

07-569-CD
US Bank vs Thomas L. Bell al

2007-569-CD
US Bank vs Thomas Bell

PHELAN HALLINAN & SCHMIEG, LLP
LAWRENCE T. PHELAN, ESQ., Id. No. 32227
FRANCIS S. HALLINAN, ESQ., Id. No. 62695
DANIEL G. SCHMIEG, ESQ., Id. No. 62205
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103
(215) 563-7000

152325

ATTORNEY FOR PLAINTIFF

U.S. BANK, N.A. AS TRUSTEE
9275 SKY PARK COURT
THIRD FLOOR
SAN DIEGO, CA 92123

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

v.

TERM

NO. 07-569-CD

CLEARFIELD COUNTY

THOMAS L. BELL
A/K/A THOMAS L. BELL, JR.
960 DECATUR STREET
PHILIPSBURG, PA 16866

Defendant

CIVIL ACTION - LAW
COMPLAINT IN MORTGAGE FORECLOSURE

FILED pd \$85.00 Atty
m/11/55 um ICC Shlf
APR 12 2007
(lm)

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

U.S. BANK, N.A. AS TRUSTEE
9275 SKY PARK COURT
THIRD FLOOR
SAN DIEGO, CA 92123

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

THOMAS L. BELL
A/K/A THOMAS L. BELL, JR.
960 DECATUR STREET
PHILIPSBURG, PA 16866

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

3. On 10/31/2005 mortgagor(s) made, executed, and delivered a mortgage upon the premises hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS A NOMINEE FOR HOMEOWNERS LOAN CORPORATION which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Instrument No: 200520235. PLAINTIFF is now the legal owner of the mortgage and is in the process of formalizing an assignment of same. The mortgage and assignment(s), if any, are matters of public record and are incorporated herein by reference in accordance with Pa.R.C.P. 1019(g); which Rule relieves the Plaintiff from its obligations to attach documents to pleadings if those documents are of public record.

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 12/04/2006 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	\$41,760.50
Interest	\$1,796.70
11/04/2006 through 04/11/2007	
(Per Diem \$11.30)	
Attorney's Fees	\$1,250.00
Cumulative Late Charges	\$72.96
10/31/2005 to 04/11/2007	
Cost of Suit and Title Search	<u>\$750.00</u>
Subtotal	\$45,630.16
Escrow	
Credit	\$0.00
Deficit	\$382.87
Subtotal	<u>\$382.87</u>
TOTAL	\$46,013.03

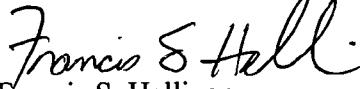
7. If the mortgage is reinstated prior to a Sheriff's Sale, the attorney's fee set forth above may be less than the amount demanded based on work actually performed. The attorney's fees requested are in conformity with the mortgage and Pennsylvania law. Plaintiff reserves its right to collect attorney's fees up to 5% of the remaining principal balance in the event the property is sold to a third party purchaser at Sheriff's Sale, or if the complexity of the action requires additional fees in excess of the amount demanded in the Action.

8. Plaintiff is not seeking a judgment of personal liability (or an in personam judgment) against the Defendant(s) in the Action; however, Plaintiff reserves its right to bring a separate Action to establish that right, if such right exists. If Defendant(s) has/have received a discharge of personal liability in a bankruptcy proceeding, this Action of Mortgage Foreclosure is in no way an attempt to reestablish such personal liability discharged in bankruptcy, but only to foreclose the mortgage and sell the mortgaged premises pursuant to Pennsylvania Law.

9. 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 \$46,013.03, together with interest from 04/11/2007 at the rate of \$11.30 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
DANIEL G. SCHMIEG, ESQUIRE
FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

LEGAL DESCRIPTION

All that certain piece of land, situate, lying and being in the Township of Decatur, County of Clearfield and State of Pennsylvania, bounded and described as follows:

Beginning at a post corner on the line of land now or formerly of John Blasko, said point of being located on the main road leading from Chester Hill Borough to Cuba Mines; thence along said public road in a Westerly direction to a point on the line of land now or formerly of Dorothy Sleigh, said point being a distance of one hundred fifteen (115) feet in a straight line from the beginning point; thence on an angle in a Northerly direction along the line of said Sleigh lands a distance of one hundred forty-eight (148) feet to a point on the lands of the Grantors herein; thence again on an angle in a Easterly direction along the line of lands of the said John Blasko; thence along the line of lands of the said John Blasko, a distance of one hundred forty-eight (148) feet to a point and place of beginning.

Control No. 19151

Map No. 112-P12-163.1

PROPERTY BEING: 960 DECATUR STREET

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: 04/11/07

CA
FILED
MAY 26 2007
JUL 26 2007
NOCC
6K

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

U.S. Bank, N.A., as Trustee
9275 Sky Park Court, Third Floor
San Diego, CA 92123

Court of Common Pleas

Plaintiff

Clearfield County

vs.

Civil Division

Thomas L. Bell, a/k/a Thomas L. Bell, Jr.
960 Decatur Street
Philipsburg, PA 16866

No. 07-569-CD

Defendant

MOTION TO DIRECT THE SHERIFF TO FILE AFFIDAVIT OF SERVICE

1. Plaintiff commenced the instant mortgage foreclosure action by filing a Complaint on April 12, 2007. A true and correct copy of the Complaint is attached hereto, made part hereof, and marked as Exhibit "A".

2. The Sheriff of Clearfield County was requested to serve the Complaint upon the Defendant.

3. On July 17, 2007, the Sheriff's Office verbally advised counsel for Plaintiff that Thomas L. Bell was personally served on May 2, 2007.

4. On July 17, 2007, Plaintiff sent the Defendant a ten day letter notifying him of its intention to file a default judgment.

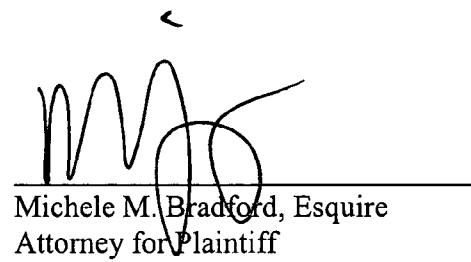
5. To date, the Clearfield County Sheriff's Office has not filed the affidavit of service, which was made on May 2, 2007.

6. Plaintiff is unable to enter judgment and praecipe for a writ of execution until the Sheriff's Office files the affidavit of service of the Complaint with the Prothonotary. Interest accrues at the rate of \$11.30 per day on this mortgage account. Additionally, the Plaintiff continues to advance funds for real estate taxes and hazard insurance at its own expense.

7. The Plaintiff is greatly prejudiced by the delay in the filing of the Sheriff's Affidavit of Service.

WHEREFORE, Plaintiff respectfully requests that the Court enter an Order directing the Sheriff of Clearfield County to file the affidavit of service of the Complaint with the Prothonotary within seven days.

7/25/07
Date



Michele M. Bradford, Esquire
Attorney for Plaintiff

EXHIBIT A

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

APR 12 2007

Attest.

William Bell
Prothonotary/
Clerk of Courts

PHELAN HALLINAN & SCHMIEG, LLP
LAWRENCE T. PHELAN, ESQ., Id. No. 32227
FRANCIS S. HALLINAN, ESQ., Id. No. 62695
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(215) 563-7000 152325

ATTORNEY FOR PLAINTIFF

U.S. BANK, N.A. AS TRUSTEE
9275 SKY PARK COURT
THIRD FLOOR
SAN DIEGO, CA 92123

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

v.

TERM

THOMAS L. BELL
A/K/A THOMAS L. BELL, JR.
960 DECATUR STREET
PHILIPSBURG, PA 16866

NO. 07-569-CJ

CLEARFIELD COUNTY

Defendant

CIVIL ACTION - LAW
COMPLAINT IN MORTGAGE FORECLOSURE

ATTORNEY FILE COPY
PLEASE RETURN

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

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THOMAS L. BELL
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9. 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 \$46,013.03, together with interest from 04/11/2007 at the rate of \$11.30 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

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

LEGAL DESCRIPTION

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Control No. 19151

Map No. 112-P12-163.1

PROPERTY BEING: 960 DECATUR STREET

VERIFICATION

Michele M. Bradford, Esquire hereby states that she is the attorney for the Plaintiff in this action, that she is authorized to make this Verification, and that the statements made in the foregoing Motion to Direct Sheriff to file Affidavit of Service and Brief in support thereof 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.

7/25/07
Date

PHELAN HALLINAN & SCHMIEG, LLP


Michele M. Bradford, Esquire
Attorney for Plaintiff

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

U.S. Bank, N.A., as Trustee. :
9275 Sky Park Court, Third Floor :
San Diego, CA 92123 :
Plaintiff :
vs. :
Thomas L. Bell, a/k/a Thomas L. Bell, Jr. :
960 Decatur Street :
Philipsburg, PA 16866 :
Defendant

ATTORNEY FOR PLAINTIFF

Court of Common Pleas
Clearfield County
Civil Division
No. 07-569-CD

CERTIFICATE OF SERVICE

I hereby certify that true and correct copies of Plaintiff's Motion to Direct Sheriff to File
Affidavit of Service and Brief in Support thereof were served upon the following interested
parties via first class mail on the date indicated below:

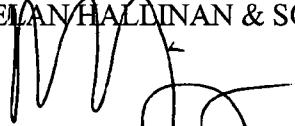
Chester A. Hawkins
Sheriff of Clearfield County
230 East Market Street
Clearfield, Pennsylvania 16830

Peter F. Smith, Esquire
30 S. 2nd Street,
P.O. Box 130
Clearfield, PA 16830-2347
(Sheriff's Solicitor)

Thomas L. Bell,
a/k/a Thomas L. Bell, Jr.
960 Decatur Street
Philipsburg, PA 16866

7/25/07
Date

PHELAN HALLINAN & SCHMIEG, LLP



Michele M. Bradford, Esquire
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

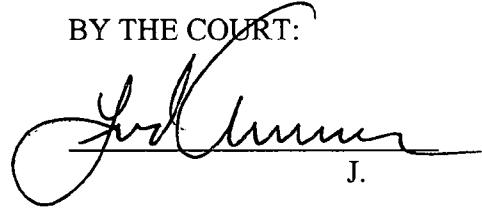
U.S. Bank, N.A., as Trustee :
9275 Sky Park Court, Third Floor :
San Diego, CA 92123 :
Plaintiff : Civil Division
vs. :
Thomas L. Bell, a/k/a Thomas L. Bell, Jr. : No. 07-569-CD
960 Decatur Street :
Philipsburg, PA 16866 :
Defendant

ORDER

AND NOW, this 27th day of July, 2007, upon consideration of Plaintiff's Motion to Direct Sheriff to File Affidavit of Service, and any response thereto, it is hereby:

ORDERED and DECREED that the Sheriff of Clearfield County is hereby directed to complete and file an Affidavit of Service of the foreclosure Complaint within seven days of the date of this Order.

BY THE COURT:



J.

FILED ^{acc}
07-569-CD Atty Bradford
JUL 30 2007

William A. Shaw 1cc Sheriff
Prothonotary/Clerk of Courts
CR

FILED

JUL 30 2007

William A. Shaw
Prothonotary/Clerk of Courts

DATE: 7/30/07

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 OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102678
NO: 07-569-CD
SERVICE # 1 OF 1
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: U.S. BANK, N.A. As Trustee
vs.
DEFENDANT: THOMAS L. BELL aka THOMAS L. BELL JR.

SHERIFF RETURN

NOW, May 02, 2007 AT 3:20 PM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON THOMAS L. BELL a/k/a THOMAS L. BELL JR. DEFENDANT AT 960 DECATUR ST., PHILIPSBURG, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO THOMAS L. BELL AKA, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: HUNTER /

FILED
9/11/07 LM
JUL 31 2007

William A. Shaw
Prothonotary/Clerk of Courts

PURPOSE	VENDOR	CHECK #	AMOUNT
SURCHARGE	PHELAN	588372	10.00
SHERIFF HAWKINS	PHELAN	588372	90.00

Sworn to Before Me This

____ Day of _____ 2007

So Answers,

Chester A. Hawkins
by Marilyn Hamm
Chester A. Hawkins
Sheriff

FILED
M J H 2007
AUG 10 2007
WAS
NOCC

William A. Shaw
Prothonotary/Clerk of Courts

PHELAN HALLINAN & SCHMIEG, LLP

by: Michele M. Bradford, Esquire, Atty. I.D. No. 69849
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ATTORNEY FOR PLAINTIFF

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9275 Sky Park Court, Third Floor
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Court of Common Pleas

Plaintiff

Clearfield County

vs.

Civil Division

Thomas L. Bell, a/k/a Thomas L. Bell, Jr.
960 Decatur Street
Philipsburg, PA 16866

No. 07-569-CD

Defendant

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the Court's July 27, 2007 Order was served upon the following interested parties via first class mail on the date indicated below:

Chester A. Hawkins
Sheriff of Clearfield County
230 East Market Street
Clearfield, Pennsylvania
16830

Peter F. Smith, Esquire
30 S. 2nd Street,
P.O. Box 130
Clearfield, PA 16830-2347
(Sheriff's Solicitor)

Thomas L. Bell,
a/k/a Thomas L. Bell, Jr.
960 Decatur Street
Philipsburg, PA 16866

8/9/07
Date

PHELAN HALLINAN & SCHMIEG, LLP



Michele M. Bradford, Esquire
Attorney for Plaintiff

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

AUG 15 2007
in 11:50 AM
William A. Shaw
Prothonotary/Clerk of Courts

I CERTIFY
TO DEF'T.
I CERTIFY TO ATT'L

U.S. BANK, N.A. AS TRUSTEE
9275 SKY PARK COURT THIRD FLOOR
SAN DIEGO, CA 92123

Plaintiff,

v.

THOMAS L. BELL A/K/A THOMAS L. BELL,
JR.
960 DECATUR STREET
PHILIPSBURG, PA 16866

Defendant(s).

CLEARFIELD COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 07-0569-CD

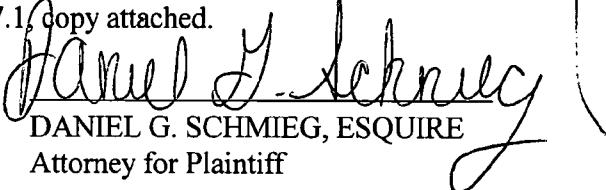
PRAECIPE FOR IN REM JUDGMENT FOR FAILURE TO
ANSWER AND ASSESSMENT OF DAMAGES

TO THE OFFICE OF THE PROTHONOTARY:

Kindly enter an in rem judgment in favor of the Plaintiff and against **THOMAS L. BELL A/K/A
THOMAS L. BELL, JR.**, 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	\$ 46,013.03
Interest - 04/12/07 - 08/13/07	\$ 1,401.20
TOTAL	<u>\$ 47,414.23</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: Aug. 15, 2007


PRO PROTHY

152325

PHELAN HALLINAN AND SCHMIEG
By: Lawrence T. Phelan, Esq., Id. No. 32229
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

U.S. BANK, N.A., AS TRUSTEE
Plaintiff

Vs.

THOMAS L. BELL A/K/A THOMAS L. BELL, JR.
Defendants

ATTORNEY FOR PLAINTIFF

: COURT OF COMMON PLEAS
: CIVIL DIVISION
: CLEARFIELD COUNTY
: NO. 07-569-CD

TO: THOMAS L. BELL A/K/A THOMAS L. BELL, JR.
960 DECATUR STREET
PHILIPSBURG, PA 16866

FILE COPY

DATE OF NOTICE: JULY 17, 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.

IMPORTANT NOTICE

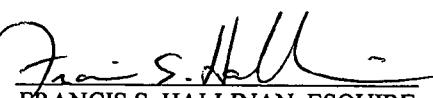
YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT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

Rule of Civil Procedure No. 236 - Revised

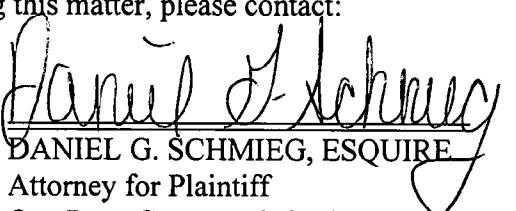
IN THE COURT OF COMMON PLEAS
CLEARFIELD PENNSYLVANIA

U.S. BANK, N.A. AS TRUSTEE	:	
9275 SKY PARK COURT THIRD FLOOR	:	
SAN DIEGO, CA 92123	:	CLEARFIELD COUNTY
	:	COURT OF COMMON PLEAS
Plaintiff,	:	
v.	:	CIVIL DIVISION
	:	
THOMAS L. BELL A/K/A THOMAS L. BELL,	:	NO. 07-0569-CD
JR.	:	
960 DECATUR STREET	:	
PHILIPSBURG, PA 16866	:	
	:	
Defendant(s).	:	
	:	

Notice is given that a Judgment in the above captioned matter has been entered against you
on Aug. 15, 2007.

BY  DEPUTY

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


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

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

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

U.S. BANK, N.A. AS TRUSTEE

9275 SKY PARK COURT THIRD FLOOR

SAN DIEGO, CA 92123

Plaintiff,

v.

THOMAS L. BELL A/K/A THOMAS L. BELL,
JR.

960 DECATUR STREET
PHILIPSBURG, PA 16866

Defendant(s).

:
: CLEARFIELD COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
: NO. 07-0569-CD
:
:
:
:
:

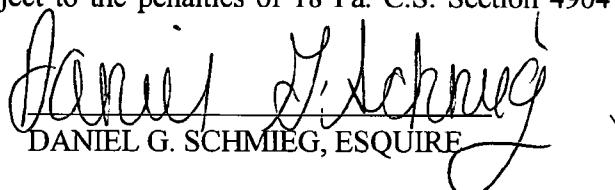
VERIFICATION OF NON-MILITARY SERVICE

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 THOMAS L. BELL A/K/A THOMAS L. BELL, JR. is over 18 years of age and resides at 960 DECATUR STREET, PHILIPSBURG, PA 16866.

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

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

U.S. BANK, N.A. AS TRUSTEE

vs.

THOMAS L. BELL A/K/A
THOMAS L. BELL, JR.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. 07-0569-CD... Term 2005.....

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

FILED

To the Director of the Office of Judicial Support

Issue writ of execution in the above matter:

Amount Due

Interest from AUGUST 13, 2007 to Sale
Per diem \$7.79

AUG 15 2007

h/12:esf/w
William A. Shaw

Prothonotary/Clerk of Courts

1 CENT TO FILE

\$47,414.23

6 units, \$14.00

Add'l Costs

\$3,393.50 Prothonotary costs 125.00

Attorney for the Plaintiff(s)

Note: Please attach description of Property.

152325

No. 07-0569-CD Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

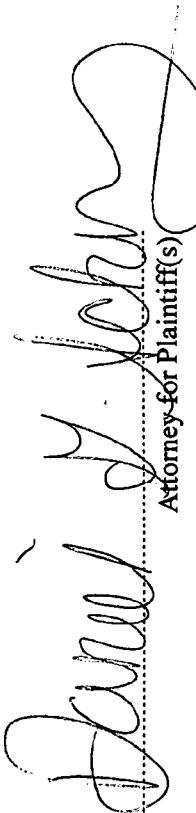
U.S. BANK, N.A. AS TRUSTEE

vs.

THOMAS L. BELL A/K/A THOMAS L. BELL, JR.

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed:



Attorney for Plaintiff(s)

Address: THOMAS L. BELL A/K/A THOMAS L. BELL, JR.
960 DECATUR STREET 960 DECATUR STREET
PHILIPSBURG, PA 16866 PHILIPSBURG, PA 16866

DESCRIPTION

All that certain piece of land, situate, lying and being in the Township of Decatur, County of Clearfield and State of Pennsylvania, bounded and described as follows:

Beginning at a post corner on the line of land now or formerly of John Blasko, said point of being located on the main road leading from Chester Hill Borough to Cuba Mines; thence along said public road in a Westerly direction to a point on the line of land now or formerly of Dorothy Sleigh, said point being a distance of one hundred fifteen (115) feet in a straight line from the beginning point; thence on an angle in a Northerly direction along the line of said Sleigh lands a distance of one hundred forty-eight (148) feet to a point on the lands of the Grantors herein; thence again on an angle in a Easterly direction along the line of lands of the said John Blasko; thence along the line of lands of the said John Blasko, a distance of one hundred forty-eight (148) feet to a point and place of beginning.

Control No. 19151

PARCEL IDENTIFICATION NO: P12-000-163.1

CONTROL #: 112019151

Premises: 960 Decatur Street, Philipsburg, PA 16866
Decatur Township
Centre County
Pennsylvania

TITLE TO SAID PREMISES IS VESTED IN Thomas L. Bell, an individual , by Deed from Thomas L. Bell, executor for the estate of Ruth C. Bell, deceased, dated 02/19/2003, recorded 03/14/2003, in Deed Mortgage Inst# 200303918.

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

U.S. BANK, N.A. AS TRUSTEE

vs.

THOMAS L. BELL A/K/A
THOMAS L. BELL, JR.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. Term 20
No. 07-0569-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: 960 DECATUR STREET, PHILIPSBURG, PA 16866
(See Legal Description attached)

Amount Due	\$47,414.23
Interest from AUGUST 13, 2007 to Sale per diem \$7.79	\$-----
Total	\$-----
Add'l Costs	\$ 3,393.50

Prothonotary costs \$ 125. -

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

Dated Aug. 15, 2007
(SEAL)

152325

No. 07-0569-CD Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

U.S. BANK, N.A. AS TRUSTEE

vs.

THOMAS L. BELL A/K/A THOMAS L. BELL, JR.

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

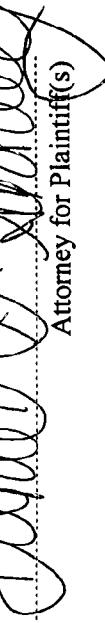
Real Debt \$47,414.23

Int. from AUGUST 13, 2007
To Date of Sale (\$7.79 per diem)

Costs

Prothly Pd.

Sheriff



Attorney for Plaintiff(s)

Address: THOMAS L. BELL A/K/A THOMAS L. BELL, JR.
960 DECATUR STREET 960 DECATUR STREET
PHILIPSBURG, PA 16866 PHILIPSBURG, PA 16866

DESCRIPTION

All that certain piece of land, situate, lying and being in the Township of Decatur, County of Clearfield and State of Pennsylvania, bounded and described as follows:

Beginning at a post corner on the line of land now or formerly of John Blasko, said point of being located on the main road leading from Chester Hill Borough to Cuba Mines; thence along said public road in a Westerly direction to a point on the line of land now or formerly of Dorothy Sleigh, said point being a distance of one hundred fifteen (115) feet in a straight line from the beginning point; thence on an angle in a Northerly direction along the line of said Sleigh lands a distance of one hundred forty-eight (148) feet to a point on the lands of the Grantors herein; thence again on an angle in a Easterly direction along the line of lands of the said John Blasko; thence along the line of lands of the said John Blasko, a distance of one hundred forty-eight (148) feet to a point and place of beginning.

Control No. 19151

PARCEL IDENTIFICATION NO: P12-000-163.1

CONTROL #: 112019151

Premises: 960 Decatur Street, Philipsburg, PA 16866
Decatur Township
Centre County
Pennsylvania

TITLE TO SAID PREMISES IS VESTED IN Thomas L. Bell, an individual , by Deed from Thomas L. Bell, executor for the estate of Ruth C. Bell, deceased, dated 02/19/2003, recorded 03/14/2003, in Deed Mortgage Inst# 200303918.

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

U.S. BANK, N.A. AS TRUSTEE
9275 SKY PARK COURT THIRD FLOOR
SAN DIEGO, CA 92123

:
: CLEARFIELD COUNTY
: COURT OF COMMON PLEAS

Plaintiff,

: CIVIL DIVISION

v.

THOMAS L. BELL A/K/A THOMAS L. BELL,
JR.

960 DECATUR STREET
PHILIPSBURG, PA 16866

: NO. 07-0569-CD

Defendant(s).

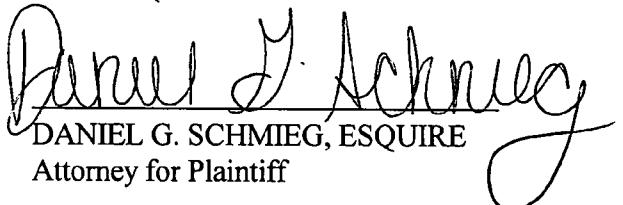
:

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

**U.S. BANK, N.A. AS TRUSTEE
9275 SKY PARK COURT THIRD FLOOR
SAN DIEGO, CA 92123**

Plaintiff,

v.

**THOMAS L. BELL A/K/A THOMAS L. BELL,
JR.
960 DECATUR STREET
PHILIPSBURG, PA 16866**

Defendant(s).

**CLEARFIELD COUNTY
COURT OF COMMON PLEAS**

CIVIL DIVISION

NO. 07-0569-CD

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

U.S. BANK, N.A. AS TRUSTEE, 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 **960 DECATUR STREET, PHILIPSBURG, PA 16866**.

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
THOMAS L. BELL A/K/A THOMAS L. BELL, JR.	960 DECATUR STREET PHILIPSBURG, PA 16866

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.

AUGUST 13, 2007
Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

U.S. BANK, N.A. AS TRUSTEE	:	
9275 SKY PARK COURT THIRD FLOOR	:	
SAN DIEGO, CA 92123	:	
 Plaintiff,	:	CLEARFIELD COUNTY
 v.	:	COURT OF COMMON PLEAS
 THOMAS L. BELL A/K/A THOMAS L. BELL,	:	CIVIL DIVISION
JR.	:	
960 DECATUR STREET	:	
PHILIPSBURG, PA 16866	:	
 Defendant(s).	:	
	:	

AFFIDAVIT PURSUANT TO RULE 3129

U.S. BANK, N.A. AS TRUSTEE, 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 **960 DECATUR STREET, PHILIPSBURG, PA 16866**.

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.)
ACTION MANAGEMENT, INC.	58 WEST VALLEY AVENUE P.O. BOX 276 ELYSBURG, PA 17825

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 **960 DECATUR STREET**
PHILIPSBURG, PA 16866

**DOMESTIC
RELATIONS
CLEARFIELD
COUNTY, PA**

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

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

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

AUGUST 13, 2007
Date

DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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

Attorney for Plaintiff

U.S. BANK, N.A., AS TRUSTEE
Plaintiff

: COURT OF COMMON PLEAS

Vs.

: CIVIL DIVISION

THOMAS L. BELL
A/K/A THOMAS L. BELL, JR.
Defendant

: CLEARFIELD COUNTY

: NO. 07-0569-CD

PRAECIPE TO SUBSTITUTE LEGAL DESCRIPTION

TO THE PROTHONOTARY:

Kindly substitute the attached legal description for the legal description originally filed with the judgment and writ package in the instant matter.

9/4/07
Date


Daniel G. Schmieg
Attorney for Plaintiff

FILED
MFB: SEP 6 2007 NO CC
SEP 05 2007 GR

William A. Shaw
Prothonotary/Clerk of Courts

All that certain piece of land, situate, lying and being in the Township of Decatur, County of Clearfield and State of Pennsylvania, bounded and described as follows:

Beginning at a post corner on the line of land now or formerly of John Blasko, said point of being located on the main road leading from Chester Hill Borough to Cuba Mines; thence along said public road in a Westerly direction to a point on the line of land now or formerly of Dorothy Sleigh, said point being a distance of one hundred fifteen (115) feet in a straight line from the beginning point; thence on an angle in a Northerly direction along the line of said Sleigh lands a distance of one hundred forty-eight (148) feet to a point on the lands of the Grantors herein; thence again on an angle in a Easterly direction along the line of lands of the said John Blasko; thence along the line of lands of the said John Blasko, a distance of one hundred forty-eight (148) feet to a point and place of beginning.

Control No. 19151
Map No. 112-P12-163.1

PARCEL IDENTIFICATION NO: P12-000-163.1
CONTROL #: 112019151

Premises: 960 Decatur Street, Philipsburg, PA 16866
Decatur Township, Clearfield County, Pennsylvania

TITLE TO SAID PREMISES IS VESTED IN Thomas L. Bell, an individual, by Deed from Thomas L. Bell, executor for the estate of Ruth C. Bell, Deceased, dated 02/19/2003, recorded 03/14/2003, in Deed Mortgage Inst#200303918

FILED

SEP 05 2007

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS
OF CLEARFIELD COUNTY, PENNSYLVANIA

U.S. BANK, N.A. AS TRUSTEE : CLEARFIELD COUNTY
Plaintiff, : COURT OF COMMON PLEAS
v. :
THOMAS L. BELL A/K/A THOMAS L. BELL, JR. : CIVIL DIVISION
Defendant(s) : NO. 07-0569-CD
:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF CLEARFIELD) SS:

Plaintiff in the above action sets forth as of the date the Praeclipe for the Writ of Execution was filed the following information concerning the real property located at: 960 DECATUR STREET, PHILIPSBURG, PA 16866.

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Date: September 27, 2007

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

152325

FILED NO
OCT 01 2007
William A. Shaw
Prothonotary/Clerk of Courts

58

RECEIVED
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

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
U.S. Bank, N.A. as trustee

ATTORNEY FOR PLAINTIFF

FILED

NOV 13 2007
m 13:05/2007
William A. Shaw
Prothonotary/Clerk of Courts
1 court to

Plaintiff

: Court of Common Pleas

ATT

vs.

: Civil Division

Thomas L. Bell, a/k/a Thomas L. Bell, Jr.
Defendant(s)

: Clearfield County

: No. 07-0569-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.

Please Vacate the judgment

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

Date: 11/8/07



Francis S. Hallinan, Esquire
Attorney for Plaintiff

PHS # 152325

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20644
NO: 07-569-CD

PLAINTIFF: U.S. BANK, N.A. AS TRUSTEE

vs.

DEFENDANT: THOMAS L. BELL A/K/A THOMAS L. BELL, JR.

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 8/15/2007

LEVY TAKEN 9/6/2007 @ 10:54 AM

POSTED 9/6/2007 @ 10:54 AM

SALE HELD

SOLD TO

SOLD FOR AMOUNT PLUS COSTS

WRIT RETURNED 1/25/2008

DATE DEED FILED **NOT SOLD**

DETAILS

@ SERVED THOMAS L. BELL A/K/A THOMAS L. BELL, JR.

DEPUTIES UNABLE TO SERVE THOMAS L. BELL A/K/A THOMAS L. BELL, JR. AFTER SEVERAL ATTEMPTS AT 960 DECATUR STREET,
PHILIPSBURG, PA 16866.

@ SERVED

NOW, NOVEMBER 1, 2007 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF SALE SCHEDULED FOR
NOVEMBER 2, 2007 AND RETURN THE ORIGINAL WRIT OF EXECUTION TO THE PROTHONOTARY.

FILED
08-5461
JAN 25 2008
WAS

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20644
NO: 07-569-CD

PLAINTIFF: U.S. BANK, N.A. AS TRUSTEE

vs.

DEFENDANT: THOMAS L. BELL A/K/A THOMAS L. BELL, JR.

Execution REAL ESTATE

SHERIFF RETURN

SHERIFF HAWKINS \$222.00

SURCHARGE \$20.00 PAID BY ATTORNEY

So Answers,

Chester A. Hawkins
by *Cynthia Bitter-Aughenbach*
Chester A. Hawkins
Sheriff

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

U.S. BANK, N.A. AS TRUSTEE

vs.

THOMAS L. BELL, A/K/A
THOMAS L. BELL, JR.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. Term 20
No. 07-0569-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: 960 DECATUR STREET, PHILIPSBURG, PA 16866
(See Legal Description attached)

Amount Due	\$47,414.23
Interest from AUGUST 13, 2007 to Sale per diem \$7.79	\$-----
Total	\$-----
Add'l Costs	\$ 3,393.50

Prothonotary costs \$ 115. -

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

Dated Aug. 15, 2007
(SEAL)

152325

Received this writ this 15th day
of August A.D. 2007
At 3:00 A.M./P.M.

Chester A. Hawkins
Sheriff by Cynthia Butler-Clyburn

No. 07-0569-CD..... Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

U.S. BANK, N.A. AS TRUSTEE

vs.

THOMAS L. BELL A/K/A THOMAS L. BELL, JR.

W~~E~~IT OF EXECUTION
(Mortgage Foreclosure)

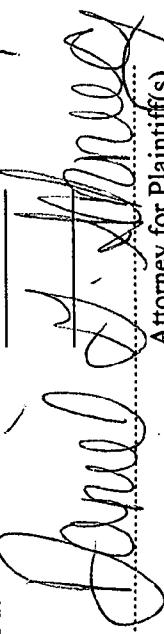
Costs

Real Debt \$47,414.23

Int. from AUGUST 13, 2007
To Date of Sale (\$7.79 per diem)

Costs _____

Prothy Pd. _____

Sheriff 


Attorney for Plaintiff(s)

Address: THOMAS L. BELL A/K/A THOMAS L. BELL, JR.
960 DECATUR STREET
PHILIPSBURG, PA 16866

All that certain piece of land, situate, lying and being in the Township of Decatur, County of Clearfield and State of Pennsylvania, bounded and described as follows:

Beginning at a post corner on the line of land now or formerly of John Blasko, said point of being located on the main road leading from Chester Hill Borough to Cuba Mines; thence along said public road in a Westerly direction to a point on the line of land now or formerly of Dorothy Sleigh, said point being a distance of one hundred fifteen (115) feet in a straight line from the beginning point; thence on an angle in a Northerly direction along the line of said Sleigh lands a distance of one hundred forty-eight (148) feet to a point on the lands of the Grantors herein; thence again on an angle in a Easterly direction along the line of lands of the said John Blasko; thence along the line of lands of the said John Blasko, a distance of one hundred forty-eight (148) feet to a point and place of beginning.

Control No. 19151
Map No. 112-P12-163.1

PARCEL IDENTIFICATION NO: P12-000-163.1
CONTROL #: 112019151

Premises: 960 Decatur Street, Philipsburg, PA 16866
Decatur Township, Clearfield County, Pennsylvania

TITLE TO SAID PREMISES IS VESTED IN Thomas L. Bell, an individual, by Deed from Thomas L. Bell, executor for the estate of Ruth C. Bell, Deceased, dated 02/19/2003, recorded 03/14/2003, in Deed Mortgage Inst#200303918

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME THOMAS L. BELL A/K/A THOMAS L. BELL, JR. NO. 07-569-CD

NOW, January 24, 2008, 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 Thomas L. Bell A/K/A Thomas L. Bell, Jr. to public venue or outcry at which time and place I sold the same to he/she being the highest bidder, for the sum of and made the following appropriations, viz:

SHERIFF COSTS:

RDR	15.00
SERVICE	15.00
MILEAGE	15.52
LEVY	15.00
MILEAGE	15.52
POSTING	15.00
CSDS	10.00
COMMISSION	0.00
POSTAGE	4.92
HANDBILLS	15.00
DISTRIBUTION	25.00
ADVERTISING	15.00
ADD'L SERVICE	
DEED	
ADD'L POSTING	
ADD'L MILEAGE	31.04
ADD'L LEVY	
BID/SETTLEMENT AMOUNT	
RETURNS/DEPUTIZE	
COPIES	15.00
	5.00
BILLING/PHONE/FAX	10.00
CONTINUED SALES	
MISCELLANEOUS	
TOTAL SHERIFF COSTS	\$222.00

DEED COSTS:

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

PLAINTIFF COSTS, DEBT AND INTEREST:

DEBT-AMOUNT DUE	47,414.23
INTEREST @ 7.7900	0.00
FROM TO	
PROTH SATISFACTION	
LATE CHARGES AND FEES	
COST OF SUIT-TO BE ADDED	
FORECLOSURE FEES	
ATTORNEY COMMISSION	
REFUND OF ADVANCE	
REFUND OF SURCHARGE	20.00
SATISFACTION FEE	
ESCROW DEFICIENCY	
PROPERTY INSPECTIONS	
INTEREST	
MISCELLANEOUS	
TOTAL DEBT AND INTEREST	\$47,434.23
COSTS:	
ADVERTISING	382.66
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
DUE	
LIEN SEARCH	
ACKNOWLEDGEMENT	
DEED COSTS	0.00
SHERIFF COSTS	222.00
LEGAL JOURNAL COSTS	180.00
PROTHONOTARY	125.00
MORTGAGE SEARCH	
MUNICIPAL LIEN	
TOTAL COSTS	\$909.66

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

November 1, 2007

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

ATTENTION: CINDY (814) 765-5915

Re: U.S. BANK, N.A. AS TRUSTEE v. THOMAS L. BELL A/K/A THOMAS L. BELL, JR. and
960 DECATUR STREET, PHILIPSBURG, PA 16866
No. 07-0569-CD

Dear Cindy:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for
NOVEMBER 2, 2007.

You are hereby directed to immediately discontinue the advertising of the sale and processing or
posting of the Notice of Sale.

Please be further advised that no consideration was reported to have been received by our office.

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

CC: THOMAS L. BELL
A/K/A THOMAS L. BELL, JR.