

07-18-CD
Flagstar Bank vs Gregory Cooper

Flagstar Bank vs Gregory Cooper
2007-18-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

144473

FLAGSTAR BANK, FSB
5151 CORPORATE DRIVE
SUITE 200
TROY, MI 48098

Plaintiff

v.

GREGORY H. COOPER
A/K/A GREGORY H. COOPER, SR.
DAYNA A. COOPER
109 EAST SECOND AVENUE,
DU BOIS, PA 15801

Defendants

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

NO. 07-18-CD

CLEARFIELD COUNTY

FILED *Atty pd. 85.00*
mhp:56/81
JAN 04 2008
CC Sheriff

William A. Shaw
Prothonotary/Clerk of Courts

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

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

FLAGSTAR BANK, FSB
5151 CORPORATE DRIVE
SUITE 200
TROY, MI 48098

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

GREGORY H. COOPER
A/K/A GREGORY H. COOPER, SR.
DAYNA A. COOPER
109 EAST SECOND AVENUE
DU BOIS, PA 15801

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


3. On 06/14/2006 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 Instrument No: 200612894.
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 08/01/2006 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	\$76,500.00
Interest	3,799.98
07/01/2006 through 01/02/2007 (Per Diem \$20.43)	
Attorney's Fees	1,250.00
Cumulative Late Charges	98.58
06/14/2006 to 01/02/2007	
Cost of Suit and Title Search	\$ 550.00
Subtotal	\$ 82,198.56
Escrow	
Credit	0.00
Deficit	300.96
Subtotal	\$ 300.96
TOTAL	\$ 82,499.52

7. The attorney's fees set forth above are in conformity with the mortgage documents and Pennsylvania law, and will be collected in the event of a third party purchaser at Sheriff's Sale. If the Mortgage is reinstated prior to the Sale, reasonable attorney's fees will be charged.
8. Notice of Intention to Foreclose as set forth in Act 6 of 1974, Notice of Homeowner's Emergency Assistance Program pursuant to Act 91 of 1983, as amended in 1998, and/or Notice of Default as required by the mortgage document, as applicable, have been sent to the Defendant(s) on the date(s) set forth thereon, and the temporary stay as provided by said notice has terminated because Defendant(s) has/have failed to meet with the Plaintiff or an authorized consumer credit counseling agency, or has/have been denied assistance by the Pennsylvania Housing Finance Agency.
9. This action does not come under Act 6 of 1974 because the original mortgage amount exceeds \$50,000.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$ 82,499.52, together with interest from 01/02/2007 at the rate of \$20.43 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 THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF CLEARFIELD AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A FEE SIMPLE DEED DATED 06/14/2006 AND RECORDED / / , AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN VOLUME PAGE.

TAX PARCEL IDS: 7.3-024-7909

ADDRESS: 109 E. SECOND AVE.

DUBOIS, PA 15801

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.

A handwritten signature in cursive script, appearing to read "F S Hallinan", written over a horizontal line.

FRANCIS S. HALLINAN, ESQUIRE
Attorney for Plaintiff

DATE: 1/2/07

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102308
NO: 07-18-CD
SERVICE # 1 OF 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: FLAGSTAR BANK, FSB

vs.

DEFENDANT: GREGORY H. COOPER a/k/a GREGORY H. COOPER, SR.

SHERIFF RETURN

NOW, January 16, 2007 AT 1:55 PM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON GREGORY H. COOPER aka GREGORY H. COOPER, SR. DEFENDANT AT 109 EAST SECOND AVE., DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO SCOTT COOPER, SON A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: COUDRIET /

FILED

MAR 23 2007

0/12006

William A. Shaw

Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102308
NO: 07-18-CD
SERVICE # 2 OF 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: FLAGSTAR BANK, FSB

vs.

DEFENDANT: GREGORY H. COOPER a/k/a GREGORY H. COOPER, SR.

SHERIFF RETURN

NOW, January 16, 2007 AT 1:55 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON DAYNA A. COOPER DEFENDANT AT 109 EAST SECOND AVE., DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO SCOTT COOPER, SON A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: COUDRIET /

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102308
NO: 07-18-CD
SERVICES 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: FLAGSTAR BANK, FSB

VS.

DEFENDANT: GREGORY H. COOPER a/k/a GREGORY H. COOPER, SR.

SHERIFF RETURN

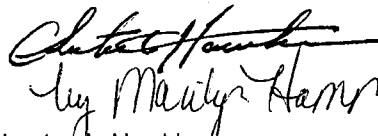
RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	PHELAN	562869	20.00
SHERIFF HAWKINS	PHELAN	562869	80.00

Sworn to Before Me This

_____ Day of _____ 2007

So Answers,



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

FLAGSTAR BANK, FSB

5151 CORPORATE DRIVE

SUITE 200

TROY, MI 48098

Plaintiff,

v.

GREGORY H. COOPER

A/K/A GREGORY H. COOPER, SR.

DAYNA A. COOPER

109 EAST SECOND AVENUE

DU BOIS, PA 15801

Defendant(s).

CLEARFIELD COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 07-18-CD


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 **GREGORY H. COOPER A/K/A GREGORY H. COOPER, SR. and DAYNA A. COOPER**, 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	\$ 82,499.52
Interest - 1/3/07-4/2/07	\$1,838.70
TOTAL	<u>\$ 84,338.22</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

DAMAGES ARE HEREBY ASSESSED AS INDICATED.

DATE: 4/3/07


PRO PROTHY

FILED
m/12:58/62
APR 03 2007
Atty fee 20.00
ICC Notice to Def.
Statement to Atty
GRO
William A. Shaw
Prothonotary/Clerk of Courts

PHILAN HALLINAN AND SCHMIEG

By: Lawrence T. Phelan, Esq., Id. No. 32227

Francis S. Hallinan, Esq., Id. No. 62695

Daniel G. Schmieg, Esq., Id. No. 62205

One Penn Center Plaza, Suite 1400

Philadelphia, PA 19103

(215) 563-7000

FLAGSTAR BANK, FSB

Plaintiff

Vs.

GREGORY H. COOPER A/K/A GREGORY H.

COOPER, SR.

DAYNA A. COOPER

Defendants

ATTORNEY FOR PLAINTIFF

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: CLEARFIELD COUNTY

: NO. 07-18-CD

TO: GREGORY H. COOPER A/K/A GREGORY H. COOPER, SR.

109 EAST SECOND AVENUE

DU BOIS, PA 15801

DATE OF NOTICE: FEBRUARY 8, 2007

FILE COPY

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT THE INDEBTEDNESS REFERRED TO HEREIN, AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY AS ENFORCEMENT OF LIEN AGAINST PROPERTY.

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

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

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

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

PENNSYLVANIA LAWYER REFERRAL
SERVICE
PENNSYLVANIA BAR ASSOCIATION
100 SOUTH STREET
P.O. BOX 186
HARRISBURG, PA 17108
800-692-7375


FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

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

ATTORNEY FOR PLAINTIFF

FLAGSTAR BANK, FSB

Plaintiff

Vs.

GREGORY H. COOPER A/K/A GREGORY H.
COOPER, SR.
DAYNA A. COOPER

Defendants

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: CLEARFIELD COUNTY

: NO. 07-18-CD

TO: DAYNA A. COOPER
109 EAST SECOND STREET
DU BOIS, PA 15801

FILE COPY

DATE OF NOTICE: FEBRUARY 8, 2007

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT THE INDEBTEDNESS REFERRED TO HEREIN, AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY AS ENFORCEMENT OF LIEN AGAINST PROPERTY.

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

PENNSYLVANIA LAWYER REFERRAL
SERVICE
PENNSYLVANIA BAR ASSOCIATION
100 SOUTH STREET
P.O. BOX 186
HARRISBURG, PA 17108
800-692-7375


FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG

By: DANIEL G. SCHMIEG

Identification No. 62205

ATTORNEY FOR PLAINTIFF

Suite 1400

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

FLAGSTAR BANK, FSB

5151 CORPORATE DRIVE

SUITE 200

TROY, MI 48098

Plaintiff,

v.

GREGORY H. COOPER

A/K/A GREGORY H. COOPER, SR.

DAYNA A. COOPER

109 EAST SECOND AVENUE

DU BOIS, PA 15801

Defendant(s).

:
:
: **CLEARFIELD COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 07-18-CD**
:
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:
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VERIFICATION OF NON-MILITARY SERVICE

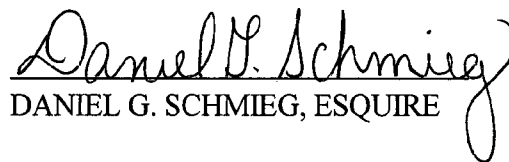
DANIEL G. SCHMIEG, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

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

(b) that defendant **GREGORY H. COOPER A/K/A GREGORY H. COOPER, SR.** is over 18 years of age and resides at **109 EAST SECOND AVENUE, DU BOIS, PA 15801.**

(c) that defendant **DAYNA A. COOPER** is over 18 years of age, and resides at **109 EAST SECOND AVENUE, DU BOIS, PA 15801.**

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


DANIEL G. SCHMIEG, ESQUIRE

IN THE COURT OF COMMON PLEAS
CLEARFIELD PENNSYLVANIA

**FLAGSTAR BANK, FSB
5151 CORPORATE DRIVE
SUITE 200
TROY, MI 48098**

Plaintiff,

V.

**GREGORY H. COOPER
A/K/A GREGORY H. COOPER, SR.
DAYNA A. COOPER
109 EAST SECOND AVENUE
DU BOIS, PA 15801**

Defendant(s).

**CLEARFIELD COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION
NO. 07-18-CD**

Notice is given that a Judgment in the above captioned matter has been entered against you on April 3, 2007.

BY William A. Hays 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 Johr. 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.

COPY

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

Flagstar Bank, FSB
Plaintiff(s)

No.: 2007-00018-CD

Real Debt: \$84,338.22

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Gregory H. Cooper
Dayna A. Cooper
Defendant(s)

Entry: \$20.00

Instrument: In Rem Judgment

Date of Entry: April 3, 2007

Expires: April 3, 2012

Certified from the record this 3rd day of April, 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

FLAGSTAR BANK, FSB

vs.

GREGORY H. COOPER
A/K/A GREGORY H. COOPER, SR.

DAYNA A. COOPER

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. 07-18-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 \$84,338.22

Interest from APRIL 2, 2007 to Sale \$_____.
Per diem \$13.86

Add'l Costs \$3,170.00

Prothonotary costs
\$ 125.-

Daniel D. Schmieg
Attorney for the Plaintiff(s)

Note: Please attach description of Property.

144473

FILED

APR 10 2007

W/12:45/W

William A. Shaw

Prothonotary/Clerk of Courts

1 CENT TO ATT

1 CENT 46 W/12:45
TO SHAW

No. 07-18-CD..... Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

FLAGSTAR BANK, FSB

vs.

GREGORY H. COOPER
A/K/A GREGORY H. COOPER, SR.
DAYNA A. COOPER

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed:

Daniel H. Schmier

Attorney for Plaintiff(s)

Address: GREGORY H. COOPER
A/K/A GREGORY H. COOPER, SR.
109 EAST SECOND AVENUE
DU BOIS, PA 15801

DAYNA A. COOPER
109 EAST SECOND AVENUE
DU BOIS, PA 15801

LEGAL DESCRIPTION

ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF CLEARFIELD AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A FEE SIMPLE DEED DATED 6/14/2006 AND RECORDED 8/1/2006, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE IN VOLUME PAGE .

TAX PARCEL 7.3-024-7909

ADDRESS: 109 E. SECOND AVE
DUBOIS, PA 15801

TITLE TO SAID PREMISES IS VESTED IN Gregory H. Cooper and Dayna D. Cooper, husband and wife, as T/E, by Deed from Ruby A. Wilhem, Trustee of the Ruby A. Wilhem Revocable Living Trust, dated 06/14/2006, recorded 08/01/2006, in Deed Mortgage Inst# 200612893.

Premises being: 109 EAST SECOND AVENUE
DU BOIS, PA 15801

Tax Parcel No. 024-000-07909

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

FLAGSTAR BANK, FSB

vs.

GREGORY H. COOPER
A/K/A GREGORY H. COOPER, SR.

DAYNA A. COOPER

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. Term 20

No. 07-18-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: 109 EAST SECOND AVENUE, DU BOIS, PA 15801
(See Legal Description attached)

Amount Due	\$84,338.22
------------	-------------

Interest from APRIL 2, 2007 to Sale per diem \$13.86	\$-----
---	---------

Total	\$-----
-------	---------

Add'l Costs	\$3,170.00
-------------	------------

Prothonotary costs 125.00

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

Dated April 10, 2007
(SEAL)

No. 07-18-CD..... Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

FLAGSTAR BANK, FSB

vs.

GREGORY H. COOPER
A/K/A GREGORY H. COOPER, SR.
DAYNA A. COOPER

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Real Debt \$84,338.22

Int. from APRIL 2, 2007

To Date of Sale (\$13.86 per diem)

Costs

Prothy Pd.

Sheriff

Daniel H. Schmitz
.....
Attorney for Plaintiff(s)

Address: GREGORY H. COOPER

A/K/A GREGORY H. COOPER, SR.

109 EAST SECOND AVENUE

DU BOIS, PA 15801

DAYNA A. COOPER

109 EAST SECOND AVENUE

DU BOIS, PA 15801

LEGAL DESCRIPTION

ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF CLEARFIELD AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A FEE SIMPLE DEED DATED 6/14/2006 AND RECORDED 8/1/2006, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE IN VOLUME PAGE .

TAX PARCEL 7.3-024-7909

ADDRESS: 109 E. SECOND AVE
DUBOIS, PA 15801

TITLE TO SAID PREMISES IS VESTED IN Gregory H. Cooper and Dayna D. Cooper, husband and wife, as T/E, by Deed from Ruby A. Wilhem, Trustee of the Ruby A. Wilhem Revocable Living Trust, dated 06/14/2006, recorded 08/01/2006, in Deed Mortgage Inst# 200612893.

Premises being: 109 EAST SECOND AVENUE
DU BOIS, PA 15801

Tax Parcel No. 024-000-07909

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

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	109 EAST SECOND AVENUE DU BOIS, PA 15801
-----------------	---

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

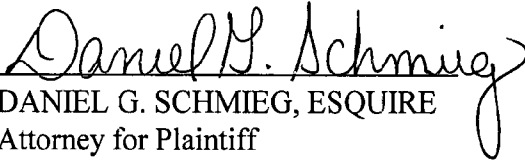
COMMONWEALTH OF PENNSYLVANIA	DEPARTMENT OF WELFARE PO BOX 2675 HARRISBURG, PA 17105
---------------------------------	--

RICHDON PLACE CONDOMINIUMS	C/O GREGORY H. COOPER & DAYNA A. COOPER 109 EAST SECOND AVENUE DU BOIS, PA 15801
-------------------------------	--

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.

APRIL 2, 2007

Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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

FLAGSTAR BANK, FSB
5151 CORPORATE DRIVE
SUITE 200
TROY, MI 48098

Plaintiff,

v.

GREGORY H. COOPER
A/K/A GREGORY H. COOPER, SR.
DAYNA A. COOPER
109 EAST SECOND AVENUE
DU BOIS, PA 15801

Defendant(s).

:
:
: **CLEARFIELD COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 07-18-CD**
:
:
:

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

SALE DATE: 7/6/07

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

FLAGSTAR BANK, FSB

No.: 07-18-CD

vs.

GREGORY H. COOPER A/K/A
GREGORY H. COOPER, SR.
DAYNA A. COOPER

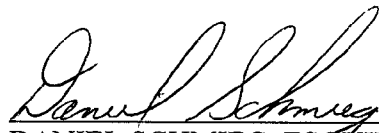
FILED No. cc
JUN 06 2007
William A. Shaw
Prothonotary/Clerk of Courts

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

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

109 EAST SECOND AVENUE, DU BOIS, PA 15801.

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.

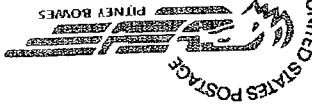

DANIEL SCHMIEG, ESQUIRE
Attorney for Plaintiff

June 1, 2007

CQS

Name and
Address
of Sender

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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1		TENANT/OCCUPANT 109 EAST SECOND AVENUE DU BOIS, PA 15801	 UNITED STATES POSTAGE PITNEY BOWES \$ 01.25 02 1M 0004218010 APR 25 2007 MAILED FROM ZIP CODE 19103	
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		RICHMON PLACE CONDOMINIUMS C/O GREGORY H. COOPER & DAYNA A. COOPER 109 EAST SECOND AVENUE DU BOIS, PA 15801		
5				
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12		Re: GREGORY H. COOPER A/K/A GREGORY H. COOPER, SR. 144473 TEAM 4/LLD		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	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.	


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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NO. 07-18-CD

V.

• • • • •

Amended

FLAGSTAR BANK, FSB, 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 **109 EAST SECOND AVENUE, DU BOIS, PA 15801**.

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.)

None

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

NAME _____

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

None

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

NAME

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

None

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

NAME

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

TENANT/OCCUPANT

109 EAST SECOND AVENUE
DU BOIS, PA 15801

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

RICHDON PLACE
CONDOMINIUMS

C/O GREGORY H. COOPER & DAYNA A. COOPER
109 EAST SECOND AVENUE
DU BOIS, PA 15801

RICHDON PLACE
CONDOMINIUMS

ADDRESS NOT AVAILABLE

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.

APRIL 2, 2007

Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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

ATTORNEY FOR

FLAGSTAR BANK, FSB
Plaintiff

vs.

GREGORY H. COOPER
A/K/A GREGORY H. COOPER, SR.
DAYNA A. COOPER
Defendants

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: CLEARFIELD COUNTY
:
: No. 07-18-CD
:
:
:

PRAECIPE TO FILE AFFIDAVIT OF SERVICE

TO THE PROTHONOTARY:

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

PHELAN HALLINAN & SCHMIEG, LLP

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

Date: June 6, 2007

PAW.
PHS # 144473

FILED ICC Atty
m/10: 50um
JUN 08 2007
(Signature)

William A. Shaw
Prothonotary/Clerk of Courts

AFFIDAVIT OF SERVICE

PLAINTIFF FLAGSTAR BANK, FSB

CLEARFIELD County

No. 07-18-CD

DEFENDANT(S) GREGORY H. COOPER A/K/A GREGORY H. COOPER, SR.
DAYNA A. COOPER

Our File #: 144473

Please serve upon: GREGORY H. COOPER A/K/A GREGORY H. COOPER, SR.

Type of Action

- Notice of Sheriff's Sale

SERVE AT: 51 WHITE OAK COURT
CANFIELD, OH 44406-1013

Sale Date: 7/6/07

SERVED

Served and made known to Dayna Cooper/Gregory Cooper, Defendant, on the 30th day of May, 2007, at 1:17 o'clock P.m., at 51 White Oak Ct., Canfield OH 44406

Commonwealth of Ohio, in the manner described below:

_____ Defendant personally served.

X Adult family member with whom Defendant(s) reside(s). Relationship is Spouse, Dayna

_____ 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.

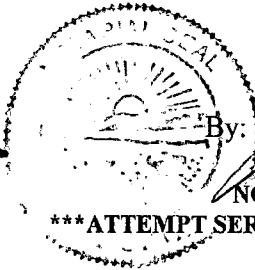
_____ Other: _____

Description: Age 45 Height 5'6 Weight 145 Race C Sex F Other blonde hair

I, John C. Richards, 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 31st day
of May, 2007

Notary: [Signature]



By: Charles L. Richards, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.

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

AFFIDAVIT OF SERVICE

PLAINTIFF FLAGSTAR BANK, FSB

CLEARFIELD County

No. 07-18-CD

DEFENDANT(S) GREGORY H. COOPER A/K/A GREGORY H. COOPER, SR.
DAYNA A. COOPER

Our File #: 144473

Please serve upon: DAYNA A. COOPER

Type of Action

- Notice of Sheriff's Sale

SERVE AT: 51 WHITE OAK COURT
CANFIELD, OH 44406-1013

Sale Date: 7/6/07

SERVED

Served and made known to Dayna Cooper, Defendant, on the 30th day of May, 2007, at 1:17 o'clock P.m., at 51 White Oak Ct. Canfield OH 44406,

Commonwealth of Ohio, 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: _____

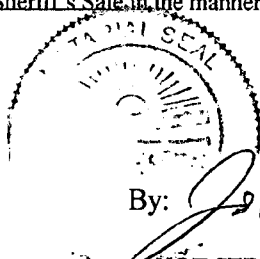
Description: Age 45 Height 5'6 Weight 145 Race C Sex F Other Blonde hair

I, John C. Richards, 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 31st day
of May, 2007

Notary

John C. Richards



CHARLES L. RICHARDS, Attorney at Law
Notary Public, State of Ohio
Commission has no expiration date

By: John C. Richards

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

PHELAN HALLINAN & SCHMIEG, LLP
BY: FRANCIS S. HALLINAN, ESQUIRE
Identification No. 62695
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Flagstar Bank, FSB

ATTORNEY FOR PLAINTIFF

Plaintiff

: Court of Common Pleas

: Civil Division

vs.

: Clearfield County

Gregory H. Cooper, a/k/a Gregory H. Cooper, Sr.
Dayna A. Cooper

Defendant(s)

: No. 07-18-CD

PRAECIPE

TO THE PROTHONOTARY:

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

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

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

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

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

Date:

7/10/07

Francis S. Hallinan
Francis S. Hallinan, Esquire
Attorney for Plaintiff

PHS # 144473

FILED pd \$7.00 AM
m/11:47am ICC d 1 Cert
JUL 13 2007 of sat to
Um AM.
William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

COPY

CERTIFICATE OF SATISFACTION OF JUDGMENT

Flagstar Bank, FSB

No.: 2007-00018-CD

Vs.

Debt: \$84,338.22

Gregory H. Cooper
Dayna A. Cooper

Atty's Comm.:

Interest From:

Cost: \$7.00

NOW, Friday, July 13, 2007 , directions for satisfaction having been received, and all costs having been paid, SATISFACTION was entered of record.

Certified from the record this 13th day of July, A.D. 2007.



Prothonotary

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20572
NO: 07-18-CD

PLAINTIFF: FLAGSTAR BANK, FSB

vs.

DEFENDANT: GREGORY H. COOPER A/K/A GREGORY H. COOPER, SR. AND DAYNA A. COOPER

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 4/10/2007

LEVY TAKEN 4/20/2007 @ 11:32 AM

POSTED 4/20/2007 @ 11:32 AM

SALE HELD

SOLD TO

WRIT RETURNED 12/4/2007

DATE DEED FILED **NOT SOLD**

DETAILS

4/20/2007 @ 11:32 AM SERVED GREGORY H. COOPER A/K/A GREGORY H. COOPER, SR.

SERVED GREGORY H. COOPER A/K/A GREGORY H. COOPER, SR, DEFENDANT, AT HIS RESIDENCE 109 EAST SECOND AVENUE, DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO LON DILLMAN, FATHER-IN-LAW/ADULT AT RESIDENCE

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.

4/20/2007 @ 11:32 AM SERVED DAYNA A. COOPER

SERVED DAYNA A. COOPER, DEFENDANT, AT HER RESIDENCE, 109 EAST SECOND AVENUE, DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO LON DILLMAN, FATHER/ADULT AT RESIDENCE

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

@ SERVED

NOW, JULY 5, 2007 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF SALE SCHEDULED FOR JULY 6, 2007. THE SUM OF \$15,353.22 WAS REALIZED TO CURE THE DEFAULT.

FILED
011:25/04
DEC 04 2007

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20572
NO: 07-18-CD

PLAINTIFF: FLAGSTAR BANK, FSB

vs.

DEFENDANT: GREGORY H. COOPER A/K/A GREGORY H. COOPER, SR. AND DAYNA A. COOPER


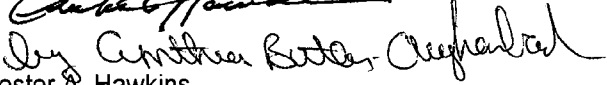
Execution REAL ESTATE

SHERIFF RETURN

SHERIFF HAWKINS \$513.60

SURCHARGE \$40.00 PAID BY ATTORNEY

So Answers,



Chester A. Hawkins
Sheriff

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

FLAGSTAR BANK, FSB

vs.

GREGORY H. COOPER
A/K/A GREGORY H. COOPER, SR.

DAYNA A. COOPER

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. Term 20

No. 07-18-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: 109 EAST SECOND AVENUE, DU BOIS, PA 15801
(See Legal Description attached)

Amount Due \$84,338.22

Interest from APRIL 2, 2007 to Sale \$-----
per diem \$13.86

Total \$-----

Add'l Costs \$3,170.00

Prothonotary costs \$125.00

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

Dated April 10, 2007
(SEAL)

Received April 10 2007 @ 3:00 P.M.
Chesta A. Hankins
By Cynthia B. Beller-Coughlin

No. 07-18-CD..... Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

FLAGSTAR BANK, FSB

vs.

GREGORY H. COOPER
A/K/A GREGORY H. COOPER, SR.
DAYNA A. COOPER

WRIT OF EXECUTION
(Mortgage Foreclosure)

	Costs
Real Debt	\$84,338.22

Int. from APRIL 2, 2007
To Date of Sale (\$13.86 per diem)

Costs	_____
-------	-------

Prothy Pd.	_____
------------	-------

Sheriff

Daniel H. Schmier
.....
Attorney for Plaintiff(s)

Address:	GREGORY H. COOPER	DAYNA A. COOPER
	A/K/A GREGORY H. COOPER, SR.	109 EAST SECOND AVENUE
	109 EAST SECOND AVENUE	DU BOIS, PA 15801
	DU BOIS, PA 15801	

LEGAL DESCRIPTION

ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF CLEARFIELD AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A FEE SIMPLE DEED DATED 6/14/2006 AND RECORDED 8/1/2006, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE IN VOLUME PAGE .

TAX PARCEL 7.3-024-7909

ADDRESS: 109 E. SECOND AVE
DUBOIS, PA 15801

TITLE TO SAID PREMISES IS VESTED IN Gregory H. Cooper and Dayna D. Cooper, husband and wife, as T/E, by Deed from Ruby A. Wilhem, Trustee of the Ruby A. Wilhem Revocable Living Trust, dated 06/14/2006, recorded 08/01/2006, in Deed Mortgage Inst# 200612893.

Premises being: 109 EAST SECOND AVENUE
DU BOIS, PA 15801

Tax Parcel No. 024-000-07909

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME GREGORY H. COOPER A/K/A GREGORY H. COOPER, SR.

NO. 07-18-CD

NOW, December 04, 2007, by virtue of the Writ of Execution hereunto attached, after having given due and legal notice of time and place of sale by publication in a newspaper published in this County and by handbills posted on the premises setting for the date, time and place of sale at the Court House in Clearfield on , I exposed the within described real estate of Gregory H. Cooper A/K/A Gregory H. Cooper, Sr. And Dayna A. Cooper to public venue or outcry at which time and place I sold the same to he/she being the highest bidder, for the sum of \$15,353.22 and made the following appropriations, viz:

SHERIFF COSTS:

RDR	15.00
SERVICE	15.00
MILEAGE	18.43
LEVY	15.00
MILEAGE	18.43
POSTING	15.00
CSDS	10.00
COMMISSION	307.06
POSTAGE	4.68
HANDBILLS	15.00
DISTRIBUTION	25.00
ADVERTISING	15.00
ADD'L SERVICE	15.00
DEED	
ADD'L POSTING	
ADD'L MILEAGE	
ADD'L LEVY	
BID/SETTLEMENT AMOUNT	15,353.22
RETURNS/DEPUTIZE	
COPIES	15.00
	5.00
BILLING/PHONE/FAX	5.00
CONTINUED SALES	
MISCELLANEOUS	
TOTAL SHERIFF COSTS	\$513.60

DEED COSTS:

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

PLAINTIFF COSTS, DEBT AND INTEREST:

DEBT-AMOUNT DUE	84,338.22
INTEREST @ 13.8600	0.00
FROM TO	
ATTORNEY FEES	
PROTH SATISFACTION	
LATE CHARGES AND FEES	
COST OF SUIT-TO BE ADDED	
FORECLOSURE FEES	
ATTORNEY COMMISSION	
REFUND OF ADVANCE	
REFUND OF SURCHARGE	40.00
SATISFACTION FEE	
ESCROW DEFICIENCY	
PROPERTY INSPECTIONS	
INTEREST	
MISCELLANEOUS	3,170.00
TOTAL DEBT AND INTEREST	\$87,548.22

COSTS:

ADVERTISING	1,238.70
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
DUE	
LIEN SEARCH	100.00
ACKNOWLEDGEMENT	
DEED COSTS	0.00
SHERIFF COSTS	513.60
LEGAL JOURNAL COSTS	144.00
PROTHONOTARY	125.00
MORTGAGE SEARCH	40.00
MUNICIPAL LIEN	
TOTAL COSTS	\$2,161.30

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE ABOVE SCHEDULE UNLESS EXCEPTIONS ARE FILED WITH THIS OFFICE **WITHIN TEN (10) DAYS FROM THIS DATE.**

CHESTER A. HAWKINS, Sheriff

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

CHRISTINE SCHOFFLER
Judgment Department, Ext. 1286

Representing Lenders in
Pennsylvania and New Jersey

July 5, 2007

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

ATTENTION: CINDY (814) 765-5915

Re: **FLAGSTAR BANK, FSB v. GREGORY H. COOPER A/K/A GREGORY H. COOPER, SR.
and DAYNA A. COOPER**
109 EAST SECOND AVENUE, DU BOIS, PA 15801
No. 07-18-CD07-18-CD

Dear Cindy:

Please **STAY** the Sheriff's Sale of the above referenced property, which is scheduled for **JULY 6, 2007**.

The sum of **\$15,353.22** was received in consideration for the stay.

Please return the original writ of execution to the Prothonotary as soon as possible.

Very truly yours,

Christine Schoffler

Christine Schoffler (for)
Phelan Hallinan & Schmieg, LLP