSING  
FINANCE AGENCY

2101 NORTH FRONT STREET  
HARRISBURG, PA 17110-1086

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

Name	Last Known Address (if address cannot be reasonable ascertained, please indicate)
------	---

None.

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Clearfield County Domestic Relations	Clearfield County Courthouse 230 East Market Street Clearfield, PA 16830
--------------------------------------	--

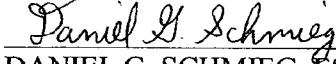
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Commonwealth of Pennsylvania Department of Welfare	PO Box 2675 Harrisburg, PA 17105
---	-------------------------------------

Tenant/Occupant	RD 2 BOX 71, FLEGAL ROAD CLEARFIELD, PA 16830
-----------------	--

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

  
\_\_\_\_\_  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

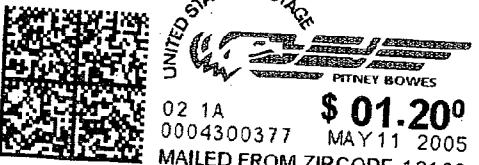
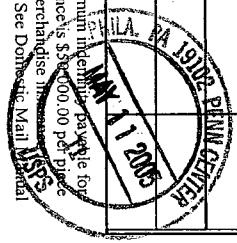
February 23, 2005

Name and  
Address  
Of Sender

PHELAN HALLINAN & SCHMIEG  
One Penn Center at Suburban Station  
Philadelphia, PA 19103-1814

SANDRA COOPER/PMB  
Suite 1400

Line	Article Number	Name of Addressee, Street, and Post Office Address	
1	RICHARD A. COUDRIET	Tenant/Occupant, RD 2 BOX 71, FLEGAL ROAD, CLEARFIELD, PA 16830	
2	1000224301	Clearfield County Domestic Relations Clearfield County Courthouse 230 East Market Street Clearfield, PA 16830	
3		Commonwealth of Pennsylvania Department of Welfare PO Box 2675 Harrisburg, PA 17105	
4		PENNSYLVANIA HOUSING FINANCE AGENCY 2101 NORTH FRONT STREET HARRISBURG, PA 17110-1086	
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
Total Number of Pieces Listed By Sender		Total Number of Pieces Received at Post Office	
Postmaster, Per (Name Of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for damage to the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$500.00 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.	



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

INDYMAC BANK, FSB, S/I/I TO  
INDYMAC, INC.  
465 NORTH HALSTEAD STREET  
PASADENA, CA 91107

No.: 04-1655-CD

vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET  
RD 2 BOX 71, FLEGAL ROAD  
CLEARFIELD, PA 16830

**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 RICHARD A. COUDRIET and SHIRLEY M. COUDRIET, 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	\$38,092.46
Interest (10/21/04 to 2/22/05)	<u>1,212.50</u>
<b>TOTAL</b>	<b>\$39,304.96</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*  
\_\_\_\_\_  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

Damages are hereby assessed as indicated.

DATE: MARCH 3, 2005

  
\_\_\_\_\_  
PRO PROTHY

PMB

**FILED**

MAR 03 2005 

0/8:35 (wag)  
William A. Shaw  
Prothonotary  
1 CREST WY  
NOTICE TO DEBT.  
STATEMENT TO DEBT

STATEMENT TO DEBT

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

INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC.

Plaintiff

Vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET  
Defendants

ATTORNEY FOR PLAINTIFF

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: CLEARFIELD COUNTY

: NO. 04-1655-CD

TO: RICHARD A. COUDRIET  
RD 2 BOX 71, FLEGAL ROAD  
CLEARFIELD, PA 16830

**FILE COPY**

**DATE OF NOTICE: JANUARY 31, 2005**

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

---

FRANCIS S. HALLINAN, ESQUIRE  
Attorneys for Plaintiff

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

INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC.  
Plaintiff

Vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET  
Defendants

ATTORNEY FOR PLAINTIFF

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: CLEARFIELD COUNTY

: NO. 04-1655-CD

TO: SHIRLEY M. COUDRIET  
RD 2 BOX 71, FLEGAL ROAD  
CLEARFIELD, PA 16830

**DATE OF NOTICE: JANUARY 31, 2005**

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INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC.  
Plaintiff

Vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET  
Defendants

ATTORNEY FOR PLAINTIFF

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: CLEARFIELD COUNTY

: NO. 04-1655-CD

FILED  
FEB 1 2005

TO: RICHARD A. COUDRIET  
716 KNEPP ROAD  
CLEARFIELD, PA 16830

DATE OF NOTICE: JANUARY 31, 2005

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FRANCIS S. HALLINAN, ESQUIRE  
Attorneys for Plaintiff

PHELAN, HALLINAN AND SCHMIEG  
By: Lawrence T. Phelan, Esq., Id. No. 32227  
Francis S. Hallinan, Esq., Id. No. 62695  
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INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC.

Plaintiff

Vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET  
Defendants

ATTORNEY FOR PLAINTIFF

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: CLEARFIELD COUNTY

: NO. 04-1655-CD

FILE COPY

TO: SHIRLEY M. COUDRIET  
716 KNEPP ROAD  
CLEARFIELD, PA 16830

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800-692-7375

FRANCIS S. HALLINAN, ESQUIRE  
Attorneys for Plaintiff

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

## **CIVIL ACTION - LAW**

INDYMAC BANK, FSB, S/I/I TO  
INDYMAC, INC.

Plaintiff No.: 04-1655-CD

vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

Defendant(s)

Notice is given that a Judgment in the above captioned matter has been entered  
against you on MARCH 3, 2005.

By:  DEPUTY

If you have any questions concerning this matter please contact:

Daniel G. Schmieg  
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

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PHELAN HALLINAN & SCHMIEG  
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

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION

INDYMAC BANK, FSB, S/I/I TO  
INDYMAC, INC.

CLEARFIELD COUNTY

No.: 04-1655-CD

vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

**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, RICHARD A. COUDRIET, is over 18 years of age, and resides at RD 2 BOX 71, FLEGAL ROAD, CLEARFIELD, PA 16830 .
- (c) that defendant, SHIRLEY M. COUDRIET, is over 18 years of age, and resides at RD2 BOX 71, FLEGAL ROAD, CLEARFIELD, PA 16830.

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

*Daniel G. Schmieg*  
DANIEL G. SCHMIEG, ESQUIRE

FILED

MAR 03 2005

William A. Shaw  
Prothonotary

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

INDYMAC BANK, FSB, S/I/I TO INDYMAC,  
INC.

Plaintiff(s)

No.: 2004-01655-CD

Real Debt: \$39,304.96

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Richard A. Coudriet  
Shirley M. Coudriet  
Defendant(s)

Entry: \$20.00

Instrument: Default Judgment

Date of Entry: March 3, 2005

Expires: March 3, 2010

Certified from the record this March 3, 2005

---

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

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

---

INDYMAC BANK, FSB, S/I/I TO INDYMAC,  
INC.

---

vs.

---

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

---

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY,  
PENNSYLVANIA

NO.: 04-1655-CD

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: **RD 2 BOX 71, FLEGAL ROAD, CLEARFIELD, PA 16830**

(See legal description attached.)

Amount Due	\$ <u>39,304.96</u>
Interest from 2/22/05 to Date of Sale (\$6.46 per diem)	\$ _____
Total	\$ _____ Plus costs as endorsed.

**Prothonotary costs** <sup>167.37</sup>

  
\_\_\_\_\_  
Prothonotary, Common Pleas Court of  
Clearfield County, Pennsylvania

Dated March 3, 2005  
(SEAL)

By:

Deputy

PMB

**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. 04-1655-CD

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

INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC.

vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

---

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

---

Real Debt \$39,304.96

Int. from 2/22/05 \_\_\_\_\_  
to Date of Sale (\$6.46 per diem) \_\_\_\_\_

Costs \_\_\_\_\_

Prothy. Pd. \_\_\_\_\_

Sheriff \_\_\_\_\_

*Daniel G. Schmieg*

Attorney for Plaintiff

Address: RD 2 BOX 71, FLEGAL ROAD, CLEARFIELD, PA 16830  
RD2 BOX 71, FLEGAL ROAD, CLEARFIELD, PA 16830  
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 THAT CERTAIN piece or parcel of land situate in Lawrence Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at the Southwest corner of property now or formerly of J.W. Pritchard where it intersects with Township Road T-601; thence in a Westerly direction along said Township Road and property now or formerly of Robert Hoyt, 443 feet to the Southeast corner of property now or formerly of George Carns; thence in a Northerly direction along line of land now or formerly of George Carns 440 feet to a point at the right-of-way of U.S. Route I-80; thence in an Easterly direction along said right-of-way line of U.S. Route I-80, 451.26 feet to a point along line of land now or formerly of J.W. Pritchard; thence in a Southerly direction 354 feet along line of land now or formerly of J.W. Pritchard to point and place of beginning.

CONTAINING 4.04 acres, more or less.

Tax Parcel #123-J7-22

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Richard A. Coudriet and Shirley M. Coudriet, husband and wife by Deed from National City Bank of Pennsylvania dated 7/6/1998 and recorded 7/22/1998, in Record Book Volume 1953, Page 38.

PREMISES BEING: RD 2 BOX 71, FLEGAL ROAD

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

INDYMAC BANK, FSB,  
S/I TO INDYMAC, INC.  
465 NORTH HALSTEAD ST  
PASADENA, CA 91107

Plaintiff  
v.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET  
716 KNEPP ROAD  
CLEARFIELD, PA 16830

Defendants  
CIVIL ACTION - LAW  
COMPLAINT IN MORTGAGE FORECLOSURE

**NOTICE**

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

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

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

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

Notice to Defend:  
David S. Meholick, 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

INDYMAC BANK, FSB, S/I/I TO INDYMAC, INC.  
465 NORTH HALSTEAD ST  
PASADENA, CA 91107

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

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET  
716 KNEPP ROAD  
CLEARFIELD, PA 16830

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

3. On 07/06/1998 mortgagor(s) made, executed and delivered a mortgage upon the premises hereinafter described to PENNSYLVANIA SAVINGS BANK which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Mortgage Book No. 1953, Page: 41. By Assignment of Mortgage recorded 1/05/2000 the mortgage was assigned to BANK OF NEW YORK AS TRUSTEE which Assignment is recorded in Assignment of Mortgage Document No. 200000170. PLAINTIFF is now the legal owner of the mortgage and is in the process of formalizing an assignment of same.
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 04/01/2004 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	\$33,714.97
Interest	2,269.80
03/01/2004 through 10/20/2004 (Per Diem \$9.70)	
Attorney's Fees	1,250.00
Cumulative Late Charges 07/06/1998 to 10/20/2004	512.50
Cost of Suit and Title Search	\$ 550.00
Subtotal	\$ 38,297.27
Escrow	
Credit	- 204.81
Deficit	0.00
Subtotal	<u>\$- 204.81</u>
<b>TOTAL</b>	<b>\$ 38,092.46</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 91 of 1983 because the mortgage premises is not the principal residence of Defendant(s).

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$ 38,092.46, together with interest from 10/20/2004 at the rate of \$9.70 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: /s/ Francis S. Hallinan  
 FRANK FEDERMAN, ESQUIRE  
 LAWRENCE T. PHELAN, ESQUIRE  
 FRANCIS S. HALLINAN, ESQUIRE  
 Attorneys for Plaintiff

## **LEGAL DESCRIPTION**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN LAWRENCE TOWNSHIP, CLEARFIELD COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

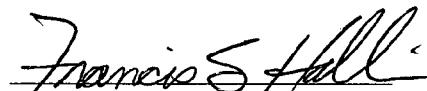
BEGINNING AT THE SOUTHWEST CORNER OF PROPERTY NOW OR FORMERLY OF J.W. PRITCHARD WHERE IT INTERSECTS WITH TOWNSHIP ROAD T-601; THENCE IN A WESTERLY DIRECTION ALONG SAID TOWNSHIP ROAD AND PROPERTY NOW OR FORMERLY OF ROBERT HOYT, 443 FEET TO THE SOUTHEAST CORNER OF PROPERTY NOW OR FORMERLY OF GEORGE CARNES; THENCE IN A NORTHERLY DIRECTION ALONG LINE OF LAND NOW OR FORMERLY OF GEORGE CARNES 440 FEET TO A POINT AT THE RIGHT-OF-WAY OF U.S. ROUTE T-80; THENCE IN AN EASTERLY DIRECTION ALONG SAID RIGHT-OF-WAY LINE OF U.S. ROUTE T-80, 451.26 FEET TO A POINT ALONG LINE OF LAND NOW OR FORMERLY OF J.W. PRITCHARD; THENCE IN A SOUTHERLY DIRECTION 354 FEET ALONG LINE OF LAND NOW OR FORMERLY OF J.W. PRITCHARD TO POINT AND PLACE OF BEGINNING. CONTAINING 4.04 ACRES, MORE OR LESS.

BEING NO. **ROAD 2 BOX 71, FLEGAL ROAD**

VERIFICATION

FRANCIS S. HALLINAN, ESQUIRE hereby states that he is attorney for Plaintiff in this matter, that Plaintiff is outside the jurisdiction of the court and or the verification could not be obtained within the time allowed for the filing of the pleading, that he is authorized to make this verification pursuant to Pa. R. C. P. 1024 ( c ), and that the statements made in the foregoing Civil Action in Mortgage Foreclosure are based upon information supplied by Plaintiff and are true and correct to the best of its knowledge, information and belief. Furthermore, it is counsel's intention to substitute a verification from Plaintiff as soon as it is received by counsel.

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



Francis S. Hallinan, Esquire  
Attorney for Plaintiff

DATE: 10/20/14

In The Court of Common Pleas of Clearfield County, Pennsylvania

INDYMC BANK, FSB

VS.

COUDRIET, RICHARD A. & SHIRLEY M.

COMPLAINT IN MORTGAGE FORECLOSURE

Sheriff Docket # 16507

04-1655-CD

**SHERIFF RETURNS**

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NOW NOVEMBER 15, 2004 AT 9:45 AM SERVED THE WITHIN COMPLAINTS IN MORTGAGE FORECLOSURE ON SHIRLEY M. COUDRIET, DEFENDANT AT SHERIFF'S OFFICE, 1 N. 2ND ST., CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO SHIRLEY M. COUDRIET (2)TWO TRUE AND ATTESTED COPIES OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN TO HER THE CONTENTS THEREOF. (716 KNEPP ROAD, CLEARFIELD, PA. IS 911 ADDRESS)

SERVED BY: HUNTER

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NOW NOVEMBER 15, 2004 AT 9:45 AM SERVED THE WITHIN COMPLAINTS IN MORTGAGE FORECLOSURE ON RICHARD A. COUDRIET, DEFENDANT AT SHERIFF'S OFFICE, 1 N. 2ND ST., SUITE 116, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO SHIRLEY COUDRIET, WIFE (2) TWO TRUE AND ATTESTED COPIES OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN TO HER THE CONTENTS THEREOF. (716 KNEPP ROAD, CLEARFIELD, PA. IS 911 ADDRESS)

SERVED BY: HUNTER

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**Return Costs**

Cost	Description
42.37	SHERIFF HAWKINS PAID BY: ATTY CK# 386214
40.00	SURCHARGE PAID BY: ATT CK# 386215

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Sworn to Before Me This

30 Day Of Nov 2004  
William A. Shaw

WILLIAM A. SHAW  
Prothonotary  
My Commission Expires  
1st Monday in Jan. 2006  
Clearfield Co., Clearfield, PA

So Answers,

Chester A. Hawkins  
Chester A. Hawkins  
Sheriff

FILED  
NOV 30 2004

William A. Shaw  
Prothonotary/Clerk of Courts