

06-2081-CD
Allied Home Mort. Vs S. McCracken

Allied Home vs Sara McCracken

2006-2081-CD

PHELAN HALLINAN & SCHMIEG, LLP
LAWRENCE T. PHELAN, ESQ., Id. No. 32227
FRANCIS S. HALLINAN, ESQ., Id. No. 62695
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103
(215) 563-7000

145504

ALLIED HOME MORTGAGE CORPORATION
1 CORPORATE CENTER DRIVE
SUITE 360
LAKE ZURICH, IL 60047

Plaintiff

v.

SARA L. MCCRACKEN
927 COOPER AVENUE
GRASSFLAT, PA 16839

Defendant

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

NO. 06-2081-CD

CLEARFIELD COUNTY

FILED <sup>PD \$85.00 Atty
accSAFF</sup>
M 11:30 am
DEC 14 2006 *[Signature]*

William A. 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. 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

ALLIED HOME MORTGAGE CORPORATION
1 CORPORATE CENTER DRIVE
SUITE 360
LAKE ZURICH, IL 60047

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

SARA L. MCCRACKEN
927 COOPER AVENUE
GRASSFLAT, PA 16839

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

3. On 05/10/2000 mortgagor(s) made, executed and delivered a mortgage upon the premises hereinafter described to ALLIED MORTGAGE CAPITAL CORPORATION which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Instrument No: 200006520. PLAINTIFF is now the legal owner of the mortgage and is in the process of formalizing an assignment of same.
4. The premises subject to said mortgage is described as attached.
5. The mortgage is in default because monthly payments of principal and interest upon said mortgage due 06/01/2006 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.

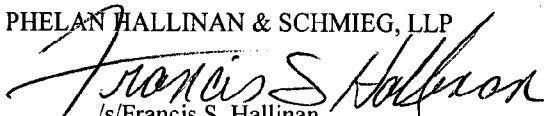
6. The following amounts are due on the mortgage:

Principal Balance	\$10,439.28
Interest	583.39
05/01/2006 through 12/13/2006	
(Per Diem \$2.57)	
Attorney's Fees	1,250.00
Cumulative Late Charges	31.01
05/11/2000 to 12/13/2006	
Cost of Suit and Title Search	<u>\$ 550.00</u>
Subtotal	\$ 12,853.68
Escrow	
Credit	0.00
Deficit	218.78
Subtotal	<u>\$ 218.78</u>
TOTAL	\$ 13,072.46

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

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

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$ 13,072.46, together with interest from 12/13/2006 at the rate of \$2.57 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

ALL those certain tracts or pieces of land situate in the Township of Cooper, County of Clearfield and Commonwealth of Pennsylvania, having thereon erected a two story frame dwelling house, barn and other outbuildings bounded and described as follows, to wit:

No. 1: BEGINNING at a post at public road leading from Peale to Pleasant Hill; thence by same North 3 degrees 35 minutes East, 72 feet to a post; thence by land now or late of E.A. Johnson, North 89 degrees 15 minutes East, 100 feet to a post; thence by land now or late of Edgar Shaffer, South 3 degrees 35 minutes West, 72 feet to a post; thence by land now or late of Walter W. Lucas, North 89 degrees 45 minutes West, 100 feet to a post, the place of beginning.

No.2: BEGINNING at a post the northeastern corner of the lot and the intersection of land of E.A. Johnson and alley; thence in a westerly direction 19 feet 6 inches to a post; thence in a southerly direction 75 feet to a post; thence in an easterly direction 19 feet 6 inches to a post; thence in a northerly direction 75 feet to the place of beginning.

BEING the same premises which Helen V. Swanson, by deed dated June 11, 1998 and recorded in the Office of the Recorder of Deeds in and for the County of Clearfield, Pennsylvania, in Record Bk. 1942, pg. 587, granted and conveyed unto George C. Meyers, Jr. and Brenda J. Meyers, his wife, the Grantors herein.

927 COOPER AVENUE

VERIFICATION

FRANCIS S. HALLINAN, ESQUIRE hereby states that he is attorney for PLAINTIFF in this matter, that Plaintiff is outside the jurisdiction of the court and or the Verification could not be obtained within the time allowed for the filing on the pleading, that he is authorized to make this verification pursuant to Pa. R. C. P. 1024 (c) and that the statements made in the foregoing Civil Action in Mortgage Foreclosure are based upon information supplied by Plaintiff and are true and correct to the best of 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.

Francis S. Hallinan

FRANCIS S. HALLINAN, ESQUIRE
Attorney for Plaintiff

DATE: 12/13/06

PHELAN HALLINAN & SCHMIEG, LLP

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard, Suite 1400

Philadelphia, PA 19103-1814

215-563-7000

FAX: 215-563-5534

Email: complaints@fedphe.com

*Representing Lenders in
Pennsylvania and New Jersey*

December 13, 2006

Office of the Prothonotary
Clearfield County Courthouse
1 North Second Street
Clearfield, PA 16830

Re: ALLIED HOME MORTGAGE CORPORATION vs. SARA L. MCCRACKEN

ACTION IN MORTGAGE FORECLOSURE

Dear Sir/Madam:

Enclosed are an original and 2 copies of a Civil Action in Mortgage Foreclosure relative to the above captioned matter for filing with your office. A check for filing has been attached in the amount of \$85.00. The sheriff's office advised our office on 12/13/06 that sheriff's costs total \$100.00 for this file. If there is a concern regarding the costs, please contact Steven Fernandez at PH&S; please do not return the complaint to our office.

Please file the complaint and return your receipt to us in the enclosed stamped, self-addressed envelope, together with a time-stamped copy of the first page of the Complaint.

I would also appreciate your taking the additional copies of the Complaint, the check for service, and the enclosed service sheet(s) to the Office of the Sheriff for service on the defendant(s).

Thank you for your cooperation.

Very truly yours,


PHELAN HALLINAN & SCHMIEG, LLP
COMPLAINT DEPARTMENT

File #: 145504

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102248
NO: 06-2081-CD
SERVICE # 1 OF 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: ALLIED HOME MORTGAGE CORPORATION
vs.
DEFENDANT: SARA L. MCCRACKEN

SHERIFF RETURN

NOW, December 20, 2006 AT 10:00 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON SARA L. MCCRACKEN DEFENDANT AT 107 MEADOWLARK ROAD, MORRISDALE, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO SARA MCCRACKEN, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.
927 COOPER AVE., GRASSFLAT, PA. "EMPTY".

SERVED BY: DEHAVEN /

FILED
03/08/07
MAR 13 2007
WAM

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102248
NO: 06-2081-CD
SERVICE # 2 OF 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: ALLIED HOME MORTGAGE CORPORATION
VS.
DEFENDANT: SARA L. MCCRACKEN

SHERIFF RETURN

NOW, December 20, 2006 AT 10:00 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON SARA L. MCCRACKEN DEFENDANT AT 107 MEADOW LARK ROAD, MORRISDALE, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO SARA MCCRACKEN, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: DEHAVEN /

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102248
NO: 06-2081-CD
SERVICES 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: ALLIED HOME MORTGAGE CORPORATION

vs.

DEFENDANT: SARA L. MCCRACKEN

SHERIFF RETURN

RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	PHELAN	558577	20.00
SHERIFF HAWKINS	PHELAN	558577	55.15

Sworn to Before Me This

So Answers,

____ Day of _____ 2007


Chester A. Hawkins
Sheriff

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

FILED *Atty pd. 20.00*
3/11/2007 MAR 30 2007 ICC Notice to
Def.

William A. Shaw
Prothonotary/Clerk of Courts

Statement to

Atty

GR

ALLIED HOME MORTGAGE

CORPORATION

1 CORPORATE CENTER DRIVE SUITE 360

LAKE ZURICH, IL 60047

:

CLEARFIELD COUNTY

COURT OF COMMON PLEAS

:

CIVIL DIVISION

:

NO. 06-2081-CD

Plaintiff,

:

v.

:

SARA L. MCCRACKEN

107 MEADOW LARK ROAD

MORRISDALE, PA 16850

:

:

:

:

Defendant(s).

:

:

:

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

TO THE OFFICE OF THE PROTHONOTARY:

Kindly enter an in rem judgment in favor of the Plaintiff and against SARA L. MCCRACKEN,
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	\$ 13,072.46
Interest - 12/14/06 - 03/29/07	\$272.42
TOTAL	<u>\$ 13,344.88</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
DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DAMAGES ARE HEREBY ASSESSED AS INDICATED.

DATE: 3/30/07

3/30/07

PRO PROTHY

(Rule of Civil Procedure No. 236 - Revised

COPY

IN THE COURT OF COMMON PLEAS
CLEARFIELD PENNSYLVANIA

ALLIED HOME MORTGAGE :
CORPORATION :
1 CORPORATE CENTER DRIVE SUITE 360 : CLEARFIELD COUNTY
LAKE ZURICH, IL 60047 : COURT OF COMMON PLEAS
: :
Plaintiff, : CIVIL DIVISION
v. : :
: NO. 06-2081-CD
: :
SARA L. MCCRACKEN :
107 MEADOW LARK ROAD :
MORRISDALE, PA 16850 :
: :
Defendant(s). : :
: :

Notice is given that a Judgment in the above captioned matter has been entered against you
on March 30, 2007.

BY John M. Schmieg DEPUTY

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

Daniel G. Schmieg
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.

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

COPY

Allied Home Mortgage Corporation
Plaintiff(s)

No.: 2006-02081-CD

Real Debt: \$13,344.88

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Sara L. McCracken
Defendant(s)

Entry: \$20.00

Instrument: In Rem Judgment

Date of Entry: March 30, 2007

Expires: March 30, 2012

Certified from the record this 30th day of March, 2007.



William A. Shaw, Prothonotary

SIGN BELOW FOR SATISFACTION

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

Plaintiff/Attorney

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

ALLIED HOME MORTGAGE
CORPORATION

vs.

SARA L. MCCRACKEN

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. 06-2081-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	\$13,344.88
Interest from MARCH 29, 2007 to Sale	\$ _____
Per diem \$2.19	
Add'l Costs	\$ 3,235.00

Prothonotary costs 125.00

Daniel J. Schueg
Attorney for the Plaintiff(s)

Note: Please attach description of Property.

145504

FILED Atty pd. 20.00
M 137/01
MAR 30 2007 ICC & Lewins
w/prop. descr.
William A. Shaw
Prothonotary/Clerk of Courts to Sheriff
(6K)

No. 06-2081-CD Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

ALLIED HOME MORTGAGE CORPORATION

Prothonotary/Clerk of Courts
William A. Shatzky

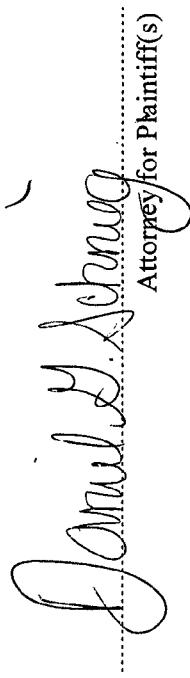
FILED
MAR 30 2007

State of Pennsylvania
vs.

SARA L. MCCRACKEN

PRAECLipe FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed:


Sara L. McCracken

Attorney for Plaintiff(s)

Address: SARA L. MCCRACKEN
107 MEADOW LARK ROAD
MORRISDALE, PA 16850

DESCRIPTION

ALL those certain tracts or pieces of land situate in the Township of Cooper, County of Clearfield and Commonwealth of Pennsylvania, having thereon erected a two story frame dwelling house, barn and other outbuildings bounded and described as follows, to wit:

No. 1: BEGINNING at a post at public road leading from Peale to Pleasant Hill; thence by same North 3 degrees 35 minutes East, 72 feet to a post; thence by land now or late of E.A. Johnson, North 89 degrees 15 minutes East, 100 feet to a post; thence by land now or late of Edgar Shaffer, South 3 degrees 35 minutes West, 72 feet to a post; thence by land now or late of Walter W. Lucas, North 89 degrees 45 minutes West, 100 feet to a post, the place of beginning.

No.2: BEGINNING at a post the northeastern corner of the lot and the intersection of land of E.A. Johnson and alley; thence in a westerly direction 19 feet 6 inches to a post; thence in a southerly direction 75 feet to a post; thence in an easterly direction 19 feet 6 inches to a post; thence in a northerly direction 75 feet to the place of beginning.

BEING the same premises which Helen V. Swanson, by deed dated June 11, 1998 and recorded in the Office of the Recorder of Deeds in and for the County of Clearfield, Pennsylvania, in Record Bk. 1942, pg. 587, granted and conveyed unto George C. Meyers, Jr. and Brenda J. Meyers, his wife, the Grantors herein.

PARCEL IDENTIFICATION NO: T08-599-00009 CONTROL #: 110022934

Premises: Cooper Avenue, Grassflat, PA 16830
 Cooper Township
 Clearfield County
 Pennsylvania

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Sara L. McCracken, by Deed from George C. Meyers, Jr. and Brenda J. Meyers, husband and wife, dated 03/28/2000, recorded 05/12/2000, in Deed Mortgage Inst# 200006519.

PHELAN HALLINAN & SCHMIEG

By: DANIEL G. SCHMIEG

Identification No. 62205

Suite 1400

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

ALLIED HOME MORTGAGE

:

CORPORATION

:

1 CORPORATE CENTER DRIVE SUITE 360

:

LAKE ZURICH, IL 60047

:

CLEARFIELD COUNTY

COURT OF COMMON PLEAS

:

Plaintiff,

:

v.

:

CIVIL DIVISION

:

NO. 06-2081-CD

SARA L. MCCRACKEN

:

107 MEADOW LARK ROAD

:

MORRISDALE, PA 16850

:

Defendant(s).

:

:

CERTIFICATION

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

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

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

**ALLIED HOME MORTGAGE
CORPORATION
1 CORPORATE CENTER DRIVE SUITE 360
LAKE ZURICH, IL 60047**

**CLEARFIELD COUNTY
COURT OF COMMON PLEAS**

Plaintiff,

CIVIL DIVISION

V.

NO. 06-2081-CD

SARA L. MCCRACKEN
107 MEADOW LARK ROAD
MORRISDALE, PA 16850

Defendant(s).

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

ALLIED HOME MORTGAGE CORPORATION , Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQUIRE, sets forth as of the date the Praeclipe for the Writ of Execution was filed, the following information concerning the real property located at **927 COOPER AVENUE, GRASSFLAT, PA 16830**.

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

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

SARA L. MCCRACKEN 107 MEADOW LARK ROAD
MORRISDALE, PA 16850

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.

MARCH 29, 2007
Date

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

ALLIED HOME MORTGAGE	:	
CORPORATION	:	
1 CORPORATE CENTER DRIVE SUITE 360	:	CLEARFIELD COUNTY
LAKE ZURICH, IL 60047	:	COURT OF COMMON PLEAS
 	:	
Plaintiff,	:	CIVIL DIVISION
 v.	:	
	:	NO. 06-2081-CD
 SARA L. MCCRACKEN	:	
107 MEADOW LARK ROAD	:	
MORRISDALE, PA 16850	:	
 Defendant(s).	:	
	:	

AFFIDAVIT PURSUANT TO RULE 3129

ALLIED HOME MORTGAGE CORPORATION , Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQUIRE, sets forth as of the date the Praeclipe for the Writ of Execution was filed, the following information concerning the real property located at **927 COOPER AVENUE, GRASSFLAT, PA 16830**.

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

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

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

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

UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE	P.O. BOX 66889 ST. LOUIS, MO 63166
---	---------------------------------------

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO. OF	90 BEAVER DRIVE SUITE 122 C DUBOIS, PA 15801
--	--

PENNSYLVANIA

5. Name and address of every other person who has any record lien on the property:
NAME LAST KNOWN ADDRESS (If address cannot be
reasonably ascertained, please so indicate.)
None

6. Name and address of every other person who has any record interest in the property and whose interest
may be affected by the Sale:
NAME LAST KNOWN ADDRESS (If address cannot be
reasonably ascertained, please so indicate.)
None

7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the
property which may be affected by the Sale:
NAME LAST KNOWN ADDRESS (If address cannot be
reasonably ascertained, please so indicate.)

TENANT/OCCUPANT **927 COOPER AVENUE
GRASSFLAT, PA 16830**

DOMESTIC
RELATIONS
CLEARFIELD
COUNTY

COMMONWEALTH
OF PENNSYLVANIA

CLEARFIELD COUNTY COURTHOUSE
230 EAST MARKET STREET
CLEARFIELD, PA 16830

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.

MARCH 29, 2007
Date

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

COPY

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

ALLIED HOME MORTGAGE
CORPORATION

vs.

SARA L. MCCRACKEN

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. Term 20
No. 06-2081-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: 927 COOPER AVENUE, GRASSFLAT, PA 16830
(See Legal Description attached)

Amount Due	\$13,344.88
Interest from MARCH 29, 2007 to Sale per diem \$2.19	\$-----
Total	\$-----
Add'l Costs	\$ 3,235.00
Prothonotary costs	125.00

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

Dated 3/30/07
(SEAL)

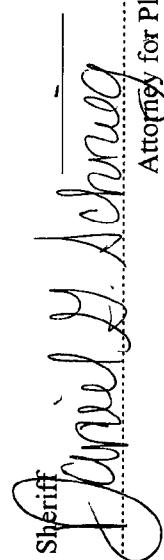
No. 06-2081-CD Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA
ALLIED HOME MORTGAGE CORPORATION

vs.

SARA L. MCCRACKEN

WRIT OF EXECUTION
(Mortgage Foreclosure)

Real Debt	\$13,344.88
Costs	
Prothy Pd.	<u>125.00</u>
Sheriff	

Int. from MARCH 29, 2007
To Date of Sale (\$2.19 per diem)

Attorney for Plaintiff(s)

Address: SARA L. MCCRACKEN
107 MEADOW LARK ROAD
MORRISDALE, PA 16850

DESCRIPTION

ALL those certain tracts or pieces of land situate in the Township of Cooper, County of Clearfield and Commonwealth of Pennsylvania, having thereon erected a two story frame dwelling house, barn and other outbuildings bounded and described as follows, to wit:

No. 1: BEGINNING at a post at public road leading from Peale to Pleasant Hill; thence by same North 3 degrees 35 minutes East, 72 feet to a post; thence by land now or late of E.A. Johnson, North 89 degrees 15 minutes East, 100 feet to a post; thence by land now or late of Edgar Shaffer, South 3 degrees 35 minutes West, 72 feet to a post; thence by land now or late of Walter W. Lucas, North 89 degrees 45 minutes West, 100 feet to a post, the place of beginning.

No.2: BEGINNING at a post the northeastern corner of the lot and the intersection of land of E.A. Johnson and alley; thence in a westerly direction 19 feet 6 inches to a post; thence in a southerly direction 75 feet to a post; thence in an easterly direction 19 feet 6 inches to a post; thence in a northerly direction 75 feet to the place of beginning.

BEING the same premises which Helen V. Swanson, by deed dated June 11, 1998 and recorded in the Office of the Recorder of Deeds in and for the County of Clearfield, Pennsylvania, in Record Bk. 1942, pg. 587, granted and conveyed unto George C. Meyers, Jr. and Brenda J. Meyers, his wife, the Grantors herein.

PARCEL IDENTIFICATION NO: T08-599-00009 CONTROL #: 110022934

Premises: Cooper Avenue, Grassflat, PA 16830
 Cooper Township
 Clearfield County
 Pennsylvania

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Sara L. McCracken, by Deed from George C. Meyers, Jr. and Brenda J. Meyers, husband and wife, dated 03/28/2000, recorded 05/12/2000, in Deed Mortgage Inst# 200006519.

UA

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY
PENNSYLVANIA

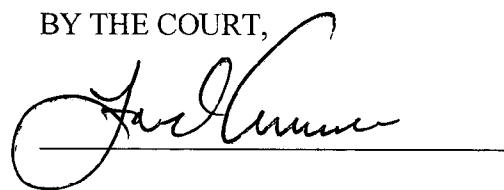
Allied Home Mortgage Corporation : Court of Common Pleas
Plaintiff : Civil Division
vs. : Clearfield County
Sara L. McCracken : No. 06-2081-CD
Defendant

RULE

AND NOW, this 15 day of May 2007, a Rule is entered upon the
Defendant to show cause why an Order should not be entered granting Plaintiff's Motion to
Reassess Damages.

Rule Returnable on the 8th day of June 2007, at 2:00 ^{p.m.} in the Clearfield
County Courthouse, Clearfield, Pennsylvania. Courtroom #1

BY THE COURT,



J.

145504
FILED ^{1cc}
PA 10861
MAY 15 2007 *Atty Bradford*
(GK)
William A. Shaw
Prothonotary/Clerk of Courts

FILED
MAY 15 2007

William A. Shaw
Prothonotary/Clerk of Courts

DATE: 5/15/07

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
CLEARFIELD COUNTY, PENNSYLVANIA

Allied Home Mortgage Corporation : Court of Common Pleas
Plaintiff : Civil Division
vs. : Clearfield County
Sara L. McCracken : No. 06-2081-CD
Defendant

ORDER

AND NOW, this _____ day of _____, 2007 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$10,439.28
Interest Through 06/01/07	1,017.77
Per Diem \$1.07	
Late Charges	28.50
Legal fees	1,675.00
Cost of Suit and Title	1,277.50
Sheriff's Sale Costs	0.00
Property Inspections	0.00
Appraisal/Brokers Price Opinion	0.00
Mortgage Insurance Premium/Private	0.00
Mortgage Insurance	
NSF (Non-Sufficient Funds charge)	0.00

Suspense/Misc. Credits	0.00
Escrow Deficit	<u>969.52</u>

TOTAL	\$15,407.57
--------------	--------------------

Plus interest from 06/01/07 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.

145504

UA
FILED
MAY 14 2007
NO CC
GK

William A. Shaw
Prothonotary/Clerk of Courts

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

Allied Home Mortgage Corporation

: Court of Common Pleas

Plaintiff

: Civil Division

vs.

: Clearfield County

Sara L. McCracken

: No. 06-2081-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, 2006, a true and correct copy of which is attached hereto, made part hereof, and marked as Exhibit "A".
2. Judgment was entered on March 30, 2007 in the amount of \$13,344.88. A true and correct copy of the praecipe for judgment is attached hereto, made part hereof, and marked as Exhibit "B".

3. Pursuant to Pennsylvania Rule of Civil Procedure 1037(b)(1), a default judgment containing a dollar amount must be entered for the amount claimed in the complaint and any item which can be calculated from the complaint, i.e. bringing the interest current. However, new items cannot be added at the time of entry of the judgment.

4. The Property is listed for Sheriff's Sale on June 1, 2007. 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.

5. 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	\$10,439.28
Interest Through 06/01/07	1,017.77
Per Diem \$1.07	
Late Charges	28.50
Legal fees	1,675.00
Cost of Suit and Title	1,277.50
Sheriff's Sale Costs	0.00
Property Inspections	0.00
Appraisal/Brokers Price Opinion	0.00
Mortgage Insurance Premium/Private	0.00
Mortgage Insurance	
NSF (Non-Sufficient Funds charge)	0.00
Suspense/Misc. Credits	0.00
Escrow Deficit	<u>969.52</u>
 TOTAL	 \$15,407.57

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

7. 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.

8. Plaintiff's foreclosure judgment is in rem only and does not include personal liability, as is addressed in Plaintiff's attached brief.

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

Date: 5/3/07

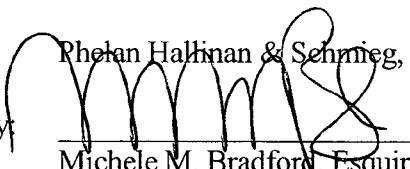
By: 
Phelan Hallinan & Schmieg, LLP
Michele M. Bradford, Esquire
Attorney for Plaintiff

Exhibit “A”

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

145504

ATTORNEY FOR PLAINTIFF

ALLIED HOME MORTGAGE CORPORATION
1 CORPORATE CENTER DRIVE
SUITE 360
LAKE ZURICH, IL 60047

Plaintiff

v.

SARA L. MCCRACKEN
927 COOPER AVENUE
GRASSFLAT, PA 16839

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

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

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

ATTORNEY FILE COPY
PLEASE RETURN

Attest.

[Signature]
Prothonotary/
Clerk of Courts

DEC 14 2006

PHELAN HALLINAN & SCHMIEG, LLP
LAWRENCE T. PHELAN, ESQ., Id. No. 32227
FRANCIS S. HALLINAN, ESQ., Id. No. 62695
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103
(215) 563-7000

145504

ATTORNEY FOR PLAINTIFF

ALLIED HOME MORTGAGE CORPORATION
1 CORPORATE CENTER DRIVE
SUITE 360
LAKE ZURICH, IL 60047

Plaintiff

v.

SARA L. MCCRACKEN
927 COOPER AVENUE
GRASSFLAT, PA 16839

COURT OF COMMON PLEAS
CIVIL DIVISION
TERM
NO.
CLEARFIELD COUNTY

Defendant

CIVIL ACTION - LAW
COMPLAINT IN MORTGAGE FORECLOSURE

NOTICE

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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

ALLIED HOME MORTGAGE CORPORATION
1 CORPORATE CENTER DRIVE
SUITE 360
LAKE ZURICH, IL 60047

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

SARA L. MCCRACKEN
927 COOPER AVENUE
GRASSFLAT, PA 16839

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

3. On 05/10/2000 mortgagor(s) made, executed and delivered a mortgage upon the premises hereinafter described to ALLIED MORTGAGE CAPITAL CORPORATION which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Instrument No: 200006520. PLAINTIFF is now the legal owner of the mortgage and is in the process of formalizing an assignment of same.
4. The premises subject to said mortgage is described as attached.
5. The mortgage is in default because monthly payments of principal and interest upon said mortgage due 06/01/2006 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	\$10,439.28
Interest	583.39
05/01/2006 through 12/13/2006	
(Per Diem \$2.57)	
Attorney's Fees	1,250.00
Cumulative Late Charges	31.01
05/11/2000 to 12/13/2006	
Cost of Suit and Title Search	<u>\$ 550.00</u>
Subtotal	\$ 12,853.68
Escrow	
Credit	0.00
Deficit	218.78
Subtotal	<u>\$ 218.78</u>
TOTAL	\$ 13,072.46

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

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

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$ 13,072.46, together with interest from 12/13/2006 at the rate of \$2.57 per diem to the date of Judgment, and other costs and charges collectible under the mortgage and for the foreclosure and sale of the mortgaged property.

PHELAN HALLINAN & SCHMIEG, LLP

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

ALL those certain tracts or pieces of land situate in the Township of Cooper, County of Clearfield and Commonwealth of Pennsylvania, having thereon erected a two story frame dwelling house, barn and other outbuildings bounded and described as follows, to wit:

No. 1: BEGINNING at a post at public road leading from Peale to Pleasant Hill; thence by same North 3 degrees 35 minutes East, 72 feet to a post; thence by land now or late of E.A. Johnson, North 89 degrees 15 minutes East, 100 feet to a post; thence by land now or late of Edgar Shaffer, South 3 degrees 35 minutes West, 72 feet to a post; thence by land now or late of Walter W. Lucas, North 89 degrees 45 minutes West, 100 feet to a post, the place of beginning.

No.2: BEGINNING at a post the northeastern corner of the lot and the intersection of land of E.A. Johnson and alley; thence in a westerly direction 19 feet 6 inches to a post; thence in a southerly direction 75 feet to a post; thence in an easterly direction 19 feet 6 inches to a post; thence in a northerly direction 75 feet to the place of beginning.

BEING the same premises which Helen V. Swanson, by deed dated June 11, 1998 and recorded in the Office of the Recorder of Deeds in and for the County of Clearfield, Pennsylvania, in Record Bk. 1942, pg. 587, granted and conveyed unto George C. Meyers, Jr. and Brenda J. Meyers, his wife, the Grantors herein.

927 COOPER AVENUE

Exhibit “B”

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

ALLIED HOME MORTGAGE
CORPORATION

1 CORPORATE CENTER DRIVE SUITE 360
LAKE ZURICH, IL 60047

CLEARFIELD COUNTY
COURT OF COMMON PLEAS

Plaintiff,

CIVIL DIVISION

v.

SARA L. MCCRACKEN
107 MEADOW LARK ROAD
MORRISDALE, PA 16850

NO. 06-2081-CD

Defendant(s).

:

FILED
MAR 30 2007
William A. Shaw
Prothonotary/Clerk of Courts

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

TO THE OFFICE OF THE PROTHONOTARY:

Kindly enter an in rem judgment in favor of the Plaintiff and against SARA L. MCCRACKEN, 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	\$ 13,072.46
Interest - 12/14/06 - 03/29/07	\$272.42
TOTAL	<u>\$ 13,344.88</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.

ATTORNEY FILE COPY
PLEASE RETURN

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

DAMAGES ARE HEREBY ASSESSED AS INDICATED.

DATE: 3/30/07

OP
PRO PROTHY

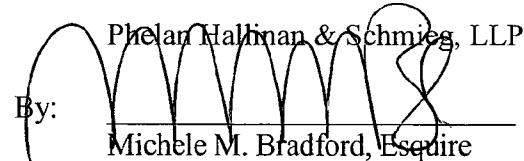
145504

ATTORNEY FILE COPY
PLEASE RETURN

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: 5/3/07

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

Allied Home Mortgage Corporation
Plaintiff

: Court of Common Pleas

: Civil Division

vs.

: Clearfield County

Sara L. McCracken
Defendant

: No. 06-2081-CD

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.

Sara L. McCracken
927 Cooper Avenue
Grassflat, PA 16839

Sara L. McCracken
107 Meadow Lark Road
Morrisdale, PA 16850

DATE: 5/3/07

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

SALE DATE: June 1, 2007

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

**ALLIED HOME MORTGAGE
CORPORATION** **No.: 06-2081-CD**

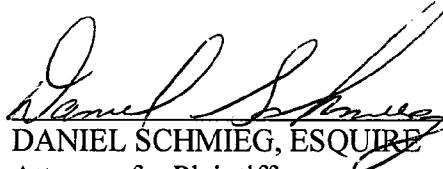
vs.

SARA L. MCCRACKEN

**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 Praeclipe for the Writ of Execution was filed the following information concerning the real property located at:
CLEARFIELD, CLEARFIELD.

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


DANIEL SCHMIEG, ESQUIRE
Attorney for Plaintiff

May 18, 2007

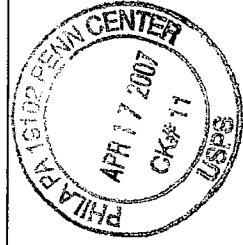
FILED NO CC
MAY 21 2007
12:57 PM
MAY 21 2007
UN
William A. Shaw
Prothonotary/Clerk of Courts

Name and
Address
of Sender

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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1		TENANT/OCCUPANT 927 COOPER AVENUE GRASSFLAT, PA 16830		
2		DOMESTIC RELATIONS CLEARFIELD COUNTY CLEARFIELD COUNTY COURTHOUSE 230 EAST MARKET STREET CLEARFIELD, PA 16830		
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE PO BOX 2675 HARRISBURG, PA 17105		
4		UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE P.O. BOX 66889 ST. LOUIS, MO 63166		
5		BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA 90 BEAVER DRIVE SUITE 122 C DUBOIS, PA 15801		
6		Re: SARA L. MCCRACKEN AXA 145504 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 document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.

UNITED STATES POSTAL SERVICE
\$ 01.55
PRINTED BROWNS
02 1M 0004218010 APR 17 2007
MAILED FROM ZIP CODE 19103



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

ALLIED HOME MORTGAGE
CORPORATION
Plaintiff

: COURT OF COMMON PLEAS
: CIVIL DIVISION

vs.
SARA L. MCCRACKEN
Defendants

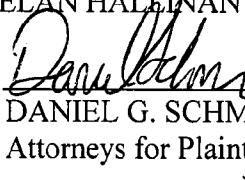
: CLEARFIELD COUNTY
: No. 06-2081-CD
:
:
:

PRAECIPE TO FILE AFFIDAVIT OF SERVICE

TO THE PROTHONOTARY:

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

PHELAN HALLINAN & SCHMIEG, LLP

By: 
DANIEL G. SCHMIEG, ESQUIRE
Attorneys for Plaintiff

Date: May 30, 2007

PAW.
PHS # 145504

FILED
MAY 31 2007
NCC
52
William A. Shaw
Prothonotary/Clerk of Courts

AFFIDAVIT OF SERVICE

PLAINTIFF **ALLIED HOME MORTGAGE CORPORATION** CLEARFIELD County
No. 06-2081-CD
Our File #: 145504

DEFENDANT(S) **SARA L. MCCRACKEN**

Please serve upon: **SARA L. MCCRACKEN** Type of Action
- Notice of Sheriff's Sale

SERVE AT: **107 MEADOW LARK ROAD** Sale Date: **JUN 1, 2007**
MORRISDALE, PA 16850

SERVED

Served and made known to Sara L. McCracken, Defendant, on the 2nd day of May,
2007, at 4:22, o'clock P.m., at 107 meadow lark Road, Morrisdale, PA

Commonwealth of Pennsylvania, in the manner described below:

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

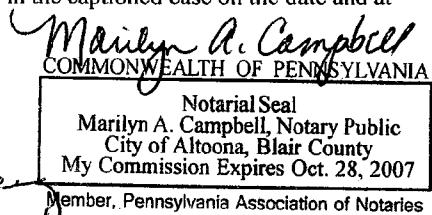
Description: Age 45 Height 5'7" Weight 180 Race W Sex F Other

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

Sworn to and subscribed
before me this 7th day
of MAY, 2007

Notary:

By: Thomas Holmberg



NOT SERVED ***ATTEMPT SERVICE NLT THREE (3) TIMES***

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

____ Moved ____ Unknown ____ No Answer ____ Vacant
1st attempt Date: _____ Time: _____, 2nd attempt Date: _____ Time: _____, 3rd
attempt Date: _____ Time: _____.
Other: _____

Sworn to and subscribed
before me this _____ day
of _____, 200____

Notary: By:

Attorney for Plaintiff

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

(14)

PHELAN HALLINAN & SCHMIEG, LLP

by: Michele M. Bradford, Esquire, Atty. I.D. No. 69849
1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

Allied Home Mortgage Corporation

: Court of Common Pleas

Plaintiff

: Civil Division

vs.

: Clearfield County

Sara L. McCracken

: No. 06-2081-CD

Defendant

PRAECIPE

TO THE PROTHONOTARY:

Plaintiff hereby withdraws its Motion to Reassess Damages, filed on May 14, 2007 in the
above referenced action.

6/4/07
Date



Michele M. Bradford, Esquire
Attorney for Plaintiff

FILED NO CC
MAY 11 2007
JUN 05 2007
(GR)

William A. Shaw
Prothonotary/Clerk of Courts

PHELAN HALLINAN & SCHMIEG, LLP

by: Michele M. Bradford, Esquire, Atty. I.D. No. 69849
1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

Allied Home Mortgage Corporation

: Court of Common Pleas

Plaintiff

: Civil Division

vs.

: Clearfield County

Sara L. McCracken

: No. 06-2081-CD

Defendant

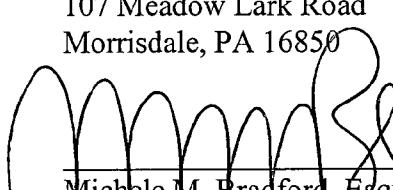
CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of Plaintiff's Praeclipe to withdraw its Motion to Reassess Damages was served upon the following interested parties on the date indicated below.

Sara L. McCracken
927 Cooper Avenue
Grassflat, PA 16839

Sara L. McCracken
107 Meadow Lark Road
Morrisdale, PA 16850

6/4/07
Date


Michele M. Bradford, Esquire
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Phone: 215-563-7000
Fax: 215-563-3459
michele.bradford@fedphe.com

Michele M. Bradford, Esquire

Representing Lenders in
Pennsylvania & New Jersey

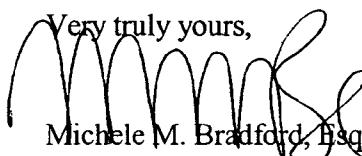
June 4, 2007

Court Administration
Clearfield County Courthouse
230 East Market Street
Clearfield, PA 15853

RE: Allied Home Mortgage Corporation vs. Sara L. McCracken
Clearfield County CCP, No. C5-2081-CD

Dear Sir or Madam:

Please be advised that our client no longer wishes to proceed with the motion. A Motion to Withdraw Motion to Reassess Damages has been sent for filing. Kindly cancel the rule returnable scheduled for June 8, 2007 at 2:00 p.m.

Very truly yours,

Michele M. Bradford, Esquire

cc: Sara L. McCracken
Judge Ammerman

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20565
NO: 06-2081-CD

PLAINTIFF: ALLIED HOME MORTGAGE CORPORATION

vs.

DEFENDANT: SARA L. MCCRACKEN

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 03/30/2007

LEVY TAKEN 04/19/2007 @ 9:35 AM

POSTED 04/19/2007 @ 9:37 AM

SALE HELD 06/01/2007

SOLD TO FANNIE MAE

SOLD FOR AMOUNT \$10,000.00 PLUS COSTS

WRIT RETURNED 06/14/2007

DATE DEED FILED 06/14/2007

PROPERTY ADDRESS 927 COOPER AVENUE GRASSFLAT, PA 16830

SERVICES

04/19/2007 @ 9:37 AM SERVED SARA L. MCCRACKEN

SERVED SARA L. MCCRACKEN, DEFENDANT, AT HER RESIDENCE 107 MEADOW LARK ROAD, MORRISDALE, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO SARA L. MCCRACKEN

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.

FILED
04-5761
JUN 14 2007
WM

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20565
NO: 06-2081-CD

PLAINTIFF: ALLIED HOME MORTGAGE CORPORATION
vs.
DEFENDANT: SARA L. MCCRACKEN

Execution REAL ESTATE

SHERIFF RETURN

SHERIFF HAWKINS \$431.24

SURCHARGE \$20.00 PAID BY ATTORNEY

Sworn to Before Me This

So Answers,

Day of _____ 2007


Chester A. Hawkins
Sheriff

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

ALLIED HOME MORTGAGE
CORPORATION

vs.

SARA L. MCCRACKEN

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. Term 20

No. 06-2081-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: 927 COOPER AVENUE, GRASSFLAT, PA 16830
(See Legal Description attached)

Amount Due \$13,344.88

Interest from MARCH 29, 2007 to Sale \$-----
per diem \$2.19

Total \$-----

Add'l Costs \$ 3,235.00
Prothonotary costs 125.00

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

Dated 3/30/07
(SEAL)

Received March 30, 2007 @ 3:00 PM.

Chesler A. Wrenfels
by Cynthia Bitter-Dehenley

145504

No. 06-2081-CD..... Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA
ALLIED HOME MORTGAGE CORPORATION

vs.

SARA L. MCCRACKEN

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs	
Real Debt	\$13,344.88
Int. from MARCH 29, 2007 To Date of Sale (\$2.19 per diem)	
Costs	
Prothly Pd.	<u>125.00</u>

Sheriff
S. Michael M. Achorn
Attorney for Plaintiff(s)

Address: SARA L. MCCRACKEN
107 MEADOW LARK ROAD
MORRISDALE, PA 16850

DESCRIPTION

ALL those certain tracts or pieces of land situate in the Township of Cooper, County of Clearfield and Commonwealth of Pennsylvania, having thereon erected a two story frame dwelling house, barn and other outbuildings bounded and described as follows, to wit:

No. 1: BEGINNING at a post at public road leading from Peale to Pleasant Hill; thence by same North 3 degrees 35 minutes East, 72 feet to a post; thence by land now or late of E.A. Johnson, North 89 degrees 15 minutes East, 100 feet to a post; thence by land now or late of Edgar Shaffer, South 3 degrees 35 minutes West, 72 feet to a post; thence by land now or late of Walter W. Lucas, North 89 degrees 45 minutes West, 100 feet to a post, the place of beginning.

No.2: BEGINNING at a post the northeastern corner of the lot and the intersection of land of E.A. Johnson and alley; thence in a westerly direction 19 feet 6 inches to a post; thence in a southerly direction 75 feet to a post; thence in an easterly direction 19 feet 6 inches to a post; thence in a northerly direction 75 feet to the place of beginning.

BEING the same premises which Helen V. Swanson, by deed dated June 11, 1998 and recorded in the Office of the Recorder of Deeds in and for the County of Clearfield, Pennsylvania, in Record Bk. 1942, pg. 587, granted and conveyed unto George C. Meyers, Jr. and Brenda J. Meyers, his wife, the Grantors herein.

PARCEL IDENTIFICATION NO: T08-599-00009

CONTROL #: 110022934

Premises: Cooper Avenue, Grassflat, PA 16830
 Cooper Township
 Clearfield County
 Pennsylvania

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Sara L. McCracken, by Deed from George C. Meyers, Jr. and Brenda J. Meyers, husband and wife, dated 03/28/2000, recorded 05/12/2000, in Deed Mortgage Inst# 200006519.

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME SARA L. MCCRACKEN NO. 06-2081-CD

NOW, June 14, 2007, by virtue of the Writ of Execution hereunto attached, after having given due and legal notice of time and place of sale by publication in a newspaper published in this County and by handbills posted on the premises setting for the date, time and place of sale at the Court House in Clearfield on June 01, 2007, I exposed the within described real estate of Sara L. Mccracken 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 \$10,000.00 and made the following appropriations, viz:

SHERIFF COSTS:

RDR SERVICE	15.00
MILEAGE	15.00
LEVY	12.61
MILEAGE	15.00
POSTING	21.34
CSDS	15.00
COMMISSION	10.00
POSTAGE	200.00
HANDBILLS	4.68
DISTRIBUTION	15.00
ADVERTISING	25.00
ADD'L SERVICE	15.00
DEED	30.00
ADD'L POSTING	15.00
ADD'L MILEAGE	12.61
ADD'L LEVY	
BID/SETTLEMENT AMOUNT	10,000.00
RETURNS/DEPUTIZE	
COPIES	15.00
	5.00
BILLING/PHONE/FAX	5.00
CONTINUED SALES	
MISCELLANEOUS	200.00
TOTAL SHERIFF COSTS	\$631.24

DEED COSTS:

ACKNOWLEDGEMENT	5.00
REGISTER & RECORDER	28.50
TRANSFER TAX 2%	0.00
TOTAL DEED COSTS	\$28.50

PLAINTIFF COSTS, DEBT AND INTEREST:

DEBT-AMOUNT DUE	13,344.88
INTEREST @	0.00
FROM TO 06/01/2007	
ATTORNEY FEES	
PROTH SATISFACTION	
LATE CHARGES AND FEES	
COST OF SUIT-TO BE ADDED	3,235.00
FORECLOSURE FEES	
ATTORNEY COMMISSION	
REFUND OF ADVANCE	
REFUND OF SURCHARGE	20.00
SATISFACTION FEE	
ESCROW DEFICIENCY	
PROPERTY INSPECTIONS	
INTEREST	
MISCELLANEOUS	
TOTAL DEBT AND INTEREST	\$16,599.88
COSTS:	
ADVERTISING	425.14
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
DUE	
LIEN SEARCH	100.00
ACKNOWLEDGEMENT	5.00
DEED COSTS	28.50
SHERIFF COSTS	631.24
LEGAL JOURNAL COSTS	180.00
PROTHONOTARY	125.00
MORTGAGE SEARCH	40.00
MUNICIPAL LIEN	
TOTAL COSTS	\$1,534.88

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