

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

TERM

Plaintiff

v.

NO. 05 1944-CD

CLEARFIELD COUNTY

CHAD R. MEYERS
378 WALNUT STREET
HOWARD, PA 16841

Defendant

CIVIL ACTION - LAW
COMPLAINT IN MORTGAGE FORECLOSURE

NOTICE

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

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

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

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

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

FILED 3cc Sheriff
m11:02/82
DEC 14 2005
Atty pt. 8500

William A. Shaw
Prothonotary/Clerk of Courts

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

COUNTRYWIDE HOME LOANS, INC.
7105 CORPORATE DRIVE
PLANO, TX 75024

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

CHAD R. MEYERS
378 WALNUT STREET
HOWARD, PA 16841

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

3. On 11/22/2002 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: 200219982.
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 01/01/2005 and each month thereafter are due and unpaid, and by the terms of said mortgage, upon failure of mortgagor to make such payments after a date specified by written notice sent to Mortgagor, the entire principal balance and all interest due thereon are collectible forthwith.


6. The following amounts are due on the mortgage:

Principal Balance	\$33,554.96
Interest	3,283.35
12/01/2004 through 12/06/2005 (Per Diem \$8.85)	
Attorney's Fees	1,250.00
Cumulative Late Charges	157.19
11/22/2002 to 12/06/2005	
Cost of Suit and Title Search	<u>\$ 550.00</u>
Subtotal	\$ 38,795.50
Escrow	
Credit	0.00
Deficit	2,759.83
Subtotal	<u>\$ 2,759.83</u>
TOTAL	\$ 41,555.33

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. The mortgage premises are vacant and abandoned.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$ 41,555.33, together with interest from 12/06/2005 at the rate of \$8.85 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 certain three (3) lots or pieces of land situate, lying, and being in the Village of Karthaus, Township of Karthaus, County of Clearfield, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

THE FIRST THEREOF:

BEGINNING at the northeast corner of Market and Hurxthal Streets; thence North 9 degrees and 45 minutes West along Hurxthal Street sixty (60) feet; thence North 80 degrees and 15 minutes East by line parallel to Market Street one hundred and twenty (120) feet to a post; thence South 9 degrees and 45 minutes East sixty (60) feet to Market Street; thence South 80 degrees and 15 minutes West one hundred and twenty (120) feet along the north side of Market Street to place of beginning; Being east of and opposite to Lot No. 36, Block C and fifty (50) feet therefrom.

THE SECOND THEREOF:

BEGINNING at a point on Hurxthal Street, sixty (60) feet from the northeast corner of the intersection of Hurxthal and Market Streets and corner of lot described in The First Thereof being conveyed to Grantees; thence along said lot one hundred and twenty (120) feet to an alley or street; thence along said alley or street sixty (60) feet to stake; thence by line parallel with line of lot being conveyed to Grantees, one hundred and twenty (120) feet to Hurxthal Street; thence along the East side of Hurxthal Street sixty (60) feet to place of beginning: Being sixty (60) feet front on Hurxthal Street and one hundred and twenty (120) feet deep.

ALSO EXCEPTING AND RESERVING a parcel conveyed to Franklin Victor Renaud, by deed dated May 22, 1987, and recorded in Clearfield County Deeds and Record Book 1159, Page 135, and more fully described as follows:

BEGINNING at a stake on the East side of Hurxthal Street and one hundred twenty (120) feet North of Market Street, being the northwest corner of a lot owned by Grantor; thence along Hurxthal Street North 9 degrees 45 minutes West seventy (70) feet to a point opposite the center of a twenty foot alley; thence by other lands of the prior grantor North 80 degrees 15 minutes East one hundred eighty (180) feet to a stake; thence by other lands of the prior grantor South 9 degrees 45 minutes East seventy (70) feet to a point; thence through land of Mary Miller North 80 degrees 15 minutes West one hundred eighty (180) feet to place of beginning.

THE THIRD THEREOF:

BEGINNING at a stake on the East side of Hurxthal Street and one hundred twenty (120) feet North of Market Street being the Northwest corner of a lot now or formerly of Charles and Mary Miller; thence along Hurxthal Street North 9 degrees 45 minutes West seventy (70) feet to a point opposite the center of a twenty foot alley; thence by other lands now or formerly of Henry F. Van Valzah and Harold J. Boulton North 80 degrees 15 minutes East one hundred eighty (180) feet to a stake; thence by other lands now or formerly of Henry F. Van Valzah and Harold J. Boulton South 9 degrees 45 minutes East one hundred ninety (190) feet to a point at the North side of Market Street; thence by Market Street North 80 degrees 15 minutes West sixty (60) feet to corner of a lot now or formerly owned by Charles and Mary Miller; thence by two lots now or formerly of Charles and Mary Miller North 9 degrees 45 minutes West one hundred twenty (120) feet to a stake; thence by lot of Charles and Mary Miller North 80 degrees 15 minutes West one hundred twenty (120) feet to the place of beginning.

EXCEPTING AND RESERVING from this grant the rights-of-way for the sewers, pipe lines, ditches and water lines now located upon the property or under the surface of the same. Together with the sewer outlets and also excepting and reserving the right to enter upon the premises to repair and maintain said sewers, pipe lines, ditches and water lines and further excepting and reserving the right to maintain any cesspools now located upon the described problems and owned, maintained or used by property owners in the Village of Karthaus.

BEING the same premises which John H. Buckwalter and Geraldine W. Buckwalter granted and conveyed unto John H. Buckwalter and Geraldine W. Buckwalter, Trustees, husband and wife, the Grantors herein, by deed dated October 21, 1993 and recorded in the office of the Recorder of Deeds for Clearfield County in Volume 1568, Page 50.

PROPERTY BEING: 172 HURXTHAL STREET

VERIFICATION

AMANDA FARRAR
ASSISTANT VICE PRESIDENT

hereby states that he/she is

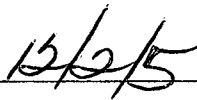
t of Countrywide Home Loans, Inc.

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

A handwritten signature in cursive script, reading "Amanda Farrar", is written over a horizontal line.

AMANDA FARRAR
ASSISTANT VICE PRESIDENT

DATE:

A handwritten date "12/2/15" is written over a horizontal line.

FILED *nc*

SALE DATE: AUGUST 4, 2006

JUL 31 2006
10:58 AM
U.S.

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.: 05-1944-CD

vs.

CHAD R. MEYERS

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

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

172 HURXTHAL STREET, KARTHAUS, PA 16845.

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

Daniel G. Schmieg

DANIEL SCHMIEG, ESQUIRE
Attorney for Plaintiff

July 28, 2006

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

Plaintiff,

v.

**CHAD R. MEYERS
378 WALNUT STREET
HOWARD, PA 16841**

Defendant(s).

**:
:
: CLEARFIELD COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 05-1944-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 Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **172 HURXTHAL STREET, KARTHAUS, PA 16845**.

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
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CHAD R. MEYERS	378 WALNUT STREET HOWARD, PA 16841
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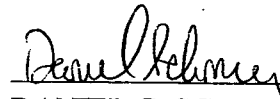
2. Name and address of Defendant(s) in the judgment:

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

Same as Above

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

May 11, 2006
Date



DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840.

NO. 05-1944-CD

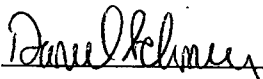
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Plaintiff in the above action, by its attorney, **DANIEL G. SCHMIEG, ESQUIRE**, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **172 HURXTHAL STREET, KARTHAUS, PA 16845**.

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 | 172 HURXTHAL STREET
KARTHAUS, PA 16845 |
| DOMESTIC
RELATIONS
CLEARFIELD
COUNTY | CLEARFIELD COUNTY COURTHOUSE
230 EAST MARKET STREET
CLEARFIELD, PA 16830 |
| COMMONWEALTH
OF PENNSYLVANIA | DEPARTMENT OF WELFARE
PO BOX 2675
HARRISBURG, PA 17105 |

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

May 11, 2006
Date



DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: 5-31-06

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

v.

CHAD R. MEYERS

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNER(S): CHAD R. MEYERS

**PROPERTY: 172 HURXTHAL STREET
KARTHAUS, PA 16845**

Improvements: Residential Property

CLEARFIELD COUNTY

NO.: 05-1944-CD

Judgment Amount: \$42,873.98

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.

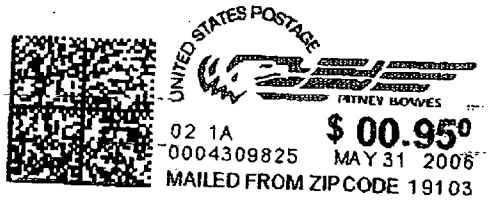
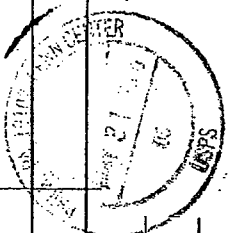
The Sheriff will file a schedule of Distribution on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

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
172 HURXTAL STREET
KARTH AUS, PA 16845 | | |
| 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 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| 9 | | | | |
| 10 | | | | |
| 11 | | | | |
| 12 | | Re: CHAD R. MEYERS(PHS#127254) PAW TEAM 4 | | |
| 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
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. |



In The Court of Common Pleas of Clearfield County, Pennsylvania

Service # 1 of 2 Services

Sheriff Docket #

101087

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC

Case #

05-1944-CD

vs.


CHAD R. MEYERS

TYPE OF SERVICE COMPLAINT IN MORTGAGE FORECLOSURE

SHERIFF RETURNS

NOW March 15, 2006 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURNED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE "NOT FOUND" AS TO CHAD R. MEYERS, DEFENDANT. 172 HURXTAL ST., KARTHAUS, PA. "EMPTY".

SERVED BY: /

FILED
9:35 am 
MAR 15 2006

William A. Shaw
Prothonotary

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 101087
NO: 05-1944-CD
SERVICE # 2 OF 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
vs.
DEFENDANT: CHAD R. MEYERS

SHERIFF RETURN

NOW, December 15, 2005, SHERIFF OF CENTRE COUNTY WAS DEPUTIZED BY CHESTER A. HAWKINS, SHERIFF OF CLEARFIELD COUNTY TO SERVE THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON CHAD R. MEYERS.

NOW, December 21, 2005 AT 2:00 PM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON CHAD R. MEYERS, DEFENDANT. THE RETURN OF CENTRE COUNTY IS HERETO **ATTACHED** AND MADE PART OF THIS RETURN.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 101087
NO: 05-1944-CD
SERVICES 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
vs.
DEFENDANT: CHAD R. MEYERS

SHERIFF RETURN



RETURN COSTS

| Description | Paid By | CHECK # | AMOUNT |
|-----------------|---------|---------|--------|
| SURCHARGE | PHELAN | 467978 | 10.00 |
| SURCHARGE | PHELAN | 468042 | 10.00 |
| SHERIFF HAWKINS | PHELAN | 468042 | 57.31 |
| CENTRE CO. | PHELAN | 468039 | 32.35 |

Sworn to Before Me This

_____ Day of _____ 2006

So Answers,



Chester A. Hawkins
Sheriff

101087

SHERIFF'S OFFICE

CENTRE COUNTY

Rm 101 Court House, Bellefonte, Pennsylvania, 16823 (814) 355-6803

| | |
|---|--|
| SHERIFF SERVICE
PROCESS RECEIPT, AND AFFIDAVIT OF RETURN | INSTRUCTIONS FOR SERVICE OF PROCESS: You must file one instruction sheet for each defendant. please type or print legibly. Do Not detach any copies. |
|---|--|

| | |
|---|---|
| 1. Plaintiff(s)
<u>Mort. Elect. Regis. Systems, Inc.</u> | 2. Case Number
<u>05-1914-CD</u> |
| 3. Defendant(s)
<u>Chad R. Meyers</u> | 4. Type of Writ or Complaint:
<u>Complaint</u> |

| | |
|------------------|---|
| SERVE
→
AT | 5. Name of Individual, Company, Corporation, Etc., to Serve or Description of Property to be Levied, Attached or Sold.
<u>Chad R. Meyers</u> |
| | 6. Address (Street or RFD, Apartment/No., City, Boro, Twp., State and Zip Code)
<u>378 Walnut St. Howard</u> |

7. Indicate unusual service: ☐ Reg Mail ☐ Certified Mail ☐ Deputize ☐ Post ☐ Other

Now, _____ 20____, I SHERIFF OF CENTRE COUNTY, PA., do hereby deputize the Sheriff of _____ County to execute this Writ and make return thereof according to law. This deputation being made at the request and risk of the plaintiff. _____
Sheriff of Centre County

8. SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN – Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

| | | |
|---|----------------------|----------|
| 9. Print/Type Name and Address of Attorney/Originator | 10. Telephone Number | 11. Date |
| | 12. Signature | |

SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE

| | | | |
|--|--|----------------|-----------------------------|
| 13. I acknowledge receipt of the writ or complaint as indicated above. | SIGNATURE of Authorized CCSD Deputy of Clerk and Title | 14. Date Filed | 15. Expiration/Hearing Date |
|--|--|----------------|-----------------------------|

TO BE COMPLETED BY SHERIFF

16. Served and made known to Chad R. Meyers, on the 21st day of December, 2005, at 2:00 o'clock, P m., at 378 Walnut St., Howard, County of Centre

Commonwealth of Pennsylvania, in the manner described below:

- ☒ Defendant(s) personally served.
- ☐ Adult family member with whom said Defendant(s) resides(s). Relationship is _____
- ☐ Adult in charge of Defendant's residence.
- ☐ Manager/Clerk of place of lodging in which Defendant(s) resides(s).
- ☐ Agent or person in charge of Defendant's office or usual place of business.
- ☐ _____ and officer of said Defendant company.
- ☐ Other _____

On the _____ day of _____, 20____, at _____ o'clock, _____ M.

Defendant not found because:

- ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant ☐ Other _____

Remarks:

| | | | | | | | | | |
|-------------------------------|-----------------------|------------------------|------------------------|--------------------------|-------------------------|-----------------------|----------------------|-----------------------------|--|
| Advance Costs
<u>75.00</u> | Docket
<u>9.00</u> | Service
<u>9.00</u> | Sur Charge
<u>—</u> | Affidavit
<u>2.50</u> | Mileage
<u>10.35</u> | Postage
<u>.50</u> | Misc.
<u>1.00</u> | Total Costs
<u>32.35</u> | Costs Due of <u>Refund</u>
<u>42.65</u> |
|-------------------------------|-----------------------|------------------------|------------------------|--------------------------|-------------------------|-----------------------|----------------------|-----------------------------|--|

| | |
|--|--|
| 17. AFFIRMED and subscribed to before me this <u>10</u> day of <u>January</u> , 20 <u>06</u>
<u>Corinne H. Peters</u>
COMMONWEALTH OF PENNSYLVANIA
Notary Seal
Corinne H. Peters, Notary Public
My Commission Expires <u>01/01/2006</u> | So Answer.
18. Signature of Dep. Sheriff
<u>Heidi Schachy</u>
19. Date
<u>12-21-05</u>
21. Signature of Sheriff
<u>Heidi Schachy</u>
22. Date
<u>12-21-05</u>
SHERIFF OF CENTRE COUNTY
Amount Pd. _____ Page _____ |
|--|--|

| | |
|---|-------------------|
| 24. I ACKNOWLEDGE RECEIPT OF WRIT OF RETURN SIGNATURE OF AUTHORIZED AUTHORITY AND TITLE | 25. Date Received |
|---|-------------------|

SHERIFF'S RETURN OF SERVICE
CENTRE COUNTY

Plaintiff(s)
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

CIVIL ACTION NUMBER

SHERIFF'S NUMBER

Defendant(s)
CHAD R. MEYERS

COST

MILEAGE

DISTRICT

Serve At
CHAD R. MEYERS
378 WALNUT STREET
HOWARD, PA 16841
Special Instructions

☐ Summons ☒ Complaint
☐ Other

TYPE OF ACTION
Mortgage Foreclosure

TO BE COMPLETED BY SHERIFF

Served and made known to Chad Meyers, Defendant, on the 21 day of Dec., 2005, at 2:00 o'clock, P.m., at
, County of Centre, 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: [Signature], 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 deputize 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 at Suburban Station,
1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103

**TO BE COMPLETED BY
PROTHONOTARY**

ATTEST _____
Pro Prothy

Date



CHESTER A. HAWKINS
SHERIFF

Sheriff's Office Clearfield County

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 101087

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC

vs.

CHAD R. MEYERS

TERM & NO. 05-1914-CD

COMPLAINT IN MORTGAGE FORECLOSURE

SERVE BY: 01/13/06

"SEND SHERIFF'S RETURN TO CLEARFIELD COUNTY SHERIFF'S OFFICE"

MAKE REFUND PAYABLE TO PHELAN HALLINAN & SCHMIEG

SERVE: CHAD R. MEYERS

ADDRESS: 378 WALNUT ST., HOWARD, PA 16841

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 CENTRE COUNTY, Pennsylvania to execute this writ. This Deputation being made at the request and risk of the Plaintiff this day, December 15, 2005.

RESPECTFULLY,

CHESTER A. HAWKINS,
SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA

pg 3309-AA
pd 75.6

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

TERM

NO. 05-1944-CD

CLEARFIELD COUNTY

Plaintiff

v.

CHAD R. MEYERS
378 WALNUT STREET
HOWARD, PA 16841

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

Defendant

DEC 14 2005

CIVIL ACTION - LAW
COMPLAINT IN MORTGAGE FORECLOSURE

Attest.

William L. Shaw
Prothonotary/
Clerk of Courts

NOTICE

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

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

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

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

Notice to Defend:
David S. Meholic, Court Administrator
Clearfield County Courthouse
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

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

COUNTRYWIDE HOME LOANS, INC.
7105 CORPORATE DRIVE
PLANO, TX 75024

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

CHAD R. MEYERS
378 WALNUT STREET
HOWARD, PA 16841

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

3. On 11/22/2002 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: 200219982.
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 01/01/2005 and each month thereafter are due and unpaid, and by the terms of said mortgage, upon failure of mortgagor to make such payments after a date specified by written notice sent to Mortgagor, the entire principal balance and all interest due thereon are collectible forthwith.

6. The following amounts are due on the mortgage:

| | |
|--|---------------------|
| Principal Balance | \$33,554.96 |
| Interest | 3,283.35 |
| 12/01/2004 through 12/06/2005
(Per Diem \$8.85) | |
| Attorney's Fees | 1,250.00 |
| Cumulative Late Charges | 157.19 |
| 11/22/2002 to 12/06/2005 | |
| Cost of Suit and Title Search | <u>\$ 550.00</u> |
| Subtotal | \$ 38,795.50 |
| Escrow | |
| Credit | 0.00 |
| Deficit | 2,759.83 |
| Subtotal | <u>\$ 2,759.83</u> |
| TOTAL | \$ 41,555.33 |

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. The mortgage premises are vacant and abandoned.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$ 41,555.33, together with interest from 12/06/2005 at the rate of \$8.85 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 certain three (3) lots or pieces of land situate, lying, and being in the Village of Karthaus, Township of Karthaus, County of Clearfield, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

THE FIRST THEREOF:

BEGINNING at the northeast corner of Market and Hurxthal Streets; thence North 9 degrees and 45 minutes West along Hurxthal Street sixty (60) feet; thence North 80 degrees and 15 minutes East by line parallel to Market Street one hundred and twenty (120) feet to a post; thence South 9 degrees and 45 minutes East sixty (60) feet to Market Street; thence South 80 degrees and 15 minutes West one hundred and twenty (120) feet along the north side of Market Street to place of beginning; Being east of and opposite to Lot No. 36, Block C and fifty (50) feet therefrom.

THE SECOND THEREOF:

BEGINNING at a point on Hurxthal Street, sixty (60) feet from the northeast corner of the intersection of Hurxthal and Market Streets and corner of lot described in The First Thereof being conveyed to Grantees; thence along said lot one hundred and twenty (120) feet to an alley or street; thence along said alley or street sixty (60) feet to stake; thence by line parallel with line of lot being conveyed to Grantees, one hundred and twenty (120) feet to Hurxthal Street; thence along the East side of Hurxthal Street sixty (60) feet to place of beginning: Being sixty (60) feet front on Hurxthal Street and one hundred and twenty (120) feet deep.

ALSO EXCEPTING AND RESERVING a parcel conveyed to Franklin Victor Renaud, by deed dated May 22, 1987, and recorded in Clearfield County Deeds and Record Book 1159, Page 135, and more fully described as follows:

BEGINNING at a stake on the East side of Hurxthal Street and one hundred twenty (120) feet North of Market Street, being the northwest corner of a lot owned by Grantor; thence along Hurxthal Street North 9 degrees 45 minutes West seventy (70) feet to a point opposite the center of a twenty foot alley; thence by other lands of the prior grantor North 80 degrees 15 minutes East one hundred eighty (180) feet to a stake; thence by other lands of the prior grantor South 9 degrees 45 minutes East seventy (70) feet to a point; thence through land of Mary Miller North 80 degrees 15 minutes West one hundred eighty (180) feet to place of beginning.

THE THIRD THEREOF:

BEGINNING at a stake on the East side of Hurxthal Street and one hundred twenty (120) feet North of Market Street being the Northwest corner of a lot now or formerly of Charles and Mary Miller; thence along Hurxthal Street North 9 degrees 45 minutes West seventy (70) feet to a point opposite the center of a twenty foot alley; thence by other lands now or formerly of Henry F. Van Valzah and Harold J. Boulton North 80 degrees 15 minutes East one hundred eighty (180) feet to a stake; thence by other lands now or formerly of Henry F. Van Valzah and Harold J. Boulton South 9 degrees 45 minutes East one hundred ninety (190) feet to a point at the North side of Market Street; thence by Market Street North 80 degrees 15 minutes West sixty (60) feet to corner of a lot now or formerly owned by Charles and Mary Miller; thence by two lots now or formerly of Charles and Mary Miller North 9 degrees 45 minutes West one hundred twenty (120) feet to a stake; thence by lot of Charles and Mary Miller North 80 degrees 15 minutes West one hundred twenty (120) feet to the place of beginning.

EXCEPTING AND RESERVING from this grant the rights-of-way for the sewers, pipe lines, ditches and water lines now located upon the property or under the surface of the same. Together with the sewer outlets and also excepting and reserving the right to enter upon the premises to repair and maintain said sewers, pipe lines, ditches and water lines and further excepting and reserving the right to maintain any cesspools now located upon the described problems and owned, maintained or used by property owners in the Village of Karthaus.

BEING the same premises which John H. Buckwalter and Geraldine W. Buckwalter granted and conveyed unto John H. Buckwalter and Geraldine W. Buckwalter, Trustees, husband and wife, the Grantors herein, by deed dated October 21, 1993 and recorded in the office of the Recorder of Deeds for Clearfield County in Volume 1568, Page 50.

PROPERTY BEING: 172 HURXTHAL STREET

VERIFICATION

**AMANDA FARRAR
ASSISTANT VICE PRESIDENT**

hereby states that he/she is

t of Countrywide Home Loans, Inc.

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

Amanda Farrar

**AMANDA FARRAR
ASSISTANT VICE PRESIDENT**

DATE: 12/2/15

COPY

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.

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

NO. 05-1944-CD

CLEARFIELD COUNTY

CHAD R. MEYERS
378 WALNUT STREET
HOWARD, PA 16841

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

Defendant

DEC 14 2005

CIVIL ACTION - LAW
COMPLAINT IN MORTGAGE FORECLOSURE

Attest.

William D. Shaw
Prothonotary/
Clerk of Courts

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

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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

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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

COUNTRYWIDE HOME LOANS, INC.
7105 CORPORATE DRIVE
PLANO, TX 75024

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

CHAD R. MEYERS
378 WALNUT STREET
HOWARD, PA 16841

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3. On 11/22/2002 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: 200219982.
4. The premises subject to said mortgage is described as attached.
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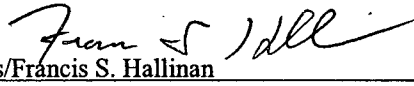
6. The following amounts are due on the mortgage:

| | |
|--|---------------------|
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| Cost of Suit and Title Search | <u>\$ 550.00</u> |
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| Subtotal | <u>\$ 2,759.83</u> |
| TOTAL | \$ 41,555.33 |

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PHELAN HALLINAN & SCHMIEG, LLP

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

LEGAL DESCRIPTION

ALL those certain three (3) lots or pieces of land situate, lying, and being in the Village of Karthaus, Township of Karthaus, County of Clearfield, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

THE FIRST THEREOF:

BEGINNING at the northeast corner of Market and Hurxthal Streets; thence North 9 degrees and 45 minutes West along Hurxthal Street sixty (60) feet; thence North 80 degrees and 15 minutes East by line parallel to Market Street one hundred and twenty (120) feet to a post; thence South 9 degrees and 45 minutes East sixty (60) feet to Market Street; thence South 80 degrees and 15 minutes West one hundred and twenty (120) feet along the north side of Market Street to place of beginning; Being east of and opposite to Lot No. 36, Block C and fifty (50) feet therefrom.

THE SECOND THEREOF:

BEGINNING at a point on Hurxthal Street, sixty (60) feet from the northeast corner of the intersection of Hurxthal and Market Streets and corner of lot described in The First Thereof being conveyed to Grantees; thence along said lot one hundred and twenty (120) feet to an alley or street; thence along said alley or street sixty (60) feet to stake; thence by line parallel with line of lot being conveyed to Grantees, one hundred and twenty (120) feet to Hurxthal Street; thence along the East side of Hurxthal Street sixty (60) feet to place of beginning: Being sixty (60) feet front on Hurxthal Street and one hundred and twenty (120) feet deep.

ALSO EXCEPTING AND RESERVING a parcel conveyed to Franklin Victor Renaud, by deed dated May 22, 1987, and recorded in Clearfield County Deeds and Record Book 1159, Page 135, and more fully described as follows:

BEGINNING at a stake on the East side of Hurxthal Street and one hundred twenty (120) feet North of Market Street, being the northwest corner of a lot owned by Grantor; thence along Hurxthal Street North 9 degrees 45 minutes West seventy (70) feet to a point opposite the center of a twenty foot alley; thence by other lands of the prior grantor North 80 degrees 15 minutes East one hundred eighty (180) feet to a stake; thence by other lands of the prior grantor South 9 degrees 45 minutes East seventy (70) feet to a point; thence through land of Mary Miller North 80 degrees 15 minutes West one hundred eighty (180) feet to place of beginning.

THE THIRD THEREOF:

BEGINNING at a stake on the East side of Hurxthal Street and one hundred twenty (120) feet North of Market Street being the Northwest corner of a lot now or formerly of Charles and Mary Miller; thence along Hurxthal Street North 9 degrees 45 minutes West seventy (70) feet to a point opposite the center of a twenty foot alley; thence by other lands now or formerly of Henry F. Van Valzah and Harold J. Boulton North 80 degrees 15 minutes East one hundred eighty (180) feet to a stake; thence by other lands now or formerly of Henry F. Van Valzah and Harold J. Boulton South 9 degrees 45 minutes East one hundred ninety (190) feet to a point at the North side of Market Street; thence by Market Street North 80 degrees 15 minutes West sixty (60) feet to corner of a lot now or formerly owned by Charles and Mary Miller; thence by two lots now or formerly of Charles and Mary Miller North 9 degrees 45 minutes West one hundred twenty (120) feet to a stake; thence by lot of Charles and Mary Miller North 80 degrees 15 minutes West one hundred twenty (120) feet to the place of beginning.

EXCEPTING AND RESERVING from this grant the rights-of-way for the sewers, pipe lines, ditches and water lines now located upon the property or under the surface of the same. Together with the sewer outlets and also excepting and reserving the right to enter upon the premises to repair and maintain said sewers, pipe lines, ditches and water lines and further excepting and reserving the right to maintain any cesspools now located upon the described problems and owned, maintained or used by property owners in the Village of Karthaus.

BEING the same premises which John H. Buckwalter and Geraldine W. Buckwalter granted and conveyed unto John H. Buckwalter and Geraldine W. Buckwalter, Trustees, husband and wife, the Grantors herein, by deed dated October 21, 1993 and recorded in the office of the Recorder of Deeds for Clearfield County in Volume 1568, Page 50.

PROPERTY BEING: 172 HURXTHAL STREET

VERIFICATION

**AMANDA FARRAR
ASSISTANT VICE PRESIDENT**

hereby states that he/she is

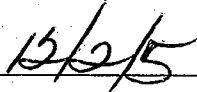
i of Countrywide Home Loans, Inc.

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



**AMANDA FARRAR
ASSISTANT VICE PRESIDENT**

DATE: _____



Attorney for Plaintiff

PRO PROTHY

~~PHILAN~~ 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 : COURT OF COMMON PLEAS
SYSTEMS, INC.

Plaintiff

: CIVIL DIVISION

Vs.

: CLEARFIELD COUNTY

CHAD R. MEYERS

: NO. 05-1944-CD

Defendants

TO: CHAD R. MEYERS
378 WALNUT STREET
HOWARD, PA 16841

DATE OF NOTICE: JANUARY 11, 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

FILE COPY

Francis S. Hallinan
FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

SHERIFF'S OFFICE

CENTRE COUNTY

Rm 101 Court House, Bellefonte, Pennsylvania, 16823 (814) 355-6803

SHERIFF SERVICE PROCESS RECEIPT, AND AFFIDAVIT OF RETURN

INSTRUCTIONS FOR SERVICE OF PROCESS: You must file one instruction sheet for each defendant. please type or print legibly. Do Not detach any copies.

| | | | |
|--|--|---|--|
| 1. Plaintiff(s)
<u>Mort. Elect. Regis. Systems, Inc.</u> | | 2. Case Number
<u>05-1914-CD</u> | |
| 3. Defendant(s)
<u>Chad R. Meyers</u> | | 4. Type of Writ or Complaint:
<u>Complaint</u> | |
| 5. Name of Individual, Company, Corporation, Etc., to Serve or Description of Property to be Levied, Attached or Sold.
<u>Chad R. Meyers</u> | | | |
| 6. Address (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
<u>372 Walnut St. Howard</u> | | | |
| 7. Indicate unusual service: <input type="checkbox"/> Reg Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Deputize <input type="checkbox"/> Post <input type="checkbox"/> Other | | | |
| Now, <u>20</u> I SHERIFF OF CENTRE COUNTY, PA., do hereby deputize the Sheriff of <u>Centre</u> County to execute this Writ and make return thereof according to law. This deputation being made at the request and risk of the plaintiff. | | | |
| 8. SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE | | | |

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

| | | |
|---|----------------------|----------|
| 9. Print/Type Name and Address of Attorney/Originator | 10. Telephone Number | 11. Date |
| 12. Signature | | |

SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE

| | | | |
|--|--|----------------|-----------------------------|
| 13. I acknowledge receipt of the writ or complaint as indicated above. | SIGNATURE of Authorized CCSD Deputy of Clerk and Title | 14. Date Filed | 15. Expiration/Hearing Date |
|--|--|----------------|-----------------------------|

TO BE COMPLETED BY SHERIFF

16. Served and made known to Chad R. Meyers on the 21st day of December, 2005, at 2:00 o'clock, P.m., at 372 Walnut St. Howard, County of Centre.

Commonwealth of Pennsylvania, in the manner described below:

- ☒ Defendant(s) personally served.
- ☐ Adult family member with whom said Defendant(s) resides(s). Relationship is _____
- ☐ Adult in charge of Defendant's residence.
- ☐ Manager/Clerk of place of lodging in which Defendant(s) resides(s).
- ☐ Agent or person in charge of Defendant's office or usual place of business.
- ☐ _____ and officer of said Defendant company.
- ☐ Other _____

On the _____ day of _____, 20____, at _____ o'clock, _____ M.

Defendant not found because:

- ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant ☐ Other _____

Remarks:

| Advance Costs | Docket | Service | Sur Charge | Affidavit | Mileage | Postage | Misc. | Total Costs | Costs Due or Refund |
|---------------|--------|---------|------------|-----------|---------|---------|-------|-------------|---------------------|
| 75.00 | 9.00 | 9.00 | — | 2.50 | 11.35 | .50 | 1.00 | 32.35 | 42.65 |

| | | | |
|---|--|---|--|
| 17. AFFIRMED and subscribed to before me this <u>10</u> day of <u>December</u> , 20 <u>06</u>
<u>Corinne H. Peters, Notary Public</u>
<u>Bellefonte Boro, Centre County</u> | | So Answer. | |
| 20. day of _____, 20 <u>06</u> | | 18. Signature of Dep. Sheriff
<u>Shel Schady</u> | |
| 21. day of _____, 20 <u>06</u> | | 19. Date
<u>12-21-05</u> | |
| 22. day of _____, 20 <u>06</u> | | 20. Date
<u>12-21-05</u> | |
| 23. day of _____, 20 <u>06</u> | | 21. Date
<u>12-21-05</u> | |
| 24. I ACKNOWLEDGE RECEIPT OF THE SHERIFF'S RETURN SIGNATURE | | 25. Date Received | |

IN THE COURT OF COMMON PLEAS
CLEARFIELD PENNSYLVANIA

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

Plaintiff,

v.

CHAD R. MEYERS
378 WALNUT STREET
HOWARD, PA 16841

Defendant(s).

:
:
: CLEARFIELD COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 05-1944-CD
:
:
:
:
:

Notice is given that a Judgment in the above captioned matter has been entered against you
on MAY 5, 2006

BY  DEPUTY

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.


(215) 563-7000

Defendant(s).

**CLEARFIELD COUNTY
COURT OF COMMON PLEAS**

CIVIL DIVISION

NO. 05-1944-CD


DANIEL G. SCHMIEG, ESQUIRE

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

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

vs.

CHAD R. MEYERS

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. 05-1944-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

\$42,873.98

Interest from 5/5/06 to Sale
Per diem \$7.05

\$ _____.

Add'l Costs

\$2,667.50

Prothonotary costs \$125.00

David Schmeiz
Attorney for the Plaintiff(s)

Note: Please attach description of Property.

FILED

MAY 12 2006

W/ 1:15/16
William A. Shaw
Prothonotary/Clerk of Courts

1 CENT TO ATTS

1 CENT TO SHERR

W/ 6 W/ATZ

No. 05-1944-CD..... Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.

vs.

CHAD R. MEYERS

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed:

Deane O'Leary

Attorney for Plaintiff(s)

Address: CHAD R. MEYERS

378 WALNUT STREET

HOWARD, PA 16841

LEGAL DESCRIPTION

ALL THOSE CERTAIN THREE (3) PARCELS OF LAND SITUATE IN THE VILLAGE OF KARTHAUS, TOWNSHIP OF KARTHAUS, COUNTY OF CLEARFIELD, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

THE FIRST THEREOF:

BEGINNING AT THE NORTHEAST CORNER OF MARKET AND HURXTHAL STREETS; THENCE NORTH 9° AND 45 MINUTES WEST ALONG HURXTHAL STREET 60 FEET; THENCE NORTH 80° AND 15 MINUTES EAST BY THE LINE PARALLEL TO MARKET STREET 120 FEET TO A POST; THENCE SOUTH 9° AND 45 MINUTES EAST 60 FEET TO MARKET STREET; THENCE SOUTH 80 DEGREES AND 15 MINUTES WEST 120 FEET ALONG THE NORTH SIDE OF MARKET STREET TO PLACE OF BEGINNING; BEING EAST OF AND OPPOSITE TO LOT NO. 36, BLOCK C AND 50 FEET THEREFROM.

THE SECOND THEREOF:

BEGINNING AT A POINT ON HURXTHAL STREET, 60 FEET FROM THE NORTHEAST CORNER OF THE INTERSECTION OF HURXTHAL AND MARKET STREETS AND CORNER OF LOT DESCRIBED IN THE FIRST THEREOF BEING CONVEYED TO THE CHAD R. MEYERS, INDIVIDUAL; THENCE ALONG SAID LOT 120 FEET TO AN ALLEY OR STREET; THENCE ALONG SAID ALLEY OR STREET 60 FEET TO STAKE; THENCE BY LINE PARALLEL WITH LINE OF LOT BEING CONVEYED TO CHAD R. MEYERS, INDIVIDUAL ; 120 FEET TO HURXTHAL STREET; THENCE ALONG THE EAST SIDE OF HURXTHAL STREET 60 FEET TO PLACE OF BEGINNING: BEING 60 FEET FRONT ON HURXTHAL STREET AND 120 FEET DEEP.

ALSO EXCEPTING AND RESERVING A PARCEL CONVEYED TO FRANKLIN VICTOR RENAUD, BY DEED DATED 5/22/87, AND RECORDED IN CLEARFIELD COUNTY DEEDS AND RECORD BOOK 1159, PAGE 135, AND MORE FULL DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE ON THE EAST SIDE OF HURXTHAL STREET AND 120 FEET NORTH OF MARKET STREET, BEING THE NORTHWEST CORNER OF A LOT OWNED BY GRANTOR IN DEED AND RECORD BOOK 1159, PAGE 135; THENCE ALONG HURXTHAL STREET NORTH 9° 45 MINUTES WEST 70 FEET TO A POINT OPPOSITE THE CENTER OF A 20 FOOT ALLEY; THENCE BY OTHER LANDS OF THE PRIOR GRANTOR NORTH 80° 15 MINUTES EAST 180 FEET TO A STAKE; THENCE BY OTHER LANDS OF THE PRIOR GRANTOR SOUTH 9° 45 MINUTES EAST 70 FEET TO A POINT; THENCE THROUGH LAND OF MARY MILLER NORTH 80° 15 MINUTES WEST 180' TO PLACE OF BEGINNING.

THE THIRD THEREOF:

BEGINNING AT A STAKE ON THE EAST SIDE OF HURXTHAL STREET AND 120 FEET NORTH OF MARKET STREET BEING THE NORTHWEST CORNER OF A LOT NOW OR FORMERLY OF CHARLES AND MARY MILLER; THENCE ALONG HURXTHAL STREET NORTH 9° 45 MINUTES WEST 70 FEET TO A POINT OPPOSITE THE CENTER OF A 20 FOOT ALLEY; THENCE BY OTHER LANDS NOW OR FORMERLY OF HENRY P. VAN VALZAH AND HAROLD H. BOULTON NORTH 80° 15 MINUTES EAST 180 FEET TO A STAKE; THENCE BY OTHER LANDS NOW OR FORMERLY OF HENRY F. VAN VALZAH AND HAROLD J. BOULTON SOUTH 9° 45 MINUTES EAST 190 FEET TO A POINT AT THE NORTH SIDE OF MARKET STREET; THENCE BY MARKET STREET NORTH 80° 15 MINUTES WEST 60 FEET TO CORNER OF A LOT NOW OR FORMERLY OWNED BY CHARLES AND MARY MILLER; THENCE BY TWO LOTS NOW OR FORMERLY OF CHARLES AND MARY MILLER NORTH 80° 15

Vesting Information:

Vested by: Warranty Deed dated 7/21/95, given by John H. Buckwalter and Geraldine W. Buckwalter, husband and wife, Trustees to Chad R. Meyers, individual recorded 7/25/95 in Book: 1691 Page 460

Premises being: 172 HURXTHAL STREET
KARTHAUS, PA 16845

Tax Parcel No. 121-T04-607-00043

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

MORTGAGE.ELECTRONIC
REGISTRATION.SYSTEMS, INC.

vs.

CHAD.R.MEYERS

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. Term 20

No. 05-1944-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: 172 HURXTHAL STREET, KARTHAUS, PA 16845
(See Legal Description attached)

Amount Due \$42,873.98

Interest from 5/5/06 to Sale \$-----
per diem \$7.05

Total \$----- Prothonotary costs 125.-

Add'l Costs \$2,667.50


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

Dated 5-12-06
(SEAL)

No. 05-1944-CD..... Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.

vs.

CHAD R. MEYERS

WRIT OF EXECUTION
(Mortgage Foreclosure)

| | |
|-----------|-------------|
| Real Debt | Costs |
| | \$42,873.98 |

Int. from May 4, 2006
To Date of Sale (\$7.05 per diem)

| | |
|------------|-------|
| Costs | _____ |
| Prothy Pd. | _____ |
| Sheriff | _____ |

David K. Meyer Attorney for Plaintiff(s)

Address: CHAD R. MEYERS
378 WALNUT STREET
HOWARD, PA 16841

LEGAL DESCRIPTION

ALL THOSE CERTAIN THREE (3) PARCELS OF LAND SITUATE IN THE VILLAGE OF KARTHAUS, TOWNSHIP OF KARTHAUS, COUNTY OF CLEARFIELD, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

THE FIRST THEREOF:

BEGINNING AT THE NORTHEAST CORNER OF MARKET AND HURXTHAL STREETS; THENCE NORTH 9° AND 45 MINUTES WEST ALONG HURXTHAL STREET 60 FEET; THENCE NORTH 80° AND 15 MINUTES EAST BY THE LINE PARALLEL TO MARKET STREET 120 FEET TO A POST; THENCE SOUTH 9° AND 45 MINUTES EAST 60 FEET TO MARKET STREET; THENCE SOUTH 80 DEGREES AND 15 MINUTES WEST 120 FEET ALONG THE NORTH SIDE OF MARKET STREET TO PLACE OF BEGINNING; BEING EAST OF AND OPPOSITE TO LOT NO. 36, BLOCK C AND 50 FEET THEREFROM.

THE SECOND THEREOF:

BEGINNING AT A POINT ON HURXTHAL STREET, 60 FEET FROM THE NORTHEAST CORNER OF THE INTERSECTION OF HURXTHAL AND MARKET STREETS AND CORNER OF LOT DESCRIBED IN THE FIRST THEREOF BEING CONVEYED TO THE CHAD R. MEYERS, INDIVIDUAL; THENCE ALONG SAID LOT 120 FEET TO AN ALLEY OR STREET; THENCE ALONG SAID ALLEY OR STREET 60 FEET TO STAKE; THENCE BY LINE PARALLEL WITH LINE OF LOT BEING CONVEYED TO CHAD R. MEYERS, INDIVIDUAL ; 120 FEET TO HURXTHAL STREET; THENCE ALONG THE EAST SIDE OF HURXTHAL STREET 60 FEET TO PLACE OF BEGINNING: BEING 60 FEET FRONT ON HURXTHAL STREET AND 120 FEET DEEP.

ALSO EXCEPTING AND RESERVING A PARCEL CONVEYED TO FRANKLIN VICTOR RENAUD, BY DEED DATED 5/22/87, AND RECORDED IN CLEARFIELD COUNTY DEEDS AND RECORD BOOK 1159, PAGE 135, AND MORE FULL DESCRIBED AS FOLLOWS:

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THE THIRD THEREOF:

BEGINNING AT A STAKE ON THE EAST SIDE OF HURXTHAL STREET AND 120 FEET NORTH OF MARKET STREET BEING THE NORTHWEST CORNER OF A LOT NOW OR FORMERLY OF CHARLES AND MARY MILLER; THENCE ALONG HURXTHAL STREET NORTH 9° 45 MINUTES WEST 70 FEET TO A POINT OPPOSITE THE CENTER OF A 20 FOOT ALLEY; THENCE BY OTHER LANDS NOW OR FORMERLY OF HENRY P. VAN VALZAH AND HAROLD H. BOULTON NORTH 80° 15 MINUTES EAST 180 FEET TO A STAKE; THENCE BY OTHER LANDS NOW OR FORMERLY OF HENRY F. VAN VALZAH AND HAROLD J. BOULTON SOUTH 9° 45 MINUTES EAST 190 FEET TO A POINT AT THE NORTH SIDE OF MARKET STREET; THENCE BY MARKET STREET NORTH 80° 15 MINUTES WEST 60 FEET TO CORNER OF A LOT NOW OR FORMERLY OWNED BY CHARLES AND MARY MILLER; THENCE BY TWO LOTS NOW OR FORMERLY OF CHARLES AND MARY MILLER NORTH 80° 15


Vesting Information:


Vested by: Warranty Deed dated 7/21/95, given by John H. Buckwalter and Geraldine W. Buckwalter, husband and wife, Trustees to Chad R. Meyers, individual recorded 7/25/95 in Book: 1691 Page 460

Premises being: 172 HURXTHAL STREET
KARTHAUS, PA 16845

Tax Parcel No. 121-T04-607-00043

(215) 563-7000


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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.) |
|------|---|

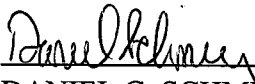
| | |
|-----------------|---|
| TENANT/OCCUPANT | 172 HURXTHAL STREET
KARTHAUS, PA 16845 |
|-----------------|---|

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

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

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

May 11, 2006
Date



DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

CA

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY
PENNSYLVANIA

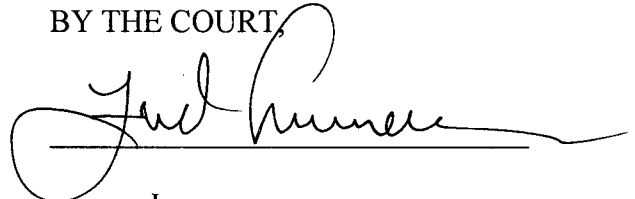
Mortgage Electronic Registration Systems, Inc. : Court of Common Pleas
Plaintiff : Civil Division
vs. : Clearfield County
Chad R. Meyers : No. 05-1944-CD
Defendant

ORDER

AND NOW, this 23 day of June 2006, upon consideration of Plaintiff's Motion to Reassess Damages, a Rule is hereby issued upon Defendant to appear and show cause why the motion should not be granted.

Argument is scheduled for the 14th day of August 2006, at 9:00 in Courtroom No. 1 in the Clearfield County Courthouse, Clearfield, Pennsylvania.
A.M.

BY THE COURT,


J.

FILED ^{2cc}
0/10:03/01 Amy Bradford
JUN 26 2006 (CR)

William A. Shaw
Prothonotary/Clerk of Courts

William A. Shaw
Prothonotary/Clerk of Courts

JUN 26 2006

FILED

FILE: 0612101062

☒ You are responsible for serving all appropriate parties.

☐ The Prothonotary's office has provided service to the following parties:

☐ Plaintiff(s) ☐ Plaintiff(s) Attorney ☐ Other

☐ Defendant(s) ☐ Defendant(s) Attorney

☐ Special Instructions:

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY,
PENNSYLVANIA

PHELAN HALLINAN & SCHMIEG
by: MICHELE M. BRADFORD, Esquire
Atty. I.D. No. 69849
One Penn Center Plaza, Suite 1400
Philadelphia, PA 19102-1799
(215) 563-7000

ATTORNEY FOR PLAINTIFF

Mortgage Electronic Registration Systems, Inc.

: Court of Common Pleas

Plaintiff

: Civil Division

vs.

: Clearfield County

Chad R. Meyers

: No. 05-1944-CD

Defendants

CERTIFICATION OF SERVICE

I, MICHELE M. BRADFORD, Esquire, hereby certify that a true and correct copy of our Motion to Reassess Damages noting a Rule Return date of five August 14, 2006 has been served upon the following persons:

Chad R. Meyers
172 Hurxthal Street
Karthaus, PA 16845

Chad R. Meyers
378 Walnut Street
Howard, PA 16841

Date: 7/6/06

PHELAN HALLINAN & SCHMIEG, LLP

By: [Signature]

Michele M. Bradford, Esquire
Attorney for Plaintiff

FILED ^{no cc}
JUL 07 2006 ^{cc}

William A. Shaw
Prothonotary/Clerk of Courts

CA

PHELAN HALLINAN & SCHMIEG, LLP
by: Michele M. Bradford, Esquire
Atty. I.D. No. 69849
One Penn Center, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

Mortgage Electronic Registration Systems, Inc. : Court of Common Pleas

Plaintiff : Civil Division

vs. : Clearfield County

Chad R. Meyers : No. 05-1944-CD

Defendant

PLAINTIFF'S MOTION TO REASSESS DAMAGES

Plaintiff, by its Attorney, Michele M. Bradford, Esquire, moves the Court to direct the Prothonotary to amend the judgment in this matter, and in support thereof avers the following:

1. Plaintiff commenced this foreclosure action by filing a Complaint on December 14, 2005, a true and correct copy of which is attached hereto, made part hereof, and marked as Exhibit "A".

2. Judgment was entered on May 5, 2006 in the amount of \$42,873.98. A true and correct copy of the praecipe for judgment is attached hereto, made part hereof, and marked as Exhibit "B".

3. The Property is listed for Sheriff's Sale on August 4, 2006. However, in the event this motion has not been heard by this Honorable Court by that date, Plaintiff may continue the sale in accordance with Pennsylvania Rule of Civil Procedure 3129.3.

GK FILED WO CC
m110:5481
JUN 23 2006

William A. Shaw
Prothonotary/Clerk of Courts

4. Additional sums have been incurred or expended on Defendant's behalf since the Complaint was filed and Defendant has been given credit for any payments that have been made since the judgment. The amount of damages should now read as follows:

| | |
|-------------------------|--------------------|
| Principal Balance | \$33,554.96 |
| Interest Through 8/4/06 | 5,339.00 |
| Per Diem \$8.73 | |
| Late Charges | 200.25 |
| Legal fees | 1,250.00 |
| Cost of Suit and Title | 717.50 |
| Sheriff's Sale Costs | 2,499.66 |
| Property Inspections | 1,637.50 |
| Appraisal/BPO | 0.00 |
| MIP/PMI | 0.00 |
| NSF | 0.00 |
| Suspense/Misc. Credits | 0.00 |
| Escrow Deficit | <u>4,301.09</u> |
| TOTAL | \$49,499.96 |

5. The judgment formerly entered is insufficient to satisfy the amounts due on the Mortgage.

6. Under the terms of the Mortgage and Pennsylvania law, Plaintiff is entitled to inclusion of the figures set forth above in the amount of judgment against the Defendant.

WHEREFORE, Plaintiff respectfully requests that this Honorable Court amend the judgment as requested.

Date: 10/22/06

Phelan Hallinan & Schmieg, LLP

By: 

Michele M. Bradford, Esquire
Attorney for Plaintiff

Exhibit “A”

1914
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

Plaintiff

TERM

v.

NO. 05-1944-CD

CLEARFIELD COUNTY

CHAD R. MEYERS
378 WALNUT STREET
HOWARD, PA 16841

Defendant

FILED
DEC 14 2005
William A. Shaw
Prothonotary/Clerk of Courts

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

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

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

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

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

Notice to Defend:
David S. Meholick, Court Administrator
Clearfield County Courthouse
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

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

Plaintiff

TERM

v.

NO.

CLEARFIELD COUNTY

CHAD R. MEYERS
378 WALNUT STREET
HOWARD, PA 16841

Defendant

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.

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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

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

COUNTRYWIDE HOME LOANS, INC.
7105 CORPORATE DRIVE
PLANO, TX 75024

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

CHAD R. MEYERS
378 WALNUT STREET
HOWARD, PA 16841

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

3. On 11/22/2002 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: 200219982.
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 01/01/2005 and each month thereafter are due and unpaid, and by the terms of said mortgage, upon failure of mortgagor to make such payments after a date specified by written notice sent to Mortgagor, the entire principal balance and all interest due thereon are collectible forthwith.

6. The following amounts are due on the mortgage:

| | |
|--|--------------|
| Principal Balance | \$33,554.96 |
| Interest | 3,283.35 |
| 12/01/2004 through 12/06/2005
(Per Diem \$8.85) | |
| Attorney's Fees | 1,250.00 |
| Cumulative Late Charges | 157.19 |
| 11/22/2002 to 12/06/2005 | |
| Cost of Suit and Title Search | \$ 550.00 |
| Subtotal | \$ 38,795.50 |

| | |
|----------|-------------|
| Escrow | |
| Credit | 0.00 |
| Deficit | 2,759.83 |
| Subtotal | \$ 2,759.83 |

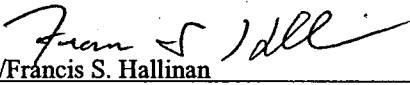
TOTAL **\$ 41,555.33**

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. The mortgage premises are vacant and abandoned.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$ 41,555.33, together with interest from 12/06/2005 at the rate of \$8.85 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 certain three (3) lots or pieces of land situate, lying, and being in the Village of Karthaus, Township of Karthaus, County of Clearfield, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

THE FIRST THEREOF:

BEGINNING at the northeast corner of Market and Hurxthal Streets; thence North 9 degrees and 45 minutes West along Hurxthal Street sixty (60) feet; thence North 80 degrees and 15 minutes East by line parallel to Market Street one hundred and twenty (120) feet to a post; thence South 9 degrees and 45 minutes East sixty (60) feet to Market Street; thence South 80 degrees and 15 minutes West one hundred and twenty (120) feet along the north side of Market Street to place of beginning; Being east of and opposite to Lot No. 36, Block C and fifty (50) feet therefrom.

THE SECOND THEREOF:

BEGINNING at a point on Hurxthal Street, sixty (60) feet from the northeast corner of the intersection of Hurxthal and Market Streets and corner of lot described in The First Thereof being conveyed to Grantees; thence along said lot one hundred and twenty (120) feet to an alley or street; thence along said alley or street sixty (60) feet to stake; thence by line parallel with line of lot being conveyed to Grantees, one hundred and twenty (120) feet to Hurxthal Street; thence along the East side of Hurxthal Street sixty (60) feet to place of beginning; Being sixty (60) feet front on Hurxthal Street and one hundred and twenty (120) feet deep.

ALSO EXCEPTING AND RESERVING a parcel conveyed to Franklin Victor Renaud, by deed dated May 22, 1987, and recorded in Clearfield County Deeds and Record Book 1159, Page 135, and more fully described as follows:

BEGINNING at a stake on the East side of Hurxthal Street and one hundred twenty (120) feet North of Market Street, being the northwest corner of a lot owned by Grantor; thence along Hurxthal Street North 9 degrees 45 minutes West seventy (70) feet to a point opposite the center of a twenty foot alley; thence by other lands of the prior grantor North 80 degrees 15 minutes East one hundred eighty (180) feet to a stake; thence by other lands of the prior grantor South 9 degrees 45 minutes East seventy (70) feet to a point; thence through land of Mary Miller North 80 degrees 15 minutes West one hundred eighty (180) feet to place of beginning.

THE THIRD THEREOF:

BEGINNING at a stake on the East side of Hurxthal Street and one hundred twenty (120) feet North of Market Street being the Northwest corner of a lot now or formerly of Charles and Mary Miller; thence along Hurxthal Street North 9 degrees 45 minutes West seventy (70) feet to a point opposite the center of a twenty foot alley; thence by other lands now or formerly of Henry F. Van Valzah and Harold J. Boulton North 80 degrees 15 minutes East one hundred eighty (180) feet to a stake; thence by other lands now or formerly of Henry F. Van Valzah and Harold J. Boulton South 9 degrees 45 minutes East one hundred ninety (190) feet to a point at the North side of Market Street; thence by Market Street North 80 degrees 15 minutes West sixty (60) feet to corner of a lot now or formerly owned by Charles and Mary Miller; thence by two lots now or formerly of Charles and Mary Miller North 9 degrees 45 minutes West one hundred twenty (120) feet to a stake; thence by lot of Charles and Mary Miller North 80 degrees 15 minutes West one hundred twenty (120) feet to the place of beginning.

EXCEPTING AND RESERVING from this grant the rights-of-way for the sewers, pipe lines, ditches and water lines now located upon the property or under the surface of the same. Together with the sewer outlets and also excepting and reserving the right to enter upon the premises to repair and maintain said sewers, pipe lines, ditches and water lines and further excepting and reserving the right to maintain any cesspools now located upon the described problems and owned, maintained or used by property owners in the Village of Karthaus.

BEING the same premises which John H. Buckwalter and Geraldine W. Buckwalter granted and conveyed unto John H. Buckwalter and Geraldine W. Buckwalter, Trustees, husband and wife, the Grantors herein, by deed dated October 21, 1993 and recorded in the office of the Recorder of Deeds for Clearfield County in Volume 1568, Page 50.

PROPERTY BEING: 172 HURXTHAL STREET

VERIFICATION

AMANDA FARRAR
ASSISTANT VICE PRESIDENT

hereby states that he/she is

t of Countrywide Home Loans, Inc.

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

Amanda Farrar

AMANDA FARRAR
ASSISTANT VICE PRESIDENT

DATE: 12/2/15

Exhibit “B”

phs # 127254

PHELAN HALLINAN & SCHMIEG

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station - Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

Attorney for Plaintiff

ATTORNEY FILE COPY
PLEASE RETURN

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

Plaintiff,

v.

CHAD R. MEYERS
378 WALNUT STREET
HOWARD, PA 16841

Defendant(s).

CLEARFIELD COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 05-1944-CD

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


ATTORNEY FILE COPY
PLEASE RETURN

TO THE OFFICE OF THE PROTHONOTARY:

Kindly enter an in rem judgment in favor of the Plaintiff and against CHAD R. MEYERS, 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 | \$ 41,555.33 |
| Interest - 12/7/05 to 5/4/06 | \$1,318.65 |
| TOTAL | <u>\$ 42,873.98</u> |

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 G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

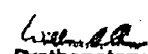
I hereby certify this to be a true
and attested copy of the original
statement filed in this case.

MAY 05 2006

DAMAGES ARE HEREBY ASSESSED AS INDICATED.

DATE: 5-5-06

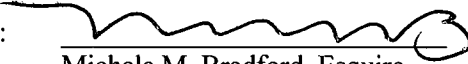

PRO PROTHY

Attest.

Prothonotary/
Clerk of Courts

VERIFICATION

Michele M. Bradford, Esquire, hereby states that she is the attorney for Plaintiff in this action, that she is authorized to make this verification, and that the statements made in the foregoing Motion to Reassess Damages are true and correct to the best of her knowledge, information and belief. The undersigned understands that this statement herein is made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

DATE: 6/22/06

Phelan Hallinan & Schmieg, LLP
By: 
Michele M. Bradford, Esquire
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

by: Michele M. Bradford, Esquire

Atty. I.D. No. 69849

One Penn Center, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

Mortgage Electronic Registration Systems, Inc.

: Court of Common Pleas

Plaintiff

: Civil Division

vs.

: Clearfield County

Chad R. Meyers

: No. 05-1944-CD

Defendant

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of Plaintiff's Motion to Reassess Damages and Brief in Support thereof were sent to the following individual on the date indicated below.

Chad R. Meyers
172 Hurxthal Street
Karthaus, PA 16845

Chad R. Meyers
378 Walnut Street
Howard, PA 16841

DATE: 6/22/06

Phelan Hallinan & Schmieg, LLP

By: 

Michele M. Bradford, Esquire
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
CLEARFIELD COUNTY, PENNSYLVANIA

Mortgage Electronic Registration Systems, Inc.

: Court of Common Pleas

Plaintiff

: Civil Division

vs.

: Clearfield County

Chad R. Meyers

: No. 05-1944-CD

Defendant

FILED *2c Amy Lind*
9/8/06 m
AUG 14 2006 *Local Court*
OK

William A. Shaw
Prothonotary/Clerk of Courts

ORDER

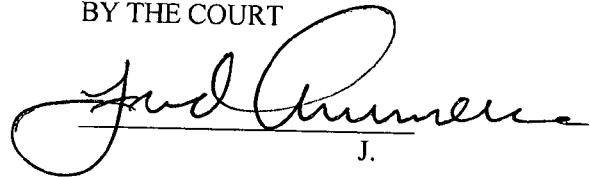
AND NOW, this 14th day of AUGUST, 2006 the Prothonotary is ORDERED to amend
the judgment in this case as follows:

| | |
|-------------------------|--------------------|
| Principal Balance | \$33,554.96 |
| Interest Through 8/4/06 | 5,339.00 |
| Per Diem \$8.73 | |
| Late Charges | 200.25 |
| Legal fees | 1,250.00 |
| Cost of Suit and Title | 717.50 |
| Sheriff's Sale Costs | 2,499.66 |
| Property Inspections | 1,637.50 |
| Appraisal/BPO | 0.00 |
| MIP/PMI | 0.00 |
| NSF | 0.00 |
| Suspense/Misc. Credits | 0.00 |
| Escrow Deficit | <u>4,301.09</u> |
| TOTAL | \$49,499.96 |

Plus interest from 8/4/06 through the date of sale at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT


J.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20347
NO: 05-1944-CD

PLAINTIFF: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

vs.

DEFENDANT: CHAD R. MEYERS

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 05/12/2006

LEVY TAKEN 05/26/2006 @ 9:20 AM

POSTED 05/26/2006 @ 9:20 AM

SALE HELD 08/04/2006

SOLD TO FANNIE MAE

SOLD FOR AMOUNT \$1.00 PLUS COSTS

WRIT RETURNED 08/15/2006

DATE DEED FILED 08/15/2006

PROPERTY ADDRESS 172 HURXTHAL STREET KARTHAUS , PA 16845

FILED

05/26/2006
AUG 15 2006

William A. Shaw
Prothonotary/Clerk of Courts

SERVICES

06/21/2006 @ 10:20 AM SERVED CHAD R. MEYERS

CENTRE COUNTY SERVED CHAD R. MEYERS, DEFENDANT, AT 3180 W. COLLEGE AVENUE, STATE COLLEGE, CENTRE COUNTY, PENNSYLVANIA BY HANDING TO CHAD MEYERS

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.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20347
NO: 05-1944-CD

PLAINTIFF: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

vs.

DEFENDANT: CHAD R. MEYERS

Execution REAL ESTATE

SHERIFF RETURN


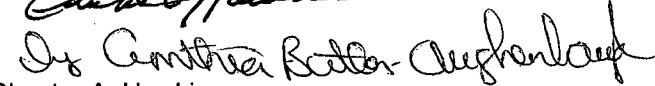
SHERIFF HAWKINS \$200.15

SURCHARGE \$20.00 PAID BY ATTORNEY

Sworn to Before Me This

_____ Day of _____ 2006

So Answers,



Chester A. Hawkins
Sheriff

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

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

vs.

CHAD R. MEYERS

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. Term 20
No. 05-1944-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: 172 HURXTHAL STREET, KARTHAUS, PA 16845
(See Legal Description attached)

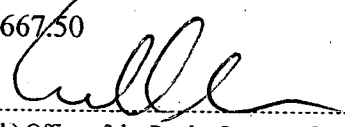
Amount Due \$42,873.98

Interest from 5/5/06 to Sale \$-----
per diem \$7.05

Total \$-----

Add'l Costs \$2,667.50

Prothonotary costs 125.00


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

Dated 5-12-06
(SEAL)

Received May 12 2006 @ 3:15 P.M.
Charles A. Harkins
Sgt. Cynthia Butler-Arghenbaugh

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME CHAD R. MEYERS

NO. 05-1944-CD

NOW, August 15, 2006, by virtue of the Writ of Execution hereunto attached, after having given due and legal notice of time and place of sale by publication in a newspaper published in this County and by handbills posted on the premises setting for the date, time and place of sale at the Court House in Clearfield on August 04, 2006, I exposed the within described real estate of Chad R. Meyers to public venue or outcry at which time and place I sold the same to FANNIE MAE he/she being the highest bidder, for the sum of \$1.00 plus costs and made the following appropriations, viz:

SHERIFF COSTS:

| | |
|----------------------------|-----------------|
| RDR SERVICE | 15.00 |
| MILEAGE | |
| LEVY | 15.00 |
| MILEAGE | 20.47 |
| POSTING | 15.00 |
| CSDS | 10.00 |
| COMMISSION | 0.00 |
| POSTAGE | 4.68 |
| HANDBILLS | 15.00 |
| DISTRIBUTION | 25.00 |
| ADVERTISING | 15.00 |
| ADD'L SERVICE DEED | 30.00 |
| ADD'L POSTING | |
| ADD'L MILEAGE | |
| ADD'L LEVY | |
| BID AMOUNT | 1.00 |
| RETURNS/DEPUTIZE | 9.00 |
| COPIES | 15.00 |
| | 5.00 |
| | 5.00 |
| BILLING/PHONE/FAX | 5.00 |
| CONTINUED SALES | |
| MISCELLANEOUS | |
| TOTAL SHERIFF COSTS | \$200.15 |

DEED COSTS:

| | |
|-------------------------|----------------|
| ACKNOWLEDGEMENT | 5.00 |
| REGISTER & RECORDER | 30.50 |
| TRANSFER TAX 2% | 0.00 |
| TOTAL DEED COSTS | \$30.50 |

PLAINTIFF COSTS, DEBT AND INTEREST:

| | |
|-------------------------------|-----------|
| DEBT-AMOUNT DUE | 42,873.98 |
| INTEREST @ 7.0500 % | 641.55 |
| FROM 05/05/2006 TO 08/04/2006 | |

| | |
|--------------------------|-------|
| PROTH SATISFACTION | |
| LATE CHARGES AND FEES | |
| COST OF SUIT-TO BE ADDED | |
| FORECLOSURE FEES | |
| ATTORNEY COMMISSION | |
| REFUND OF ADVANCE | |
| REFUND OF SURCHARGE | 20.00 |
| SATISFACTION FEE | |
| ESCROW DEFICIENCY | |
| PROPERTY INSPECTIONS | |
| INTEREST | |
| MISCELLANEOUS | |

| | |
|--------------------------------|--------------------|
| TOTAL DEBT AND INTEREST | \$43,535.53 |
|--------------------------------|--------------------|

COSTS:

| | |
|-----------------------|-------------------|
| ADVERTISING | 613.06 |
| TAXES - COLLECTOR | 502.47 |
| TAXES - TAX CLAIM DUE | |
| LIEN SEARCH | 100.00 |
| ACKNOWLEDGEMENT | 5.00 |
| DEED COSTS | 30.50 |
| SHERIFF COSTS | 200.15 |
| LEGAL JOURNAL COSTS | 216.00 |
| PROTHONOTARY | 125.00 |
| MORTGAGE SEARCH | 40.00 |
| MUNICIPAL LIEN | |
| TOTAL COSTS | \$1,832.18 |

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



CHESTER A. HAWKINS
SHERIFF

Sheriff's Office Clearfield County

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

728
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 20347

TERM & NO. 05-1944-CD

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

VS.
CHAD R. MEYERS

DOCUMENTS TO BE SERVED:
NOTICE OF SALE
WRIT OF EXECUTION
COPY OF LEVY

SERVE BY: JUNE 30, 2006

**MAKE REFUND PAYABLE TO PHELAN HALLINAN & SCHMIEG
RETURN TO BE SENT TO THIS OFFICE**

SERVE: CHAD R. MEYERS

ADDRESS: 378 WALNUT STREET
HOWARD, PA 16841

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 CENTRE COUNTY, Pennsylvania to execute this writ. This Deputation being made at the request and risk of the Plaintiff this day, Tuesday, June 6, 2006.

RESPECTFULLY,

CHESTER A. HAWKINS,
SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA

pg 3612-4A
275.0

SHERIFF'S OFFICE CENTRE COUNTY

Rm 101 Court House, Bellefonte, Pennsylvania, 16823 (814) 355-6803

SHERIFF SERVICE PROCESS RECEIPT, AND AFFIDAVIT OF RETURN

INSTRUCTIONS FOR SERVICE OF PROCESS: You must file one instruction sheet for each defendant. please type or print legibly. Do Not detach any copies.

| | | | |
|--|--|---|--|
| 1. Plaintiff(s)
<u>MERS, Inc.</u> | | 2. Case Number
<u>05-1944-CD</u> | |
| 3. Defendant(s)
<u>Chad Meyers</u> | | 4. Type of Writ or Complaint
<u>Notice, Levy & Execution</u> | |
| 5. Name of Individual, Company, Corporation, Etc., to Serve or Description of Property to be Levied, Attached or Sold.
<u>Chad Meyers</u> | | | |
| 6. Address (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
<u>378 Walnut St., Howard</u> | | | |
| 7. Indicate unusual service: Reg Mail Certified Mail Deputize Post Other | | | |
| Now, <u>20</u> I SHERIFF OF CENTRE COUNTY, PA., do hereby deputize the Sheriff of <u>Centre</u> County to execute this Writ and make return thereof according to law. This deputation being made at the request and risk of the plaintiff. | | | |
| 8. SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE | | | |

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

| | | |
|---|----------------------|----------|
| 9. Print/Type Name and Address of Attorney/Originator | 10. Telephone Number | 11. Date |
| 12. Signature | | |

SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE

| | | | | | | | | | | |
|---|-------------|--|------------|----------------|-----------------------------|---|-------------|--------------|-----------------------|----------------------------|
| 13. I acknowledge receipt of the writ or complaint as indicated above. | | SIGNATURE of Authorized CCSD Deputy of Clerk and Title | | 14. Date Filed | 15. Expiration/Hearing Date | | | | | |
| TO BE COMPLETED BY SHERIFF | | | | | | | | | | |
| 16. Served and made known to <u>Chad Meyers</u> , on the <u>21st</u> day of <u>June</u> , 20 <u>06</u> , at <u>10:20</u> o'clock, <u>A</u> m., at <u>3180 W. College Ave, State College</u> , County of Centre | | | | | | | | | | |
| Commonwealth of Pennsylvania, in the manner described below: | | | | | | | | | | |
| <input checked="" type="checkbox"/> Defendant(s) personally served. | | | | | | | | | | |
| Adult family member with whom said Defendant(s) resides(s). Relationship is _____ | | | | | | | | | | |
| Adult in charge of Defendant's residence. | | | | | | | | | | |
| Manager/Clerk of place of lodging in which Defendant(s) resides(s). | | | | | | | | | | |
| Agent or person in charge of Defendant's office or usual place of business. | | | | | | | | | | |
| _____ and officer of said Defendant company. | | | | | | | | | | |
| Other _____ | | | | | | | | | | |
| On the _____ day of _____, 20____, at _____ o'clock, _____ M. | | | | | | | | | | |
| Defendant not found because: | | | | | | | | | | |
| Moved Unknown No Answer Vacant Other _____ | | | | | | | | | | |
| Remarks: | | | | | | | | | | |
| Advance Costs | Docket | Service | Sur Charge | Affidavit | Mileage | Postage | Misc. | Total Costs | Costs Due of (Refund) | |
| <u>75.00</u> | <u>9.00</u> | <u>9.00</u> | <u>—</u> | <u>2.50</u> | <u>17.25</u> | <u>.50</u> | <u>1.00</u> | <u>39.25</u> | <u>35.75</u> | |
| 17. AFFIRMED and subscribed to before me this <u>29</u> day of <u>June</u> , 20 <u>06</u> | | | | | | 18. Signature of Dep. Sheriff
<u>Heel Schady</u> | | | | 19. Date
<u>6-21-06</u> |
| 20. day of <u>June</u> , 20 <u>06</u> | | | | | | 21. Signature of Sheriff
<u>Heel Schady</u> | | | | 22. Date
<u>6-21-06</u> |
| 23. COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Corinne H. Peters, Notary Public
Bellefonte, Centre County
My Commission Expires Sept 14, 2010 | | | | | | SHERIFF OF CENTRE COUNTY | | | | |
| 24. LACK OF AUTHORITY AND TITLE
Member, Pennsylvania Association of Notaries | | | | | | Amount Pd. _____ Page _____ | | | | |
| 25. Date Received | | | | | | | | | | |