

05-906-CD
Mortgage Electronic vs C Lundquist et al

Netbank v. Charlotte Lundquist et al
2005-906-CD

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

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

Plaintiff

v.

CHARLOTTE M. LUNDQUIST
RONDA L. DAVIDSON
750 BIRCH STREET
LANSE, PA 16849

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

NO. 05-906-CD

CLEARFIELD COUNTY

Defendants

CIVIL ACTION - LAW
COMPLAINT IN MORTGAGE FORECLOSURE

NOTICE

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

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

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

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

Notice to Defendant
Reinstated/Reissued to Sheriff/Attorney
for service.
David S. Meholic, Court Administrator
Clearfield County Courthouse
2nd and Market Streets
Clearfield, PA 16830
814-765-2641 x 5982

Jan 23, 2006 Document

Reinstated/Reissued to Sheriff/Attorney
for service.

W.A. Shaw GK
Deputy Prothonotary
Prothonotary

Oct 18, 2005 Document
Reinstated/Reissued to Sheriff/Attorney
for service.

July 21, 2005 Document
Reinstated/Reissued to Sheriff/Attorney
for service.

Deputy Prothonotary

FILED Atty Ad.
M/3/32/05 B 85.00
JUN 23 2005 2 CC Shff

William A. Shaw
Prothonotary/Clerk of Courts

AUGUST 25, 2005 Document
Reinstated/Reissued to Sheriff/Attorney
for service.

W.A. Shaw GK
Deputy Prothonotary

2-13-2006 Document
Reinstated/Reissued to Sheriff/Attorney
for service.

Deputy Prothonotary

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

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

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

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

1. Plaintiff is

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

Plaintiff, is or will be, the owner of legal title to the mortgage that is the subject of this action, and nominee for the entity indicated below, which is the owner of the entire beneficial interest in the mortgage:

CHASE HOME FINANCE LLC
3415 VISION DRIVE
COLUMBUS, OH 43219

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

CHARLOTTE M. LUNDQUIST
RONDA L. DAVIDSON
750 BIRCH STREET
LANSE, PA 16849

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

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

6. The following amounts are due on the mortgage:

Principal Balance	\$52,735.44
Interest	2,982.45
05/01/2004 through 06/22/2005	
(Per Diem \$10.11)	
Attorney's Fees	1,250.00
Cumulative Late Charges	141.04
02/20/2004 to 06/22/2005	
Cost of Suit and Title Search	<u>\$ 550.00</u>
Subtotal	\$ 57,658.93
Escrow	
Credit	0.00
Deficit	0.00
Subtotal	<u>\$ 0.00</u>
TOTAL	\$ 57,658.93

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

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

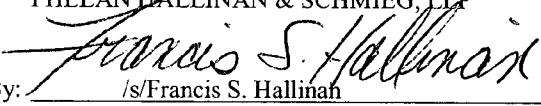
9. This action does not come under Act 6 of 1974 because the original mortgage amount exceeds \$50,000.

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

11. By virtue of the death of CARL R. LUNDQUIST, on 12/16/01, Defendant CHARLOTTE M. LUNDQUIST became sole owner of the mortgage premised as surviving tenant by the entireties, By deed dated 8/31/04, CHARLOTTE M. LUNDQUIST, widow, deeded the property to CHARLOTTE M. LUNDQUIST, WIDOW and RHONDA L. DAVIDSON, recorded 9/01/04 Instrument No. 2004414379.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$ 57,658.93, together with interest from 06/22/2005 at the rate of \$10.11 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.

PHELAN HALLINAN & SCHMIEG, LLP


By: /s/Francis S. Hallinan

LAWRENCE T. PHELAN, ESQUIRE

FRANCIS S. HALLINAN, ESQUIRE

Attorneys for Plaintiff

LEGAL DESCRIPTION

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

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

BEING NO. 750 BIRCH STREET

VERIFICATION

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



SUMMER WINEGARDNER
ASSISTANT SECRETARY

DATE: 6/20/15

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

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

: COURT OF COMMON PLEAS
: CIVIL DIVISION
: CLEARFIELD County

Plaintiff

vs.

CHARLOTTE M. LUNDQUIST
RONDA L. DAVISDON

: No. 05-906-CD

Defendants

:

PRAECIPE TO REINSTATE CIVIL ACTION/MORTGAGE FORECLOSURE

TO THE PROTHONOTARY:

Kindly reinstate the Civil Action in Mortgage Foreclosure with reference to the above captioned matter.

By: Francis S. Hallinan
PHELAN HALLINAN & SCHMIEG, LLP
FRANCIS S. HALLINAN, ESQUIRE
LAWRENCE T. PHELAN, ESQUIRE
DANIEL G. SCHMIEG, ESQUIRE
Attorneys for Plaintiff

Date: July 13, 2005

/lxh, Svc Dept.
File# 99439

FILED *at*
m 13:18 6/1 7.00
JUL 21 2005 10:00
2 Compl. Reinstated
William A. Shaw
Prothonotary/Clerk of Courts
to Shff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 100583
NO: 05-906-CD
SERVICE # 1 OF 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
vs.
DEFENDANT: CHARLOTTE M. LUNDQUIST and RONDA L. DAVIDSON

SHERIFF RETURN

NOW, July 11, 2005 AT 10:47 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON CHARLOTTE M. LUNDQUIST DEFENDANT AT 750 BIRCH ST., LANSE, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO CHARLOTTE M. LUNDQUIST, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: SNYDER /

FILED
02330
AUG 03 2005

William A. Shaw
Prothonotary/Clerk of Courts

In The Court of Common Pleas of Clearfield County, Pennsylvania

Service # 2 of 2 Services

Sheriff Docket # **100583**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC

Case # 05-906-CD

vs.

CHARLOTTE M. LUNDQUIST and RONDA L. DAVIDSON

SHERIFF RETURNS

NOW August 02, 2005 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURNED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE "NOT FOUND" AS TO RONDA L. DAVIDSON, DEFENDANT. New:131 W.South St., Mahanoy City, Pa.(570-773-3823).

SERVED BY: /

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 100583
NO: 05-906-CD
SERVICES 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC

vs.

DEFENDANT: CHARLOTTE M. LUNDQUIST and RONDA L. DAVIDSON

SHERIFF RETURN

RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	PHELAN	435150	20.00
SHERIFF HAWKINS	PHELAN	435191	55.40

Sworn to Before Me This

____ Day of _____ 2005

So Answers,



Chester A. Hawkins
Sheriff

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

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

Plaintiff

v.

CHARLOTTE M. LUNDQUIST
RONDA L. DAVIDSON
750 BIRCH STREET
LANSE, PA 16849

COURT OF COMMON PLEAS
CIVIL DIVISION
TERM
NO. 05-906-CD
CLEARFIELD COUNTY

Defendants

JUN 23 2005

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

CIVIL ACTION - LAW
COMPLAINT IN MORTGAGE FORECLOSURE Attest.
NOTICE

William L. Brown
Prothonotary/
Clerk of Courts

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

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

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

*We hereby certify the
within to be a true and
correct copy of the
original filed of record*

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

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

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

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

1. Plaintiff is

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

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3415 VISION DRIVE
COLUMBUS, OH 43219

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

CHARLOTTE M. LUNDQUIST
RONDA L. DAVIDSON
750 BIRCH STREET
LANSE, PA 16849

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

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

6. The following amounts are due on the mortgage:

Principal Balance	\$52,735.44
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05/01/2004 through 06/22/2005	
(Per Diem \$10.11)	
Attorney's Fees	1,250.00
Cumulative Late Charges	141.04
02/20/2004 to 06/22/2005	
Cost of Suit and Title Search	<u>\$ 550.00</u>
Subtotal	\$ 57,658.93
Escrow	
Credit	0.00
Deficit	0.00
Subtotal	<u>\$ 0.00</u>
TOTAL	\$ 57,658.93

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

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

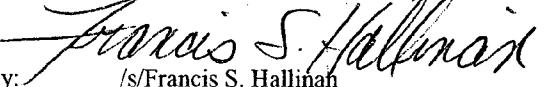
9. This action does not come under Act 6 of 1974 because the original mortgage amount exceeds \$50,000.

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

11. By virtue of the death of CARL R. LUNDQUIST, on 12/16/01, Defendant CHARLOTTE M. LUNDQUIST became sole owner of the mortgage premised as surviving tenant by the entireties, By deed dated 8/31/04, CHARLOTTE M. LUNDQUIST, widow, deeded the property to CHARLOTTE M. LUNDQUIST, WIDOW and RHONDA L. DAVIDSON, recorded 9/01/04 Instrument No. 2004414379.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$ 57,658.93, together with interest from 06/22/2005 at the rate of \$10.11 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.

PHELAN HALLINAN & SCHMIEG, LLP

By: 

/s/Francis S. Hallinan
LAWRENCE T. PHELAN, ESQUIRE
FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

LEGAL DESCRIPTION

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

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

BEING NO. 750 BIRCH STREET

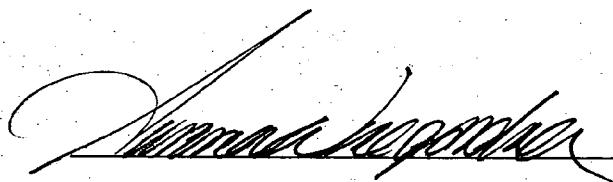
VERIFICATION

SUMMER WINEGARDNER hereby states that he/she is ASSISTANT SECRETARY of CHASE

HOME FINANCE LLC SUCCESSOR BY MERGER WITH CHASE MANHATTAN

MORTGAGE CORPORATION mortgage servicing agent for Plaintiff in this matter, that he/she is authorized to take this Verification, and that the statements made in the foregoing Civil Action in Mortgage Foreclosure are true and correct to the best of his/her knowledge, information and belief.

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



SUMMER WINEGARDNER
ASSISTANT SECRETARY

DATE: 6/20/15

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

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

: COURT OF COMMON PLEAS

Plaintiff

: CIVIL DIVISION

vs.

: CLEARFIELD County

CHARLOTTE M. LUNDQUIST
RONDA L. DAVIDSON

: No. 05-906-CD

Defendants

:

:

:

PRAECIPE TO REINSTATE CIVIL ACTION/MORTGAGE FORECLOSURE

TO THE PROTHONOTARY:

Kindly reinstate the Civil Action in Mortgage Foreclosure with reference to the above captioned matter.

PHELAN HALLINAN & SCHMIEG, LLP
By: Francis S. Hallinan
FRANCIS S. HALLINAN, ESQUIRE
LAWRENCE T. PHELAN, ESQUIRE
DANIEL G. SCHMIEG, ESQUIRE
Attorneys for Plaintiff

Date: August 22, 2005

/ccp, Svc Dept.
File# 99439

FILED Atty pd. 7:00
m/j/l/le/01 No cc
AUG 25 2005 1 Compl. reinstated
William A. Shaw *to [redacted] Sheriff*
Prothonotary/Clerk of Courts

In The Court of Common Pleas of Clearfield County, Pennsylvania

Service # 1 of 1 Services

Sheriff Docket # **100660**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC

Case # 05-906-CD

vs.

CHARLOTTE M. LUNDQUIST and RONDA L. DAVIDSON

SHERIFF RETURNS

NOW September 19, 2005 RETURNED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE "NOT SERVED, TIME EXPIRED" AS TO RONDA L. DAVIDSON, DEFENDANT. NEVER RECEIVED OUR ADVANCE COST

SERVED BY: /

FILED
OCT 10 2005
SHERIFF

William A. Shaw
Prothonotary/Clerk of Courts

Return Costs

PURPOSE	VENDOR	CHECK #	AMOUNT
SURCHARGE	Pheab	483666	10.00
SHERIFF HAWKINS	"	483666	9.00

Sworn to Before me This

____ Day of _____ 2005

So Answers,

Chester A. Hawkins
by *Marilyn Hays*
Chester A. Hawkins
Sheriff

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

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

Plaintiff

v.

CHARLOTTE M. LUNDQUIST
RONDA L. DAVIDSON
750 BIRCH STREET
LANSE, PA 16849

Defendants

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

NO. 05-906-CD

CLEARFIELD COUNTY

FILED

COPY

JUN 23 2005

William A. Shaw
Prothonotary/Clerk of Courts

**CIVIL ACTION - LAW
COMPLAINT IN MORTGAGE FORECLOSURE**

NOTICE

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PLEASE RETURN

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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.

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ATTORNEY FILE COPY

PLEASE REFER TO
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
2nd and Market Streets
Clearfield, PA 16830
814-765-2641 x 5982 or service.

7-21-05 Document
Reinstated/Reissued to Sheriff/Attorney

Deputy Prothonotary

201

We hereby certify the
within to be a true and
correct copy of the
original filed of record

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

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

1. Plaintiff is

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

Plaintiff, is or will be, the owner of legal title to the mortgage that is the subject of this action, and nominee for the entity indicated below, which is the owner of the entire beneficial interest in the mortgage:

CHASE HOME FINANCE LLC
3415 VISION DRIVE
COLUMBUS, OH 43219

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

CHARLOTTE M. LUNDQUIST
RONDA L. DAVIDSON
750 BIRCH STREET
LANSE, PA 16849

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

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

6. The following amounts are due on the mortgage:

Principal Balance	\$52,735.44
Interest	2,982.45
05/01/2004 through 06/22/2005	
(Per Diem \$10.11)	
Attorney's Fees	1,250.00
Cumulative Late Charges	141.04
02/20/2004 to 06/22/2005	
Cost of Suit and Title Search	\$ 550.00
Subtotal	\$ 57,658.93
Escrow	
Credit	0.00
Deficit	0.00
Subtotal	\$ 0.00
TOTAL	\$ 57,658.93

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

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

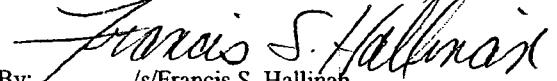
9. This action does not come under Act 6 of 1974 because the original mortgage amount exceeds \$50,000.

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

11. By virtue of the death of CARL R. LUNDQUIST, on 12/16/01, Defendant CHARLOTTE M. LUNDQUIST became sole owner of the mortgage premised as surviving tenant by the entireties, By deed dated 8/31/04, CHARLOTTE M. LUNDQUIST, widow, deeded the property to CHARLOTTE M. LUNDQUIST, WIDOW and RHONDA L. DAVIDSON, recorded 9/01/04 Instrument No. 2004414379.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$ 57,658.93, together with interest from 06/22/2005 at the rate of \$10.11 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.

PHELAN HALLINAN & SCHMIEG, LLP

By: 
/s/ Francis S. Hallinan
LAWRENCE T. PHELAN, ESQUIRE
FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

LEGAL DESCRIPTION

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

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

BEING NO. 750 BIRCH STREET

VERIFICATION

SUMMER WINEGARDNER hereby states that he/she is ASSISTANT SECRETARY of CHASE

HOME FINANCE LLC SUCCESSOR BY MERGER WITH CHASE MANHATTAN

MORTGAGE CORPORATION mortgage servicing agent for Plaintiff in this matter, that he/she is authorized to take this Verification, and that the statements made in the foregoing Civil Action in Mortgage Foreclosure are true and correct to the best of his/her knowledge, information and belief.

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



SUMMER WINEGARDNER
ASSISTANT SECRETARY

DATE:

6/20/15

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8201 GREENSBORO DRIVE, SUITE 350
MCLEAN, VA 22102

Plaintiff

v.

CHARLOTTE M. LUNDQUIST
RONDA L. DAVIDSON
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Defendants

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

NO. 05-906-CD

CLEARFIELD COUNTY

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COPIED
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William A. Shaw
Prothonotary/Clerk of Courts

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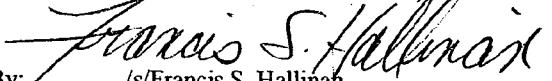
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By: 
/s/ Francis S. Hallinan
LAWRENCE T. PHELAN, ESQUIRE
FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

LEGAL DESCRIPTION

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

BEING NO. 750 BIRCH STREET

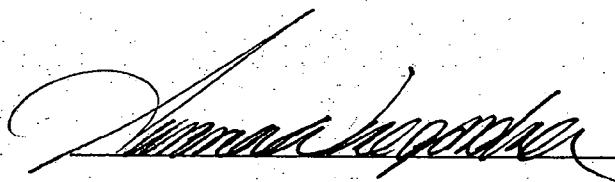
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SUMMER WINEGARDNER hereby states that he/she is ASSISTANT SECRETARY of CHASE

HOME FINANCE LLC SUCCESSOR BY MERGER WITH CHASE MANHATTAN

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SUMMER WINEGARDNER
ASSISTANT SECRETARY

DATE: 6/20/15

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ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

: COURT OF COMMON PLEAS
: CIVIL DIVISION
: CLEARFIELD County

Plaintiff

vs.

CHARLOTTE M. LUNDQUIST
RONDA L. DAVIDSON

: No. 05-906-CD

Defendants

:

PRAECIPE TO REINSTATE CIVIL ACTION/MORTGAGE FORECLOSURE

TO THE PROTHONOTARY:

Kindly reinstate the Civil Action in Mortgage Foreclosure with reference to the above captioned matter.

By: Francis S. Hallinan
FRANCIS S. HALLINAN, ESQUIRE
LAWRENCE T. PHELAN, ESQUIRE
DANIEL G. SCHMIEG, ESQUIRE
Attorneys for Plaintiff

Date: October 17, 2005

/lxh, Svc Dept.
File# 99439

Atty pd. 7.00
FILED
m/2/06/05 1:Compl.
OCT 18 2005 Reinstated to
Shff
William A. Shaw
Prothonotary/Clerk of Courts
60

In The Court of Common Pleas of Clearfield County, Pennsylvania

Service # 1 of 1 Services

Sheriff Docket # 100762

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

Case # 05-906-CD

vs.

CHARLOTTE M. LUNDQUIST and RONDA L. DAVIDSON

SHERIFF RETURNS

NOW October 24, 2005 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURNED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE "NOT FOUND" AS TO RONDA L. DAVIDSON, DEFENDANT. 750 BIRCH ST., LANSE, PA. "EMPTY" Home on Weekends.

SERVED BY: /

Return Costs

PURPOSE	VENDOR	CHECK #	AMOUNT
SURCHARGE	PHELAN	447406	10.00
SHERIFF HAWKINS	PHELAN	447450	24.40

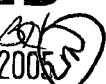
Sworn to Before me This

____ Day of _____ 2005

So Answers,


Chester A. Hawkins
Sheriff

FILED

01/10/2006
OCT 26 2005


William A. Shaw
Prothonotary/Clerk of Courts

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

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

Plaintiff

v.

CHARLOTTE M. LUNDQUIST
RONDA L. DAVIDSON
750 BIRCH STREET
LANSE, PA 16849

Defendants

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

NO. 05-906-CD

CLEARFIELD COUNTY

FILED
COPIED
JUN 23 2005
William A. Shaw
Prothonotary/Clerk of Courts

CIVIL ACTION - LAW
COMPLAINT IN MORTGAGE FORECLOSURE
ATTORNEY FILE COPY
NOTICE **PLEASE RETURN**

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.

ATTORNEY FILE COPY
PLEASE RETURN
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
2nd and Market Streets
Clearfield, PA 16830
814-765-2641 x 5982

8-25-05 Document
Reinstated/Rescued to Sheriff Attorney
for service.

Will A. Shaw
Prothonotary

File #: 99439

We hereby certify the
within to be a true and
correct copy of the
original filed of record

PHELAN HALLINAN & SCHMIEG, LLP
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REGISTRATION SYSTEMS, INC.
8201 GREENSBORO DRIVE, SUITE 350
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Plaintiff

v.

CHARLOTTE M. LUNDQUIST
RONDA L. DAVIDSON
750 BIRCH STREET
LANSE, PA 16849

COURT OF COMMON PLEAS
CIVIL DIVISION
TERM
NO.

CLEARFIELD COUNTY

Defendants

CIVIL ACTION - LAW
COMPLAINT IN MORTGAGE FORECLOSURE

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

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

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

1. Plaintiff is

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

Plaintiff, is or will be, the owner of legal title to the mortgage that is the subject of this action, and nominee for the entity indicated below, which is the owner of the entire beneficial interest in the mortgage:

CHASE HOME FINANCE LLC
3415 VISION DRIVE
COLUMBUS, OH 43219

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

CHARLOTTE M. LUNDQUIST
RONDA L. DAVIDSON
750 BIRCH STREET
LANSE, PA 16849

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

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

6. The following amounts are due on the mortgage:

Principal Balance	\$52,735.44
Interest	2,982.45
05/01/2004 through 06/22/2005	
(Per Diem \$10.11)	
Attorney's Fees	1,250.00
Cumulative Late Charges	141.04
02/20/2004 to 06/22/2005	
Cost of Suit and Title Search	<u>\$ 550.00</u>
Subtotal	\$ 57,658.93
Escrow	
Credit	0.00
Deficit	0.00
Subtotal	<u>\$ 0.00</u>
TOTAL	\$ 57,658.93

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

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

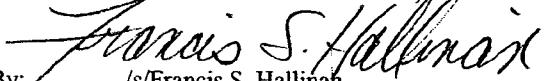
9. This action does not come under Act 6 of 1974 because the original mortgage amount exceeds \$50,000.

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

11. By virtue of the death of CARL R. LUNDQUIST, on 12/16/01, Defendant CHARLOTTE M. LUNDQUIST became sole owner of the mortgage premised as surviving tenant by the entireties, By deed dated 8/31/04, CHARLOTTE M. LUNDQUIST, widow, deeded the property to CHARLOTTE M. LUNDQUIST, WIDOW and RHONDA L. DAVIDSON, recorded 9/01/04 Instrument No. 2004414379.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$ 57,658.93, together with interest from 06/22/2005 at the rate of \$10.11 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.

PHELAN HALLINAN & SCHMIEG, LLP

By: 
/s/ Francis S. Hallinan
LAWRENCE T. PHELAN, ESQUIRE
FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

LEGAL DESCRIPTION

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

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

BEING NO. 750 BIRCH STREET

VERIFICATION

SUMMER WINEGARDNER hereby states that he/she is ASSISTANT SECRETARY of CHASE

HOME FINANCE LLC SUCCESSOR BY MERGER WITH CHASE MANHATTAN

MORTGAGE CORPORATION mortgage servicing agent for Plaintiff in this matter, that he/she is authorized to take this Verification, and that the statements made in the foregoing Civil Action in Mortgage Foreclosure are true and correct to the best of his/her knowledge, information and belief.

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



SUMMER WINEGARDNER
ASSISTANT SECRETARY

DATE: 6/20/15

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

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

: COURT OF COMMON PLEAS
: CIVIL DIVISION
: CLEARFIELD County

Plaintiff

vs.

CHARLOTTE M. LUNDQUIST
CARL R. LUNDQUIST

: No. 05-906-CD

Defendants

:

PRAECIPE TO REINSTATE CIVIL ACTION/MORTGAGE FORECLOSURE

TO THE PROTHONOTARY:

Kindly reinstate the Civil Action in Mortgage Foreclosure with reference to the above captioned matter.

PHELAN HALLINAN & SCHMIEG, LLP
By: Francis S. Hallinan
FRANCIS S. HALLINAN, ESQUIRE
LAWRENCE T. PHELAN, ESQUIRE
DANIEL G. SCHMIEG, ESQUIRE
Attorneys for Plaintiff

Date: January 18, 2006

/lxh, Svc Dept.
File# 99439

FILED ^{no cc}
m 3 3 06
JAN 23 2006 Compl.
Reinstated
William A. Shaw
Prothonotary/Clerk of Courts
Atty pd 7:00
(GP)

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 100909
NO: 05-906-CD
SERVICE # 1 OF 1
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS INC
vs.
DEFENDANT: CHARLOTTE M. LUNDQUIST and RONDA L. DAVIDSON

SHERIFF RETURN

NOW, October 25, 2005, SHERIFF OF SCHUYLKILL COUNTY WAS DEPUTIZED BY CHESTER A. HAWKINS, SHERIFF OF CLEARFIELD COUNTY TO SERVE THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON RONDA L. DAVIDSON.

NOW, November 22, 2005 ATTEMPTED TO SERVE THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON RONDA L. DAVIDSON, DEFENDANT. THE RETURN OF SCHUYLKILL COUNTY IS HERETO ATTACHED AND MADE PART OF THIS RETURN MARKED "NOT FOUND".

FILED

01/10/06
FEB 10 2006

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 100909
NO: 05-906-CD
SERVICES 1
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS INC

vs.

DEFENDANT: CHARLOTTE M. LUNDQUIST and RONDA L. DAVIDSON

SHERIFF RETURN

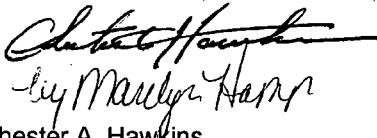
RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	PHELAN	458355	10.00
SHERIFF HAWKINS	PHELAN	458355	21.00
SCHUYLKILL CO.	PHELAN	458379	49.60

Sworn to Before Me This

So Answers,

____ Day of _____ 2006


Chester A. Hawkins
Sheriff

SHERIFF'S DEPARTMENT
 OF SCHUYLKILL COUNTY
 SCHUYLKILL COUNTY COURT HOUSE
 POTTSVILLE, PENNSYLVANIA 17901
 (570) 622-5570

* * * A F F I D A V I T O F R E T U R N * *

DEPUTIZED FROM CLEARFIELD COUNTY

PLAINTIFF:	MORTGAGE ELECTRONIC REG.	COURT NUMBER :	05-906-CD
	V S	FILED BY :	HALLINAN,FRANCIS S
DEFENDANT:	DAVIDSON,RONDA L	TYPE OF PAPER :	COMP. IN MORTGAGE FORECLOSURE
ATTORNEY:	HALLINAN,FRANCIS S	SERVING NUMBER :	41278
		PRO FILE DATE :	10/18/2005
	ONE PENN CENTER PLAZA STE 1400	EXPIRATION :	11/17/2005
	1617 JOHN J KENNEDY BLVD	SHF RECEIVED :	10/27/2005
	PHILADELPHIA, PA 19103	DEP RETURNED :	11/22/2005

(P E O P L E T O B E S E R V E D)

	NAME	ADDRESS 1	ADDRESS 2	CITY	ST	ZIP	DEPUTY
Service for	DAVIDSON,RONDA L	133 WEST SOUTH STREE		MAHANOY CITY	PA	17984	BEREZWICK, K

(A T T E M P T S A T S E R V I C E)

SEQ	DATE	TIME	SERVED TO	ADDRESS 1	ADDRESS 2	CITY	ST ZIP	MILES	COST
1	11/03/2005	10:34	[NOT FOUND]	133 WEST SOUTH STREE		MAHANOY CITY	PA 17948	30	14.55
			* REMARKS : LEFT CARD						
2	11/16/2005	17:59	[NOT FOUND]	133 WEST SOUTH STREE		MAHANOY CITY	PA 17948	30	14.55
			* REMARKS : NO ANSWER AT RESIDENCE						

Total : 29.10

Total Mileage Charge for all Services : 29.10

SHERIFF'S DEPARTMENT
OF SCHUYLKILL COUNTY
SCHUYLKILL COUNTY COURT HOUSE
POTTSVILLE, PENNSYLVANIA 17901
(570) 622-5570

* * A F F I D A V I T O F R E T U R N * *

I hereby CERTIFY and RETURN a NOT FOUND because unable to locate the individual, company, corporation, etc, named above.

SWORN and subscribed before me this 22nd

day of Nov., 2005

Peter J. Soprano

(Prothonotary)

SO ANSWERS

Frank T. Giff
(Deputy Sheriff)

F. V. McAndrew

(Sheriff of Schuylkill County)

End - of - Return (X-404-2005)

SHERIFF'S DEPARTMENT
OF SCHUYLKILL COUNTY
SCHUYLKILL COUNTY COURT HOUSE
POTTSVILLE, PENNSYLVANIA 17901
(570) 622-5570

* * A F F I D A V I T O F R E T U R N * *

C O S T S I N F O R M A T I O N

DESCRIPTION	PAYMENTS	CHARGES	BALANCE
ADVANCE COSTS - SERVICE	150.00		150.00
R D & R		9.00	141.00
SERVICE		9.00	132.00
ADD SERVICE		0.00	132.00
MILEAGE		29.10	102.90
PROTHY FEE FOR SERVICE		2.50	100.40
REFUND		100.40	0.00

Advance Payment :	150.00
Cost of Service :	49.60
Refund Paid :	100.40

End - of - Return (05-906-CD)

A C C O U N T S T A T E M E N T
O F F I C E O F T H E S H E R I F F
O F S C H U Y L K I L L C O U N T Y

DATE : 11/22/2005

Case Ref : 05-906-CD
Service ID: 41278
Type : COMP. IN MORTGAGE FORECLOSURE

Filed By: FRANCIS S. HALLINAN, ESQ.
Address 1 : ONE PENN CENTER PLAZA STE 1400
Address 2 : 1617 JOHN J KENNEDY BLVD
City : PHILADELPHIA PA 19103

Advance Payment : 150.00
Cost of Service : 49.50
Refund : 100.40



TO 41278

Sheriff's Office Clearfield County

CHESTER A. HAWKINS
SHERIFF

COURTHOUSE
1 NORTH SECOND STREET, SUITE 116
CLEARFIELD, PENNSYLVANIA 16830

OFFICE (814) 765-2641 EXT. 5986
AFTER 4:00 P.M. (814) 765-1533
FAX (814) 765-5915
ROBERT SNYDER
CHIEF DEPUTY
MARILYN HAMM
DEPT. CLERK
CYNTHIA AUGHENBAUGH
OFFICE MANAGER
PETER F. SMITH
SOLICITOR

DEPUTATION

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

PAGE 100909

TERM & NO. 05-906-CD

MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS INC

COMPLAINT IN MORTGAGE FORECLOSURE

VS.

CHARLOTTE M. LUNDQUIST and RONDA L. DAVIDSON

SERVE BY: 11/16/05

MAKE REFUND PAYABLE TO PHELAN HALLINAN & SCHMIEG, LLP

SERVE: RONDA L. DAVIDSON

ADDRESS: 133 W. SOUTH ST., MAHANOY CITY, PA 17984

SCHUYLKILL COUNTY
PENNSYLVANIA
RECEIVED
SHERIFF'S OFFICE
2005 OCT 27 P 1:04

Know all men by these presents, that I, CHESTER A. HAWKINS, HIGH SHERIFF OF CLEARFIELD COUNTY, State of Pennsylvania, do hereby deputize the SHERIFF OF SCHUYLKILL COUNTY, Pennsylvania to execute this writ. This Deputation being made at the request and risk of the Plaintiff this day, October 24, 2005.

RESPECTFULLY,

A handwritten signature in black ink, appearing to read "Chester A. Hawkins".

CHESTER A. HAWKINS,
SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA

**SHERIFF'S RETURN OF SERVICE
CLEARFIELD COUNTY**

Plaintiff(s) **NUMBER 05-906-CD**

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

SHERIFF'S NUMBER

Defendant(s) **COST** **MILEAGE**
CHARLOTTE M. LUNDQUIST
RONDA L. DAVIDSON

DISTRICT

Serve At **Summons** xx **Complaint**
133 W. SOUTH STREET
MAHANOY CITY, PA 17984
Other

Special Instructions **TYPE OF ACTION**
Mortgage Foreclosure

TO BE COMPLETED BY SHERIFF

Served and made known to _____, Defendant, on the _____ day of _____, 20____, at
o'clock, __.m., at _____, County of _____, Commonwealth of Pennsylvania, in the manner
described below:

____ Defendant(s) personally served.
____ Adult family member with whom said Defendant(s) reside(s).
____ Relationship is _____.
____ Adult in charge of Defendant'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 office or usual place of business.
____ _____ and officer of said Defendant company.
____ Other: _____

SHERIFF
By: _____, Deputy Sheriff

On the _____ day of _____, 20____, at ____ o'clock, __.m., Defendant not found because:
____ Moved ____ Unknown ____ No Answer ____ Vacant ____ Other

SHERIFF
By: _____, Deputy Sheriff

DEPUTIZED SERVICE

Now, this ____ day of _____, 20____, I, Sheriff of _____ County, Pennsylvania do hereby depelize the Sheriff of
County to serve this Complaint and make return thereof and according to law.

SHERIFF
By: _____, Deputy Sheriff.

ATTORNEY FOR PLAINTIFF:

Name Francis S. Hallinan, Esquire

Id. No. 62695

Address One Penn Center Plaza Suite 1400
Philadelphia, PA 19103

**TO BE COMPLETED BY
PROTHONOTARY**

ATTEST _____

Pro Prothy _____

Date _____

10-18-05 Document
Reinstated/Reissued to Sheriff/Attorney
for service.

W. A. Shaw
Deputy Prothonotary

PHELAN HALLINAN & SCHMIEG, LLP
LAWRENCE T. PHELAN, ESQ., Id. No. 32227
FRANCIS S. HALLINAN, ESQ., Id. No. 62695
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(215) 563-7000

SCHUYLKILL COUNTY
PENNSYLVANIA

2005 OCT 2 ATTORNEY FOR PLAINTIFF

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8201 GREENSBORO DRIVE, SUITE 350
MCLEAN, VA 22102

Plaintiff

v.

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LANSE, PA 16849

Defendants

RECEIVED
SHERIFF'S OFFICE
COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

NO. 05-906-CD

CLEARFIELD COUNTY

FILED
COPY
JUN 3 2005
William A. Shaw
Prothonotary/Clerk of Courts

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

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

1. Plaintiff is

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

Plaintiff, is or will be, the owner of legal title to the mortgage that is the subject of this action, and nominee for the entity indicated below, which is the owner of the entire beneficial interest in the mortgage:

CHASE HOME FINANCE LLC
3415 VISION DRIVE
COLUMBUS, OH 43219

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

CHARLOTTE M. LUNDQUIST
RONDA L. DAVIDSON
750 BIRCH STREET
LANSE, PA 16849

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

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

6. The following amounts are due on the mortgage:

Principal Balance	\$52,735.44
Interest	2,982.45
05/01/2004 through 06/22/2005	
(Per Diem \$10.11)	
Attorney's Fees	1,250.00
Cumulative Late Charges	141.04
02/20/2004 to 06/22/2005	
Cost of Suit and Title Search	\$ 550.00
Subtotal	\$ 57,658.93
Escrow	
Credit	0.00
Deficit	0.00
Subtotal	\$ 0.00
TOTAL	\$ 57,658.93

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

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

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

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

11. By virtue of the death of CARL R. LUNDQUIST, on 12/16/01, Defendant CHARLOTTE M. LUNDQUIST became sole owner of the mortgage premised as surviving tenant by the entireties, By deed dated 8/31/04, CHARLOTTE M. LUNDQUIST, widow, deeded the property to CHARLOTTE M. LUNDQUIST, WIDOW and RHONDA L. DAVIDSON, recorded 9/01/04 Instrument No. 2004414379.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$ 57,658.93, together with interest from 06/22/2005 at the rate of \$10.11 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.

PHELAN HALLINAN & SCHMIEG, LLP


By: Francis S. Hallinan

/s/Francis S. Hallinan
LAWRENCE T. PHELAN, ESQUIRE
FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

LEGAL DESCRIPTION

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

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

BEING NO. 750 BIRCH STREET

VERIFICATION

SUMMER WINEGARDNER hereby states that he/she is ASSISTANT SECRETARY of CHASE

HOME FINANCE LLC SUCCESSOR BY MERGER WITH CHASE MANHATTAN

MORTGAGE CORPORATION mortgage servicing agent for Plaintiff in this matter, that he/she is authorized to take this Verification, and that the statements made in the foregoing Civil Action in Mortgage Foreclosure are true and correct to the best of his/her knowledge, information and belief.

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



SUMMER WINEGARDNER
ASSISTANT SECRETARY

DATE:

6/20/15

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

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

: COURT OF COMMON PLEAS
: CIVIL DIVISION
: CLEARFIELD County

Plaintiff

vs.

CHARLOTTE M. LUNDQUIST
CARL R. LUNDQUIST

: No. 05-906-CD

Defendants

:

PRAECIPE TO REINSTATE CIVIL ACTION/MORTGAGE FORECLOSURE

TO THE PROTHONOTARY:

Kindly reinstate the Civil Action in Mortgage Foreclosure with reference to the above captioned matter.

Francis S. Hallinan
PHELAN HALLINAN & SCHMIEG, LLP
By: FRANCIS S. HALLINAN, ESQUIRE
LAWRENCE T. PHELAN, ESQUIRE
DANIEL G. SCHMIEG, ESQUIRE
Attorneys for Plaintiff

Date: January 18, 2006

/lxh, Svc Dept.
File# 99439

FILED No ce
M 12:42 PM FEB 13 2006 Atty pd. 7.00
William A. Shaw Compl. Reinstating
Prothonotary/Clerk of Courts to Atty
(60)

Phelan Hallinan & Schmieg, L.L.P.
By: Daniel G. Schmieg, Esquire No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Attorney for Plaintiff

Mortgage Electronic Registration Systems, Inc.

vs.

COURT OF COMMON PLEAS
CIVIL DIVISION
CLEARFIELD COUNTY
NO. 05-906-CD

Charlotte M. Lunquist
Ronda L. Davidson

MEMORANDUM OF LAW

Pa. R.C.P. 430(a) specifically provides:

(a) If service cannot be made under the applicable rule, the plaintiff may move the Court for a special order directing the method of service. The motion shall be accompanied by an affidavit stating the nature and extent of the investigation, which has been made to determine the whereabouts of the defendant and the reasons why service cannot be made.

Note: A Sheriff's return of "Not Found" or the fact that a Defendant has moved without leaving a new forwarding address is insufficient evidence of concealment. Gonzales vs. Polis, 238 Pa. Super. 362, 357 A.2d 580 (1976). "Notice of intended adoption mailed to last known address requires a good faith effort to discover the correct address." Adoption of Walker, 468 Pa. 165, 360 A.2d 603 (1976).

An illustration of good faith effort to locate the defendant includes (1) inquiries of postal authorities including inquiries pursuant to the Freedom of Information Act, 39 C.F.R. Part 265, (2) inquiries of relatives neighbors, friends and employers of the Defendant and (3) examinations of local telephone directories, voter registration records, local tax records, and motor vehicle records.

As indicated by the attached Sheriff's Return of Service, marked as Exhibit "B" and "C" and Plaintiff's Affidavit of No Service, attached hereto and marked as Exhibit "D", the Sheriff has been unable to serve the Complaint. A good faith effort to discover the whereabouts of the Defendant has been made as evidenced by the attached Affidavit of Reasonable Investigation, marked Exhibit "E".

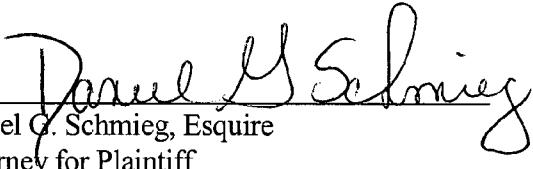
RECEIVED

FEB 13 2006

CMW:TT/ADM/MS
OJ

WHEREFORE, Plaintiff respectfully requests this Honorable Court enter an Order pursuant to Pa.R.C.P. 430 directing service of the Complaint by first class mail and certified mail.

Respectfully submitted,
Phelan Hallinan & Schmieg, L.L.P.

By: 
Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Date: February 9, 2006

CA

IN THE COURT OF COMMON PLEAS
CLEARFIELD COUNTY, PENNSYLVANIA

FILED
10:49 AM
FEB 16 2006 Atty
Schmieg
William A. Shaw
Prothonotary/Clerk of Courts (60)

Mortgage Electronic Registration
Systems, Inc.

vs.

CIVIL DIVISION
NO. 05-906-CD

Charlotte M. Lunquist
Ronda L. Davidson

ORDER

AND NOW, this 14th day of February, 2006, upon

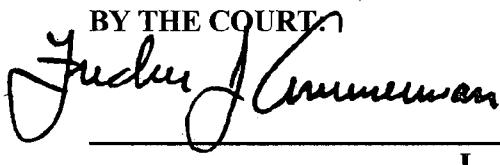
consideration of Plaintiff's Motion for Service Pursuant to Special Order of Court, it is hereby

ORDERED and **DECREED** that said Motion is **GRANTED**.

It is further **ORDERED** and **DECREED** that Plaintiff may obtain service of the
Complaint and all future pleadings on the above captioned Defendant, Ronda L. Davidson by:

1. First class mail to Ronda L. Davidson, at the last known addresses, 131 W. South Street, Mahanoy City, PA 17948 and 133 W. South Street, Mahanoy City, PA 17948 and the mortgaged premises located at 750 Birch Street, Lanse, PA 16849 ; and
2. Certified mail to Ronda L. Davidson, at the last known addresses, 131 W. South Street, Mahanoy City, PA 17948 and 133 W. South Street, Mahanoy City, PA 17948 and the mortgaged premises located at 750 Birch Street, Lanse, PA 16849.

BY THE COURT.


J. Zimmerman

J.

FILED
m 12:41 PM
FEB 13 2006
60
William A. Shaw
Prothonotary/Clerk of Courts

Phelan Hallinan & Schmieg, L.L.P.
By: Daniel G. Schmieg, Esquire No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Attorney for Plaintiff

Mortgage Electronic Registration Systems, Inc.	:	COURT OF COMMON PLEAS
	:	CIVIL DIVISION
vs.	:	CLEARFIELD COUNTY
Charlotte M. Lunquist Ronda L. Davidson	:	NO. 05-906-CD

**MOTION FOR SERVICE PURSUANT TO
SPECIAL ORDER OF COURT**

Plaintiff, by its counsel, Phelan Hallinan & Schmieg, L.L.P., moves this Honorable Court for an Order directing service of the Complaint upon the above-captioned Defendant, Ronda L. Davidson, by first class mail and certified mail to the last known addresses, 131 W. South Street, Mahanoy City, PA 17948 and 133 W. South Street, Mahanoy City, PA 17948 and the mortgaged premises, 750 Birch Street, Lanse, PA 16849, and in support thereof avers the following:

1. Plaintiff, by and through its counsel, initiated the above referenced Complaint in Mortgage Foreclosure on June 23, 2005. As indicated by the copy of said complaint attached hereto as Exhibit "A".

2. Attempts to serve the Defendant Ronda L. Davidson, personally with Complaint have been unsuccessful. The Sheriff of Clearfield County attempted to serve the Defendant at the mortgaged premises, 750 Birch Street, Lanse, PA 16849. As indicated by the Sheriff's Return of Service attached hereto as Exhibit "B", the property is empty and the Defendant usually stops by on the weekends.

3. The Sheriff of Clearfield County also Deputized the Sheriff of Schuylkill County for service at 131 W. South Street, Mahanoy City, PA 17948. As indicated by the Sheriff's Return of Service attached hereto as Exhibit "C", the Defendant was not found.

4. Lastly, the Sheriff of Clearfield County, Deputized the Sheriff of Schuylkill County for service at 133 W. South Street, Mahanoy City, PA 17948. Plaintiff is unable to append a copy of the Return of Service as a result of a backlog in completing the Affidavit at the Sheriff's Office. Plaintiff's Affidavit of Service is attached hereto and marked as Exhibit "D".

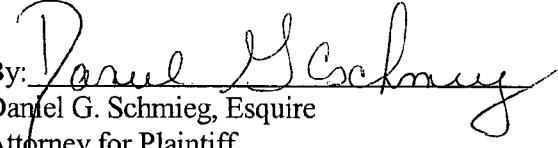
5. Pursuant to Pa.R.C.P. 430, Plaintiff has made a good faith effort to locate the Defendant. An Affidavit of Reasonable Investigation setting forth the specific inquiries made and the results is attached hereto as Exhibit "E".

6. Plaintiff has reviewed its internal records and has not been contacted by the Defendant as of February 9, 2006 to bring loan current.

7. Plaintiff submits that it has made a good faith effort to locate the Defendant but has been unable to do so.

WHEREFORE, Plaintiff respectfully requests this Honorable Court enter an Order pursuant to Pa.R.C.P. 430 directing service of the Complaint by first class mail and certified mail.

Respectfully submitted,
Phelan Hallinan & Schmieg, L.L.P.

By: 
Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Date: February 9, 2006

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

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

Plaintiff

v.

CHARLOTTE M. LUNDQUIST
RONDA L. DAVIDSON
750 BIRCH STREET
LANSE, PA 16849

Defendants

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

NO. 05-906-CD

CLEARFIELD COUNTY

FILED
COPY
JUN 23 2005
William A. Shaw
Prothonotary/Clerk of Courts

CIVIL ACTION - LAW
COMPLAINT IN MORTGAGE FORECLOSURE
ATTORNEY FILE COPY
NOTICE PLEASE RETURN

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.

ATTORNEY FILE COPY

PLEASE RETURN

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
2nd and Market Streets
Clearfield, PA 16830
814-765-2641 x 5982

We hereby certify the
within to be a true and
correct copy of the
original filed of record

**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),
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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
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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
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FOLLOWING FIRST CONTACT WITH YOU BEFORE
SUING YOU TO COLLECT THIS DEBT. EVEN THOUGH
THE LAW PROVIDES THAT YOUR ANSWER TO THIS
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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
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REGISTRATION SYSTEMS, INC.
8201 GREENSBORO DRIVE, SUITE 350
MCLEAN, VA 22102

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COLUMBUS, OH 43219

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

CHARLOTTE M. LUNDQUIST
RONDA L. DAVIDSON
750 BIRCH STREET
LANSE, PA 16849

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

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

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Cumulative Late Charges 02/20/2004 to 06/22/2005	141.04
Cost of Suit and Title Search	<u>\$ 550.00</u>
Subtotal	\$ 57,658.93
Escrow	
Credit	0.00
Deficit	0.00
Subtotal	<u>\$ 0.00</u>
TOTAL	\$ 57,658.93

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

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

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

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

11. By virtue of the death of CARL R. LUNDQUIST, on 12/16/01, Defendant CHARLOTTE M. LUNDQUIST became sole owner of the mortgage premised as surviving tenant by the entireties, By deed dated 8/31/04, CHARLOTTE M. LUNDQUIST, widow, deeded the property to CHARLOTTE M. LUNDQUIST, WIDOW and RHONDA L. DAVIDSON, recorded 9/01/04 Instrument No. 2004414379.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$ 57,658.93, together with interest from 06/22/2005 at the rate of \$10.11 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.

PHELAN HALLINAN & SCHMIEG, LLP

By:

/s/Francis S. Hallinan

LAWRENCE T. PHELAN, ESQUIRE

FRANCIS S. HALLINAN, ESQUIRE

Attorneys for Plaintiff

LEGAL DESCRIPTION

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

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

BEING NO. 750 BIRCH STREET

VERIFICATION

SUMMER WINEGARDNER hereby states that he/she is ASSISTANT SECRETARY of CHASE

HOME FINANCE LLC SUCCESSOR BY MERGER WITH CHASE MANHATTAN

MORTGAGE CORPORATION mortgage servicing agent for Plaintiff in this matter, that he/she is authorized to take this Verification, and that the statements made in the foregoing Civil Action in Mortgage Foreclosure are true and correct to the best of his/her knowledge, information and belief.

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



SUMMER WINEGARDNER
ASSISTANT SECRETARY

DATE:

6/20/15

Exhibit B

In The Court of Common Pleas of Clearfield County, Pennsylvania

Service # 1 of 1 Services

Sheriff Docket # 100762

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

Case # 05-906-CD

vs.

CHARLOTTE M. LUNDQUIST and RONDA L. DAVIDSON

COPY

SHERIFF RETURNS

NOW October 24, 2005 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURNED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE "NOT FOUND" AS TO RONDA L. DAVIDSON, DEFENDANT. 750 BIRCH ST., LANSE, PA. "EMPTY" Home on Weekends.

SERVED BY: /

Return Costs

PURPOSE	VENDOR	CHECK #	AMOUNT
SURCHARGE	PHELAN	447406	10.00
SHERIFF HAWKINS	PHELAN	447450	24.40

Sworn to Before me This

So Answers.

____ Day of _____ 2005

Chester A. Hawkins
Sheriff

Exhibit C

In The Court of Common Pleas of Clearfield County, Pennsylvania

Service # 2 of 2 Services

Sheriff Docket # 100583

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC

Case # 05-906-CD

vs.

CHARLOTTE M. LUNDQUIST and RONDA L. DAVIDSON

SHERIFF RETURNS

NOW August 02, 2005 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURNED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE "NOT FOUND" AS TO RONDA L. DAVIDSON, DEFENDANT. New:131 W.South St., Mahanoy City, Pa.(570-773-3823).

SERVED BY: /

Exhibit D

Phelan Hallinan & Schmieg, L.L.P.
By: Daniel G. Schmieg, Esquire No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Attorney for Plaintiff

Mortgage Electronic	:	COURT OF COMMON PLEAS
Registration Systems, Inc.	:	
	:	CIVIL DIVISION
Vs.	:	CLEARFIELD COUNTY
Charlotte M. Lundquist	:	
Ronda L. Davidson	:	NO. 05-906-CD

AFFIDAVIT OF SERVICE

Plaintiff's Counsel, Phelan Hallinan & Schmieg, LLP, does hereby swear and subscribe that it contacted the Sheriff's Office of Clearfield County on July 13, 2005 and was advised that the Sheriff served Defendant, Charolette M. Lundquist, at 750 Birch Street, Lanse, PA 16849 on July 11, 2005. The Office of the Sheriff also indicated that the Defendant, Ronda L. Davidson, was not served at any of the three possible addresses, 131 W. South Street, Mahanoy City, PA 17948, 133 W, South Street, Mahanoy City, PA 17948 and 750 Birch Street, Lanse, PA 16849. The Sheriff of Clearfield County did provide returns of Service for the mortgaged premises and 131 W. South Street, Mahanoy City, PA 17948. However Plaintiff, to date has not received a Return of Service for 133 W. South Street, Mahanoy City, PA 17948. On November 10, 2005, November 17, 2005, November 18, 2005, November 22, 2005, December 1, 2005, December 8, 2005 and December 27, 2005, the Plaintiff, by its Counsel, called the Sheriff's Office inquiring if a Return of Service was complete. The Sheriff's Office advised the Plaintiff's

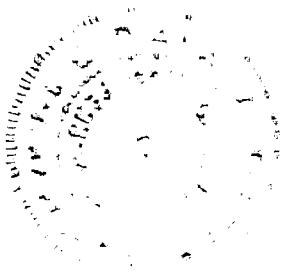
Counsel that they are behind with getting the returns typed up and out the door. However, they did confirm on all occasions that the Sheriff was unsuccessful in his/her attempts to serve the Defendant at 133 W. South Street, Mahanoy City, PA 17948.

Respectfully submitted,
Phelan Hallinan & Schmieg, L.L.P.

By: Daniel G. Schmieg
Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Sworn to and subscribed before me on this 29th day of December 2005

Diana M. Zeller
Notary Public



**FULL SPECTRUM LEGAL SERVICES, INC.
AFFIDAVIT OF GOOD FAITH INVESTIGATION
FNMA SKIP TRACE**

File Number: 99439

Attorney Firm: **Phelan, Hallinan & Schmieg, LLP**

Subject: Ronda L. Davidson

Current Address: 133 West South Street, Mahanoy City, PA 17948

Property Address: 750 Birch Street, Lanse, PA 16849

Mailing Address: 133 West South Street, Mahanoy City, PA 17948

I, Brendan Booth, being duly sworn according to law, do hereby depose and state as follows, I have conducted an investigation into the whereabouts of the above-noted individual(s) and have discovered the following:

I. CREDIT INFORMATION

A. SOCIAL SECURITY NUMBER

Our search verified the following information to be true and correct

Ronda L. Davidson - not available

B. EMPLOYMENT SEARCH

Ronda L. Davidson - A review of the credit reporting agencies provided no employment information.

C. INQUIRY OF CREDITORS

Our inquiry of creditors indicated that Ronda L. Davidson reside(s) at: 133 West South Street, Mahanoy City, PA 17948.

II. INQUIRY OF TELEPHONE COMPANY

A. DIRECTORY ASSISTANCE SEARCH

On 10/10/05 our office contacted directory assistance, which could not provide an address or phone number for Ronda L. Davidson, however did provide a listing for a James W. Davidson at: 131 West South Street, Mahanoy City, PA 17948. On 10/10/05 our office made a telephone call to James W. Davidson's phone number, (570) 773-1492, and received the following information: spoke to the mother-in-law of Ronda L. Davidson who confirmed that Ronda L. Davidson reside(s) at: 133 West South Street, Mahanoy City, PA 17948.

III. ADDRESS INQUIRY

A. NATIONAL ADDRESS UPDATE

On 10/10/05 we reviewed the National Address database and found the following information: Ronda L. Davidson- 133 West South Street, Mahanoy City, PA 17948.

B. ADDITIONAL ACTIVE MAILING ADDRESSES

Per our inquiry of creditors, the following is a possible mailing address: no addresses on file.

IV. DRIVERS LICENSE INFORMATION

A. MOTOR VEHICLE & DMV OFFICE

Per the PA Department of Motor Vehicles, we were unable to obtain address information on Ronda L. Davidson.

V. OTHER INQUIRIES

A. DEATH RECORDS

As of 10/10/05 Vital Records and all public databases have no death record on file for Ronda L. Davidson.

B. COUNTY VOTER REGISTRATION

The county voter registration was unable to confirm a registration for Ronda L. Davidson residing at: last registered address.

VI. ADDITIONAL INFORMATION OF SUBJECT

A. DATE OF BIRTH

Ronda L. Davidson - not available

B. A.K.A.

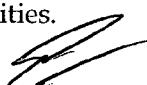
Ronda L. Maines

* All accessible public databases have been checked and cross-referenced for the above named individual(s).

* Please be advised all database information indicates the subject resides at the current address.

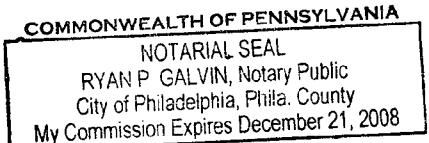
I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing states made by me are willfully false, I am subject to punishment.

I hereby verify that the statements made herein are true and correct to the best of my knowledge, information and belief and that this affidavit of investigation is made subject to the penalties of 18 Pa C.S. Sec. 4904 relating to unsworn falsification to authorities.



AFFIANT - Brendan Booth
Full Spectrum Legal Services, Inc.





Sworn to and subscribed before me this 11th day of October 2005.

The above information is obtained from available public records
and we are only liable for the cost of the affidavit.

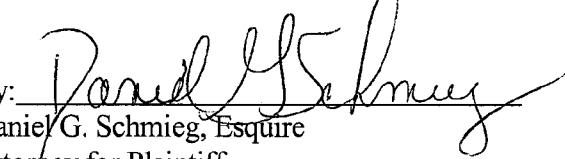
JEM

VERIFICATION

Daniel G. Schmieg, Esquire, hereby states that he is the Attorney for the Plaintiff in this action, that he is authorized to make this Affidavit, and that the statements made in the foregoing MOTION FOR SERVICE PURSUANT TO SPECIAL ORDER OF COURT are true and correct to the best of his knowledge, information and belief.

The undersigned understands that the statements made are subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

Respectfully submitted,
Phelan Hallinan & Schmieg, L.L.P.

By: 
Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Date: February 9, 2006

Phelan Hallinan & Schmieg, L.L.P.
By: Daniel G. Schmieg, Esquire No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Attorney for Plaintiff

Mortgage Electronic	:	COURT OF COMMON PLEAS
Registration Systems, Inc.	:	
	:	CIVIL DIVISION
Vs.	:	CLEARFIELD COUNTY
Charlotte M. Lunquist	:	
Ronda L. Davidson	:	NO. 05-906-CD

CERTIFICATION OF SERVICE

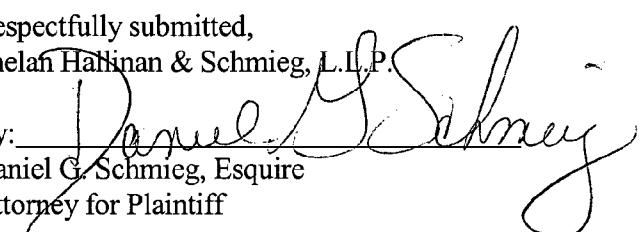
I, Daniel G. Schmieg, Esquire, hereby certify that a copy of the foregoing Motion for Service Pursuant to Special Order of Court, Memorandum of Law, Proposed Order and attached exhibits have been sent to the individual as indicated below by first class mail, postage prepaid, on the date listed below.

Ronda L. Davidson
750 Birch Street
Lanse, PA 17948

131 W. South Street
Mahanoy City, PA 16781

133 W. South Street
Mahanoy City, PA 16781

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

Respectfully submitted,
Phelan Hallinan & Schmieg, L.L.P.
By: 
Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Date: February 9, 2006

PHELAN HALLINAN & SCHMIEG LLP
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

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
Plaintiff

vs.

CHARLOTTE M. LUNDQUIST
RONDA L. DAVIDSON
Defendant(s)

ATTORNEY FOR PLAINTIFF

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: CLEARFIELD COUNTY

: NO. 05-906-CD

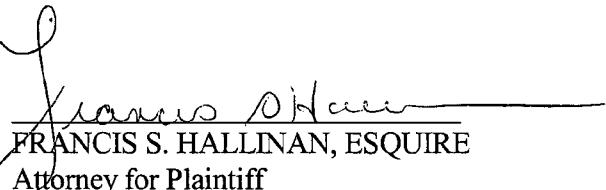
FILED NO. 25/1
M 02 2006
JW

William A. Shaw
Prothonotary/Clerk of Courts

**AFFIDAVIT OF SERVICE OF COMPLAINT
BY MAIL PURSUANT TO COURT ORDER**

I hereby certify that a true and correct copy of the Civil Action Complaint in Mortgage
Foreclosure in the above captioned matter was sent by regular and certified mail, return receipt
requested, to the following persons **RONDA L. DAVIDSON at 750 BIRCH STREET, LANSE,
PA 16849, 131 W. SOUTH STREET, MAHANOY CITY, PA 16781 AND 133 W. SOUTH
STREET, MAHANOY CITY, PA 16781** on FEBRUARY 28, 2006, in accordance with the
Order of Court dated **FEBRUARY 14, 2006**. The undersigned understands that this statement is
made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

Date: February 28, 2006


FRANCIS S. HALLINAN, ESQUIRE
Attorney for Plaintiff

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

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

vs.

CHARLOTTE M. LUNDQUIST
RONDA L. DAVIDSON

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. 05-906-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	\$60,782.92
------------	-------------

Interest from 4/27/06 to Sale	\$ _____.
Per diem \$9.99	

Add'l Costs	\$6,701.71	Prothonotary costs 160.00
-------------	------------	---------------------------

Daniel M. Johnson
Attorney for the Plaintiff(s)

Note: Please attach description of Property.

FILED

(initials)
MAY 12 2006

m 12:45
William A. Shaw
Prothonotary/Clerk of Courts

I CERT TO SHFF
w/6 wmtj

No. 05-906-CD Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.

vs.

CHARLOTTE M. LUNDQUIST
RONDA L. DAVIDSON

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed:

D. Lundquist

Attorney for Plaintiff(s)

Address: CHARLOTTE M. LUNDQUIST RONDA L. DAVIDSON
750 BIRCH STREET
LANSE, PA 16849
750 BIRCH STREET
LANSE, PA 16849

DESCRIPTION

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

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

EXCEPTING AND RESERVING the following two lots:

- (a) Conveyed to Raymond and Elmira Sankey - Beginning at a stake in right of way line of Township Road No. T-720 and the Northeast corner of Lot No. 43, property of Hilma T. Lindquist; thence along said Lot North Eighty-five degrees Forty-nine minutes West (N 85° 49' W) a distance of One Hundred Twenty-five (125') feet to a stake; thence still by lands of Hilma T. Lindquist, Lot No. 105 from which this is a part, North Five degrees Fifty-three minutes East (N 5° 53' E) a distance of One Hundred (100') feet to a stake; thence still by same South Eighty-five degrees Forty-nine minutes East (S 85° 49' E) a distance of One Hundred Twenty-five (125') feet to a stake in right of way line of Township Road No. T-720; thence along said right of way line South Five degrees Fifty-three minutes West (S 5° 53' W) a distance of One Hundred (100') feet to a stake, the place of beginning. CONTAINING 0.287 acres.
- (b) Conveyed to James and Odessa Stafford - Beginning at a stake on right of way line of Township Road T-720; thence North Eighty-five degrees Forty-nine minutes West (N 85° 49' W) a distance of One Hundred Twenty-five (125') feet to a stake; thence North Five degrees Fifty-three minutes East (N 5° 53' E) a distance of Sixty (60') feet to a stake; thence South Eighty-five degrees Forty-nine minutes East (S 85° 49' E) a distance of One Hundred Twenty-five (125') feet; thence South Five degrees Fifty-three minutes West (S 5° 53' W) a distance of Sixty (60') feet to place of beginning. Containing 0.172 acres.

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

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

Map #110-S9-50.

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

Premises : 750 Birch Street, Lanse, PA 16849

Tax Parcel No. 110-S9-50

IN THE COURT OF COMMON PLEAS
CLEARFIELD COUNTY, PENNSYLVANIA

Mortgage Electronic Registration
Systems, Inc.

vs.

Charlotte M. Lunquist
Ronda L. Davidson

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

FEB 16 2006

CIVIL DIVISION
NO. 05-906-CD

Attest.

Lee L. Eller
Prothonotary/
Clerk of Courts

ORDER

AND NOW, this 14th day of February, 2006, upon

consideration of Plaintiff's Motion for Service Pursuant to Special Order of Court, it is hereby

ORDERED and DECREED that said Motion is **GRANTED**.

It is further **ORDERED and DECREED** that Plaintiff may obtain service of the
Complaint and all future pleadings on the above captioned Defendant, Ronda L. Davidson by:

1. First class mail to Ronda L. Davidson, at the last known addresses, 131 W. South Street, Mahanoy City, PA 17948 and 133 W. South Street, Mahanoy City, PA 17948 and the mortgaged premises located at 750 Birch Street, Lanse, PA 16849 ; and
2. Certified mail to Ronda L. Davidson, at the last known addresses, 131 W. South Street, Mahanoy City, PA 17948 and 133 W. South Street, Mahanoy City, PA 17948 and the mortgaged premises located at 750 Birch Street, Lanse, PA 16849.

BY THE COURT.

Judie J. Cummelman

J.

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

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

vs.

CHARLOTTE M. LUNDQUIST
RONDA L. DAVIDSON

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. Term 20
No. 05-906-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: 750 BIRCH STREET, LANSE, PA 16849
(See Legal Description attached)

Amount Due	\$60,782.92
Interest from 4/27/06 to Sale per diem \$9.99	\$-----
Total	\$----- Prothonotary costs 160.00
Add'l Costs	\$6,701.71


(Clerk) Office of the Prothonotary, Common Pleas Court
of CLEARFIELD County, Penna.

Dated 5-12-06
(SEAL)

No. 05:906:CD Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.

vs.

CHARLOTTE M. LUNDQUIST
RONDA L. DAVIDSON

WRIT OF EXECUTION (Mortgage Foreclosure)	
Real Debt	\$60,782.92

Int. from 4/27/06
To Date of Sale (\$9.99 per diem)

Costs _____

Prothy Pd. _____

Sheriff _____

Ronda L. David
Ronda L. David
Attorney for Plaintiff(s)

Address: CHARLOTTE M. LUNDQUIST RONDA L. DAVIDSON
750 BIRCH STREET
LANSE, PA 16849
LANSE, PA 16849

DESCRIPTION

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

EXCEPTING AND RESERVING the following two lots:

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

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

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

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

Map #110-S9-50.

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

Premises : 750 Birch Street, Lanse, PA 16849

Tax Parcel No. 110-S9-50

PHELAN HALLINAN & SCHMIEG

By: DANIEL G. SCHMIEG

Identification No. 62205

Suite 1400

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC

REGISTRATION SYSTEMS, INC.

8201 GREENSBORO DRIVE, SUITE 350

MCLEAN, VA 22102

:

CLEARFIELD COUNTY

COURT OF COMMON PLEAS

:

CIVIL DIVISION

:

NO. 05-906-CD

CHARLOTTE M. LUNDQUIST

RONDA L. DAVIDSON

750 BIRCH STREET

LANSE, PA 16849

:

:

:

Defendant(s).

:

CERTIFICATION

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

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

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.	:	
8201 GREENSBORO DRIVE, SUITE 350	:	CLEARFIELD COUNTY
MCLEAN, VA 22102	:	COURT OF COMMON PLEAS
 Plaintiff,	:	
 v.	:	
 CHARLOTTE M. LUNDQUIST	:	CIVIL DIVISION
RONDA L. DAVIDSON	:	
750 BIRCH STREET	:	
LANSE, PA 16849	:	
 Defendant(s).	:	

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQUIRE, sets forth as of the date the Praecept for the Writ of Execution was filed, the following information concerning the real property located at **750 BIRCH STREET, LANSE, PA 16849**.

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

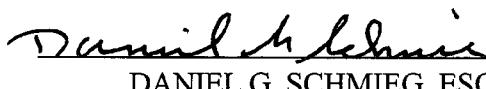
NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
CHARLOTTE M. LUNDQUIST	750 BIRCH STREET LANSE, PA 16849
RONDA L. DAVIDSON	750 BIRCH STREET LANSE, PA 16849

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.

4/27/06
Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.	:	
8201 GREENSBORO DRIVE, SUITE 350	:	CLEARFIELD COUNTY
MCLEAN, VA 22102	:	COURT OF COMMON PLEAS
:		
Plaintiff,	:	CIVIL DIVISION
v.		
:		
CHARLOTTE M. LUNDQUIST	:	NO. 05-906-CD
RONDA L. DAVIDSON	:	
750 BIRCH STREET	:	
LANSE, PA 16849	:	
:		
Defendant(s).	:	

AFFIDAVIT PURSUANT TO RULE 3129

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQUIRE, sets forth as of the date the Praeclipe for the Writ of Execution was filed, the following information concerning the real property located at **750 BIRCH STREET, LANSE, PA 16849**.

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

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

COMMONWEALTH OF PA

**BUREAU OF COMPLIANCE
DEPT. #280946
HARRISBURG, PA 17128**

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

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

None

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

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

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 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:

TENANT/OCCUPANT **750 BIRCH STREET**
LANSE, PA 16849

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

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

Commonwealth of Pennsylvania
Bureau of Individual Tax
Inheritance Tax Division

6th Floor, Strawberry Square
Dept. 280601
Harrisburg, PA 17128

Internal Revenue Service
Federated Investors Tower

13th Floor, Suite 1300
1001 Liberty Avenue
Pittsburgh, PA 15222

Department of Public Welfare
TPL Casualty Unit
Estate Recovery Program

P.O. Box 8486
Willow Oak Building
Harrisburg, PA 17105-8486

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.

4/27/06
Date

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

(Rule of Civil Procedure No. 236 - Revised

IN THE COURT OF COMMON PLEAS
CLEARFIELD PENNSYLVANIA

MORTGAGE ELECTRONIC :
REGISTRATION SYSTEMS, INC. :
8201 GREENSBORO DRIVE, SUITE 350 : **CLEARFIELD COUNTY**
MCLEAN, VA 22102 : **COURT OF COMMON PLEAS**

Plaintiff, : **CIVIL DIVISION**
v. :

CHARLOTTE M. LUNDQUIST :
RONDA L. DAVIDSON :
750 BIRCH STREET :
LANSE, PA 16849 :

Defendant(s). :

Notice is given that a Judgment in the above captioned matter has been entered against you
on April 29, 2006.

BY  DEPUTY

WILLIAM A. SHAW
Prothonotary
My Commission Expires
1st Monday in Jan. 2010
Clearfield Co., Clearfield, PA

If you have any questions concerning this matter, please contact:



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

This firm is a debt collector attempting to collect a debt. Any information we obtain 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 enforcement of a lien against property.

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

Plaintiff,

v.

**CHARLOTTE M. LUNDQUIST
RONDA L. DAVIDSON
750 BIRCH STREET
LANSE, PA 16849**

Defendant(s).

CLEARFIELD COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 05-906-CD

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

TO THE OFFICE OF THE PROTHONOTARY:

Kindly enter an in rem judgment in favor of the Plaintiff and against **CHARLOTTE M. LUNDQUIST and RONDA L. DAVIDSON**, 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 the Complaint	\$ 57,658.93
Interest - 6/23/05 TO 4/27/06	\$3,123.99
TOTAL	\$ 60,782.92

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

Daniel Schmieg
DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DAMAGES ARE HEREBY ASSESSED AS INDICATED.

DATE: 4-29-01

PRO PROTHY

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

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

Plaintiff : CIVIL DIVISION

Vs. : CLEARFIELD COUNTY

CHARLOTTE M. LUNDQUIST : NO. 05-906-CD
RONDA L. DAVIDSON
Defendants

FILE COPY

TO: CHARLOTTE M. LUNDQUIST
750 BIRCH STREET
LANSE, PA 16849

DATE OF NOTICE: MARCH 21, 2006

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

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

Plaintiff : CIVIL DIVISION

Vs. : CLEARFIELD COUNTY

CHARLOTTE M. LUNDQUIST : NO. 05-906-CD
RONDA L. DAVIDSON
Defendants

FILE COPY

TO: RONDA L. DAVIDSON
750 BIRCH STREET
LANSE, PA 16849

DATE OF NOTICE: MARCH 21, 2006

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

ATTORNEY FOR PLAINTIFF

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

Plaintiff : CIVIL DIVISION

Vs. : CLEARFIELD COUNTY

CHARLOTTE M. LUNDQUIST : NO. 05-906-CD
RONDA L. DAVIDSON
Defendants

TO: RONDA L. DAVIDSON
133 W SOUTH STREET
MAHANOY CITY, PA 17948

FILE COPY

DATE OF NOTICE: MARCH 21, 2006

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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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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

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

Plaintiff : CIVIL DIVISION

Vs. : CLEARFIELD COUNTY

CHARLOTTE M. LUNDQUIST : NO. 05-906-CD
RONDA L. DAVIDSON
Defendants

TO: RONDA L. DAVIDSON
131 W SOUTH STREET
MAHANOY CITY, PA 17948

FILE COPY

DATE OF NOTICE: MARCH 21, 2006

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DAVID S. MEHOLICK, COURT
ADMINISTRATOR
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100 SOUTH STREET
P.O. BOX 186
HARRISBURG, PA 17108
800-692-7375

PHELAN HALLINAN & SCHMIEG

By: DANIEL G. SCHMIEG

Identification No. 62205

ATTORNEY FOR PLAINTIFF

Suite 1400

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

MORTGAGE ELECTRONIC

REGISTRATION SYSTEMS, INC.

8201 GREENSBORO DRIVE, SUITE 350

MCLEAN, VA 22102

:

CLEARFIELD COUNTY

COURT OF COMMON PLEAS

:

CIVIL DIVISION

:

NO. 05-906-CD

v.

CHARLOTTE M. LUNDQUIST

RONDA L. DAVIDSON

750 BIRCH STREET

LANSE, PA 16849

:

:

:

Defendant(s).

:

VERIFICATION OF NON-MILITARY SERVICE

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

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

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

(c) that defendant **RONDA L. DAVIDSON** is over 18 years of age, and resides at **750 BIRCH STREET, LANSE, PA 16849**.

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

Daniel G. Schmieg
DANIEL G. SCHMIEG, ESQUIRE

PHELAN HALLINAN & SCHMIEG, LLP
By Lawrence T. Phelan, Esquire, ID. No. 32227
Francis S. Hallinan Esquire, ID No. 62695
One Penn Center at Suburban Station
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Attorney for Plaintiff

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

**Court of Common Pleas
CLEARFIELD County
No. 05-906-CD**

**CHARLOTTE M. LUNDQUIEST
RONDA L. DAVIDSON**

Defendant(s)

PRAECIPE TO SUBSTITUTE LEGAL DESCRIPTION

TO THE PROTHONOTARY:

Kindly substitute the attached legal description for the legal description originally filed with the complaint in the instant matter.

06/28/08
Date

Lawrence T. Phelan

Lawrence T. Phelan, Esquire
Francis S. Hallinan, Esquire
Attorneys for Plaintiff

PHS # 99439

FILED ^{NO CC}
m 11143 36#
JUL 03 2008 

William A. Shaw
Prothonotary/Clerk of Courts

DESCRIPTION

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

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

EXCEPTING AND RESERVING the following two lots:

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

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

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

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

Map #110-S9-50.

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

Premises : 750 Birch Street, Lanse, PA 16849

Tax Parcel No. 110-S9-50

FILED
M 10 30 2006
JUL 31 2006
WM

SALE DATE: AUGUST 4, 2006 William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.** No.: 05-906-CD

vs.

**CHARLOTTE M. LUNDQUIST
RONDA L. DAVIDSON**

**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 Praeipe for the Writ of Execution was filed the following information concerning the real property located at:

750 BIRCH STREET, LANSE, PA 16849.

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 Schmieg

DANIEL SCHMIEG, ESQUIRE
Attorney for Plaintiff

July 28, 2006

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

Plaintiff,

v.

**CHARLOTTE M. LUNDQUIST
RONDA L. DAVIDSON
750 BIRCH STREET
LANSE, PA 16849**

Defendant(s).

**CLEARFIELD COUNTY
COURT OF COMMON PLEAS**

CIVIL DIVISION

NO. 05-906-CD

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQUIRE, sets forth as of the date the Praeclipe for the Writ of Execution was filed, the following information concerning the real property located at 750 BIRCH STREET, LANSE, PA 16849.

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
CHARLOTTE M. LUNDQUIST	750 BIRCH STREET LANSE, PA 16849
RONDA L. DAVIDSON	750 BIRCH STREET LANSE, PA 16849

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.

4/27/06
Date

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

MORTGAGE ELECTRONIC	:	
REGISTRATION SYSTEMS, INC.	:	
8201 GREENSBORO DRIVE, SUITE 350	:	CLEARFIELD COUNTY
MCLEAN, VA 22102	:	COURT OF COMMON PLEAS
:		
Plaintiff,	:	CIVIL DIVISION
v.		
		NO. 05-906-CD
CHARLOTTE M. LUNDQUIST	:	
RONDA L. DAVIDSON	:	
750 BIRCH STREET	:	
LANSE, PA 16849	:	
:		
Defendant(s).	:	

AFFIDAVIT PURSUANT TO RULE 3129

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQUIRE, sets forth as of the date the Praeclipe for the Writ of Execution was filed, the following information concerning the real property located at **750 BIRCH STREET, LANSE, PA 16849**.

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

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

COMMONWEALTH OF PA

BUREAU OF COMPLIANCE
DEPT. #280946
HARRISBURG, PA 17128

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

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

None

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

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

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 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 **750 BIRCH STREET**
LANSE, PA 16849

**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

Commonwealth of Pennsylvania
Bureau of Individual Tax
Inheritance Tax Division
Attention: John Murphy

Internal Revenue Service
Federated Investors Tower

Department of Public Welfare
TPL Casualty Unit
Estate Recovery Program

6th Floor, Strawberry Square
Dept. 280601
Harrisburg, PA 17128

13th Floor, Suite 1300
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Pittsburgh, PA 15222

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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.

4/27/06
Date

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

DATE: **MAY 25, 2006**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

v.

**CHARLOTTE M. LUNDQUIST
RONDA L. DAVIDSON**

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**OWNER(S): CHARLOTTE M. LUNDQUIST
RONDA L. DAVIDSON**

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

Improvements: Residential Property

CLEARFIELD COUNTY

NO.: 05-906-CD

Judgment Amount: \$60,782.92

The above-captioned property is scheduled to be sold at the **CLEARFIELD** Sheriff's Sale on **AUGUST 4, 2006** at **10:00 AM**, in **CLEARFIELD** County Courthouse, 1 North 2nd Street, Ste. 116, Clearfield, PA 16830.

Our records indicate that you may hold a mortgage, judgment, or other interest on the property, which may be extinguished by the sale. You may wish to attend the sale to protect your interests. If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY**, as we are not permitted to give you legal advice.

The Sheriff will file a schedule of Distribution on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

CQS

Name and
Address
of Sender

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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1		TENANT/OCCUPANT 750 BIRCH STREET LANSE, PA 16849		
2		DOMESTIC RELATIONS CLEARFIELD COUNTY CLEARFIELD COUNTY COURTHOUSE 230 EAST MARKET STREET CLEARFIELD, PA 16830		
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE PO BOX 2675 HARRISBURG, PA 17105		
4		Commonwealth of Pennsylvania Bureau of Individual Tax 6th Floor, Strawberry Square Dept. 280601 Inheritance Tax Division Attention: John Murphy Harrisburg, PA 17128		
5		Internal Revenue Service Federated Investors Tower 13 th Floor, Suite 1300 1001 Liberty Avenue Pittsburgh, PA 15222		
6		Department of Public Welfare TPL Casualty Unit P.O. Box 8486 Willow Oak Building Estate Recovery Program Harrisburg, PA 17105-8486		
7		COMMONWEALTH OF PA BUREAU OF COMPLIANCE DEPT. #280946 HARRISBURG, PA 17128		
8				
9				
10				
11				
12		Re: CHARLOTTE M. LUNDQUIST KAZ TEAM 4 99439		
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 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.	UPSES OK# 1 MAY 26 2006 U.S. POSTAGE PA 17103 ONE CENT	\$ 02.15⁰ MAY 26 2006 PA 17103 ONE CENT FITNEY BOWES MAILED FROM ZIPCODE 19103

PHELAN HALLINAN & SCHMIEG, LLP
Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schmieg, Esq., Id No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Mortgage Electronic Registration Systems, Inc.

ATTORNEY FOR PLAINTIFF

: Court of Common Pleas

: Civil Division

: Clearfield County

: No. 05-906-CD

Plaintiff

vs.

Charlotte M. Lundquist
Ronda L. Davidson

Defendant(s)

PRAECIPE

TO THE PROTHONOTARY:

Please mark the above referenced case Discontinued and Ended without prejudice.

Please mark the above referenced case Settled, Discontinued and Ended.

Please mark Judgments satisfied and the Action settled, discontinued and ended.

Please Vacate the judgment entered and mark the action discontinued and ended without prejudice.

Please withdraw the complaint and mark the action discontinued and ended without prejudice.

Date: 10/9/06


Francis S. Hallinan
Attorney for Plaintiff

PHS # 99439

ad \$700 Atty
1CC & 1Cert
1b:00pm
OCT 23 2006 1Cert of
Prothonotary/Clerk of Courts Hallinan
disc issued
d Atty
William A. Shaw
UP

PHELAN HALLINAN & SCHMIEG, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Fax: 215-563-4491
victoria.snigareva@fedphe.com

Victoria Snigareva-- Ext. 1363
Litigation Department

Representing Lenders in
Pennsylvania and New Jersey*

October 9, 2006

Office of the Prothonotary
Clearfield County
One North 2nd Street
Clearfield, PA 16830

RE: Mortgage Electronic Registration Systems, Inc. vs.
Charlotte M. Lundquist and Ronda L. Davidson
Clearfield County, CCP, No. 05-906-CD

Dear Sir/Madam:

Enclosed for filing is Plaintiff's Praeclipe. Please file the Praeclipe and return a time-stamped copy of each in the enclosed self-addressed, stamped envelope.

Thank you for your assistance in this matter.

Very truly yours,



Victoria Snigareva, Legal Assistant
encl.

cc: Robin Jean Foor, Esquire
Ronda L. Davidson

* Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of lien against property.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

COPY

CERTIFICATE OF SATISFACTION OF JUDGMENT

No.: 2005-00906-CD

Mortgage Electronic Registration Systems, Inc.

Debt: \$

Vs.

Atty's Comm.:

Charlotte Lundquist
Ronda L. Davidson

Interest From:

Cost: \$7.00

NOW, Monday, October 23, 2006 , directions for satisfaction having been received, and all costs having been paid, SATISFACTION was entered of record.

Certified from the record this 23rd day of October, A.D. 2006.



Prothonotary

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

COPY

Mortgage Electronic Registration Systems, Inc.

Vs.

No. 2005-00906-CD

**Charlotte Lundquist
Ronda L. Davidson**

CERTIFICATE OF DISCONTINUATION

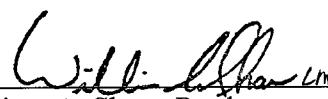
Commonwealth of PA
County of Clearfield

I, William A. Shaw, Prothonotary of the Court of Common Pleas in and for the County and Commonwealth aforesaid do hereby certify that the above case was on October 23, 2006, marked:

Settled, discontinued and ended

Record costs in the sum of \$167.00 have been paid in full by Francis J. Hallinan Esq..

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal of this Court at Clearfield, Clearfield County, Pennsylvania this 23rd day of October A.D. 2006.



William A. Shaw, Prothonotary

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20345
NO: 05-906-CD

PLAINTIFF: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

vs.

DEFENDANT: CHARLOTTE M. LUNDDQUIST AND RONDA L. DAVIDSON

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 05/12/2006

LEVY TAKEN 05/22/2006 @ 11:54 AM

POSTED 05/22/2006 @ 11:54 AM

SALE HELD

SOLD TO

WRIT RETURNED 02/08/2007

DATE DEED FILED **NOT SOLD**

FILED
01/18/08
FEB 08 2008
SJS

William A. Shaw
Prothonotary/Clerk of Courts

DETAILS

05/22/2006 @ 11:54 AM SERVED CHARLOTTE M. LUNDQUIST

SERVED CHARLOTTE M. LUNDQUIST, DEFENDANT, AT HER RESIDENCE 750 BIRCH STREET, LANSE, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO CHARLOTTE M. LUNDQUIST

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.

05/24/2006 @ SERVED RONDA L. DAVIDSON

SERVED RONDA L. DAVIDSON, DEFENDANT, BY REG & CERT MAIL PER COURT ORDER TO 750 BIRCH STREET, LANSE, PA 16849 CERT #70050390000372351445. RETURNED TO SHERIFF'S OFFICE UNCLAIMED ON 5/30/06

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE AND COPY OF THE LEVY.

05/26/2006 @ SERVED RONDA L. DAVIDSON

SERVED RONDA L. DAVIDSON, DEFENDANT, BY REG & CERT MAIL PER COURT ORDER TO 131 W. SOUTH STREET, MAHONY CITY, PENNSYLVANIA 17948 CERT #70050390000372351469. SIGNED FOR BY RONDA L. DAVIDSON

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, AND COPY OF THE LEVY.

05/26/2006 @ SERVED RONDA DAVIDSON

SERVED RONDA L. DAVIDSON, DEFENDANT, BY REG & CERT MAIL PER COURT ORDER TO 133 W. SOUTH STREET, MAHONY CITY, PENNSYLVANIA 17948 CERT #70050390000372351452 SIGNED FOR BY RONDA L. DAVIDSON

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, AND COPY OF THE LEVY.

@ SERVED

NOW, AUGUST 8, 2006 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO POSTPONE THE SHERIFF SALE SCHEDULED FOR AUGUST 4, 2006 TO OCTOBER 6, 2006.

@ SERVED

NOW OCTOBER 6, 2006 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF SALE SCHEDULED FOR OCTOBER 6, 2006, THE DEFULT WAS CURED IN THE AMOUNT OF \$71,690.16

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20345
NO: 05-906-CD

PLAINTIFF: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

vs.

DEFENDANT: CHARLOTTE M. LUNDDQUIST AND RONDA L. DAVIDSON

Execution REAL ESTATE

SHERIFF RETURN

SHERIFF HAWKINS \$1,676.78

SURCHARGE \$40.00 PAID BY ATTORNEY

So Answers,


By Cynthia Butler-Aghajani
Chester A. Hawkins
Sheriff

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

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

vs.

CHARLOTTE M. LUNDQUIST

RONDA L. DAVIDSON

Commonwealth of Pennsylvania:

County of Clearfield

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. Term 20

No. 05-906-CD Term 20 Q5

No. Term 20

WRIT OF EXECUTION
(Mortgage Foreclosure)

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: 750 BIRCH STREET, LANSE, PA 16849
(See Legal Description attached)

Amount Due \$60,782.92

Interest from 4/27/06 to Sale \$-----
per diem \$9.99

Total \$-----

Add'l Costs \$6,701.71

Prothonotary costs 160.00

[Signature]
(Clerk) Office of the Prothonotary, Common Pleas Court
of CLEARFIELD County, Penna.

Dated 5-12-06
(SEAL)

Received May 12, 2006 @ 3:15 P.M.

Chester A. Hawkins
by Cynthia Butler Aughendae

DESCRIPTION

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

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

EXCEPTING AND RESERVING the following two lots:

- (a) Conveyed to Raymond and Elmira Sankey - Beginning at a stake in right of way line of Township Road No. T-720 and the Northeast corner of Lot No. 43, property of Hilma T. Lindquist; thence along said Lot North Eighty-five degrees Forty-nine minutes West (N 85° 49' W) a distance of One Hundred Twenty-five (125') feet to a stake; thence still by lands of Hilma T. Lindquist, Lot No. 105 from which this is a part, North Five degrees Fifty-three minutes East (N 5° 53' E) a distance of One Hundred (100') feet to a stake; thence still by same South Eighty-five degrees Forty-nine minutes East (S 85° 49' E) a distance of One Hundred Twenty-five (125') feet to a stake in right of way line of Township Road No. T-720; thence along said right of way line South Five degrees Fifty-three minutes West (S 5° 53' W) a distance of One Hundred (100') feet to a stake, the place of beginning. CONTAINING 0.287 acres.
- (b) Conveyed to James and Odessa Stafford - Beginning at a stake on right of way line of Township Road T-720; thence North Eighty-five degrees Forty-nine minutes West (N 85° 49' W) a distance of One Hundred Twenty-five (125') feet to a stake; thence North Five degrees Fifty-three minutes East (N 5° 53' E) a distance of Sixty (60') feet to a stake; thence South Eighty-five degrees Forty-nine minutes East (S 85° 49' E) a distance of One Hundred Twenty-five (125') feet; thence South Five degrees Fifty-three minutes West (S 5° 53' W) a distance of Sixty (60') feet to place of beginning. Containing 0.172 acres.

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

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

Map #110-S9-50.

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

Premises : 750 Birch Street, Lanse, PA 16849

Tax Parcel No. 110-S9-50

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME CHARLOTTE M. LUNDQUIST NO. 05-906-CD

NOW, February 08, 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 Charlotte M. Lundquist And Ronda L. Davidson to public venue or outcry at which time and place I sold the same to he/she being the highest bidder, for the sum of and made the following appropriations, viz:

SHERIFF COSTS:

PLAINTIFF COSTS, DEBT AND INTEREST:

RDR SERVICE	15.00	DEBT-AMOUNT DUE	60,782.92
MILEAGE	15.00	INTEREST @ 9.9900	(7,316,955.7
LEVY	17.80	FROM 04/27/2006 TO	
MILEAGE	15.00	PROTH SATISFACTION	
POSTING	17.80	LATE CHARGES AND FEES	
CSDS	15.00	COST OF SUIT-TO BE ADDED	
COMMISSION	10.00	FORECLOSURE FEES	
POSTAGE	0.00	ATTORNEY COMMISSION	
HANDBILLS	22.38	REFUND OF ADVANCE	
DISTRIBUTION	15.00	REFUND OF SURCHARGE	40.00
ADVERTISING	25.00	SATISFACTION FEE	
ADD'L SERVICE	15.00	ESCROW DEFICIENCY	
DEED	15.00	PROPERTY INSPECTIONS	
ADD'L POSTING	15.00	INTEREST	
ADD'L MILEAGE	15.00	MISCELLANEOUS	
ADD'L LEVY			
BID/SETTLEMENT AMOUNT		TOTAL DEBT AND INTEREST	(\$7,256,132.80)
RETURNS/DEPUTIZE			
COPIES	15.00		
	5.00		
BILLING/PHONE/FAX	5.00		
CONTINUED SALES	20.00		
MISCELLANEOUS	1,433.80		
TOTAL SHERIFF COSTS	\$1,676.78		
COSTS:			
ADVERTISING			688.66
TAXES - COLLECTOR			
TAXES - TAX CLAIM			
DUE			
LIEN SEARCH			200.00
ACKNOWLEDGEMENT			
DEED COSTS			0.00
SHERIFF COSTS			1,676.78
LEGAL JOURNAL COSTS			180.00
PROTHONOTARY			160.00
MORTGAGE SEARCH			80.00
MUNICIPAL LIEN			
DEED COSTS:			
ACKNOWLEDGEMENT			
REGISTER & RECORDER			
TRANSFER TAX 2%	0.00		
TOTAL DEED COSTS	\$0.00		
		TOTAL COSTS	\$2,985.44

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

IN THE COURT OF COMMON PLEAS
CLEARFIELD COUNTY, PENNSYLVANIA

Mortgage Electronic Registration
Systems, Inc.

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

FEB 16 2006

vs.

CIVIL DIVISION
NO. 05-906-CD

Attest:

W. E. E.
Prothonotary/
Clerk of Courts

Charlotte M. Lunquist
Ronda L. Davidson

ORDER

AND NOW, this 14th day of February, 2006, upon

consideration of Plaintiff's Motion for Service Pursuant to Special Order of Court, it is hereby
ORDERED and **DECREED** that said Motion is **GRANTED**.

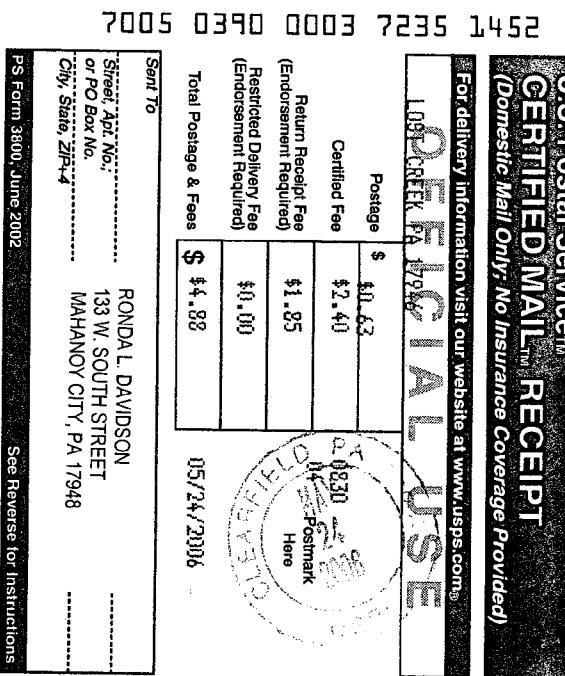
It is further **ORDERED** and **DECREED** that Plaintiff may obtain service of the
Complaint and all future pleadings on the above captioned Defendant, Ronda L. Davidson by:

1. First class mail to Ronda L. Davidson, at the last known addresses, 131 W. South Street, Mahanoy City, PA 17948 and 133 W. South Street, Mahanoy City, PA 17948 and the mortgaged premises located at 750 Birch Street, Lanse, PA 16849 ; and
2. Certified mail to Ronda L. Davidson, at the last known addresses, 131 W. South Street, Mahanoy City, PA 17948 and 133 W. South Street, Mahanoy City, PA 17948 and the mortgaged premises located at 750 Birch Street, Lanse, PA 16849.

BY THE COURT

Judie J. Zimmerman

J.



COMPLETE THIS SECTION ON DELIVERY	
<p>SENDER: COMPLETE THIS SECTION</p> <ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	
<p>1. Article Addressed to:</p> <p>RONDA L. DAVIDSON 133 W. SOUTH STREET MAHANOY CITY, PA 17948</p>	
<p>B. Received by (Printed Name)</p> <p><i>Ronda L. Davidson</i> Addressee</p>	
<p>C. Date of Delivery</p> <p><i>5-26-06</i></p>	
<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7005 0390 0003 7235 1452</p>	

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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

1. Article Addressed to:

RONDA L. DAVIDSON
131 W. SOUTH STREET
MAHANOY CITY, PA 17948

A. Signature <i>Ronda L. Davidson</i>		<input checked="" type="checkbox"/> Agent
B. Received by (Printed Name)		<input type="checkbox"/> Addressee
		C. Date of Delivery 05-26-06
D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If YES, enter delivery address below: 131 W. SOUTH STREET MAHANOY CITY, PA 17948		

3. Services

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

4. Restricted Delivery? (Extra Fee)

 Yes

2. Article Number (Transfer from service label)	7005 0390 0003 7235 1469
PS Form 3811, February 2004	Domestic Return Receipt 102595-02-M-150

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

For delivery information visit our website at www.usps.com

OFFICIAL USE
 7235 1469
 0003 0390 2005

Postage \$ 0.67	Certified Fee \$ 2.40
(Return Receipt Fee Required)	\$ 1.35
Restricted Delivery Fee (Endorsement Required)	\$ 0.00
Total Postage & Fees \$ 4.02	
Sent To Street, Apt. No., or PO Box No. 131 W. SOUTH STREET City, State, Zip 17948	
RONDA L. DAVIDSON MAHANOY CITY, PA 17948	

05/24/2006
See Reverse for Instructions

PS Form 3811, June 2002

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

RONDA L. DAVIDSON
750 BIRCH STREET
LANSE, PA 16849

COMPLETE THIS SECTION ON DELIVERY

A. Signature	<input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery
D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If YES, enter delivery address below:	

2. Article Number
(Transfer from service label)

7005 0390 0003 7235 1445

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

Yes

4. Domestic Return Receipt

102595-02-M-1540

PS Form 3811, February 2004

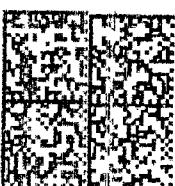


CHESTER A. HAWKINS
SHERIFF

1 NORTH SECOND STREET - SUITE 116
CLEARFIELD, PENNSYLVANIA 16830



7005 0390 0003 7235 1445



Hasler

016116505405
\$04.88
05/24/2006
Mailed From 16830

US POSTAGE

Out of Service
Delivery

RTS
RETURN TO SENDER

RONDA L. DAVIDSON
750 BIRCH STREET
LANSE, PA 16849

INSUFFICIENT ADDRESS
 ATTEMPTED NOT KNOWN
 OTHER
 NO SUCH NUMBER/STREET
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD

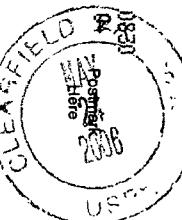
16830/2435

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

For delivery information visit our website at www.usps.com

L A N S E P R I N C I P A L U S E

L A N S E P R I N C I P A L U S E	
Postage	\$ 4.63
Certified Fee	\$ 2.40
Return Receipt Fee (Endorsement Required)	\$ 1.85
Restricted Delivery Fee (Endorsement Required)	\$ 0.00
Total Postage & Fees	\$ 4.88



2005 0390 0003 7235 1445
Sent To: RONDA L. DAVIDSON
Street/ Apt. No.: 750 BIRCH STREET
or PO Box No.:
City/ State: LANSE, PA 16849

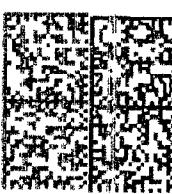
PS Form 3800, June 2002

See Reverse for Instructions



CHESTER A. HAWKINS
SHERIFF

COURTHOUSE
1 NORTH SECOND STREET - SUITE 116
CLEARFIELD, PENNSYLVANIA 16830



Hasler

016H16505405
\$00.630
05/23/2006
Mailed From 16830
US POSTAGE

RONDA L. DAVIDSON
750 BIRCH STREET
LANSE, PA 16849

A INSUFFICIENT ADDRESS
C ATTEMPTED NOT KNOWN
S NO SUCH NUMBER/ STREET
S NOT DELIVERABLE AS ADDRESSED
S UNABLE TO FORWARD



Delivery
in
route

16830/2432

Law Offices**PHELAN HALLINAN & SCHMIEG, LLP**One Penn Center at Suburban Station1617 John F. Kennedy BoulevardSuite 1400Philadelphia, PA 19103-1814Christine.Schoffler@fedphe.com

Christine Schoffler
Judgment Department, Ext. 1286

Representing Lenders in
Pennsylvania and New Jersey

August 8, 2006

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

ATTENTION: CINDY (814) 765-5915

Re: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. v.
CHARLOTTE M. LUNDQUIST RONDA L. DAVIDSON
No. 05-906-CD
750 BIRCH STREET, LANSE, PA 16849

Dear Cindy:

Please postpone the Sheriff's Sale of the above referenced property which
is scheduled for AUGUST 4, 2006.

The property is to be relisted for the OCTOBER 6, 2006 Sheriff's Sale.

Very truly yours,

CQS

Christine Schoffler

VIA TELECOPY (814) 765-5915

CC: CHARLOTTE

M. RONDA L. DAVIDSON

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

October 6, 2006

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

ATTENTION: CINDY (814) 765-5915

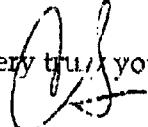
Re: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. v. CHARLOTTE M.
LUNDQUIST RONDA L. DAVIDSON
No. 05-906-CD
750 BIRCH STREET, LANSE, PA 16849

Dear Cindy:

Please stay the Sheriff's Sale of the above referenced property, which is scheduled for
OCTOBER 6, 2006, return the original writ of execution to the Prothonotary's office and refund any
unused money to our office.

The sum of \$71,690.16 was received in consideration for the stay.

Very truly yours,


Christine Schoffler
VIA TELECOPY (814) 765-5915