

04-1655-CD  
INDYMAC BANK, FSB, S/I/I to INDYMAC INC. vs. RICHARD COUDRIET  
etal.

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.**

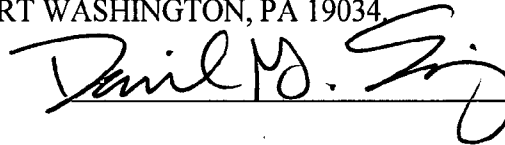
: CLEARFIELD COUNTY  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 04-1655-CD

v.

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

PRAECIPE 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  
m/10:41/60/ Any pd  
NOV 13 2007 7:00

**ENTRY OF APPEARANCE**

William A. Shaw  
Prothonotary/Clerk of Courts



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  
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


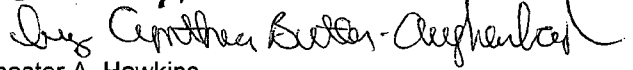
SURCHARGE \$40.00 PAID BY ATTORNEY

Sworn to Before Me This

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

\_\_\_\_\_

So Answers,

Chester A. Hawkins  
Sheriff

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

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

vs.

RICHARD A. COUDRIET

SHIRLEY M. COUDRIET

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

No. .... Term 20

No. 04-1655-CD Term 20 05

No. .... Term 20

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 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<br>per diem \$6.46 | \$5,988.42  |
| Add'l Costs                                      | \$12,663.50 |
| Total  | \$57,956.88 |

185.00 Prothonotary costs

*Willie L. Hays*  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of CLEARFIELD County, Penna.

Dated 5/25/07  
(SEAL)

100561

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

*Charles A. Hankins*  
Sheriff *by Cynthia Butler-Archer*

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)

|           |             |
|-----------|-------------|
| Real Debt | Costs       |
|           | \$39,304.96 |

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

|            |               |
|------------|---------------|
| Costs      |               |
| Prothy Pd. | <u>185.00</u> |

Sheriff

*David W. Smith*  
Attorney for Plaintiff(s)

Address: RICHARD A. COUDRIET      SHIRLEY M. COUDRIET  
716 KNEPP ROAD                      716 KNEPP ROAD  
CLEARFIELD, PA 16830              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                        | 15.00           |
| SERVICE                    | 15.00           |
| MILEAGE                    | 2.00            |
| LEVY                       | 15.00           |
| MILEAGE                    | 2.00            |
| POSTING                    | 15.00           |
| CSDS                       | 10.00           |
| COMMISSION                 | 0.00            |
| POSTAGE                    | 6.15            |
| HANDBILLS                  | 15.00           |
| DISTRIBUTION               | 25.00           |
| ADVERTISING                | 15.00           |
| 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> |

**COSTS:**

|                     |                   |
|---------------------|-------------------|
| 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  
**PHILAN HALLINAN & SCHMIEG, LLP**  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
Christine.Schoffler@fedpne.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**  
OCT 19 2007  
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 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, CLEARFIELD, PA 16830

(See legal description attached.)

Amount Due  
Add'l cost  
Interest from 2/23/05 to  
Date of Sale (\$6.46 per diem)

\$39,304.96  
\$9,616.00  
\$

Total

\$ Plus costs as endorsed.

165.00

Prothonotary costs

Prothonotary, Common Pleas Court of  
Clearfield County, Pennsylvania

Dated 10/31/06  
(SEAL)

By:

Deputy

KAZ

Received October 31, 2006 @ 3:00 P.M.  
Chas A. Hankins  
by Cynthia Butler-Ausgans

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<br>to Date of Sale (\$6.46 per diem) | <u>                    </u> |
| Costs  | <u>                    </u> |
| Prothy. Pd.  | <u>165.00</u>               |
| Sheriff  | <u>                    </u> |

*Daniel M. 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> |

**COSTS:**

|                     |                   |
|---------------------|-------------------|
| 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@fedpne.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/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 TELECOPY (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**

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/ 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 Praecipe 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** *NO CC*  
*110:4632*  
**OCT 01 2007**  
  
William A. Shaw  
Prothonotary/Clerk of Courts

CQS

Name and  
Address  
of Sender

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

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

UNITED STATES POSTAGE  
 \$01.40  
 JUN 19 2007  
 MAILED FROM ZIP CODE 19103



The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise 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.

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/I TO INDYMAC,  
INC.

Plaintiff

vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET  
Defendants

COURT OF COMMON PLEAS

CIVIL DIVISION

CLEARFIELD COUNTY

No. 04-1655-CD

**PRAECIPE TO FILE AFFIDAVIT OF SERVICE**

TO THE PROTHONOTARY:

Kindly file the attached Affidavits of Service with reference to the above captioned  
matter.

PHELAN HALLINAN & SCHMIEG, LLP

By: Daniel G. Schmieg  
DANIEL G. SCHMIEG, ESQUIRE  
Attorneys for Plaintiff

Date: July 16, 2007

PAW.  
PHS # 100561

**FILED**  
M110:47/61 No CC  
JUL 18 2007  
William A. Shaw  
Prothonotary/Clerk of Courts

# AFFIDAVIT OF SERVICE

PLAINTIFF INDYMAC BANK, FSB, S/I TO INDYMAC, CLEARFIELD County  
INC. 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: RICHARD A. COUDRIET

Sale Date: AUGUST 3, 2007

SERVE AT: 716 KNEPP ROAD  
CLEARFIELD, PA 16830

Served and made known to Richard A. Coudriet <sup>SERVED</sup> Defendant, on the 25<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. Chatham, 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 Public, 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:

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

# 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

Sale Date: AUGUST 3, 2007

SERVE AT:

716 KNEPP ROAD  
CLEARFIELD, PA 16830

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

By: [Signature]

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

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

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

vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

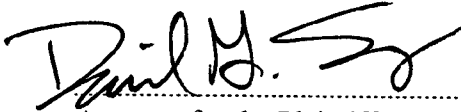
No. 04-1655-CD Term 2005..

PRAECIPE 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               | 185.00 Prothonotary costs |
| Add'l Costs                   | \$12,663.50               |

  
Attorney for the Plaintiff(s)

Note: Please attach description of Property.

100561

**FILED** 10006 writs  
m/12:598/wl prop dese.  
MAY 25 2007 to Sheriff

William A. Shaw  
Prothonotary/Clerk of Courts  
Atty pd. 20.00

(GK)

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

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

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

vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

PRAECIPE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)

Filed:

*David H. Shaw*

Attorney for Plaintiff(s)

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

FILED

MAY 25 2007

William A. Shaw  
Prothonotary/Clerk of Courts



**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

**(215) 563-7000**

  
DANIEL G. SCHMIEG, ESQUIRE  
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).

CLEARFIELD COUNTY  
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 04-1655-CD

**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 Praeipce 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<br>CLEARFIELD, PA 16830 |
|---------------------|--|

|                     |  |
|---------------------|--|
| SHIRLEY M. COUDRIET | 716 KNEPP ROAD<br>CLEARFIELD, PA 16830 |
|---------------------|--|

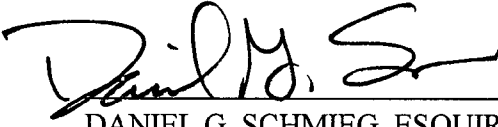
2. Name and address of Defendant(s) in the judgment:

| 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 TO INDYMAC,<br/>INC.</b> | : |                              |
| <b>465 NORTH HALSTEAD STREET</b>                   | : | <b>CLEARFIELD COUNTY</b>     |
| <b>PASADENA, CA 91107</b>                          | : | <b>COURT OF COMMON PLEAS</b> |
|  | : |                              |
| <b>Plaintiff,</b>                                  | : | <b>CIVIL DIVISION</b>        |
| <b>v.</b>  | : |                              |
|  | : | <b>NO. 04-1655-CD</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>                               | : |                              |

| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None |   |

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

DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

COPY

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

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

vs.

RICHARD A. COUDRIET

SHIRLEY M. COUDRIET

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

No. .... Term 20

No. 04-1655-CD Term 20 05

No. .... Term 20

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 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 \$5,988.42  
per diem \$6.46

Add'l Costs \$12,663.50

Total \$57,956.88

185.00 Prothonotary costs

*Willie L. Hagan*  
.....  
(Clerk) Office of the Prothy Support, 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/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 Pd.

185.00

Sheriff

*Daniel W. Smith*

Attorney for Plaintiff(s)

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

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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**  
07/13/2006  
DEC 13 2006

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


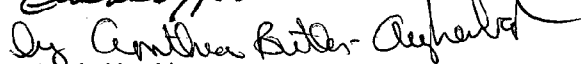
SHERIFF RETURN

---

SHERIFF HAWKINS \$173.68

SURCHARGE \$40.00 PAID BY ATTORNEY

So Answers,

  
  
Chester 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, CLEARFIELD, PA 16830

(See legal description attached.)

Amount Due

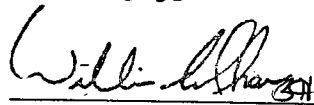
\$39,304.96

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

\$ \_\_\_\_\_

Total

\$ \_\_\_\_\_ Plus costs as endorsed.  
145.00 Prothonotary costs



Prothonotary, Common Pleas Court of  
Clearfield County, Pennsylvania

Dated 6/14/06  
(SEAL)

By:

Deputy

LB

Received June 14, 2006 @ 3:00 P.M.  
Cristen A. Hawkins  
By Cynthia Butler-Ayhanbay

No. 04-1655-CD

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

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

vs.

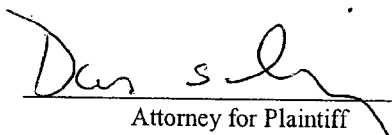
RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

---

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

---

|  |                             |
|--|-----------------------------|
| Real Debt  | <u>\$39,304.96</u>          |
| Int. from 2/23/05<br>to Date of Sale (\$6.46 per diem) | <u>                    </u> |
| Costs  | <u>                    </u> |
| Prothy. Pd.  | <u>145.00</u>               |
| Sheriff  | <u>                    </u> |

  
\_\_\_\_\_  
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, 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:**

|                            |                 |
|----------------------------|-----------------|
| RDR                        | 15.00           |
| SERVICE                    | 15.00           |
| MILEAGE                    | 2.00            |
| LEVY                       | 15.00           |
| MILEAGE                    | 2.00            |
| POSTING                    | 15.00           |
| CSDS                       | 10.00           |
| COMMISSION                 | 0.00            |
| POSTAGE                    | 4.68            |
| 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      |                 |
| RETURNS/DEPUTIZE           |                 |
| COPIES                     | 15.00           |
|                            | 5.00            |
| BILLING/PHONE/FAX          | 5.00            |
| CONTINUED SALES            |                 |
| MISCELLANEOUS              |                 |
| <b>TOTAL SHERIFF COSTS</b> | <b>\$173.68</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                |                |
| INTEREST @                     | 0.00           |
| FROM TO                        |                |
| PROTH SATISFACTION             |                |
| LATE CHARGES AND FEES          |                |
| COST OF SUIT-TO BE ADDED       |                |
| FORECLOSURE FEES               |                |
| ATTORNEY COMMISSION            |                |
| REFUND OF ADVANCE              |                |
| REFUND OF SURCHARGE            | 40.00          |
| SATISFACTION FEE               |                |
| ESCROW DEFICIENCY              |                |
| PROPERTY INSPECTIONS           |                |
| INTEREST                       |                |
| MISCELLANEOUS                  |                |
| <b>TOTAL DEBT AND INTEREST</b> | <b>\$40.00</b> |

**COSTS:**

|                     |                 |
|---------------------|-----------------|
| ADVERTISING         | 342.34          |
| TAXES - COLLECTOR   |                 |
| TAXES - TAX CLAIM   |                 |
| DUE                 |                 |
| LIEN SEARCH         |                 |
| ACKNOWLEDGEMENT     |                 |
| DEED COSTS          | 0.00            |
| SHERIFF COSTS       | 173.68          |
| LEGAL JOURNAL COSTS | 162.00          |
| PROTHONOTARY        | 145.00          |
| 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 Cavdriet*  
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

*CS*  
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** *no cc*  
12/10:53 AM  
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 Praecipe 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

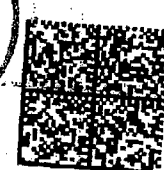


Name and Address Of Sender  
 PHELAN HALLINAN & SCHMIEG  
 One Penn Center at Suburban Station  
 Philadelphia, PA 19103-1814  
 Suite 1400  
 CHRISTINE SCHOFFLER/KAZ

100561

| Line                                    | Article Number      | Name of Addressee, Street, and Post Office Address  | Postage                                      | Fee |
|---|---------------------|---|--|-----|
| 1                                       | RICHARD A. COUDRIET | Tenant/Occupant, RD 2 BOX 71, 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                              |  |     |
| 5                                       |                     | PENNSYLVANIA HOUSING FINANCE AGENCY 211 NORTH FRONT STREET HARRISBURG, PA 17110                               |  |     |
| 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) |     |

TEAM 4



UNITED STATES POSTAGE  
 02 1M  
 0004218010  
 \$ 01.55<sup>00</sup>  
 NOV 29 2006  
 MAILED FROM ZIP CODE 19103

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000.00 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.

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

\_\_\_\_\_  
**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**

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

To the Director of the Office of the Prothonotary:

Issue writ of execution in the above matter:

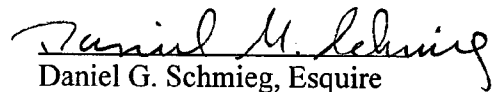
Amount Due  
Add'l cost  
Interest from 2/23/05 to  
Date of Sale (\$6.46 per diem)

\$39,304.96  
\$9,616.00

and Costs.

165.00

**Prothonotary costs**

  
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** *Atty Rd.*  
*10/12/05 4:51 PM* *20.00*  
**OCT 31 2006** *ICC & Lewynts*  
William A. Shaw *w/prop descr.*  
Prothonotary/Clerk of Courts *to Sh ff*

*CR*

No. 04-1655-CD

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

---

PRAECIPE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)

---

*Travis M. Lehigh*  
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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BEING KNOWN AS : RD 2 BOX 71, CLEARFIELD, PA 16830

CLEARFIELD COUNTY

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

No.: 04-1655-CD

vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

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

INDYMAC BANK, FSB, S/I TO INDYMAC, INC., Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praecipe 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

October 24, 2006

CLEARFIELD COUNTY

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

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 Praecipe 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) |
|------|---|
|------|---|

|  |   |
|--|---|
| <b>PENNSYLVANIA HOUSING FINANCE<br/>AGENCY</b> | <b>2101 NORTH FRONT STREET<br/>HARRISBURG, PA 17110</b> |
|--|---|

|  |  |
|--|--|
| <b>PENNSYLVANIA HOUSING FINANCE<br/>AGENCY</b> | <b>211 NORTH FRONT STREET<br/>HARRISBURG, PA 17110</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  
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

ATTORNEY FOR PLAINTIFF  
COURT OF COMMON PLEAS  
CIVIL DIVISION

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

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**

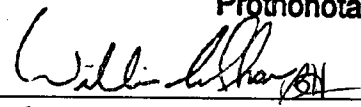
**(See legal description attached.)**

|                                |             |
|--------------------------------|-------------|
| Amount Due                     | \$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.

105.00

**Prothonotary costs**

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

Dated 10/31/06  
(SEAL)

By: \_\_\_\_\_

Deputy \_\_\_\_\_

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.

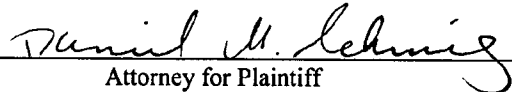
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SHIRLEY M. COUDRIET

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**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

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|  |                    |
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| Int. from 2/23/05<br>to Date of Sale (\$6.46 per diem) | _____              |
| Costs  | _____              |
| Prothy. Pd.  | <u>165.00</u>      |
| Sheriff  | _____              |

  
Attorney for Plaintiff

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

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One Penn Center at Suburban Station  
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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.**

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

\_\_\_\_\_  
**vs.**

**No. 04-1655-CD**

\_\_\_\_\_  
**RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET**

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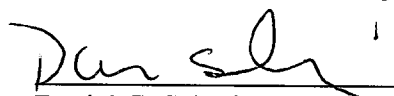
Amount Due

\$39,304.96

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

\_\_\_\_\_ and Costs.

145.00 **Prothonotary costs**

  
\_\_\_\_\_  
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** 100960715  
JUN 14 2006 w/ prop. descr.  
to Shff  
William A. Shaw  
Prothonotary/Clerk of Courts  
Aug 20. 20.00  
CR

William A. Shaw  
Prothonotary/Clerk of Courts

JUN 14 2006

FILED

No. 04-1655-CD

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

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

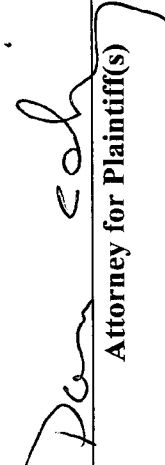
vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

---

PRAECIPE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)

---

  
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-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

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

ATTORNEY FOR PLAINTIFF  
COURT OF COMMON PLEAS  
CIVIL DIVISION

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

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 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 TO INDYMAC, INC., Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praeipe 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



CLEARFIELD COUNTY

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

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 Praecipe 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<br>AGENCY | 2101 NORTH FRONT STREET<br>HARRISBURG, PA 17110 |
|--|---|

|  |  |
|--|--|
| PENNSYLVANIA HOUSING FINANCE<br>AGENCY | 211 NORTH FRONT STREET<br>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)

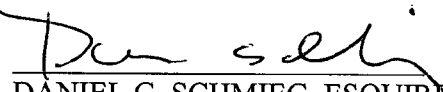
Commonwealth of Pennsylvania  
Department of Welfare

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

COPY

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

\$39,304.96

Interest from 2/23/05 to

\$ \_\_\_\_\_

Date of Sale (\$6.46 per diem)

Total

\$ \_\_\_\_\_ Plus costs as endorsed.

145.00

**Prothonotary costs**

*William L. Hays*  
301

Prothonotary, Common Pleas Court of  
Clearfield County, Pennsylvania

Dated 6/14/06  
(SEAL)

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.

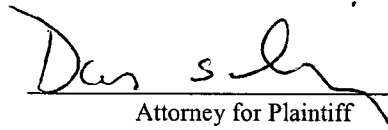
RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

---

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

---

|  |                    |
|--|--------------------|
| Real Debt  | <u>\$39,304.96</u> |
| Int. from 2/23/05<br>to Date of Sale (\$6.46 per diem) | _____              |
| Costs  | _____              |
| Prothy. Pd.  | <u>145.00</u>      |
| Sheriff  | _____              |

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

01001210010101

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-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**  
01/23/2006  
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 SCHEDULED 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

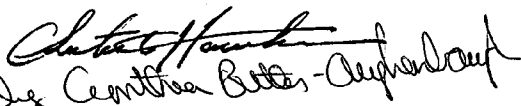
SHERIFF RETURN

---

SHERIFF HAWKINS \$175.44

SURCHARGE \$40.00 PAID BY ATTORNEY

So Answers,

  
Chester A. Hawkins  
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

\$39,304.96

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:

Deputy

PMB

*Received March 3, 2005 @ 2:00 P.M.  
Chester A. Harkins  
By Catherine Butler-Aughenbaugh*

**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.

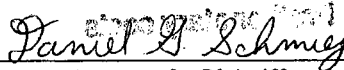
RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

---

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

---

|  |                    |
|--|--------------------|
| Real Debt  | <u>\$39,304.96</u> |
| Int. from 2/22/05<br>to Date of Sale (\$6.46 per diem) | _____              |
| Costs  | _____              |
| Prothy. Pd.  | _____              |
| Sheriff  | _____              |

  
\_\_\_\_\_  
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                        | 15.00           |
| SERVICE                    | 15.00           |
| MILEAGE                    | 2.00            |
| LEVY                       | 15.00           |
| MILEAGE                    | 2.00            |
| 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> |

**COSTS:**

|                     |                 |
|---------------------|-----------------|
| 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/ 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.**

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

\_\_\_\_\_  
**vs.**

**No. 04-1655-CD**

\_\_\_\_\_  
**RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET**

**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 2/22/05 to  
Date of Sale (\$6.46 per diem)

\_\_\_\_\_ and Costs.

**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

M/ 8:40/65  
**William A. Shaw  
Prothonotary**

1 CENT + 6 UNITS TO SHAW

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

;

PRAECIPE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)

*Daniel L. Schmeig*  
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**

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PREMISES BEING: RD 2 BOX 71, FLEGAL ROAD

FILED

MAR 03 2005

William A. Shaw  
Prothonotary

~~48.~~  
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 TO  
INDYMAC, INC.

No.: 04-1655-CD

vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

**FILED** *no cc*  
*m/10:29 AM*  
**JUN 15 2005** *@*  
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

CLEARFIELD COUNTY

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

No.: 04-1655-CD

vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

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

INDYMAC BANK, FSB, S/I TO INDYMAC, INC., Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praeipce 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<br>CLEARFIELD, PA 16830                                  |
| SHIRLEY M. COUDRIET | RD2 BOX 71, FLEGAL ROAD<br>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

CLEARFIELD COUNTY

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

No.: 04-1655-CD

vs.

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

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

INDYMAC BANK, FSB, S/I TO INDYMAC, INC., Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praecipe 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

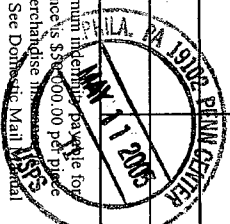
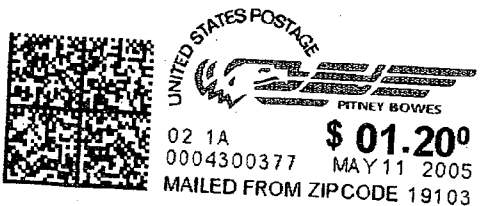
I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

  
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  
 Suite 1400  
 SANDRA COOPER/PMB

| Line                                    | Article Number      | Name of Addressee, Street, and Post Office Address   | 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 the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000.00 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. |
|---|---------------------|--|--|---|---|
| 1                                       | RICHARD A. COUDRIET | Tenant/Occupant,<br>RD 2 BOX 71, FLEGAL ROAD,<br>CLEARFIELD, PA 16830  |  |   |   |
| 2                                       | 1000224301          | Clearfield County Domestic Relations<br>Clearfield County Courthouse<br>230 East Market Street<br>Clearfield, PA 16830 |  |   |   |
| 3                                       |                     | Commonwealth of Pennsylvania<br>Department of Welfare<br>PO Box 2675<br>Harrisburg, PA 17105                           |  |   |   |
| 4                                       |                     | PENNSYLVANIA HOUSING<br>FINANCE AGENCY<br>2101 NORTH FRONT STREET<br>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 the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000.00 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, ESQUIRE  
Attorney for Plaintiff


Damages are hereby assessed as indicated.

DATE: MARCH 3, 2005

  
PRO PROTHY

PMB

FILED

MAR 03 2005 

0/8:35/143  
William A. Shaw  
Prothonotary

1 COPY W/  
NOTICE TO DEFT.

STATEMENT TO WTL

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

ATTORNEY FOR PLAINTIFF

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

: COURT OF COMMON PLEAS

Vs.

: CIVIL DIVISION

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET  
Defendants

: 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

ATTORNEY FOR PLAINTIFF

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

: COURT OF COMMON PLEAS

: CIVIL DIVISION

Vs.

: CLEARFIELD COUNTY

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET  
Defendants

: NO. 04-1655-CD

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

**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.

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

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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

ATTORNEY FOR PLAINTIFF

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

: COURT OF COMMON PLEAS

: CIVIL DIVISION

Vs.

: CLEARFIELD COUNTY

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

: NO. 04-1655-CD

Defendants

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

FILED

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

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

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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

ATTORNEY FOR PLAINTIFF

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

: COURT OF COMMON PLEAS

Vs.

: CIVIL DIVISION

: CLEARFIELD COUNTY

RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

: NO. 04-1655-CD

Defendants

FILE COPY

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

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.

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CLEARFIELD COUNTY  
DAVID S. MEHOLICK, COURT  
ADMINISTRATOR  
CLEARFIELD COUNTY COURTHOUSE  
CLEARFIELD, PA 16830  
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PENNSYLVANIA BAR ASSOCIATION  
100 SOUTH STREET  
P.O. BOX 186  
HARRISBURG, PA 17108  
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.

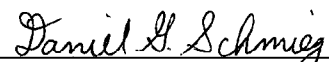
RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

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

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

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 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, 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.**

**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 \$39,304.96

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

Total \$ \_\_\_\_\_ Plus costs as endorsed.

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

  
\_\_\_\_\_  
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.

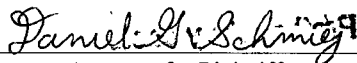
RICHARD A. COUDRIET  
SHIRLEY M. COUDRIET

---

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

---

|  |                    |
|--|--------------------|
| Real Debt  | <u>\$39,304.96</u> |
| Int. from 2/22/05<br>to Date of Sale (\$6.46 per diem) | _____              |
| Costs  | _____              |
| Prothy. Pd.  | _____              |
| Sheriff  | _____              |



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

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ATTORNEY FOR PLAINTIFF

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

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

Plaintiff

v.

NO. 04-1655-CD

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

CLEARFIELD COUNTY

**FILED**  
M 12:00 BA 72 8540

OCT 22 2004

Defendants

William A. Shaw  
Prothonotary

**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. Meholic, Court Administrator  
Clearfield County Courthouse  
2<sup>nd</sup> and Market Streets  
Clearfield, PA 16830  
814-765-2641 x 5982

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

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

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

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

1. Plaintiff is

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.

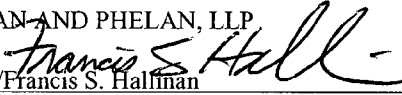
3. On 07/06/1998 mortgagor(s) made, executed and delivered a mortgage upon the premises hereinafter described to PENNSYLVANIA SAVINGS BANK which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Mortgage Book No. 1953, Page: 41. By Assignment of Mortgage recorded 1/05/2000 the 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<br>(Per Diem \$9.70) |                     |
| Attorney's Fees                                    | 1,250.00            |
| Cumulative Late Charges                            | 512.50              |
| 07/06/1998 to 10/20/2004                           |                     |
| Cost of Suit and Title Search                      | <u>\$ 550.00</u>    |
| 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:   
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:

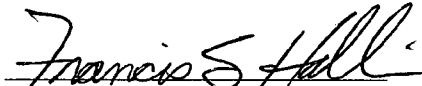
BEGINNING AT THE SOUTHWEST CORNER OF PROPERTY NOW OR FORMERLY OF J.W. PRITCHARD WHERE IT INTERSECTS WITH TOWNSHIP ROAD T-601; THENCE IN A WESTERLY DIRECTION ALONG SAID TOWNSHIP ROAD AND PROPERTY NOW OR FORMERLY OF ROBERT HOYT, 443 FEET TO THE SOUTHEAST CORNER OF PROPERTY NOW OR FORMERLY OF GEORGE CARNS; 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 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**

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

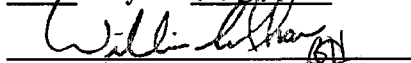
NOW NOVEMBER 15, 2004 AT 9:45 AM SERVED THE WITHIN COMPLAINTS IN MORTGAGE FORECLOSURE ON RICHARD A. COUDRIET, DEFENDANT AT SHERIFF'S OFFICE, 1 N. 2ND ST., SUITE 116, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO SHIRLEY COUDRIET, WIFE (2) TWO TRUE AND ATTESTED COPIES OF THE ORIGINAL COMPLAINT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

**Return Costs**

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

**Sworn to Before Me This**

30<sup>th</sup> Day Of Nov 2004



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

**So Answers,**



Chester A. Hawkins  
Sheriff

**FILED** <sup>EOX</sup>  
0/9:30  
NOV 30 2004

William A. Shaw  
Prothonotary/Clerk of Courts