

07-690-CD
US Bank vs Thomas Young et al

US Bank vs Thomas Young et al
2007-690-CD

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

153649

ATTORNEY FOR PLAINTIFF

US 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. 07-690-CD

CLEARFIELD COUNTY

THOMAS D. YOUNG
BOBBI SUE YOUNG
A/K/A BOBBI SUE OGDEN
A/K/A BOBBI SUE LONJIN
2944 EGYPT ROAD
WOODLAND, PA 16881

Defendants

CIVIL ACTION - LAW
COMPLAINT IN MORTGAGE FORECLOSURE

File #: 153649

Atty pd. 85.00
m/2: 8/2/07
APR 3 0 2007 4CC Sheriff
FILED
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.

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

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

**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
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PLAINTIFF WILL OBTAIN AND PROVIDE
DEFENDANT(S) WITH WRITTEN VERIFICATION
THEREOF; OTHERWISE, THE DEBT WILL BE ASSUMED
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**THE LAW DOES NOT REQUIRE US TO WAIT UNTIL
THE END OF THE THIRTY (30) DAY PERIOD
FOLLOWING FIRST CONTACT WITH YOU BEFORE
SUING YOU TO COLLECT THIS DEBT. EVEN THOUGH
THE LAW PROVIDES THAT YOUR ANSWER TO THIS**

COMPLAINT IS TO BE FILED IN THIS ACTION WITHIN TWENTY (20) DAYS, YOU MAY OBTAIN AN EXTENSION OF THAT TIME. FURTHERMORE, NO REQUEST WILL BE MADE TO THE COURT FOR A JUDGMENT UNTIL THE EXPIRATION OF THIRTY (30) DAYS AFTER YOU HAVE RECEIVED THIS COMPLAINT. HOWEVER, IF YOU REQUEST PROOF OF THE DEBT OR THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR WITHIN THE THIRTY (30) DAY PERIOD THAT BEGINS UPON YOUR RECEIPT OF THIS COMPLAINT, THE LAW REQUIRES US TO CEASE OUR EFFORTS (THROUGH LITIGATION OR OTHERWISE) TO COLLECT THE DEBT UNTIL WE MAIL THE REQUESTED INFORMATION TO YOU. YOU SHOULD CONSULT AN ATTORNEY FOR ADVICE CONCERNING YOUR RIGHTS AND OBLIGATIONS IN THIS SUIT.

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

1. Plaintiff is

US 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 D. YOUNG
BOBBI SUE YOUNG
A/K/A BOBBI SUE OGDEN
A/K/A BOBBI SUE LONJIN
2944 EGYPT ROAD
WOODLAND, PA 16881

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

3. On 01/25/2006 mortgagor(s) made, executed, and delivered a mortgage upon the premises hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS A NOMINEE FOR HOMECOMINGS FINANCIAL NETWORK, INC. which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Instrument No: 200602013. 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 01/01/2007 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	\$94,503.05
Interest	\$3,591.96
12/01/2006 through 04/27/2007	
(Per Diem \$24.27)	
Attorney's Fees	\$1,250.00
Cumulative Late Charges	\$118.53
01/25/2006 to 04/27/2007	
Cost of Suit and Title Search	<u>\$750.00</u>
Subtotal	\$100,213.54
Escrow	
Credit	\$0.00
Deficit	\$612.62
Subtotal	<u>\$612.62</u>
TOTAL	\$100,826.16

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.

10. 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 \$100,826.16, together with interest from 04/27/2007 at the rate of \$24.27 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 or tract of land situate in the Township of Bradford, County of Clearfield and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the eastern edge, Township Route T-613 in the intersection of said township road with alley; thence along township road North twelve (12) degrees, thirty (30) minutes east one hundred (100) feet to a point on line of land Harry Woodling and Della Woodling; thence along land of Woodling's South sixty (60) degrees, forty-one (41) minutes East two hundred thirty-seven and seven-tenths (237.7) feet to an iron pin on line of land of John Graham; thence along Graham property South thirty-one (31) degrees, twenty-two (22) minutes West one hundred (100) feet to an iron pin on an alley; thence along said alley North fifty-nine degrees; thirty (30) minutes West two hundred five and two tenths (205.2) feet to a point and place of beginning.

UNDER AND SUBJECT to all existing easements, conditions, covenants, restrictions and rights of ways of record.

BEING the same premises which became vested in Thomas F. Young and Mona Young, husband and wife by deed of Harry Woodling and Della Woodling, husband and wife dated May 16, 1973 and recorded May 16, 1973 in the Recorder of Deeds of Clearfield County, Pennsylvania in Deed Book 646 at page 106.

PROPERTY BEING: 2944 EGYPT ROAD

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, ESQUIRE
Attorney for Plaintiff

DATE: 4-27-07

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

Attorney for Plaintiff

FILED
MAY 29 2007
NOCC
6W

William A. Shaw
Prothonotary/Clerk of Courts

US BANK, N.A. AS TRUSTEE

Court of Common Pleas

Clearfield County

Plaintiff

No. 07-690-CD

vs.

**THOMAS D. YOUNG
BOBBI SUE YOUNG
A/K/A BOBBI SUE OGDEN
A/K/A BOBBI SUE LONJIN**

Defendant(s)

PRAECIPE TO SUBSTITUTE VERIFICATION

TO THE PROTHONOTARY:

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

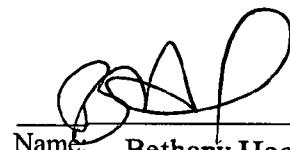
5-18-07
Date



Francis S. Hallinan, Esquire
Attorney for Plaintiff

VERIFICATION

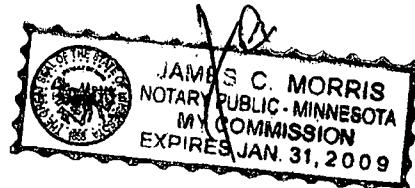
Bethany Hood hereby states that he/she is
Default Services Jr. Officer of HOMECOMINGS FINANCIAL, LLC.,
mortgage servicing agent for Plaintiff in this matter, that he/she is authorized to take this
Verification, and that the statements made in the foregoing Civil Action in Mortgage Foreclosure
are true and correct to the best of his/her knowledge, information and belief. The undersigned
understands that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating
to unsworn falsification to authorities.



Name: Bethany Hood

DATE: May 1 2007 Title: Default Services Jr. Officer

Company: HOMECOMINGS FINANCIAL, LLC.



Loan: 153649

6n
FILED ^{ICC}
012:40 P.M. Amy Bradford
JUL 18 2007 ^{1CC}
1CC Sheriff
William A. Shaw
Prothonotary/Clerk of Courts ⁽⁶⁾

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

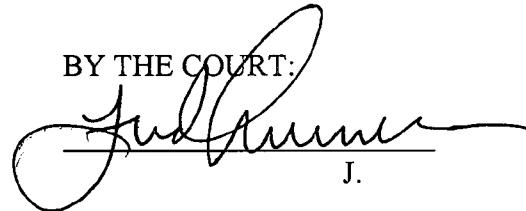
US Bank, N.A. as Trustee. :
9275 Sky Park Court, Third Floor :
San Diego, CA 92123 :
Plaintiff : Civil Division
vs. :
Thomas D. Young : No. 2007-690-CD
Bobbi Sue Young :
a/k/a Bobbi Sue Ogden :
a/k/a Bobbi Sue Lonjin :
2944 Egypt Road :
Woodland, PA 16881 :
Defendants :

ORDER

AND NOW, this 18 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.

DATE: 7/18/07

FILED

JUL 18 2007

**William A. Shaw
Prothonotary/Clerk of Courts**

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 Other

Special Instructions:

FILED
M 11:10 AM
JUL 17 2007
NOCC
66

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

US Bank, N.A. as Trustee. : Court of Common Pleas
9275 Sky Park Court, Third Floor :
San Diego, CA 92123 :
Plaintiff :
:

vs. :
:

Thomas D. Young : Civil Division
Bobbi Sue Young : No. 2007-690-CD
a/k/a Bobbi Sue Ogden :
a/k/a Bobbi Sue Lonjin :
2944 Egypt Road :
Woodland, PA 16881 :
Defendants :
:

MOTION TO DIRECT THE SHERIFF TO FILE AFFIDAVIT OF SERVICE

1. Plaintiff commenced the instant mortgage foreclosure action by filing a Complaint on April 30, 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 Defendants.

3. On June 11, 2007, the Sheriff's Office verbally advised counsel for Plaintiff that Bobbi Sue Young was personally served on behalf of the Defendants on May 10, 2007.

4. On June 11, 2007, Plaintiff sent the Defendants ten day letters notifying them of its intention to file a default judgment.

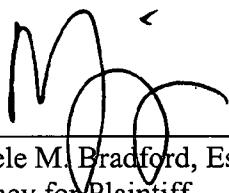
5. To date, the Clearfield County Sheriff's Office has not filed the affidavit of service, which was made on May 10, 2007.

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 \$24.27 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.

7/16/07
Date



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

ATTORNEY FOR PLAINTIFF

US Bank, N.A. as Trustee.	:	Court of Common Pleas
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	:	
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a/k/a Bobbi Sue Ogden	:	
a/k/a Bobbi Sue Lonjin	:	
2944 Egypt Road	:	
Woodland, PA 16881	:	
Defendants	:	

**BRIEF IN SUPPORT OF MOTION TO DIRECT THE SHERIFF TO FILE
AFFIDAVIT OF SERVICE**

I. PROCEDURAL HISTORY

Plaintiff commenced the instant mortgage foreclosure action by filing a Complaint on April 30, 2007. The Sheriff of Clearfield County was requested to serve the Complaint upon the Defendants. On June 11, 2007, the Sheriff's Office verbally advised counsel for Plaintiff that Bobbi Sue Young was personally served on behalf of the Defendants on May 10, 2007.

On June 11, 2007, Plaintiff sent the Defendants ten day letters notifying them of its intention to file a default judgment. To date, the Clearfield County Sheriff's Office has not filed the affidavit of service, which was made on May 10, 2007. 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 \$24.27 per day on this mortgage account. Additionally, the Plaintiff continues to advance funds for real estate taxes and hazard insurance at its own expense. The Plaintiff is greatly prejudiced by the delay in the filing of the Sheriff's Affidavit of Service.

II. LEGAL ANALYSIS

Pennsylvania Rule of Civil Procedure 400(a) requires that original process within the Commonwealth be made only by the Sheriff. Pa.R.C.P. 405(a) provides as follows:

When service of the original process has been made, the sheriff or other person making service shall make a return of service forthwith. . . .

The Plaintiff does not have the ability to use a private process server to serve foreclosure complaints in Clearfield County. The Plaintiff must rely on the Sheriff to do so. In addition, the Sheriff has a duty to file his return of service "forthwith". In the instant case, the Sheriff's Office has not complied with that obligation.

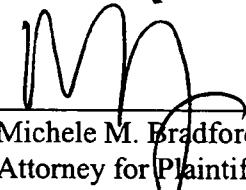
Plaintiff is without an adequate remedy at law and will suffer irreparable harm unless the requested relief is granted. This Court has plenary power to administer equity according to well-settled principals of equity jurisprudence in cases under its jurisdiction. Cheval v. City of Philadelphia, 176 A. 779, 116 Pa. Super. 101 (1935). Moreover, it is well settled that Courts will lean to a liberal exercise of the equity power conferred upon them instead of encouraging technical niceties in the modes of procedure and forms of pleading. Gunnet v. Trout, 380 Pa. 504, 112 A.2d

EXHIBIT A

333 (1955). This is certainly a case where the exercise of this Court's equity powers is appropriate and necessary.

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.

7/11/07
Date



Michele M. Bradford, Esquire
Attorney for Plaintiff

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
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Defendants

CIVIL ACTION - LAW
COMPLAINT IN MORTGAGE FORECLOSURE

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

File #: 153649

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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WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$100,826.16, together with interest from 04/27/2007 at the rate of \$24.27 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 or tract of land situate in the Township of Bradford, County of Clearfield and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the eastern edge, Township Route T-613 in the intersection of said township road with alley; thence along township road North twelve (12) degrees, thirty (30) minutes east one hundred (100) feet to a point on line of land Harry Woodling and Della Woodling; thence along land of Woodling's South sixty (60) degrees, forty-one (41) minutes East two hundred thirty-seven and seven-tenths (237.7) feet to an iron pin on line of land of John Graham; thence along Graham property South thirty-one (31) degrees, twenty-two (22) minutes West one hundred (100) feet to an iron pin on an alley; thence along said alley North fifty-nine degrees; thirty (30) minutes West two hundred five and two tenths (205.2) feet to a point and place of beginning.

UNDER AND SUBJECT to all existing easements, conditions, covenants, restrictions and rights of ways of record.

BEING the same premises which became vested in Thomas F. Young and Mona Young, husband and wife by deed of Harry Woodling and Della Woodling, husband and wife dated May 16, 1973 and recorded May 16, 1973 in the Recorder of Deeds of Clearfield County, Pennsylvania in Deed Book 646 at page 106.

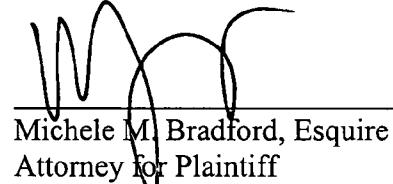
PROPERTY BEING: 2944 EGYPT ROAD

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.

7/16/07
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

ATTORNEY FOR PLAINTIFF

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

Plaintiff

: Court of Common Pleas

vs.

Thomas D. Young
Bobbi Sue Young
a/k/a Bobbi Sue Ogden
a/k/a Bobbi Sue Lonjin
2944 Egypt Road
Woodland, PA 16881

Defendants

: Clearfield County

: Civil Division
No. 2007-690-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 D. Young
Bobbi Sue Young
a/k/a Bobbi Sue Ogden
a/k/a Bobbi Sue Lonjin
2944 Egypt Road
Woodland, PA 16881

Thomas D. Young
Bobbi Sue Young
a/k/a Bobbi Sue Ogden
a/k/a Bobbi Sue Lonjin
742 Weaver Street Extension
Clearfield, PA 16830

Thomas D. Young
Bobbi Sue Young
a/k/a Bobbi Sue Ogden
a/k/a Bobbi Sue Lonjin
513 Daisy Street
Clearfield PA 16830

7/16/07
Date

PHELAN MALLINAN & SCHMIEG, LLP

Michele M. Bradford, Esquire
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102747
NO: 07-690-CD
SERVICE # 1 OF 4
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: US BANK, N.A. AS TRUSTEE

VS.

DEFENDANT: THOMAS D. YOUNG AND BOBBIE SUE YOUNG A/K/A BOBBI SUE OGDEN a/k/a BOBBI SUE LONJIN

SHERIFF RETURN

NOW, May 10, 2007 AT 11:54 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON THOMAS D. YOUNG DEFENDANT AT 513 DAISY ST, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO BOBBI SUE YOUNG, WIFE A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF. (2944 EGYPT ROAD, WOODLAND, PA. "VACANT")

SERVED BY: HUNTER / DEHAVEN

FILED
0/3:50pm
JUL 19 2007
UN

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102747
NO: 07-690-CD
SERVICE # 2 OF 4
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: US BANK, N.A. AS TRUSTEE

VS.

DEFENDANT: THOMAS D. YOUNG AND BOBBIE SUE YOUNG A/K/A BOBBI SUE OGDEN a/k/a BOBBI SUE LONJIN

SHERIFF RETURN

NOW, May 10, 2007 AT 11:54 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON THOMAS D. YOUNG DEFENDANT AT 513 DAISY ST., CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO BOBBI SUE YOUNG, WIFE A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: HUNTER / DEHAVEN

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102747
NO: 07-690-CD
SERVICE # 3 OF 4
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: US BANK, N.A. AS TRUSTEE

VS.

DEFENDANT: THOMAS D. YOUNG AND BOBBIE SUE YOUNG A/K/A BOBBI SUE OGDEN a/k/a BOBBI SUE LONJIN

SHERIFF RETURN

NOW, May 10, 2007 AT 11:54 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON BOBBIE SUE YOUNG aka BOBBI SUE OGDEN aka BOBBI SUE LONJIN DEFENDANT AT 513 DAISY ST., CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO BOBBI SUE YOUNG AKA, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: HUNTER / DEHAVEN

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102747
NO: 07-690-CD
SERVICE # 4 OF 4
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: US BANK, N.A. AS TRUSTEE

VS.

DEFENDANT: THOMAS D. YOUNG AND BOBBIE SUE YOUNG A/K/A BOBBI SUE OGDEN a/k/a BOBBI SUE LONJIN

SHERIFF RETURN

NOW, May 10, 2007 AT 11:54 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON BOBBIE SUE YOUNG aka BOBBI SUE OGDEN aka BOBBI SUE LONJIN DEFENDANT AT 513 DAISY ST., CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO BOBBI SUE YOUNG AKA, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF. (2944 EGYPT ROAD, WOODLAND, PA. "VACANT")

SERVED BY: HUNTER / DEHAVEN

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102747
NO: 07-690-CD
SERVICES 4
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: US BANK, N.A. AS TRUSTEE

vs.

DEFENDANT: THOMAS D. YOUNG AND BOBBIE SUE YOUNG A/K/A BOBBI SUE OGDEN a/k/a BOBBI SUE LONJIN

SHERIFF RETURN

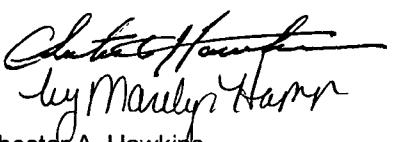
RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	PHELAN	593313	40.00
SHERIFF HAWKINS	PHELAN	593313	38.00

Sworn to Before Me This

So Answers,

____ Day of _____ 2007


Chester A. Hawkins
Sheriff

FILED
MILLION NO CC
JUL 26 2007
WES
William A. Shaw
Prothonotary/Clerk of Courts

PHELAN HALLINAN & SCHMIEG, LLP

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

US Bank, N.A. as Trustee : Court of Common Pleas
9275 Sky Park Court, Third Floor :
San Diego, CA 92123 :
Plaintiff : Clearfield County
vs. :
Thomas D. Young : Civil Division
Bobbi Sue Young : No. 2007-690-CD
a/k/a Bobbi Sue Ogden :
a/k/a Bobbi Sue Lonjin :
2944 Egypt Road :
Woodland, PA 16881 :
Defendants

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the Court's July 18, 2007 Order was served upon the following interested parties via first class mail on the date indicated below:

Chester A. Hawkins	Peter F. Smith, Esquire
Sheriff of Clearfield County	30 S. 2 nd Street,
230 East Market Street	P.O. Box 130
Clearfield, Pennsylvania	Clearfield, PA 16830-
16830	2347
	(Sheriff's Solicitor)

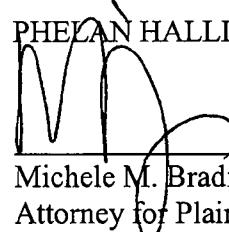
Thomas D. Young
Bobbi Sue Young
a/k/a Bobbi Sue Ogden
a/k/a Bobbi Sue Lonjin
2944 Egypt Road
Woodland, PA 16881

Thomas D. Young
Bobbi Sue Young
a/k/a Bobbi Sue Ogden
a/k/a Bobbi Sue Lonjin
742 Weaver Street
Extension
Clearfield, PA 16830

Thomas D. Young
Bobbi Sue Young
a/k/a Bobbi Sue Ogden
a/k/a Bobbi Sue Lonjin
513 Daisy Street
Clearfield PA 16830

7/25/07
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
M 11 2007 20.00
AUG 07 2007
CC Notice to Def.

William A. Shaw
Prothonotary/Clerk of Courts
Statement to Atty
(GK)

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

Plaintiff,

v.

THOMAS D. YOUNG
BOBBI SUE YOUNG
A/K/A BOBBI SUE OGDEN
A/K/A BOBBI SUE LONJIN
513 DAISEY STREET
CLEARFIELD, PA 16830
Defendant(s).

:
: CLEARFIELD COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
: NO. 07-690-CD
:
:
:
:
:
:
:

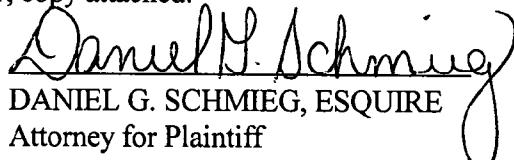
PRAECIPE FOR IN REM JUDGMENT FOR FAILURE TO
ANSWER AND ASSESSMENT OF DAMAGES

TO THE OFFICE OF THE PROTHONOTARY:

Kindly enter an in rem judgment in favor of the Plaintiff and against THOMAS D. YOUNG and BOBBI SUE YOUNG A/K/A BOBBI SUE OGDEN A/K/A BOBBI SUE LONJIN, 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:

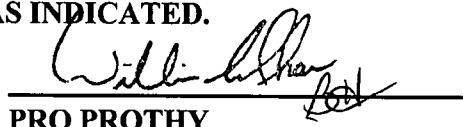
As set forth in the Complaint	\$ 100,826.16
Interest - 4/28/07-8/6/07	\$2,451.27
TOTAL	<u>\$ 103,277.43</u>

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: 8/7/07


PRO PROTHY

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

US BANK, N.A., AS TRUSTEE
Plaintiff

Vs.

THOMAS D. YOUNG
BOBBI SUE YOUNG
A/K/A BOBBI SUE OGDEN
A/K/A BOBBI SUE LONJIN
Defendants

ATTORNEY FOR PLAINTIFF

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: CLEARFIELD COUNTY

: NO. 07-690-CD

TO: THOMAS D. YOUNG
513 DAISEY STREET
CLEARFIELD, PA 16830

FILE COPY

DATE OF NOTICE: JUNE 11, 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

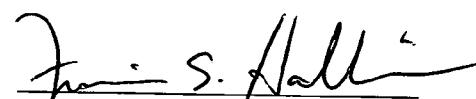
YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT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

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

US BANK, N.A., AS TRUSTEE
Plaintiff

: COURT OF COMMON PLEAS

Vs.

: CIVIL DIVISION

THOMAS D. YOUNG
BOBBI SUE YOUNG
A/K/A BOBBI SUE OGDEN
A/K/A BOBBI SUE LONJIN
Defendants

: CLEARFIELD COUNTY

: NO. 07-690-CD

TO: BOBBI SUE YOUNG A/K/A BOBBI SUE OGDEN A/K/A BOBBI SUE LONJIN
513 DAISY STREET
CLEARFIELD, PA 16830

FILE COPY

DATE OF NOTICE: JUNE 11, 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 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

US BANK, N.A., AS TRUSTEE
Plaintiff

Vs.

THOMAS D. YOUNG
BOBBI SUE YOUNG
A/K/A BOBBI SUE OGDEN
A/K/A BOBBI SUE LONJIN
Defendants

ATTORNEY FOR PLAINTIFF

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: CLEARFIELD COUNTY

: NO. 07-690-CD

TO: THOMAS D. YOUNG
2944 EGYPT ROAD
WOODLAND, PA 16881

DATE OF NOTICE: JUNE 11, 2007

FILE COPY

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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 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

US BANK, N.A., AS TRUSTEE
Plaintiff

Vs.

THOMAS D. YOUNG
BOBBI SUE YOUNG
A/K/A BOBBI SUE OGDEN
A/K/A BOBBI SUE LONJIN
Defendants

ATTORNEY FOR PLAINTIFF

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: CLEARFIELD COUNTY

: NO. 07-690-CD

FILE COPY

TO: BOBBI SUE YOUNG A/K/A BOBBI SUE OGDEN A/K/A BOBBI SUE LONJIN
2944 EGYPT ROAD
WOODLAND, PA 16881

DATE OF NOTICE: JUNE 11, 2007

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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
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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

THE JOURNAL

**US BANK, N.A. AS TRUSTEE
8375 SKY PARK COURT, TUR**

9275 SKY PARK COURT, THIRD FLOOR
SAN DIEGO, CA 92123

SAN DIEGO, CA 92123

Plaintiff,

V.

THOMAS D. YOUNG

BOBBI SUE YOUNG

A/K/A BOBBI SUE OGDEN

A/K/A BOBBI SUE LONJIN

513 DAISEY STREET

615 BARRETT STREET
CLEARFIELD, PA 16830

Defendant(s).

VERIFICATION OF NON-MILITARY SERVICE

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

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

(b) that defendant **THOMAS D. YOUNG** is over 18 years of age and resides at **513 DAISEY STREET, CLEARFIELD, PA 16830**.

(c) that defendant **BOBBI SUE YOUNG A/K/A BOBBI SUE OGDEN A/K/A BOBBI SUE LONJIN** is over 18 years of age, and resides at **513 DAISEY STREET, CLEARFIELD, PA 16830**

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

Daniel G. Schmieg
DANIEL G. SCHMIEG, ESQUIRE

(Rule of Civil Procedure No. 236 - Revised

IN THE COURT OF COMMON PLEAS
CLEARFIELD PENNSYLVANIA

COPY

US BANK, N.A. AS TRUSTEE :
9275 SKY PARK COURT, THIRD FLOOR :
SAN DIEGO, CA 92123 :
Plaintiff, :
v. :
CLEARFIELD COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION
NO. 07-690-CD
THOMAS D. YOUNG :
BOBBI SUE YOUNG :
A/K/A BOBBI SUE OGDEN :
A/K/A BOBBI SUE LONJIN :
513 DAISEY STREET :
CLEARFIELD, PA 16830 :
Defendant(s).

Notice is given that a Judgment in the above captioned matter has been entered against you
on August 7, 2007.

BY Willie L. Brown DEPUTY

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

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

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

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

COPY

US Bank, N.A.
Plaintiff(s)

No.: 2007-00690-CD

Real Debt: \$103,277.43

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Thomas D. Young
Bobbi Sue Young
Defendant(s)

Entry: \$20.00

Instrument: In Rem Judgment

Date of Entry: August 7, 2007

Expires: August 7, 2012

Certified from the record this 7th day of August, 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

US.BANK, N.A. AS TRUSTEE

vs.

THOMAS.D..YOUNG

BOBBI.SUE.YOUNG
A/K/A BOBBI.SUE.OGDEN
A/K/A BOBBI.SUE.LONJIN

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. 07-690-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	\$103,277.43
Interest from AUGUST 6, 2007 to Sale Per diem \$16.98	\$ _____
Add'l Costs	\$3,378.50
	125.00
Prothonotary costs	

Daniel G. Schmieg
Attorney for the Plaintiff(s)

Note: Please attach description of Property.

153649

FILED Atty pd.
M 11/07/2007 20.00
AUG 14 2007 1CC 06 wunits
w/prop. desc.
William A. Shaw
Prothonotary/Clerk of Courts to Shff

(6K)

No. 07-690-CD Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

FILED
AUG 14 2007

US BANK, N.A. AS TRUSTEE

William A. Shaw
Prothonotary/Clerk of Courts

vs.

883 A
THOMAS D. YOUNG
BOBBI SUE YOUNG A/K/A BOBBI SUE OGDEN
A/K/A BOBBI SUE LONJIN

PRAECLICE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed:

Daniel N. Achman

Attorney for Plaintiff(s)

Address: THOMAS D. YOUNG
513 DAISEY STREET
CLEARFIELD, PA 16830
BOBBI SUE YOUNG
A/K/A BOBBI SUE OGDEN
A/K/A BOBBI SUE LONJIN
513 DAISEY STREET
CLEARFIELD, PA 16830

LEGAL DESCRIPTION

ALL that certain piece or tract of land situate in the Township of Bradford, County of Clearfield and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the eastern edge, Township Route T-613 in the intersection of said township road with alley; thence along township road North twelve (12) degrees, thirty (30) minutes east one hundred (100) feet to a point on line of land Harry Woodling and Della Woodling; thence along land of Woodling's South sixty (60) degrees, forty-one (41) minutes East two hundred thirty-seven and seven-tenths (237.7) feet to an iron pin on line of land of John Graham; thence along Graham property South thirty-one (31) degrees, twenty-two (22) minutes West one hundred (100) feet to an iron pin on an alley; thence along said alley North fifty-nine degrees; thirty (30) minutes West two hundred five and two tenths (205.2) feet to a point and place of beginning.

UNDER AND SUBJECT to all existing easements, conditions, covenants, restrictions and rights of ways of record.

BEING the same premises which became vested in Thomas F. Young and Mona Young, husband and wife by deed of Harry Woodling and Della Woodling, husband and wife dated May 16, 1973 and recorded May 16, 1973 in the Recorder of Deeds of Clearfield County, Pennsylvania in Deed Book 646 at page 106.

TITLE TO SAID PREMISES IS VESTED IN Thomas D. Young and Bobbi Sue Young, husband and wife, by Deed from Thomas E. Young and Mona Young, husband and wife, dated 01/25/2006, recorded 02/08/2006, in Deed Mortgage Inst# 200602012.

Premises being: 2944 EGYPT ROAD
WOODLAND, PA 16881

Tax Parcel No. 106.0-N06-000-00035

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

Plaintiff,

v.

THOMAS D. YOUNG
BOBBI SUE YOUNG
A/K/A BOBBI SUE OGDEN
A/K/A BOBBI SUE LONJIN
513 DAISEY STREET
CLEARFIELD, PA 16830

:
: CLEARFIELD COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 07-690-CD
:
:

Defendant(s).

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

US 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 **2944 EGYPT ROAD, WOODLAND, PA 16881**.

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

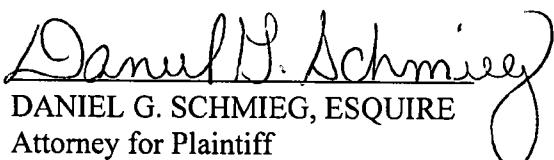
NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
THOMAS D. YOUNG	513 DAISEY STREET CLEARFIELD, PA 16830
BOBBI SUE YOUNG A/K/A BOBBI SUE OGDEN A/K/A BOBBI SUE LONJIN	513 DAISEY STREET CLEARFIELD, PA 16830

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 6, 2002
Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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

**CLEARFIELD COUNTY
COURT OF COMMON PLEAS**

Plaintiff,

v.

**THOMAS D. YOUNG
BOBBI SUE YOUNG
A/K/A BOBBI SUE OGDEN
A/K/A BOBBI SUE LONJIN
513 DAISEY STREET
CLEARFIELD, PA 16830**

CIVIL DIVISION

NO. 07-690-CD

Defendant(s).

AFFIDAVIT PURSUANT TO RULE 3129

US 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 **2944 EGYPT ROAD, WOODLAND, PA 16881**.

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

2944 EGYPT ROAD
WOODLAND, PA 16881

DOMESTIC RELATIONS
CLEARFIELD COUNTY

CLEARFIELD COUNTY COURTHOUSE
230 EAST MARKET STREET
CLEARFIELD, PA 16830

COMMONWEALTH OF
PENNSYLVANIA

DEPARTMENT OF WELFARE
PO BOX 2675
HARRISBURG, PA 17105

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

AUGUST 6, 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

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

Plaintiff, :
v. :

THOMAS D. YOUNG :
BOBBI SUE YOUNG :
A/K/A BOBBI SUE OGDEN :
A/K/A BOBBI SUE LONJIN :
513 DAISEY STREET :
CLEARFIELD, PA 16830 :

Defendant(s). :

CLEARFIELD COUNTY :
COURT OF COMMON PLEAS :

CIVIL DIVISION :

NO. 07-690-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
- (X) 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
DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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

COPY

US.BANK, N.A..AS TRUSTEE

vs.

THOMAS.D..YOUNG

BOBBI.SUE.YOUNG
A/K/A.BOBBI.SUE.OGDEN
A/K/A.BOBBI.SUE.LONJIN

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. Term 20
No. 07-690-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: 2944 EGYPT ROAD, WOODLAND, PA 16881
(See Legal Description attached)

Amount Due	\$103,277.43
Interest from AUGUST 6, 2007 to Sale per diem \$16.98	\$-----
Add'l Costs	\$3,378.50
Total	\$----- 125.00 Prothonotary costs

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

Dated 8/14/07
(SEAL)

No. 07-690-CD Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

US BANK, N.A. AS TRUSTEE

vs.

THOMAS D. YOUNG
BOBBI SUE YOUNG A/K/A BOBBI SUE OGDEN
A/K/A BOBBI SUE LONJIN

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs	\$103,277.43
Real Debt	
Int. from AUGUST 6, 2007 To Date of Sale (\$16.98 per diem)	
Costs	_____
Prothy Pd.	<u>125.00</u>
Sheriff	<u>Daniel M. Achamian</u>
	Attorney for Plaintiff(s)

Address: THOMAS D. YOUNG
513 DAISEY STREET
CLEARFIELD, PA 16830

BOBBI SUE YOUNG
A/K/A BOBBI SUE OGDEN
A/K/A BOBBI SUE LONJIN
513 DAISEY STREET
CLEARFIELD, PA 16830

LEGAL DESCRIPTION

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BEGINNING at a point on the eastern edge, Township Route T-613 in the intersection of said township road with alley; thence along township road North twelve (12) degrees, thirty (30) minutes east one hundred (100) feet to a point on line of land Harry Woodling and Della Woodling; thence along land of Woodling's South sixty (60) degrees, forty-one (41) minutes East two hundred thirty-seven and seven-tenths (237.7) feet to an iron pin on line of land of John Graham; thence along Graham property South thirty-one (31) degrees, twenty-two (22) minutes West one hundred (100) feet to an iron pin on an alley; thence along said alley North fifty-nine degrees; thirty (30) minutes West two hundred five and two tenths (205.2) feet to a point and place of beginning.

UNDER AND SUBJECT to all existing easements, conditions, covenants, restrictions and rights of ways of record.

BEING the same premises which became vested in Thomas F. Young and Mona Young, husband and wife by deed of Harry Woodling and Della Woodling, husband and wife dated May 16, 1973 and recorded May 16, 1973 in the Recorder of Deeds of Clearfield County, Pennsylvania in Deed Book 646 at page 106.

TITLE TO SAID PREMISES IS VESTED IN Thomas D. Young and Bobbi Sue Young, husband and wife, by Deed from Thomas E. Young and Mona Young, husband and wife, dated 01/25/2006, recorded 02/08/2006, in Deed Mortgage Inst# 200602012.

Premises being: 2944 EGYPT ROAD
WOODLAND, PA 16881

Tax Parcel No. 106.0-N06-000-00035

SALE DATE: NOVEMBER 2, 2007

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

US BANK, N.A. AS TRUSTEE

No.: 07-690-CD

vs.

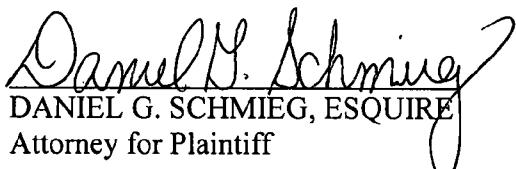
**THOMAS D. YOUNG
BOBBI SUE YOUNG
A/K/A BOBBI SUE OGDEN
A/K/A BOBBI SUE LONJIN**

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

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

2944 EGYPT ROAD, WOODLAND, PA 16881.

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Date: September 28, 2007

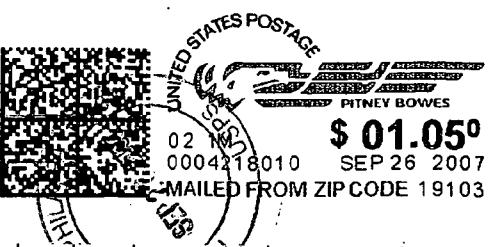
153649

FILED *McC*
OCT 8 2007
2007
W.A. Shaw
Prothonotary/Clerk of Courts

Name and
Address
of Sender

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

Line	Article Number	Name of Addressee, Street, and Post Office Address	
1		TENANT/OCCUPANT 2944 EGYPT ROAD WOODLAND, PA 16881	
2		DOMESTIC RELATIONS CLEARFIELD COUNTY CLEARFIELD, PA 16830	
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE PO BOX 2675 HARRISBURG, PA 17105	
4			
5			
6			
7			
8			
9			
10			
11			
12		Re: THOMAS D. YOUNG	153649 TEAM 4/LLD
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)
<p>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.</p>			



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20641
NO: 07-690-CD

PLAINTIFF: US BANK N.A. AS TRUSTEE

vs.

DEFENDANT: THOMAS D. YOUNG AND BOBBI SUE YOUNG A/K/A BOBBI SUE OGDEN A/K/A BOBBI SUE LONJIN

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 8/14/2007

LEVY TAKEN 8/27/2007 @ 8:59 AM

POSTED 8/27/2007 @ 9:50 AM

SALE HELD 11/2/2007

SOLD TO US BANK N.A. AS TRUSTEE

SOLD FOR AMOUNT \$1.00 PLUS COSTS

WRIT RETURNED 1/16/2008

DATE DEED FILED 1/16/2008

PROPERTY ADDRESS 2944 EGYPT ROAD WOODLAND , PA 16881

FILED

of 1:32 PM
JAN 16 2008

William A. Shaw
Prothonotary/Clerk of Courts

SERVICES

9/4/2007 @ 2:10 PM SERVED THOMAS D. YOUNG

SERVED THOMAS D. YOUNG, DEFENDANT, AT HIS RESIDENCE 513 DAISEY STREET, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO BOBBI YOUNG, WIFE/CO-DEFENDANT

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.

9/4/2007 @ 2:10 PM SERVED BOBBI SUE YOUNG A/K/A BOBBI SUE OGDEN ET AL

SERVED BOBBI SUE YOUNG A/K/A BOBBI SUE OGDEN ET AL, DEFENDANT AT HER RESIDENCE 513 DAISEY STREET, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO BOBBI YOUNG

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

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20641
NO: 07-690-CD

PLAINTIFF: US BANK N.A. AS TRUSTEE

vs.

DEFENDANT: THOMAS D. YOUNG AND BOBBI SUE YOUNG A/K/A BOBBI SUE OGDEN A/K/A BOBBI SUE LONJIN

Execution REAL ESTATE

SHERIFF RETURN

SHERIFF HAWKINS \$207.77

SURCHARGE \$40.00 PAID BY ATTORNEY

Sworn to Before Me This

So Answers,

____ Day of 2006


Chester A. Hawkins
Sheriff

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

US BANK, N.A. AS TRUSTEE

vs.

THOMAS D. YOUNG

BOBBI SUE YOUNG
A/K/A BOBBI SUE OGDEN
A/K/A BOBBI SUE LONJIN

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. Term 20

No. 07-690-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: 2944 EGYPT ROAD, WOODLAND, PA 16881
(See Legal Description attached)

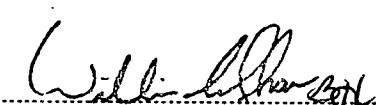
Amount Due	\$103,277.43
Interest from AUGUST 6, 2007 to Sale per diem \$16.98	\$-----
Add'l Costs	\$3,378.50
Total	\$----- 125.00 Prothonotary costs

Dated 8/14/07
(SEAL)

153649

Received this writ this 14th day
of August A.D. 2007
At 2:00 A.M./P.M.

Chester A. Heubens
Sheriff by Cynthia Butler, Deputy


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

No. 07-690-CD..... Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

US BANK, N.A. AS TRUSTEE

vs.

THOMAS D. YOUNG
BOBBI SUE YOUNG A/K/A BOBBI SUE OGDEN
A/K/A BOBBI SUE LONJIN

WRIT OF EXECUTION
(Mortgage Foreclosure)

Real Debt	\$103,277.43
Costs	_____
Prothy Pd.	<u>125.00</u>

Int. from AUGUST 6, 2007
To Date of Sale (\$16.98 per diem)

Sheriff Daniel M. Achman
Attorney for Plaintiff(s)

Address: THOMAS D. YOUNG
513 DAISEY STREET
CLEARFIELD, PA 16830
BOBBI SUE YOUNG
A/K/A BOBBI SUE OGDEN
A/K/A BOBBI SUE LONJIN
513 DAISEY STREET
CLEARFIELD, PA 16830

LEGAL DESCRIPTION

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TITLE TO SAID PREMISES IS VESTED IN Thomas D. Young and Bobbi Sue Young, husband and wife, by Deed from Thomas E. Young and Mona Young, husband and wife, dated 01/25/2006, recorded 02/08/2006, in Deed Mortgage Inst# 200602012.

Premises being: 2944 EGYPT ROAD
WOODLAND, PA 16881

Tax Parcel No. 106.0-N06-000-00035

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME THOMAS D. YOUNG NO. 07-690-CD

NOW, January 16, 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 November 02, 2007, I exposed the within described real estate of Thomas D. Young And Bobbi Sue Young A/K/A Bobbi Sue Ogden A/K/A Bobbi Sue Lonjin to public venue or outcry at which time and place I sold the same to GMAC MORTGAGE, LLC he/she being the highest bidder, for the sum of \$1.00 plus costs and made the following appropriations. viz:

SHERIFF COSTS:

PLAINTIFF COSTS, DEBT AND INTEREST:

RDR SERVICE	15.00	DEBT-AMOUNT DUE	103,277.43
MILEAGE	15.00	INTEREST @ 16.9800 %	1,494.24
LEVY	2.00	FROM 08/06/2007 TO 11/02/2007	
MILEAGE	15.00	PROTH SATISFACTION	
POSTING	4.85	LATE CHARGES AND FEES	
CSDS	15.00	COST OF SUIT-TO BE ADDED	
COMMISSION	10.00	FORECLOSURE FEES	
POSTAGE	0.00	ATTORNEY COMMISSION	
HANDBILLS	4.92	REFUND OF ADVANCE	
DISTRIBUTION	15.00	REFUND OF SURCHARGE	40.00
ADVERTISING	25.00	SATISFACTION FEE	
ADD'L SERVICE	15.00	ESCROW DEFICIENCY	
DEED	15.00	PROPERTY INSPECTIONS	
ADD'L POSTING	30.00	INTEREST	
ADD'L MILEAGE		MISCELLANEOUS	
ADD'L LEVY			
BID AMOUNT	1.00	TOTAL DEBT AND INTEREST	\$104,811.67
RETURNS/DEPUTIZE			
COPIES	15.00	COSTS:	
	5.00	ADVERTISING	415.78
BILLING/PHONE/FAX	5.00	TAXES - COLLECTOR	
CONTINUED SALES		TAXES - TAX CLAIM	
MISCELLANEOUS		DUE	
TOTAL SHERIFF COSTS	\$207.77	LIEN SEARCH	100.00
DEED COSTS:		ACKNOWLEDGEMENT	5.00
ACKNOWLEDGEMENT	5.00	DEED COSTS	30.00
REGISTER & RECORDER	30.00	SHERIFF COSTS	207.77
TRANSFER TAX 2%	0.00	LEGAL JOURNAL COSTS	162.00
TOTAL DEED COSTS	\$30.00	PROTHONOTARY	125.00
		MORTGAGE SEARCH	40.00
		MUNICIPAL LIEN	
		TOTAL COSTS	\$1,085.55

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