

07-1320-CD

Nat'l City vs John J. Sopic al

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

National City Mortgage Company  
3232 Newmark Drive  
Miamisburg, OH 45342  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION

v.

John J. Sopic  
Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666  
Defendant(s)

Clearfield County

NO. 07-1320-CD

COMPLAINT IN MORTGAGE FORECLOSURE

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.

LAWYERS REFERRAL SERVICE

Atty pd \$5.00

David S. Meholic

Court Administrator

Clearfield County Courthouse

Clearfield, PA 16830

814-765-2641, ext. 5982

FILED Atty pd \$5.00

ml1253/8/2007 Sheriff

AUG 16 2007

LM

William A. Shaw  
Prothonotary/Clerk of Courts

**AVISO**

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Hace falta asentear una comparencia escrita o en persona o con un abogado y entregar a la corte en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona. Sea avisado que si usted no se dafiende, la corte tomara medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademas, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta demanda. Usted puede perder dinero o sus propiedades u otros derechos importantes para usted.

**LLEVE ESTA DEMANDA A UN ABOGADO IMMEDIATAMENTE, SI NO TIENE ABOGADO O SI NO TIENE EL DINERO SUFFICIENTE DE PAGAR TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA CUYA DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERIGUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.**

**David S. Meholick  
Court Administrator  
Clearfield County Courthouse  
Clearfield, PA 16830  
814-765-2641, ext. 5982**

## **NOTICE**

**The amount of your debt is as stated in the attached document. The name of the creditor to whom the debt is owed is as named in the attached document. Unless you notify us within 30 days after receipt of this Notice and the attached document that the validity of the stated debt, or any portion of it, is disputed, we will assume that the debt is valid. If you do notify us in writing of a dispute within the 30 day period, we will obtain verification of the debt or a copy of a judgment against you, and mail it to you. If you do not dispute the debt, it is not an admission of liability on your part. Also, upon your written request within the 30 day period, we will provide you with the name and address of the original creditor if different from the current creditor.**

**If you notify us in writing within the 30 day period as stated above, we will cease collection of your debt, or any disputed portion of it, until we obtain the information that is required and mail it to you. Once we have mailed to you the required information, we will then continue the collection of your debt.**

**This law firm is deemed to be a debt collector and this Notice and the attached document is an attempt to collect a debt, and any information obtained will be used for that purpose.**

**UDREN LAW OFFICES, P.C.  
/s/ Mark J. Udren, Esquire  
Woodcrest Corporate Center  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003-3620  
(856) 669-5400**

1. Plaintiff is the Corporation designated as such in the caption on a preceding page. If Plaintiff is an assignee then it is such by virtue of the following recorded assignments:

Assignor: N/A

Assignments of Record to: N/A

Recording Date: N/A

2. Defendant(s) is the individual designated as such on the caption on a preceding page, whose last known address is as set forth in the caption, and unless designated otherwise, is the real owner(s) and mortgagor(s) of the premises being foreclosed.

3. On or about the date appearing on the Mortgage hereinafter described, at the instance and request of Defendant(s), Plaintiff (or its predecessor, hereinafter called Plaintiff) loaned to the Defendant(s) the sum appearing on said Mortgage, which Mortgage was executed and delivered to Plaintiff as security for the indebtedness. Said Mortgage is incorporated herein by reference in accordance with Pa.R.C.P. 1019 (g).

The information regarding the Mortgage being foreclosed is as follows:

MORTGAGED PREMISES: 2524 Red School House Road

MUNICIPALITY/TOWNSHIP/BOROUGH: Decatur Township

COUNTY: Clearfield

DATE EXECUTED: 3/4/03

DATE RECORDED: 3/4/03 Instrument # 200303262

The legal description of the mortgaged premises is attached hereto and made part hereof.

4. Said Mortgage is in default because the required payments have not been made as set forth below, and by its terms, upon breach and failure to cure said breach after notice, all sums secured by said Mortgage, together with other charges authorized by said Mortgage itemized below, shall be immediately due.

5. After demand, the Defendant(s) continues to fail or refuses to comply with the terms of the Mortgage as follows:

(a) by failing or refusing to pay the installments of principal and interest when due in the amounts indicated below;

(b) by failing or refusing to pay other charges, if any, indicated below.

6. The following amounts are due on the said Mortgage as of 8/10/07:

Principal of debt due	\$139,500.33
Unpaid Interest at 6.125% from 4/1/07 to 8/10/07 (the per diem interest accruing on this debt is \$23.41 and that sum should be added each day after 8/10/07)	3,058.80
Title Report	325.00
Court Costs (anticipated, excluding Sheriff's Sale costs)	280.00
Escrow Overdraft/ (Balance) (The monthly escrow on this account is \$341.49 and that sum should be added on the first of each month after 8/10/07)	0
Late Charges (monthly late charge of \$45.02 should be added in accordance with the terms of the note each month after 8/10/07)	135.06
MIP/PMI	171.66
Attorneys Fees (anticipated and actual to 5% of principal)	<u>6,975.02</u>
<b>TOTAL</b>	<b>\$150,445.87</b>

7. The attorney's fee set forth above are in conformity with the mortgage documents and Pennsylvania law, and will be collected in the event of a third party purchaser at Sheriff's Sale. If the mortgage is reinstated prior to the sale, reasonable attorney's fees will be charged in accordance with the reduction provisions of Act 6, if applicable.

8. The combined notice specified by the Pennsylvania Homeowner's Emergency Mortgage Assistance Program, Act 91 of 1983

and Notice of Intention to Foreclose under Act 6 of 1974 has been sent to each defendant, via certified and regular mail, in accordance with the requirements of those acts, on the date appearing on the copy attached hereto as Exhibit "A", and made part hereof, and defendant(s) have failed to proceed within the time limits, or have been determined ineligible, or Plaintiff has not been notified in a timely manner of Defendant(s) eligibility.

WHEREFORE, the Plaintiff demands judgment, in rem, against the Defendant(s) herein in the sum of \$150,445.87 plus interest, costs and attorneys fees as more fully set forth in the Complaint, and for foreclosure and sale of the Mortgaged premises.



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Mark J. Udren, ESQUIRE  
UDREN LAW OFFICES, P.C.  
Attorney for Plaintiff  
Attorney I.D. No. 04302

**ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF DECATUR, COUNTY OF CLEARFIELD, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:**

**BEGINNING AT AN IRON PIN LOCATED ON THE EAST SIDE OF STATE ROUTE NO. 2014, SAID POINT IS ALSO THE NORTHWEST CORNER OF LOT NO. 4; THENCE ALONG SAID ROAD, NORTH EIGHT DEGREES, THREE MINUTES, TEN SECONDS EAST (N 8° 03' 10" E) ONE HUNDRED FIFTY SIX AND FIFTY SEVEN HUNDREDTHS FEET (156.57) TO AN IRON PIN AND ALSO THE SOUTHWEST CORNER OF LOT NO. 6; THENCE ALONG LOT NO. 6 SOUTH SEVENTY FIVE DEGREES FOUR MINUTES FIFTY SECONDS EAST (S 75° 04' 50" E) THREE HUNDRED TWENTY TWO AND ONE HUNDREDTHS FEET (322.01) TO AN IRON PIN ON LINE OF OTHER LANDS OF GRANTORS; THENCE ALONG OTHER LANDS OF GRANTORS, SOUTH NO DEGREES, FORTY TWO DEGREES FIFTEEN MINUTES EAST (S 0° 42' 15" E) ONE HUNDRED FORTY SEVEN AND TWELVE HUNDREDTHS FEET (147.12) TO AN IRON PIN AND THE NORTHEAST CORNER OF LOT NO. 4; THENCE ALONG LOT NO. 4, NORTH SEVENTY SEVEN DEGREES, TWENTY TWO MINUTES, FORTY FIVE SECONDS WEST (N 77° 22' 45" W) THREE HUNDRED FORTY THREE AND NINETEEN HUNDREDTHS FEET (343.19) TO AN IRON PIN AND PLACE OF BEGINNING. KNOWN AS LOT NO. 5 ON MAP PREPARED BY P.R. MONDOCK FOR SHIROKEY SURVEYS AND DATED JULY 20, 2001.**

**CONTAINING 1.1385 ACRES AND BEING PART OF THE SAME PREMISES CONVEYED TO SADIM LLC, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CLEARFIELD COUNTY TO INSTRUMENT NUMBER 200110862.**

**UNDER AND SUBJECT, NEVERTHELESS, TO ALL EXCEPTIONS, RESERVATIONS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN PRIOR DEEDS IN THE CHAIN OF TITLE.**

\$ND\$0001945452DR671CF001DXC83500000

July 05, 2007

Certified Mail/Return  
Receipt Requested

Melony C Sopic  
2524 Red Schoolhouse Rd  
Osceola Mills PA 16666

Loan No. 0001945452  
Current Servicer: National City Mortgage Co.

HOW TO CURE YOUR MORTGAGE DEFAULT (Bring it up to date).  
HOW TO CURE YOUR MORTGAGE DEFAULT (Bring it up to date).

NATURE OF THE DEFAULT-- The MORTGAGE debt held by the above lender on  
NATURE OF THE DEFAULT

your property located at:  
2524 Red School Hous  
Houtzdale PA 16651

IS SERIOUSLY IN DEFAULT because:

YOU HAVE NOT MADE MONTHLY MORTGAGE PAYMENTS for the following month(s)  
05/01/2007 - 7/1/2007  
and the following amount(s) are now past due:

Monthly Payments	3,725.52
Corporate Fees	-3,405.00
Late Charges	90.04
Non-Sufficient Funds	.00
Other Fees	.00
Less Suspense Balance	.00
Total Due	410.56

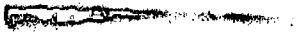
YOU HAVE FAILED TO TAKE THE FOLLOWING ACTION  
(Do not use if not applicable):

HOW TO CURE THE DEFAULT - You may cure the default within thirty (30) days  
HOW TO CURE THE DEFAULT  
of the date of this notice BY PAYING THE TOTAL AMOUNT PAST DUE TO THE  
BY PAYING THE TOTAL AMOUNT PAST DUE TO THE  
LENDER, WHICH IS \$ 3,815.56, PLUS ANY MORTGAGE PAYMENTS AND LATE CHARGES  
LENDER,  
WHICH BECOME DUE DURING THE THIRTY (30) DAY PERIOD.  
Payments must be made either by cashier's check, certified check, cash

or money order made payable and sent to:

---

National City Mortgage Co.  
Attn: Customer Counseling Department  
3232 Newmark Dr.

  
EXHIBIT A

Miamisburg, OH 45342

You can cure any other default by taking the following action within  
THIRTY (30) DAYS of the date of this letter:(Do not use if not applicable).

This is an attempt to collect a debt, any information obtained will be  
used for that purpose.

Enclosure (F) DR671 037 JCS  
@ND@ 3307-05-07

\$ND\$0001945452DR670CF001DXC64200000

July 05, 2007

Certified Mail/Return  
Receipt Requested

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Total Due	410.56

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LENDER,  
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Payments must be made either by cashier's check, certified check, cash

or money order made payable and sent to:

---

National City Mortgage Co.  
Attn: Customer Counseling Department  
3232 Newmark Dr.

Miamisburg, OH 45342

You can cure any other default by taking the following action within  
THIRTY (30) DAYS of the date of this letter:(Do not use if not applicable)

This is an attempt to collect a debt. Any information obtained will be  
used for that purpose.

Enclosure (F) DR670 057 JCS  
@ND@ 3307-05-07

# ACT 91 NOTICE TAKE ACTION TO SAVE YOUR HOME FROM FORECLOSURE

This is an official notice that the mortgage on your home is in default, and the lender intends to Foreclose. Specific information about the nature of the default is provided in the attached pages.

The HOMEOWNER'S MORTGAGE ASSISTANCE PROGRAM (HEMAP) may be able to help save your home. This Notice explains how the program works.  
To see if HEMAP can help, you must MEET WITH A CONSUMER CREDIT COUNSELING AGENCY WITHIN 30 DAYS OF THE DATE OF THIS NOTICE. Take this Notice with you when you meet with the Counseling Agency.  
The name, address and phone number of Consumer Credit Counseling Agencies serving your County are included with this Notice. If you have any questions, you may call the Pennsylvania Housing Finance Agency toll free at 1-800-342-2397. (Persons with impaired hearing can call (717) 780-1869).

This Notice contains important legal information. If you have any questions, representatives at the Consumer Credit Counseling Agency may be able to help explain it. You may also want to contact an attorney in your area. The local bar association may be able to help you find a lawyer.

LA NOTIFICACION EN ADJUNTO ES DE SUMA IMPORTANCIA, PUES AFECTA SU DERECHO A CONTINUAR VIVIENDO EN SU CASA. SI NO COMPRENDE EL CONTENIDO DE ESTA NOTIFICACION OBTENGA UNA TRADUCCION INMEDIATAMENTE LLAMANDO ESTA AGENCIA (PENNSYLVANIA HOUSING FINANCE AGENCY) SIN CARGOS AL NUMERO MENCIONADO ARRIBA. PUEDES SER ELEGIBLE PARA UN PRESTAMO POR EL PROGRAMA LLAMADO "HOMEOWNER'S EMERGENCY MORTGAGE ASSISTANCE PROGRAM" EL CUAL PUEDE SALVAR SU CASA DE LA PERDIDA DEL DERECHO A REDIMIR SU HIPOTECA.

HOMEOWNER'S EMERGENCY MORTGAGE ASSISTANCE PROGRAM  
YOU MAY BE ELIGIBLE FOR FINANCIAL ASSISTANCE WHICH CAN SAVE  
YOUR HOME FROM FORECLOSURE AND HELP YOU MAKE FUTURE  
MORTGAGE PAYMENTS.

IF YOU COMPLY WITH THE PROVISIONS OF THE HOMEOWNER'S EMERGENCY MORTGAGE ASSISTANCE ACT OF 1983 (THE "ACT"), YOU MAY BE ELIGIBLE FOR EMERGENCY MORTGAGE ASSISTANCE:

- IF YOUR DEFAULT HAS BEEN CAUSED BY CIRCUMSTANCES BEYOND YOUR CONTROL.
- IF YOU HAVE A REASONABLE PROSPECT OF BEING ABLE TO PAY YOUR MORTGAGE PAYMENTS, AND
- IF YOU MEET OTHER ELIGIBILITY REQUIREMENTS ESTABLISHED BY THE PENNSYLVANIA HOUSING FINANCE AGENCY.

TEMPORARY STAY OF FORECLOSURE – Under the Act, you are entitled to a temporary stay of foreclosure on your mortgage for thirty (30) days from the date of this Notice. During that time you must arrange and attend a "face-to-face" meeting with one of the consumer credit counseling agencies listed at the end of this Notice. THIS MEETING MUST OCCUR WITHIN THE NEXT (30) DAYS. IF YOU DO NOT APPLY FOR EMERGENCY MORTGAGE ASSISTANCE, YOU MUST BRING YOUR MORTGAGE UP TO DATE. THE PART OF THIS NOTICE CALLED "HOW TO CURE YOUR MORTGAGE DEFAULT", EXPLAINS HOW TO BRING YOUR MORTGAGE UP TO DATE.

CONSUMER CREDIT COUNSELING AGENCIES – If you meet with one of the consumer credit counseling agencies listed at the end of this notice, the lender may NOT take action against you for thirty (30) days after the date of this meeting. The names, addresses and telephone numbers of designated consumer credit counseling agencies for the county in which the property is located are set forth at the end of this Notice. It is only necessary to schedule one face-to-face meeting. Advise your lender immediately of your intentions.

APPLICATION FOR MORTGAGE ASSISTANCE – Your mortgage is in default for the reasons set forth later in this Notice (see following pages for specific information about the nature of your default). If you have tried and are unable to resolve this problem with the lender, you have the right to apply for financial assistance from the Homeowner's Emergency Mortgage Assistance Program. To do so, you must fill out, sign and file a completed Homeowner's Emergency Assistance Program Application with one of the designated consumer credit counseling agencies listed at the end of this Notice. Only consumer credit counseling agencies have applications for the program and they will assist you in submitting a complete application to the Pennsylvania Housing Finance Agency. Your application MUST be filed or postmarked within thirty (30) days of your face-to-face meeting.

**YOU MUST FILE YOUR APPLICATION PROMPTLY. IF YOU FAIL TO DO SO OR IF YOU DO NOT FOLLOW THE OTHER TIME PERIODS SET FORTH IN THIS LETTER, FORECLOSURE MAY PROCEED AGAINST YOUR HOME IMMEDIATELY AND YOUR APPLICATION FOR MORTGAGE ASSISTANCE WILL BE DENIED.**

AGENCY ACTION – Available funds for emergency mortgage assistance are very limited. They will be disbursed by the Agency under the eligibility criteria established by the Act.

HOW TO CONTACT THE LENDER: Name of Lender: National City Mortgage Co.

Address: 3232 Newmark Dr. Miamisburg OH 45342

Phone Number: 1-800-523-8654 Fax Number: (937) 910-4058

Contact Person: CUSTOMER COUNSELING DEPARTMENT

EFFECT OF SHERIFF'S SALE – You should realize that a Sheriff's Sale will end your ownership of the mortgaged property and your right to occupy it. If you continue to live in the property after the Sheriff's Sale, a lawsuit to remove you and your furnishing and other belongings could be started by the lender at any time.

ASSUMPTION OF MORTGAGE – You may or may not be able to sell or transfer your home to a buyer or transferee who will assume the mortgage debt, provided that all the outstanding payments, charges and attorney's fees and costs are paid prior to or at the sale and that the other requirements of the mortgage are satisfied. For additional information please contact the Collection Dept.

YOU MAY ALSO HAVE THE RIGHT:

TO SELL THE PROPERTY TO OBTAIN MONEY TO PAY OFF THE MORTGAGE DEBT OR TO BORROW MONEY FROM ANOTHER LENDING INSTITUTION TO PAY OFF THIS DEBT.

TO HAVE THIS DEFAULT CURED BY ANY THIRD PARTY ACTING ON YOUR BEHALF.

TO HAVE THE MORTGAGE RESTORED TO THE SAME POSITION AS IF NO DEFAULT HAD OCCURRED, IF YOU CURE THE DEFAULT. (HOWEVER, YOU DO NOT HAVE THIS RIGHT TO CURE YOUR DEFAULT MORE THAN THREE TIMES IN ANY CALENDAR YEAR.)

TO ASSERT THE NONEXISTENCE OF DEFAULT IN ANY FORECLOSURE PROCEEDING OR ANY OTHER LAWSUIT INSTITUTED UNDER THE MORTGAGE DOCUMENTS.

TO ASSERT ANY OTHER DEFENSE YOU BELIEVE YOU MAY HAVE TO SUCH ACTION BY THE LENDER.

TO SEEK PROTECTION UNDER THE FEDERAL BANKRUPTCY LAW.

The Pennsylvania Housing Finance Agency has sixty (60) days to make a decision after it receives your application. During that time, no foreclosure proceedings will be pursued against you if you have met the time requirements set forth above. You will be notified directly by the Pennsylvania Housing Finance Agency of its decision on your application.

**NOTE: IF YOU ARE CURRENTLY PROTECTED BY THE FILING OF A PETITION IN BANKRUPTCY, THE FOLLOWING PART OF THIS NOTICE IS FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE CONSIDERED AS AN ATTEMPT TO COLLECT THE DEBT.**

(If you have filed bankruptcy, you can still apply for Emergency Mortgage Assistance.) **IF YOU DO NOT CURE THE DEFAULT (see page 1)** – If you do not cure the default within THIRTY (30) DAYS of the date of this Notice, the lender intends to exercise its rights to accelerate the mortgage debt. This means that the entire outstanding balance of this debt will be considered due immediately and you may lose the chance to pay the mortgage in monthly installments. If full payment of the total amount past due is not made within THIRTY (30) DAYS, the lender also intends to instruct its attorneys to start legal action to foreclose upon your mortgage property.

**IF THE MORTGAGE IS FORECLOSED UPON** – The mortgaged property will be sold by the Sheriff to pay off the mortgage debt. If the lender refers your case to its attorneys, but you cure the delinquency before the lender begins legal proceedings against you, you will still be required to pay the reasonable attorney's fees that were actually incurred, up to \$50.00. However, if legal proceedings are started against you, you will have to pay all reasonable attorneys' fees actually incurred by the lender even if they exceed \$50.00. Any attorney's fees will be added to the amount you owe the lender, which may also include other reasonable costs. If you cure the default within the THIRTY (30) DAY period, you will not be required to pay attorney's fees.

**OTHER LENDER REMEDIES** – The lender may also sue you personally for the unpaid principal balance and all other sums due under the mortgage.

**RIGHT TO CURE THE DEFAULT PRIOR TO SHERIFF'S SALE** – If you have not cured the default within the THIRTY (30) DAY period and foreclosure proceedings have begun, you still have the right to cure the default and prevent the sale at any time up to one hour before the Sheriff's Sale. You may do so by paying the total amount then past due, plus any late or other charges then due, reasonable attorney's fees and costs connected with the foreclosure sale and any other costs connected with the Sheriff's Sale as specified in writing by the lender and by performing any other requirements under the mortgage. Curing your default in the manner set forth in this notice will restore your mortgage to the same position as if you had never defaulted.

**EARLIEST POSSIBLE SHERIFF'S SALE DATE** – It is estimated that the earliest date that such a Sheriff's Sale of the mortgaged property could be held would be approximately **FOUR(4) months from the date of this Notice.** A notice of the actual date of the Sheriff's Sale will be sent to you before the sale. Of course, the amount needed to cure the default will increase the longer you wait. You may find out at any time exactly what the required payment or action will be by contacting the lender.

**APPENDIX C**  
**PENNSYLVANIA HOUSING FINANCE AGENCY**  
**HOMEOWNER'S EMERGENCY MORTGAGE ASSISTANCE PROGRAM**  
**CONSUMER CREDIT COUNSELING AGENCIES**

(Rev. 6)

**ADAMS COUNTY**

American Red Cross—  
Hanover Chapter  
529 Carlisle Street  
Hanover, Pennsylvania 17331  
(717) 637-3788  
FAX (717) 637-3294

CCCS of Western PA  
2000 Linglestown Road  
Harrisburg PA 17102  
(717) 541-1757  
FAX (717) 541-4670

Financial Counseling Services of  
Franklin  
31 West 3rd Street  
Waynesboro, PA 17268  
(717) 762-3285

Adams County Housing Authority  
139-143 Carlisle St  
Gettysburg PA 17325  
(717) 334-1518  
FAX (717) 334-8326

**ALLEGHENY COUNTY**  
Pennsylvania Housing Finance Agency  
(Marcia Hess)  
2275 Swallow Hill road, Bldg 200  
Pittsburgh, PA 15220  
(412) 429-2842  
FAX (412) 429-2835

Credit Counselors of PA  
401 Wood Street, Suite 906  
Pittsburgh, PA 15222  
(412) 338-9954 or 1(800) 737-2933  
FAX (412) 338-9963

Action Housing, Inc.  
425 6th Avenue, Suite 950  
Pittsburgh, PA 15219  
(412) 391-1956 or (412) 281-2102 or  
1 (800) 792-2801  
FAX (412)-391-4512

Community Action Southwest  
22 West High Street  
Waynesburg, PA 15370  
(724) 852-2893

CCCS of Western Pennsylvania, Inc.  
309 Smithfield Street  
Pittsburgh, PA 15222  
(412) 471-7584

Housing Opportunities  
133 Seventh Street  
McKeesport PA 15132  
(412) 664-1906  
Fax (412) 664-0873

Urban League Of Pittsburgh  
Bldg. For Equal Opportunity  
One Smithfield St.  
Pittsburgh PA 15222-2222  
(412) 227-4802  
FAX (412) 261-5207

Mon-Valley Unemployed Committee  
120 E. 9th Avenue  
Homestead, PA 15120  
(412) 462-8962

**ARMSTRONG COUNTY**  
CCCS of Western Pennsylvania, Inc.  
217 E. Plank Road  
Altoona PA 16602  
(814) 844-8100 or (814) 944-5747

Indiana Co. Community Action  
Program  
627 Water Street, Box 187  
Indiana PA 15701  
(724) 465-2557  
FAX (724) 465-5118

Credit Counselors of PA  
401 Wood Street, Suite 906  
Pittsburgh, PA 15222  
(412) 338-9954 or  
1(800) 737-2933  
FAX (412) 338-9963

**BEAVER COUNTY**  
Action Housing, Inc.  
425 6th Avenue, Suite 950  
Pittsburgh, PA 15219  
(412) 391-1956  
FAX (412) 391-4512

CCCS of Western Pennsylvania, Inc.  
971 Third Street  
Beaver, PA 15009  
(724) 774-0798

Housing Opportunities of Beaver  
County, Inc.  
650 Corporation St, Suite 207  
Beaver, PA 15008  
(724) 728-7511

Mon Valley Unemployed Committee  
120 E. 9th Avenue  
Homestead, PA 15120  
(412) 462-8962  
(412) 462-8964

Housing Opportunities Inc.  
133 Seventh Street  
P.O. Box 9  
McKeesport PA 15134

Credit Counselors of PA  
401 Wood Street, Suite 906  
Pittsburgh, PA 15222  
(412) 338-9954 or 1(800) 737-2933  
FAX (412) 338-9963

**BEDFORD COUNTY**  
Bedford-Fulton Housing Services  
10241 Lincoln Highway  
Everett, PA 15537  
(814) 623-9129  
FAX (814) 623-7187

CCCS of Western Pennsylvania, Inc.  
217 E. Plank Road  
Altoona PA 16602  
(814) 944-8100  
FAX (814) 944-5747

Keystone Economic  
Development Corporation  
1954 Mary Grace Lane  
Johnstown, PA 15901  
(814) 535-6556  
FAX (814) 539-1688

Tableland Services, Inc.  
535 East Main Street  
Somerset PA 15501  
(814) 445-9628 or 1-800-452-0148  
FAX (814) 443-3690

Weatherization Office  
917 Mifflin Street  
Huntingdon, PA 16652  
(814) 643-2343

CCCS of Lehigh Valley  
3671 Crescent Court East  
Whitehall, PA 18052  
(610) 821-4011 or 800-220-2733 (814)  
only  
FAX (610) 821-8932

Economic Opportunity Cabinet of  
Schuylkill County  
225 N. Centre Street  
Pottsville, PA 17901  
(717) 622-1995  
FAX (717) 622-0429

Community Housing Counselor, Inc.  
P.O. Box 244  
Kennett Square, PA 19348  
(610) 444-3682  
FAX (610) 444-8243

**BLAIR COUNTY**  
Bedford-Fulton Housing Services  
R.D. #1, Box 384  
Everett, PA 15537  
(814) 623-9129  
FAX (814) 623-7187

Keystone Economic Development Corp  
1954 Mary Grace Lane  
Johnstown PA 15901  
(814) 535-6556  
FAX (814) 539-1688

CCCS of Western Pennsylvania, Inc.  
217 E. Plank Road  
Altoona PA 16602  
(814) 944-8100 or (814) 944-5747

Weatherization Office  
917 Mifflin Street  
Huntingdon, PA 16652  
(814) 643-2343

**BRADFORD COUNTY**  
CCCS of Northeastern Pennsylvania  
1400 Abington Executive Park, Suite 1  
Clarks Summit, PA 18411  
(570) 587-9169 OR 1-800-922-8537  
FAX (570) 587-9134/9135

91 W. Market St.  
Wilkes-Barre, PA 18702  
(570) 821-0837 or 800-922-9537  
FAX (570) 821-1785

9 South 7th Street  
Stroudsburg PA 18360  
(570) 420-8960 or 800-922-9537  
FAX (570) 420-8981

1631 S. Atherton St., Suite 100  
State College, PA 16801  
(814) 238-3668  
FAX (814) 2383669

The Trehab Center of Northeastern PA  
10 Public Avenue  
Montrose, PA 18801  
(570) 278-3338 or 800-982-4045  
FAX (570) 278-1889

185 Elmira Street  
P.O. Box 218  
Troy, PA 16947  
(570) 297-2104

German Street, P.O. Box 369  
Dushore, PA 18614  
(570) 928-9668  
FAX (570) 928-8144

103 Warren Street, P.O. Box 709  
Tunkhannock PA 18657  
(570) 836-6840  
FAX (570) 836-6332

33 Walnut Street  
Wellboro, PA 16901  
(570) 724-5252  
FAX (570) 724-5783  
931 Main Street  
Honesdale PA 18431  
(570) 253-8941  
FAX (570) 253-4817

**BUCKS COUNTY**  
Acorn Housing Corporation  
846 North Broad Street  
Philadelphia, PA 19130  
(215) 765-1221  
FAX (215) 765-1427

Northwest Counseling Service  
5001 North Broad Street  
Philadelphia, PA 19141  
(215) 324-7500  
FAX (215) 324-8753

Bucks County Housing Group, Inc.  
140 East Richardson Avenue  
Langhorne, PA 19047  
(215) 750-4310  
FAX (215) 750-4318

CCCS of Delaware Valley  
1515 Market Street - Suite 1325  
Philadelphia PA 19107  
(215) 563-5665  
FAX (215) 864-2866

HACE  
167 Allegheny Ave 2nd Fl.  
Philadelphia, PA 19140  
(215) 426-8025  
FAX (215) 426-9122

CCCS of Delaware Valley  
Trevose Corporate Center  
4806 Street Road  
Trevose PA 19047  
(215) 563-5665

Community Devel. Corp of Frankford  
4620 Griscom Street  
Philadelphia, PA 19124  
(215) 744-2990  
FAX (215) 744-2012

CCCS of Lehigh Valley  
3671 Crescent Court East  
Whitehall, PA 18052  
(610) 821-4011 OR 800-220-2733  
FAX (610) 821-8932

Am-1st Credit Counseling Institute  
845 Coates St.  
Coatesville PA 19320  
(888) 212-6741

144 E Dekalb Pike  
King of Prussia PA 19406  
610-971-2210  
FAX (610) 265-4814

755 York Rd, Suite 103  
Warminster PA 18974  
(215) 444-9429  
FAX (215) 856-6344

**BUTLER COUNTY**  
Action Housing, Inc.  
425 6th Avenue, Suite 950  
Pittsburgh, PA 15219  
(412) 991-1856 or (412) 281-2102  
FAX (412) 391-4512

CCCS of Western PA  
YMCA Building  
339 North Washington Street  
Butler, PA 16001  
(724) 282-7812

• E&G Corporate St., Suite 207  
McKeesport, PA 15132  
(412) 664-1590  
FAX (412) 664-0873

Mon-Valley Unemployed Committee  
120 E. 9th Avenue  
Homestead, PA 15120  
(412) 462-9982  
FAX (412) 462-8964

Housing Opportunities Inc.  
133 Seventh Street  
P.O. Box 9  
McKeesport, PA 15134  
(412) 664-1906  
FAX (412) 664-0873

Credit Counselors of PA  
401 Wood Street, Suite 906  
Pittsburgh, PA 15222  
(412) 338-9954 or 1(800) 737-2933  
FAX (412) 338-9963

**CAMBRIA COUNTY**  
Bedford-Fulton Housing Services  
R.D.#1, Box 384  
Everett, PA 15537  
(814) 623-9129  
FAX (814) 623-7187

CCCS of Western PA  
217 E. Plank Road  
Altoona PA 16602  
(814) 944-8100  
FAX (814) 944-5747

Indiana County Community Action Program  
827 Water Street, Box 187  
Indiana, PA 15701  
(412) 465-2657  
FAX (412) 465-5110

Keystone Econ Development Corp.  
1954 Mary Grace Lane  
Johnstown PA 15901  
(814) 535-6556  
FAX (814) 539-1688

CCCS of Western PA  
219-A College Park Plaza  
Johnstown PA 15904  
(814) 539-6335  
Tableland Services, Inc.  
535 East Main Street  
Somerset PA 15501  
(814) 446-9628 or 1-800-452-0148  
FAX (814) 443-3690

**CAMERON COUNTY**  
Northern Tier Community Action Corp.  
P.O. Box 389  
135 West 4th Street  
Emporium, PA 15834  
(814) 486-1161  
FAX (814) 486-0825

CCCS of Western PA  
217 E. Plank Road  
Altoona PA 16602  
(814) 944-8100  
FAX (814) 944-5747  
CCCS of Western PA  
217 E. Plank Road  
Altoona, PA 16602  
(814) 944-8100  
FAX (814) 944-5747

**CARBON COUNTY**  
EOC of Schuylkill County  
225 N. Centre Street  
Pottsville, PA 17901  
(570) 622-1985  
FAX (570) 622-0429

3671 Crescent Court-East  
Whitehall PA 18052  
610-821-4011 or 800-220-2733  
570 & 814 only for 800#  
FAX (610) 821-0137

CCCS of Northeastern Pennsylvania  
1400 Abington Executive Park, Suite 1,  
Clark Summit, PA 18411  
(570) 587-9163 OR 1-800-922-9537  
FAX (570) 587-9134/9135

31 W. Market St.  
Wilkes-Barre, PA 18702  
(570) 821-0837 or 800-922-9537  
FAX (570) 821-1785

9 South 7th Street  
Stroudsburg, PA 18301  
(570) 420-8980 or, 800-922-9537  
FAX (570) 420-8981

1631 S. Atherton St., Suite 100  
State College, PA 16801  
(814) 238-3668  
FAX (814) 238-3669

Commission on Economics Opportunity  
of Luzerne County  
163 Amber Lane  
Wilkes-Barre, PA 18702  
(570) 826-0510 OR 1-800-822-0359  
FAX (570) 829-1665—CALL BEFORE  
FAXING  
(570) 455-4994 HAZELTON  
FAX (570) 455-5631—CALL BEFORE  
FAXING  
(570) 836-4090 TUNKHANNOCK

**CENTRE COUNTY**  
CCCS of Western Pennsylvania, Inc.  
217 E. Plank Road  
Altoona, PA 16602  
(814) 944-8100  
FAX (814) 944-5747

Lycoming-Clinton Co Comm For  
Community  
Action (STEP)  
2138 Lincoln Street  
P.O. Box 1328  
Williamsport, PA 17703  
(570) 326-0587  
FAX (570) 322-2197

CCCS of Northeastern PA  
1631 S. Atherton St., Suite 100  
State College PA 16801  
(814) 238-3668  
FAX (814) 238-3669

CCCS of Northeastern PA  
201 Basin Street  
Williamsport, PA 17703  
(570) 326-0587  
FAX (570) 322-2197

**CHESTER COUNTY**

Acorn Housing Corporation

846 North Broad Street

Philadelphia, PA 19130

(215) 765-1221

FAX (215) 765-1427

Northwest Counseling Services  
5001 N. Broad Street  
Philadelphia, PA 19141  
(215) 324-7500  
FAX (215) 324-8753

Budget Counseling Center  
247 North Fifth Street  
Reading, PA 18601  
(610) 375-7866  
FAX (610) 375-7830

CCCS of Delaware Valley  
1515 Market Street, Suite 1325  
Philadelphia, PA 19107  
(215) 563-6665  
FAX (215) 563-7020

HACE  
167 W. Allegheny Ave, 2nd Fl.  
Philadelphia, PA 19140  
(215) 426-8025  
FAX (215) 426-9122  
Community Housing Counseling Inc  
P.O. Box 244  
Kennett Square, PA 19348  
(610) 444-3682  
FAX (610) 444-8243

Media Fellowship House  
302 S. Jackson Street  
Media, PA 19063  
(610) 565-0846  
FAX (610) 565-8567

Phila Council For Community Adv  
100 North 17th Street, Suite 600  
Philadelphia, PA 19103  
(215) 567-7803  
FAX (215) 983-9941

Tabor Community Services, Inc.  
439 E. King Street  
Lancaster, PA 17602  
(717) 397-5182 OR 1-800-788-5062  
(H.O. only)  
FAX (717) 389-4127

Community Devel. Corp of Frankford  
Group Ministry  
4620 Griscom Street  
Philadelphia, PA 19124  
(215) 744-2990  
FAX (215) 744-2012

American Red Cross of Chester  
1729 Edgemont Avenue  
Chester, PA 19013  
(610) 874-1484

CCCS of Delaware Valley  
Marshall Building  
790 E. Market St., Suite 215  
West Chester, PA 19382  
(215) 563-5665

American Credit Counseling Institute  
845 Coates St.  
Coatesville PA 19320  
(888) 212-6741  
144 E. Dekalb Pike

King of Prussia, PA 19406  
(610) 971-2210  
FAX (610) 265-4814

755 York Rd, Suite 103  
Warminster PA 18974  
(215) 444-0429  
FAX (215) 956-6344

**CLARION COUNTY**  
CCCS of Western Pennsylvania, Inc.  
YMCA Building  
339 North Washington Street  
Butler, PA 16001  
(412) 282-7812

**CLEARFIELD COUNTY**  
Keystone Economic Development  
Corporation  
1954 Mary Grace Lane  
Johnstown, PA 15901  
(814) 535-6556  
FAX (814) 539-1688

Indiana Co. Community Action  
Program  
827 Water Street, Box 187  
Indiana, PA 15701  
(724) 465-2657  
FAX (412) 465-5118

CCCS of Western Pennsylvania, Inc.  
217 E. Plank Road  
Altoona PA 16602  
(814) 914-8100  
FAX (814) 944-5747

CCCS of Northeastern PA  
1631 S Atherton St., Suite 100  
State College, PA 16801  
(814) 238-3668  
FAX (814) 238-3669

CCCS of Western PA  
219-A College Park Plaza  
Johnstown PA 15904  
(814) 539-6335

**CLINTON COUNTY**  
Lycoming-Clinton Counties  
Commission For Community Action  
(STEP)  
2138 Lincoln Street  
P.O. Box 1329  
Williamsport, PA 17703  
(570) 326-0587  
FAX (570) 322-2197

CCCS of Northeastern PA  
1631 S Atherton St., Suite 100  
State College, PA 16801  
(814) 238-3668  
FAX (814) 238-3669

CCCS of Northeastern PA  
201 Basin Street  
Williamsport, PA 17703  
(570) 323-8627  
FAX (570) 323-6626

**COLUMBIA COUNTY**  
CCCS of Northeastern Pennsylvania  
31 W. Market Street  
P.O. Box 1127  
Wilkes-Barre, PA 18702  
(570) 821-0837 OR 1-800-822-9537  
FAX (570) 821-1785

1400 Abington Executive Park, Suite 1  
Clark's Summit, PA 18411  
(570) 587-9163 or, 800-922-9537  
FAX (570) 587-9134/9135

Commission on Economics Opportunity  
of Luzerne County  
163 Amber Lane  
Wilkes-Barre, PA 18702  
(570) 826-0510 OR 1-800-822-0359  
FAX (570) 829-1665—CALL BEFOR  
FAXING  
(570) 455-4994 HAZELTON  
FAX (570) 455-5631—CALL BEFOR  
FAXING  
(570) 836-4090 TUNKHANNOCK

**CRAWFORD COUNTY**  
Booker T. Washington Center  
1720 Holland Street  
Erie, PA 16503  
(814) 453-5744  
FAX (814) 453-5749

Greater Erie Community Action  
Committee  
18 West 9th Street  
Erie, PA 16501  
(814) 459-4581  
FAX (814) 456-0161

John F. Kennedy Center, Inc.  
2021 East 20th Street  
Erie, PA 16510  
(814) 898-0400  
FAX (814) 898-1243

Shenango Valley Urban League, Inc.  
601 Indiana Avenue  
Farrell, PA 16121  
(412) 981-5310

**CUMBERLAND COUNTY**  
CCCS of Western Pennsylvania, Inc.  
2000 Linglestown Road  
Harrisburg, PA 17102  
(717) 541-1757  
FAX (717) 541-4670

• Financial Counseling Services of  
Franklin  
31 West 3rd Street  
Waynesboro, PA 17268  
(717) 762-3285

Urban League of Metropolitan  
Harrisburg  
N. 6th Street  
Harrisburg, PA 17101  
(717) 234-5925  
FAX (717) 234-9459

**YWCA of Carlisle**

301 G Street  
Carlisle, PA 17013  
(717) 243-3818  
FAX (717) 731-9589

Community Action Comm of the Capital  
Region  
1514 Derry Street  
Harrisburg, PA 17104  
(717) 232-9757  
FAX (717) 234-2227

Adams County Housing Authority  
139-143 Carlisle St.  
Gettysburg, PA 17325  
(717) 334-1518  
FAX (717) 334-8326

**DAUPHIN COUNTY**  
CCCS of Western Pennsylvania, Inc.  
2000 Unglestown Road  
Harrisburg, PA 17102  
(717) 541-1757  
FAX (717) 541-4670

Urban League of Metropolitan  
Harrisburg  
2107 N. 6th Street  
Harrisburg, PA 17101  
(717) 234-5925  
FAX (717) 234-9459

Community Action Commission  
of the Capital Region  
1514 Derry Street  
Harrisburg PA 17104  
(717) 232-9757  
FAX (717) 234-2227

**DELAWARE COUNTY**  
Acorn Housing Corporation  
846 North Broad Street  
Philadelphia, PA 19130  
(215) 765-1221  
FAX (215) 765-1427

Northwest Counseling Service  
5001 North Broad Street  
Philadelphia, PA 19141  
(215) 324-7500  
FAX (215) 324-8753

CCCS of Delaware Valley  
1515 Market Street-Suite 1325  
Philadelphia, PA 19107  
(215) 563-5685  
FAX (215) 864-2666

**HACE**  
187 W. Allegheny Ave., 2nd Floor  
Philadelphia, PA 19140  
(215) 426-8026  
FAX (215) 426-9122

Media Fellowship House  
302 (S. Jackson) Street  
Media, PA 19063  
(610) 565-0846  
FAX (610) 565-8567

Community Housing Counselor, Inc.  
P.O. Box 244  
Kennett Square PA 19348  
(610) 444-3682  
FAX (610) 444-8243

Philadelphia Council For Community  
Adv  
100 North 17th Street  
Suite 600  
Philadelphia, PA 19103  
(215) 567-7803  
FAX (215) 963-9941

Community Devol Corp of Frankford  
Group Ministry  
4620 (Griscom) Street  
Philadelphia, PA 19124  
(215) 744-2990  
FAX (215) 744-2012

American Red Cross of Chester  
1729 Edgmont Avenue  
Chester, PA 19013  
(610) 874-1484

CCCS of Delaware Valley  
280 North Providence Road  
Media, PA 19063  
(215) 563-5665

ACCI  
175 Stratford Ave, Suite 1  
Wayne PA 19087  
(610) 971-2210  
FAX (610) 687-7860

ACCI  
144 E. Dekalb Pike  
King of Prussia, PA 19406  
(610) 971-2210

**ELK COUNTY**  
John F. Kennedy Center, Inc.  
2021 East 20th Street  
Erie, PA 16510  
(814) 898-0400  
FAX (814) 898-1243

Northern Tier Community Action Corp  
P.O. Box 389  
135 West 4th Street  
Emporium, PA 15834  
(814) 486-1161  
FAX (814) 486-0825

**ERIE COUNTY**  
Booker T. Washington Center  
1720 Holland Street  
Erie, PA 16503  
(814) 453-5744  
FAX (814) 453-5749

Greater Erie Community Action  
Committee  
18 West 8th Street  
Erie, PA 16501  
(814) 459-4581  
FAX (814) 456-0161

John F. Kennedy Center, Inc.  
2021 East 20th Street  
Erie, PA 16510  
(814) 898-0400  
FAX (814) 898-1243

**FAYETTE COUNTY**  
Action Housing, Inc.  
425 6th Avenue, Suite 950  
Pittsburgh, PA 15219  
(412) 391-1856 or (412) 281-2102  
FAX (412) 391-4512

Community Action Southwest  
22 West High Street  
Waynesburg, PA 15370  
(724) 852-2893

CCCS of Western Pennsylvania, Inc.  
1 North Gale Square  
#2 Garden Center Drive  
Greensburg, PA 15601  
(724) 838-1290

Fayette Co. Community Action Agency,  
Inc.  
137 North Beeson Avenue  
Uniontown, PA 15401  
(724) 437-6050 OR 1-800-427-INFO

FAX (412) 437-4418  
Tableland Services Inc.  
131 North Center Avenue  
Somerset, PA 15501  
(814) 445-8628  
FAX (814) 443-3690

CCCS of Western PA  
199 Edison Street  
Uniontown PA 15401  
(724) 439-8939

Mon-Valley Unemployed Committee  
120 E. 9th Avenue  
Homestead, PA 15120  
(412) 462-8962

**FOREST COUNTY**  
Warren-Forrest Counties Economic  
Opportunity Council  
204 Liberty Street  
Post Office Box 547  
Warren, PA 16365  
(814) 726-2400  
FAX (814) 723-0510

**FRANKLIN COUNTY**  
Financial Services Unlimited  
31 West 3rd Street  
Waynesboro, PA 17268  
(717) 762-3285

YWCA of Carlisle  
301 G Street  
Carlisle, PA 17013  
(717) 243-3818  
FAX (717) 243-3948

CCCS of Western Pennsylvania, Inc.  
912 South George Street  
York, PA 17403  
(717) 846-4176

American Red Cross—Hanover  
Chapter  
529 Carlisle Street  
Hanover, PA 17331  
(717) 637-3768  
FAX (717) 637-3294

Community Action Commission of  
Capital Region  
1514 Derry Street  
Harrisburg, PA 17104  
(717) 232-9757  
FAX (717) 234-2227

Urban League of Metropolitan Hbg  
2107 N. 6th Street  
Harrisburg, PA 17101  
(717) 234-5925  
FAX (717) 234-9459

CCCS of Western PA  
2000 Unglestown Road  
Harrisburg, PA 17102  
(717) 541-1757  
FAX (717) 541-4670

Adams County Housing Authority  
139-143 Carlisle St.  
Gettysburg, PA 17325  
(717) 334-1518  
FAX (717) 334-8326

**FULTON COUNTY**  
Bedford-Fulton Housing Services  
R.D.#1, Box 384  
Everett, PA 15537  
(814) 623-9129  
FAX (814) 623-7187

Financial Counseling Services of  
Franklin  
31 West 3rd Street  
Waynesboro, PA 17268  
(717) 762-3285

CCCS of Western Pennsylvania, Inc.  
912 South George Street  
York, PA 17403  
(717) 846-4176

Weatherization Office  
917 Millin Street  
Huntingdon, PA 16552  
(814) 643-2343

**GREENE COUNTY**  
Action Housing, Inc.  
425 6th Avenue, Suite 950  
Pittsburgh, PA 15219  
(412) 391-1856 or (412) 281-2102  
FAX (412) 391-4512

Mon-Valley Unemployed Committee  
120 E. 9th Avenue  
Homestead, PA 15120  
(412) 462-9962  
FAX (412) 462-9964

Community Action Southwest  
22 West High Street  
Waynesburg, PA 15370  
(724) 852-2893  
FAX (412) 627-7713

CCCS of Western Pennsylvania, Inc.  
1 North Gate Square  
#2 Garden Center Drive  
Greensburg, PA 15601  
(724) 838-1290

**HUNTINGDON COUNTY**  
Bedford-Fulton Housing Services  
RD 1, Box 384  
Everett, PA 15537  
(814) 623-9129  
FAX (814) 623-7187

CCCS of Western Pennsylvania, Inc.  
217 E. Plank Road  
Altoona, PA 16602  
(814) 944-8100  
FAX (814) 944-5747

Weatherization Office  
917 Millin Street  
Huntingdon, PA 16552  
(814) 643-2343

**INDIANA COUNTY**  
CCCS of Western Pennsylvania, Inc.  
1 North Gate Square  
#2 Garden Center Drive  
Greensburg, PA 15601  
(724) 838-1290

Indiana Co. Community Action Program  
827 Water Street, Box 187  
Indiana, PA 15701  
(724) 465-2657  
FAX (412) 465-5118

Keystone Economic Development  
Corporation  
1854 Mary Grace Lane  
Johnstown, PA 15901  
(814) 535-6556  
FAX (814) 539-1688

CCCS of Western PA  
219-A College Park Plaza  
Johnstown PA 15904  
(814) 539-6335

**JEFFERSON COUNTY**  
John F. Kennedy Center, Inc.  
2021 East 20th Street  
Erie, PA 16510  
(814) 898-0400  
FAX (814) 898-1243

CCCS of Western Pennsylvania, Inc.  
YMCAs Building  
339 North Washington Street  
Butler, PA 16001  
(724) 262-7812

Indiana County Community Action  
Program  
827 Water Street, Box 187  
Indiana, PA 15701  
(724) 465-2657  
FAX (412) 465-5118

CCCS of Western Pennsylvania, Inc.  
217 E. Plank Road  
Altoona, PA 16602  
(814) 944-8100  
FAX (814) 944-5747

Weatherization Office  
917 Mifflin Street  
Huntingdon, PA 16652  
(814) 643-2343

**LACKAWANNA COUNTY**  
CCCS of Northeastern Pennsylvania  
31 W. Market Street  
P.O. Box 1127  
Wilkes-Barre, PA 18702  
(570) 821-0837 OR 1-800-922-9537  
FAX (570) 821-1785

1400 Abington Executive Park, Suite 1  
Clarks Summit, PA 18411  
(570) 587-9163 or 800-955-9537  
FAX (570) 587-8134/9135

**LANCASTER COUNTY**  
Community Housing Counselors,  
Incorporated  
P.O. Box 244  
Kennett Square, PA 19348  
(215) 444-3662  
FAX (215) 444-3178

CCCS of Lehigh Valley  
3671 Crescent Court East  
Whitehall, PA 18052  
(215) 821-4011 1-800-220-2733  
(814) & (814) ONLY  
FAX (215) 821-8932

CCCS of Western Pennsylvania, Inc.  
912 South George Street  
York, PA 17403  
(717) 846-4176

Tabor Community Services, Inc.  
439 E. King Street  
Lancaster, PA 17602  
(717) 397-5182 OR 1-800-788-5062  
FAX (717) 399-4127

**LAWRENCE COUNTY**  
CCCS of Western Pennsylvania  
1st Federal Plaza-Suite 406  
North Mill Street  
New Castle, PA 16101  
(724) 652-8074

312 Chestnut Street, Suite 227  
Meadville PA 16395  
(814) 333-8570  
Shenango Valley Urban League, Inc.

601 Indiana Avenue  
Farrell, PA 16121  
(724) 981-5310

Housing Opportunities of Beaver  
County  
650 Corporation St., Suite 207  
Beaver, PA 15009  
(724) 728-7202  
FAX (412) 728-7202

**LEBANON COUNTY**  
Economic Opportunity Cabinet of  
Schuylkill County  
225 North Centre Street  
Pottsville, PA 17901  
(570) 622-1995  
FAX (570) 622-0429

Tabor Community Services, Inc  
439 E. King Street  
Lancaster, PA 17602  
(717) 397-5182 OR 1-800-788-5062  
FAX (717) 399-4127

**MONROE COUNTY**  
CCCS of Lehigh Valley  
3671 Crescent Court East  
Whitehall, PA 18052  
(570) 821-4011 OR 1-800-220-2733  
(814) & (814) ONLY  
FAX (570) 821-8932  
Economic Opportunity Cabinet of Schuylkill  
Co  
225 North Centre Street  
Pottsville, PA 17901  
(570) 622-1995  
FAX (570) 622-0429

**LUZERNE COUNTY**  
CCCS of Northeastern Pennsylvania  
31 W. Market Street  
P.O. Box 1127  
Wilkes-Barre, PA 18702  
(570) 821-0837 OR 1-800-922-9537  
FAX (570) 821-1785

1400 Abington Executive Park  
Suite 1  
Clarks Summit, PA 18411  
(570) 587-8163 or 800-922-9537  
FAX (570) 587-9134/9135

Comm. on Econ Opportunity of  
Luzerne County  
163 Amber Lane  
Wilkes-Barre, Pennsylvania 18702  
(570) 826-0510 OR 1-800-822-0359  
FAX (570) 829-1665—CALL BEFORE  
FAXING  
(570) 455-4994 HAZELTON  
FAX (570) 455-5631—CALL BEFORE  
FAXING  
(570) 836-4090 TUNKHANNOCK

EOC of Schuylkill County  
225 North Centre Street  
Pottsville, PA 17901  
(570) 622-1995  
FAX (570) 622-0429

**LYCOMING COUNTY**  
CCCS of Northeastern Pennsylvania  
31 W. Market Street  
P.O. Box 1127  
Wilkes-Barre, PA 18702  
(570) 821-0837 OR 1-800-922-9537  
FAX (570) 821-1785

1400 Abington Executive Park  
Suite 1  
Clarks Summit, PA 18411  
(570) 587-9163 or 800-922-9537  
FAX (570) 587-9134/9135

201 Basin Street  
Williamsport, PA 17703  
(570) 323-6627  
FAX (570) 323-6626

Lycoming-Clinton Counties  
Commission For Community Action  
(STEP)  
2138 Lincoln Street  
P.O. Box 1328  
Williamsport, PA 17703  
(570) 326-0587  
FAX (570) 322-2197

**MCKEAN COUNTY**  
John F. Kennedy Center, Inc.  
2021 East 20th Street  
Erie, PA 16510  
(614) 898-0400  
FAX (814) 898-1243

Northern Tier Community Action Corp  
P.O. Box 389  
135 W. 4th Street  
Emporium, PA 15834  
(814) 486-1161  
FAX (814) 486-0825

**MERCER COUNTY**  
Shenango Valley Urban League, Inc.  
601 Indiana Avenue  
Farrell, PA 16121  
(724) 981-5310

CCCS of Western Pennsylvania, Inc.  
YMCA Building  
339 North Washington Street  
Butler, PA 16001  
(724) 282-7812

**MIFFLIN COUNTY**  
CCCS of Western Pennsylvania, Inc.  
217 E. Plank Road  
Altoona PA 16602  
(814) 944-8100  
FAX (814) 944-5747

Weatherization Office  
917 Mifflin Street  
Huntingdon, PA 16652  
(814) 643-2343

CCCS of Northeastern PA  
1631 S. Atherton St.  
Suite 100  
State College, PA 16801  
(814) 236-3668  
FAX (814) 236-3669

**MONROE COUNTY**  
CCCS of Northeastern Pennsylvania  
31 W. Market Street  
P.O. Box 1127  
Wilkes-Barre, PA 18702  
(570) 821-0837 OR 1-800-922-9537  
FAX (570) 821-1785

1400 Abington Executive Park  
Suite 1  
Clarks Summit PA 18411  
(570) 587-9163 or 800-922-9537  
FAX (570) 587-9134/9135  
9 South 7th Street  
Stroudsburg PA 18360  
(570) 420-8980 or 800-922-9537  
FAX (570) 420-8981

Comm on Econ Opp of Luzerne County  
163 Amber Lane  
Wilkes-Barre, PA 18702  
(570) 826-0510 OR 1-800-822-0359  
FAX (570) 829-1665—CALL BEFORE  
FAXING

(570) 455-4994 HAZELTON  
FAX (570) 455-5631—CALL BEFORE  
FAXING  
(570) 836-4090 TUNKHANNOCK

**MONTGOMERY COUNTY**  
Acom Housing Corporation  
846 North Broad Street  
Philadelphia, PA 19130  
(215) 765-1221  
FAX (215) 765-1427

Northwest Counseling Service  
5001 N. Broad Street  
Philadelphia, PA 19141  
(215) 324-7500  
FAX (215) 324-8753

CCCS of Delaware Valley  
Norristown Business Center  
190 W. Germantown Pike, Suite 140  
Norristown PA 19401  
(215) 563-5865

Community Action Development Comm  
701 DeKalb Street  
Norristown, PA 19401  
(610) 277-6363  
FAX (610) 277-2123

CCCS of Delaware Valley  
1515 Market Street, Suite 1325  
Philadelphia, PA 19107  
(215) 563-5685  
FAX (215) 864-2666

Community Housing Counselors Inc  
P.O. Box 244  
Kennett Square, PA 19348  
(215) 444-3682  
FAX (215) 444-8243

Media Fellowship House  
302 S. Jackson Street  
Media, PA 18063  
(610) 565-0846

Phila Council For Community Ad.  
100 North 17th Street, Suite 600  
Philadelphia, PA 19103  
(215) 567-7803  
FAX (215) 963-9941

American Credit Counseling Instit.  
845 Coates St.  
Coatesville, PA 19320  
(888) 212-6741

144 E. Dekalb Pike  
King of Prussia PA 19406  
(610) 971-2210  
FAX (610) 265-4814

755 York Rd., Suite 103  
Warminster PA 18974  
(215) 444-9429  
FAX (215) 856-6344

**MONTOUR COUNTY**  
CCCS of Northeastern Pennsylvania  
31 W. Market Street  
P.O. Box 1127  
Wilkes-Barre, PA 18702  
(570) 821-0837 OR 1-800-922-9537  
FAX (570) 821-1785

1400 Abington Executive Park, Suite 1  
Clarks Summit, PA 18411  
(570) 587-9163 or 800-922-9537  
FAX (570) 587-9134/9135

**NORTHAMPTON COUNTY**  
CCCS of Lehigh Valley  
3671 Crescent Court East  
Whitehall, PA 18052  
(610) 821-4011 OR 1-800-220-2733  
(814) & (814) ONLY  
FAX (610) 821-8932

**NORTHUMBERLAND COUNTY**  
CCCS of Northeastern Pennsylvania  
31 W. Market Street  
P.O. Box 1127  
Wilkes-Barre, PA 18702  
(570) 821-0837 OR 1-800-922-9537  
FAX (570) 821-1785

1400 Abington Executive Park  
Suite 1  
Clarks Summit, PA 18411  
(570) 587-9163 or 800-922-9537  
FAX (570) 587-9134/9135  
201 Basin Street  
Williamsport, PA 17703  
(570) 323-6627  
FAX (570) 323-6628

Et. Econ Opportunity Cabinet of  
Schuylkill County  
225 North Centre Street  
Pottsville, PA 17901  
(570) 622-1995  
FAX (570) 622-0429

**PERRY COUNTY**  
CCCS of Western Pennsylvania, Inc.  
2000 Linglestown Road  
Harrisburg, PA 17102  
(717) 541-1757  
FAX (717) 541-4670

Financial Counseling Services of  
Franklin  
31 West 3rd Street  
Waynesboro, PA 17268  
(717) 762-3285

Urban League of Metropolitan  
Harrisburg  
2107 N. 6th Street  
Harrisburg, PA 17101  
(717) 234-5925  
FAX (717) 234-9459

• VVUL, II, LULUDEU, JUDIN  
917 Mifflin Street  
Huntingdon, PA 16652  
(814) 643-2343

YWCA of Carlisle  
301 G Street  
Carlisle, PA 17013  
(717) 243-3818  
FAX (717) 243-8948

Community Action Commission of  
The Capital Region  
1514 Derry Street  
Harrisburg, PA 17104  
(717) 232-9757  
FAX (717) 234-2227

PHILADELPHIA COUNTY  
Acorn Housing Corporation  
846 North Broad Street  
Philadelphia, PA 19130  
(215) 765-1221  
FAX (215) 765-1427

Northwest Counseling Service  
500 1/2 N Broad Street  
Philadelphia, PA 19141  
(215) 324-7500  
FAX (215) 324-8753

CCCS of Delaware Valley  
1515 Market Street, Suite 1325  
Philadelphia, PA 19107  
(215) 563-5665  
FAX (215) 864-2666

CCCS of Delaware Valley  
One Cherry Hill, Suite 215  
Cherry Hill NJ 08002  
(215) 563-5665

HACE  
167 W. Allegheny, 2nd Fl  
Philadelphia, PA 19140  
(215) 426-8025  
FAX (215) 426-9122

Housing Association of Delaware  
Valley  
1500 Walnut Street, Suite 601  
Philadelphia, PA 19102  
(215) 545-6010  
FAX (215) 790-9132

Media Fellowship House  
302 S. Jackson Street  
Media PA 19063  
(610) 565-0846  
FAX (610) 565-8587

Housing Association of Delaware  
Valley  
658 North Walls Street  
Philadelphia, PA 19123  
(215) 978-0224  
FAX (215) 765-7614

PCCA  
100 North 17TH Street, Suite 600  
Philadelphia, PA 19103  
(215) 567-7803  
FAX (215) 963-9941

Comm Devel. Corp of Frankford Group  
Ministry  
4620 Griscom Street  
Philadelphia PA 19124  
(215) 744-2990  
FAX (215) 744-2012

American Credit Counseling Institute  
845 Coates St  
Coatesville PA 19320  
(888) 212-6741

144 E Dekalb Pike  
King of Prussia PA 19406  
(610) 971-2210  
(610) 971-2210

755 York Rd, Suite 103  
Warrington PA 18974  
FAX (215) 956-6344

#### PAULINE VILLE

**DADE COUNTY**  
CCCS of Northeastern Pennsylvania  
31 W. Market Street, POB 1127  
Wilkes-Barre, PA 18702  
(570) 821-0837 OR 1-800-922-9537  
FAX (570) 821-1785

1400 Abington Executive Park, Suite 1  
Clarks Summit, PA 18411  
(570) 587-9163 OR 800-922-9537  
FAX (570) 587-9134/9135

#### 9 South 7th Street

Stroudsburg PA 18960  
(570) 420-8980 or 800-922-9537  
FAX (570) 420-8981

#### POTTER COUNTY

Northern Tier Community Action Corp.  
135 West 4th Street  
Emporium, PA 15834  
(814) 486-1161  
FAX (814) 486-0825

#### SCHUYLKILL COUNTY

Budget Counseling Center  
247 North Fifth Street  
Reading, PA 19601  
(610) 375-7866  
FAX (610) 375-7830

Econ Oppot Cabinet of Schuylkill Co  
225 N. Centre Street  
Pottsville, PA 17901  
(570) 622-1995  
FAX (570) 622-0429

#### Commission on Econ Opportunity of Luz Co.

163 Amber Lane  
Wilkes-Barre PA 18702  
(570) 826-0510 OR 1-800-822-0359  
FAX (570) 829-1665- CALL  
BEFORE FAXING  
(570) 455-4994 HAZELTON  
FAX (570) 455-5631—CALL BEFORE  
FAXING  
(570) 836-4090 TUNKHANNOCK

CCCS of Lehigh Valley  
P.O. Box A  
Whitehall PA 18052  
(610) 821-4011  
FAX (610) 821-8932

#### SNYDER COUNTY

CCCS of Western Pennsylvania, Inc.  
2000 Linglestown Road  
Harrisburg, PA 17102  
(717) 541-1757  
FAX (717) 541-4670

Urban League of Metropolitan  
Harrisburg  
2107 N. 6th Street  
Harrisburg PA 17101  
17101  
(717) 541-1757  
FAX (717) 234-9458

#### Community Action Comm of the Capital Region

1514 Derry Street  
Harrisburg PA 17104  
(717) 232-9757  
FAX (717) 234-2227

#### SOMERSET COUNTY

Bedford-Fulton Housing Services  
R.D. #1, Box 384  
Everett, PA 15537  
(814) 623-9129  
FAX (814) 623-7187

Bedford-Fulton Housing Services  
1954 Mary Grace Lane  
Johnstown, PA 15901  
FAX (814) 539-1686

CCCS of Western Pennsylvania, Inc.  
1 North Gate Square  
#2 Garden Center Drive  
Greensburg, PA 15601  
(724) 838-1290

CCCS of Western Pennsylvania, Inc.  
219-A College Park Plaza  
Johnstown PA 15904  
(814) 539-6335

#### Tableland Services Inc.

535 East Main Street  
Somerset, PA 15501  
(814) 445-9628 - 1-800-452-0148  
FAX (814) 443-3690

#### SULLIVAN COUNTY

CCCS of Northeastern Pennsylvania  
1400 Abington Executive Park, Suite 1  
Clarks Summit, PA 18411  
(570) 587-9163 OR 1-800-922-9537  
FAX (570) 587-9134/9135

#### 31 W. Market St.

Wilkes-Barre PA 18702  
(570) 821-0837 or 800-922-9537  
FAX (570) 821-1785

#### The Trehab Center of Northeastern PA

185 Elmira Street, P.O. Box 218  
Troy, PA 16947  
(570) 297-2101  
FAX (570) 297-2799

#### German Street, P.O. Box 389

FAX (570) 297-2799  
(570) 928-9668  
FAX (570) 928-8144

#### 17 Crafton Street

Wellsboro, PA 16901  
(570) 724-5252  
FAX (570) 724-5783

#### 931 Main Street

Honesdale PA 18431  
(570) 253-8941  
FAX (570) 253-4817

#### 103 Warren Street, P.O. Box 709

Tunkhannock, PA 18657  
(570) 836-6840  
FAX (570) 836-6332

#### 7 Lake Avenue, Box 339

Montrose, PA 18801  
(570) 278-3338 or 1-800-982-4045  
FAX (570) 278-1889

#### German Street, P.O. Box 389

FAX (570) 297-2799  
(570) 928-9668  
FAX (570) 928-8144

#### 17 Crafton Street

Wellsboro, PA 16901  
(570) 724-5252  
FAX (570) 724-5783

#### 931 Main Street

Honesdale PA 18431  
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FAX (570) 253-4817

#### 103 Warren Street, P.O. Box 709

Tunkhannock, PA 18657  
(570) 836-6840  
FAX (570) 836-6332

#### 7 Lake Avenue, Box 339

Montrose, PA 18801  
(570) 278-3338 or 1-800-982-4045  
FAX (570) 278-1889

#### UNION COUNTY

Lycoming-Clinton Co Comm For Com  
Action (STEP)  
2138 Lincoln Street, P.O. Box 1328  
Williamsport, PA 17703  
(570) 328-0587  
FAX (717) 322-2197

CCCS of Western Pennsylvania, Inc.  
217 E. Plank Road  
Altoona PA 16602  
(814) 944-8100  
(814) 944-8100

CCCS of Northeastern Pennsylvania  
1400 Abington Executive Park, Suite 1  
Clarks Summit, PA 18411  
(570) 587-9163 OR 1-800-922-9537  
FAX (570) 587-9134/9135

#### 31 W. Market St.

Wilkes-Barre PA 18702  
(570) 821-0637 or 800-922-9537  
FAX (570) 821-1785

#### 201 Basin Street

Williamsport, PA 17703  
(570) 323-6627  
FAX (570) 323-6626

#### VENANGO COUNTY

Greater Erie Community Action  
Committee  
18 West 9TH Street  
Erie, PA 16501  
(814) 459-4581  
FAX (814) 456-0161

#### John F. Kennedy Center, Inc

2021 East 20th Street  
Erie, PA 16510  
(814) 898-0400  
FAX (814) 898-1243

U.S. LIQUOR PLAZA, Inc.  
1100 Building  
338 North Washington Street  
Butler, PA 16001  
(412) 282-7812

**WARREN COUNTY**  
Booker T. Washington Center  
1720 Holland Street  
Erie, PA 16503  
(814) 453-5744  
FAX (814) 453-5749

Greater Erie Community Action  
Committee  
18 West 9TH Street  
Erie, PA 16501  
(814) 458-4581  
FAX (814) 456-0161

Warren-Forrest Counties Economic  
Opportunity  
Council  
1209 Pennsylvania Avenue, West  
P.O. Box 547

Warren, PA 16365  
(814) 726-2400  
FAX (814) 723-0510

**WASHINGTON COUNTY**  
Action Housing, Inc.  
425 6th Avenue, Suite 850  
Pittsburgh, PA 15219  
(412) 391-1956 or (412) 281-2102  
FAX (412) 391-4512

Community Action Southwest  
22 West High Street  
Waynesburg, PA 15370  
(724) 852-2893

CCCS of Western Pennsylvania, Inc.  
1 North Gate Square  
#2 Garden Center Drive  
Greensburg, PA 15601

CCCS of Western Pennsylvania, Inc.  
53 N. Collage Street  
Washington PA 15301  
(724) 222-8292

Housing Opportunities, Inc.  
1337 Seventh Street  
Mckeesport, PA 15132  
(412) 664-1590  
FAX (412) 664-0873

Mon-Valley Unemployed Committee  
120 E. 9th Avenue  
Homestead, PA 15120  
(412) 462-9962  
FAX (412) 462-996

Credit Counselors of PA  
401 Wood Street, Suite 806  
Pittsburgh, PA 15222  
(412) 338-9954 or (800) 737-2933  
FAX (412) 338-9963

**WAYNE COUNTY**  
CCCS of Northeastern Pennsylvania  
1400 Abington Executive Park, Suite 1  
Clarks Summit, PA 18411  
(570) 587-9163 OR 1-800-922-9537  
FAX (570) 587-9134/9135

31 W. Market St.  
Wilkes-Barre PA 18702  
(570) 821-0837 or 800-922-9537  
FAX (570) 821-1785

9 South 7th Street  
Stroudsburg PA 18360  
(570) 420-8980 or 800-922-9537  
FAX (570) 420-8981

The Trehab Center of Northeastern PA  
185 Elmira Street, P.O. Box 218  
Troy, PA 16947  
(570) 297-2101  
FAX (570) 297-2799

1100 Water Street, P.O. Box 389  
FAX (570) 297-2799  
(570) 928-0668  
FAX (570) 928-8144

17 Crafton Street  
Wellsboro, PA 16901  
(570) 724-5252  
FAX (570) 724-5783

931 Main Street  
Honesdale PA 18431  
(570) 253-8941  
FAX (570) 253-4817

103 Warren Street, P.O. Box 709  
Tunkhannock, PA 18657  
(570) 836-6840  
FAX (570) 836-6332

7 Lake Avenue, Box 339  
Montrose, PA 18801  
(570) 278-3338 or 1-800-982-4045  
FAX (570) 278-1889

**WESTMORELAND COUNTY**  
Action Housing, Inc.  
425 6th Avenue, Suite 850  
Pittsburgh, PA 15219  
(412) 391-1956 or (412) 281-2102  
FAX (412) 391-4512

Community Action Southwest  
22 West High Street  
Waynesburg, PA 15370  
(724) 852-2893

CCCS of Western Pennsylvania, Inc.  
1 North Gate Square  
#2 Garden Center Drive  
Greensburg, PA 15601  
(724) 838-1290

CCCS of Western Pennsylvania, Inc.  
199 Edison Street  
Uniontown PA 15401  
(724) 439-8939

Housing Opportunities, Inc.  
133 Seventh Street  
McKeesport, PA 15132  
(412) 664-1590  
FAX (412) 664-0873

Mon-Valley Unemployed Committee  
120 E. 9th Avenue  
Homestead, PA 15120  
(412) 462-9962  
FAX (412) 462-996

Indiana Co Community Action Program  
827 Water Street, Box 187  
Indiana, PA 15701  
(724) 465-2657  
FAX (724) 465-5118

Keystone Economic Development  
Corporation  
1954 Mary Grace Lane  
Johnstown, PA 15901  
(814) 535-6556  
FAX (814) 539-1688

Tableland Services Inc.  
535 East Main Street  
Somerset, PA 15501  
(814) 445-9828  
1-800-452-0148  
FAX (814) 443-3690

Credit Counselors of PA  
401 Wood Street, Suite 806  
Pittsburgh, PA 15222  
(412) 338-9954 or (800) 737-2933  
FAX (412) 338-9963

**WYOMING COUNTY**  
Common Economics Opportunity of  
Luzerne Co  
163 Amber Lane  
Wilkes-Barre, Pennsylvania 18701  
(570) 826-0510 OR 1-800-822-0359  
FAX (570) 829-1665—CALL BEFORE  
FAXING  
(570) 455-4994 HAZELTON  
FAX (570) 455-5631—CALL BEFORE  
FAXING  
(570) 836-4090 TUNKHANNOCK

CCCS of Northeastern Pennsylvania  
1400 Abington Executive Park, Suite 1  
Clarks Summit, PA 18411  
(570) 587-9163 OR 1-800-922-9537  
FAX (570) 587-9134/9135

31 W. Market St.  
Wilkes-Barre PA 18702  
(570) 821-0837 or 800-922-9537  
FAX (570) 821-1785

The Trehab Center of Northeastern PA  
185 Elmira Street, P.O. Box 218  
Troy, PA 16947  
(570) 297-2101  
FAX (570) 297-2799

German Street, P.O. Box 389  
FAX (570) 297-2799  
(570) 928-9668  
FAX (570) 926-8144

17 Crafton Street  
Wellsboro, PA 16901  
(570) 724-5252  
FAX (570) 724-5783

931 Main Street  
Honesdale PA 18431  
(570) 253-8941  
FAX (570) 253-4817

103 Warren Street, P.O. Box 709  
Tunkhannock, PA 18657  
(570) 836-6840  
FAX (570) 836-6332

7 Lake Avenue, Box 339  
Montrose, PA 18801  
(570) 278-3338 or 1-800-982-4045  
FAX (570) 278-1889

**YORK COUNTY**  
American Red Cross—Hanover  
Chapter  
529 Carlisle Street  
Hanover, Pennsylvania 17331  
(717) 637-3768  
FAX (717) 637-3294

Housing Council of York  
118 North George Street  
York, PA 17101  
(717) 854-1541  
FAX (717) 845-7934

CCCS of Western Pennsylvania, Inc.  
2000 [Uncle] Road  
Harrisburg, PA 17102  
CCCS of Western Pennsylvania, Inc.

912 South George Street  
York, PA 17403  
(717) 846-4176

Adams County Housing Authority  
139-143 Carlisle St  
Gettysburg PA 17325  
(717) 334-1518  
FAX (717) 334-8326

V E R I F I C A T I O N

Mark J. Udren, Esquire, hereby states that he is the attorney for the Plaintiff, a corporation unless designated otherwise; that he is authorized to take this Verification and does so because of the exigencies regarding this matter, and because Plaintiff must verify much of the information through agents, and because he has personal knowledge of some of the facts averred in the foregoing pleading; and that the statements made in the foregoing pleading are true and correct to the best of his knowledge, information and belief and the source of his information is public records and reports of Plaintiff's agents. The undersigned understands that this statement herein is made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.



---

Mark J. Udren, ESQUIRE  
UDREN LAW OFFICES, P.C.

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

National City Mortgage Company  
3232 Newmark Drive  
Miamisburg, OH 45342  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

v.  
John J. Sopic  
Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666  
Defendant(s)

NO. 07-1320-CD

PRAECIPE TO FILE VERIFICATION OF SERVICE

TO THE PROTHONOTARY:

Kindly file the attached Verification of Service with regard  
to the captioned matter.

UDREN LAW OFFICES, P.C.

Date: September 4, 2007

BY:   
Mark J. Udren, ESQUIRE  
Attorney for Plaintiff

FILED  
M 12:54 PM  
SEP 05 2007  
GK

William A. Shaw  
Prothonotary/Clerk of Courts

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

National City Mortgage Company

Plaintiff

v.

John J. Sopic  
Melony C. Sopic

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

MORTGAGE FORECLOSURE

NO. 07-1320-C0

VERIFICATION OF SERVICE

Based upon information supplied by the Sheriff of Clearfield County, service of the Complaint in Mortgage Foreclosure upon the below listed Defendant(s) was successful in accordance with Pa.R.C.P. 402:

**Defendants:** John J. Sopic and Melony C. Sopic

**Place of Service:** 2524 Red School House Road  
Osceola Mills, PA 16666

**Date of Service:** 8/22/07

On 8/31/07, Marilyn of the Clearfield County Sheriff's Office verbally confirmed via telephone that the Defendants were served on 8/22/07 by handing to John Sopic, Defendant and husband of Melony C. Sopic.

Mark J. Udren, Esquire, the undersigned, understands that the statements herein set forth above are made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

September 4, 2007



Mark J. Udren, Esquire  
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY,  
PENNSYLVANIA - CIVIL DIVISION

National City Mortgage Company  
Plaintiff  
v.

John J. Sopic  
Melony C. Sopic

Defendants

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

NO. 07-1320-CD

ORDER

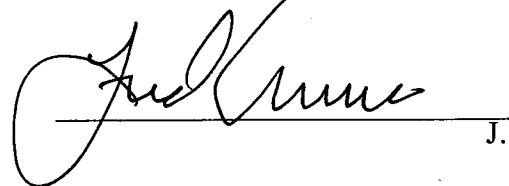
AND NOW, to wit, this 20<sup>th</sup> day of September, 2007,

upon consideration of Plaintiff's Motion to Compel Sheriff to File Return of Service of Process and  
any responses thereto, it is hereby

**ORDERED AND DECREED** that the Plaintiff's Motion to Compel Sheriff to File Return  
of Service of Process is **GRANTED**; and, it is hereby further

**ORDERED AND DECREED THAT** the Sheriff of Clearfield County shall file the returns  
of service for Complaint in Mortgage Foreclosure forthwith, and in any event, not later than three  
days after docketing this Order.

BY THE COURT:



J.

FILED 1CC Atty  
01305/01  
SEP 21 2007

1CC Sheriff  
William A. Shaw  
Prothonotary/Clerk of Courts w/out memo

(68)

**FILED**

SEP 21 2007

William A. Shaw  
Prothonotary/Clerk of Courts

DATE: 9/21/07

You are responsible for serving all appropriate parties.

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

Plaintiff(s) Attorney \_\_\_\_\_

Defendant(s) Attorney \_\_\_\_\_

Special Instructions:

**UDREN LAW OFFICES, P.C.**  
BY: **Mark J. Udren, Esquire**  
**ATTY I.D. NO. 04302**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003**  
**856-669-5400**  
**pleadings@udren.com**

National City Mortgage Company

Plaintiff

v.

John J. Sopic  
Melony C. Sopic

Defendants

**ATTORNEY FOR PLAINTIFF**

**COURT OF COMMON PLEAS**  
**CIVIL DIVISION**  
**Clearfield County**

NO. 07-1320-CD

**FILED**

SEP 19 2007

10:45 AM

William A. Shaw  
Prothonotary/Clerk of Courts

No 4/c

**PLAINTIFF'S MOTION TO COMPEL SHERIFF**  
**TO FILE RETURN OF SERVICE OF PROCESS**

Plaintiff, National City Mortgage Company, by and through undersigned counsel, by way of Motion to Compel Sheriff to File Return of Service of Process in the within matter, says:

1. The Complaint was filed in the within action in mortgage foreclosure on August 16, 2007.
2. The Sheriff of Clearfield County ("Sheriff's Department") was requested by Plaintiff to serve the Complaint upon the Defendants in accordance with the Pennsylvania Rules of Civil Procedure. See, Pa.R.C.P. 400, 401, 402, 405, and 410.
3. On September 4, 2007, personnel at the Sheriff's Office advised Counsel for the Plaintiff that the Defendants were served on August 22, 2007 at 2524 Red School House Road, Osceola Mills, PA 16666.
4. To date, the Sheriff's Department has not filed a Return of Service for the Complaint in Mortgage Foreclosure with the Prothonotary's Office "forthwith", as required by Pa.R.C.P. 405(a).

5. Plaintiff's counsel has requested that the Sheriff's Office file the service returns "forthwith" as required by Pa.R.C.P. 405.

6. Plaintiff is being prejudiced by the failure of the Sheriff to file the Sheriff's Return of Service "forthwith" as required because the Prothonotary will not enter judgment in favor of Plaintiff until return of service is filed of record.

7. The solicitor for the Sheriff's Office, Peter F. Smith, Esquire and the Sheriff have been served with a copy of this Motion.

WHEREFORE, Plaintiff respectfully requests that the Court enter the proposed Order compelling the Sheriff's Office to file returns of service of process in this case.

Respectfully Submitted,

UDREN LAW OFFICES, P.C.

By:   
Mark J. Udren, Esq.  
Attorneys for Plaintiff

**UDREN LAW OFFICES, P.C.**  
**BY: Mark J. Udren, Esquire**  
**ATTY I.D. NO. 04302**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003**  
**856-669-5400**  
**pleadings@udren.com**

National City Mortgage Company

Plaintiff

v.

John J. Sopic  
Melony C. Sopic

Defendants

**COURT OF COMMON PLEAS**  
**CIVIL DIVISION**  
**Clearfield County**

NO. 07-1320-CD

**PLAINTIFF'S MEMORANDUM OF LAW IN SUPPORT OF MOTION TO COMPEL**  
**SHERIFF TO FILE RETURN OF SERVICE OF PROCESS**

**I. STATEMENT OF FACTS**

Plaintiff, National City Mortgage Company, relies upon the facts as set forth in its Motion to Compel Sheriff to File Return of Service of Process and incorporates them by reference as if fully set forth herein.

**II. QUESTION PRESENTED**

Should the Sheriff's Department be compelled to file Returns of Service of Process where the Pennsylvania Rules of Civil Procedure require him to do so "forthwith"?

Suggested Answer: Yes.

**III. ARGUMENT**

Defendants in the within case were served on August 22, 2007, yet the Sheriff's Department has not filed a Return of Service with the Prothonotary's Office. The Pennsylvania Rules of Civil Procedure mandate as follows:

**Rule 405. Return of Service**

(a) When service of original process has been made the sheriff or other person making service shall make a return of service **forthwith**. If service has not been made and the writ has not been reissued or the complaint reinstated, a return of no service shall be made upon the expiration of the period allowed for service.

....  
(e) The return of service or of no service shall be filed with the prothonotary.

....  
(g) The sheriff upon filing a return of service or of no service shall notify by ordinary mail the party requesting service to be made that service has or has not been made upon a named party. Pa.R.C.P.

405. **(Emphasis added)**

The Prothonotary will not enter judgment in Plaintiff's favor, citing the unfiled service returns.

Despite repeated requests from Plaintiff's Counsel, the Sheriff's Office does not comply with the Pennsylvania Rules of Civil Procedure regarding filing of service returns.

Plaintiff is prejudiced by the Sheriff's failure to file the Sheriff's Return(s) of Service in a timely manner because the Prothonotary will not enter judgment in favor of Plaintiff, despite Defendants failure to respond to the Complaint in Mortgage Foreclosure, until return of service is filed of record.

**IV. CONCLUSION**

For all of the foregoing reasons, Plaintiff respectfully requests that the Motion to Compel Sheriff to File Return of Service of Process be granted and the proposed order requiring the Sheriff to comply with Pa.R.C.P. 405(a) be entered.

Respectfully Submitted,  
UDREN LAW OFFICES, P.C.

By:   
Mark J. Udren, Esq.  
Attorneys for Plaintiff

**IV. CONCLUSION**

For all of the foregoing reasons, Plaintiff respectfully requests that the Motion to Compel Sheriff to File Return of Service of Process be granted and the proposed order requiring the Sheriff to comply with Pa.R.C.P. 405(a) be entered.

Respectfully Submitted,  
UDREN LAW OFFICES, P.C.

By:   
Mark J. Udren, Esq.  
Attorneys for Plaintiff

**UDREN LAW OFFICES, P.C.**  
**BY: Mark J. Udren, Esquire**  
**ATTY I.D. NO. 04302**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003**  
**856-669-5400**  
**pleadings@udren.com**

National City Mortgage Company

Plaintiff

v.

John J. Sopic  
Melony C. Sopic

Defendants

**COURT OF COMMON PLEAS**  
**CIVIL DIVISION**  
**Clearfield County**

NO. 07-1320-CD

**CERTIFICATE OF SERVICE**

I, Mark J. Udren, Esquire, hereby certify that I served a true and correct copy of Plaintiff's Motion to Compel Sheriff to File Return of Service of Process upon the following person named herein at their last known address or their attorney of record.

xxxxxx  Regular First Class Mail

Certified Mail

Other (certificate of mailing)

Date Served: September 18, 2007

TO: John Sopic  
Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666  
Defendants Pro Se

Peter F. Smith, Esquire  
P.O. Box 130  
Clearfield, PA 163830  
Solicitor for Clearfield County Sheriff's Office

Clearfield County Sheriff's Office  
Clearfield County Courthouse  
1 North 2nd Street, Suite 116  
Clearfield, PA 16830

**UDREN LAW OFFICES, P.C.**

By:   
Mark J. Udren, Esquire  
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 103106  
NO: 07-1320-CD  
SERVICE # 1 OF 2  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: NATIONAL CITY MORTGAGE COMPANY  
vs.  
DEFENDANT: JOHN J. SOPIC and MELONY C. SOPIC

**SHERIFF RETURN**

---

NOW, August 22, 2007 AT 11:48 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON JOHN J. SOPIC DEFENDANT AT 2524 RED SCHOOL HOUSE ROAD, OSCEOLA MILLS, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO JOHN J. SOPIC, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: HUNTER / DEHAVEN

FILED  
010-11151  
SEP 24 2007

William A. Shaw  
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 103106  
NO: 07-1320-CD  
SERVICE # 2 OF 2  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: NATIONAL CITY MORTGAGE COMPANY  
vs.  
DEFENDANT: JOHN J. SOPIC and MELONY C. SOPIC

**SHERIFF RETURN**

---

NOW, August 22, 2007 AT 11:48 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON MELONY C. SOPIC DEFENDANT AT 2524 RED SCHOOL HOUSE ROAD, OSCEOLA MILLS, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO JOHN SOPIC, HUSBAND 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 # 103106  
NO: 07-1320-CD  
SERVICES 2  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: NATIONAL CITY MORTGAGE COMPANY  
vs.  
DEFENDANT: JOHN J. SOPIC and MELONY C. SOPIC

**SHERIFF RETURN**

---

RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	UDREN	96159	20.00
SHERIFF HAWKINS	UDREN	96159	43.40

Sworn to Before Me This

So Answers,

\_\_\_\_ Day of \_\_\_\_\_ 2007

  
Chester A. Hawkins  
Sheriff

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

National City Mortgage Company  
3232 Newmark Drive  
Miamisburg, OH 45342  
Plaintiff

v.

John J. Sopic  
Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666  
Defendant(s)

ATTORNEY FOR PLAINTIFF

FILED *Atty pd*  
*M/J/2007* 2000  
SEP 26 2007 No CC

Notice to  
Def.

William A. Shaw  
Prothonotary/Clerk of Courts

Statement to

*Atty GK*

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

MORTGAGE FORECLOSURE

NO. 07-1320-CD

**PRAECIPE FOR JUDGMENT FOR FAILURE TO  
ANSWER AND ASSESSMENT OF DAMAGES**

TO THE PROTHONOTARY:

Kindly enter judgment in favor of the Plaintiff and against the Defendant(s) **John J. Sopic and Melony C. Sopic** 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 Complaint	\$150,445.87
Interest Per Complaint	1,076.86
From 8/11/07 to 9/25/07	
Late charges per Complaint	90.04
From 8/11/07 to 9/25/07	
Escrow payment per Complaint	<u>341.49</u>
From 8/11/07 to 9/25/07	
 TOTAL	 <u>\$151,954.26</u>

I hereby certify that (1) the addresses of the Plaintiff and Defendant are as shown above, and (2) that notice has been given in accordance with Rule 237.1, a copy of which is attached hereto.

UDREN LAW OFFICES, P.C.

*Mark J. Udren, ESQUIRE*  
Attorney for Plaintiff

DAMAGES ARE HEREBY ASSESSED AS INDICATED

DATE: September 26, 2007

*William A. Shaw*  
PRO PROTHY

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003  
856-669-5400  
[pleadings@udren.com](mailto:pleadings@udren.com)

ATTORNEY FOR PLAINTIFF

National City Mortgage Company  
Plaintiff

v.

John J. Sopic  
Melony C. Sopic  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

NO. 07-1320-CD

TO: John J. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666

DATE of Notice: September 12, 2007  
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.

LAWYER REFERRAL SERVICE  
David S. Meholic  
Court Administrator  
Clearfield County Courthouse  
Clearfield, PA 16830  
814-765-2641, ext. 5982

NOTIFICACION IMPORTANTE

USTED SE ENCUENTRA EN ESTADO DE REBELDIA POR NO HABER TOMADO LA ACCION REQUERIDA DE SU PARTE EN ESTE CASO. AL NO TOMAR LA ACCION DEBIDA DENTRO DE UN TERMINO DE DIEZ (10) DIAS DE ESTA NOTIFICACION, EL TRIBUNAL PODRA, SIN NECESIDAD DE COMPARARECER USTED EN CORTE O ESCUCHAR PREUBA ALGUNA, DICTAR SENTENCIA EN SU CONTRA, USTED PUEDE PERDER BIENES Y OTROS DERECHOS, IMPORTANTES. DEBE LLEVAR ESTA NOTIFICACION A UN ABOGADO IMMEDIATAMENTE SI USTED NO TIENE ABOGADO, O SI NO TIENE DINERO SUFFICIENTE PARA TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA, CUYA DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERIGUAR DONDE SE PUEDE CONSEGUIR ASSISTENCIA LEGAL.

SERVICIO DE REFERENCIA LEGAL  
LAWYER REFERRAL SERVICE  
David S. Meholic  
Court Administrator  
Clearfield County Courthouse  
Clearfield, PA 16830  
814-765-2641, ext. 5982

NOTICE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

s/  
Mark J. Udren, Esquire  
Woodcrest Corporate Center  
111 Woodcrest Road, Suite 200  
Cherry Hill, New Jersey 08003-3620

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003  
856-669-5400  
[pleadings@udren.com](mailto:pleadings@udren.com)

ATTORNEY FOR PLAINTIFF

National City Mortgage Company  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

v.

John J. Sopic  
Melony C. Sopic  
Defendant(s)

NO. 07-1320-CD

TO: Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666

DATE of Notice: September 12, 2007  
**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.

LAWYER REFERRAL SERVICE  
David S. Meholic  
Court Administrator  
Clearfield County Courthouse  
Clearfield, PA 16830  
814-765-2641, ext. 5982  
**NOTIFICACION IMPORTANTE**

USTED SE ENCUENTRA EN ESTADO DE REBELDIA POR NO HABER TOMADO LA ACCION REQUERIDA DE SU PARTE EN ESTE CASO. AL NO TOMAR LA ACCION DEBIDA DENTRO DE UN TERMINO DE DIEZ (10) DIAS DE ESTA NOTIFICACION, EL TRIBUNAL PODRA, SIN NECESIDAD DE COMPARARECER USTED EN CORTE O ESCUCHAR PREUBA ALGUNA, DICTAR SENTENCIA EN SU CONTRA, USTED PUEDE PERDER BIENES Y OTROS DERECHOS, IMPORTANTES. DEBE LLEVAR ESTA NOTIFICACION A UN ABOGADO IMMEDIATAMENTE SI USTED NO TIENE ABOGADO, O SI NO TIENE DINERO SUFFICIENTE PARA TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA, CUYA DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERIGUAR DONDE SE PUEDE CONSEGUIR ASSISTENCIA LEGAL.

SERVICIO DE REFERENCIA LEGAL  
LAWYER REFERRAL SERVICE  
David S. Meholic  
Court Administrator  
Clearfield County Courthouse  
Clearfield, PA 16830  
814-765-2641, ext. 5982

NOTICE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

s/  
Mark J. Udren, Esquire  
Woodcrest Corporate Center  
111 Woodcrest Road, Suite 200  
Cherry Hill, New Jersey 08003-3620

D

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-482-6900

ATTORNEY FOR PLAINTIFF

National City Mortgage Company  
3232 Newmark Drive  
Miamisburg, OH 45342  
Plaintiff

v.  
John J. Sopic  
Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

MORTGAGE FORECLOSURE

NO. 07-1320-CD

AFFIDAVIT OF NON-MILITARY SERVICE

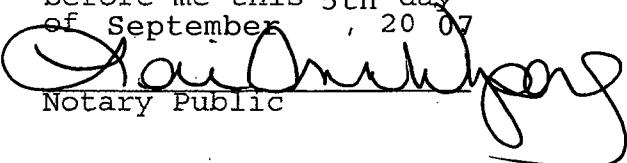
STATE OF Ohio : : SS  
COUNTY OF Montgomery : :

THE UNDERSIGNED being duly sworn, deposes and says that the averments herein are based upon investigations made and records maintained by us either as Plaintiff or as servicing agent of the Plaintiff herein and that the above Defendant(s) are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended, and that the age and last known residence and employment of each Defendant are as follows:

Defendant: John J. Sopic  
Age: Over 18  
Residence: As captioned above  
Employment: Unknown

Defendant: Melony C. Sopic  
Age: Over 18  
Residence: As captioned above  
Employment: Unknown

Sworn to and subscribed  
before me this 5th day  
of September, 2007

  
Notary Public

Mendy Mundey  
Name: Mendy Mundey  
Title: Authorized Signer  
Company: National City Mortgage Co.



LORI ANN WYSONG, Notary Public  
In and for the State of Ohio  
My Commission Expires Jan. 29, 2009

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

National City Mortgage Company  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

**COPY**

John J. Sopic  
Melony C. Sopic  
Defendant(s)

MORTGAGE FORECLOSURE

NO. 07-1320-CD

TO: John J. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666

NOTICE

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a Judgment has been entered against you in the above proceeding as indicated below.

Prothonotary

*Willie Shan 9/26/07*

Judgment by Default  
 Money Judgment  
 Judgment in Replevin  
 Judgment for Possession  
 Judgment on Award of Arbitration  
 Judgment on Verdict  
 Judgment on Court Findings

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE PLEASE CALL:

ATTORNEY Mark J. Udren, Esquire

At this telephone number: 856-669-5400.

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

**OPY**

National City Mortgage Company  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

MORTGAGE FORECLOSURE

John J. Sopic  
Melony C. Sopic  
Defendant(s)

NO. 07-1320-CD

TO: Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666

NOTICE

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a Judgment has been entered against you in the above proceeding as indicated below.

Prothonotary

*William J. Udren 9/26/07*

- Judgment by Default
- Money Judgment
- Judgment in Replevin
- Judgment for Possession
- Judgment on Award of Arbitration
- Judgment on Verdict
- Judgment on Court Findings

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE PLEASE CALL:

ATTORNEY Mark J. Udren, Esquire

At this telephone number: 856-669-5400.

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

COPY

National City Mortgage Company  
Plaintiff(s)

No.: 2007-01320-CD

Real Debt: \$151,954.26

Atty's Comm: \$

Vs. Costs: \$

Int. From: \$

John J. Sopic  
Melony C. Sopic  
Defendant(s)

Entry: \$20.00

Instrument: Default Judgment

Date of Entry: September 26, 2007

Expires: September 26, 2012

Certified from the record this 26th day of September, 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

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

**ATTORNEY FOR PLAINTIFF**

National City Mortgage Company  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

John J. Sopic  
Melony C. Sopic  
Defendant(s)

PRAECL<sup>PE</sup> FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Please issue Writ of Execution in the above matter.

Amount due \$151,954.26

Interest From 9/26/07 \_\_\_\_\_  
to Date of Sale \_\_\_\_\_  
Ongoing Per Diem of \$23.41  
to actual date of sale including if sale is  
held at a later date

(Costs to be added) \$ 125.00 P

## Prothonotary costs

UDREN LAW OFFICES, P.C.

Mark J. Udren, ESQUIRE  
ATTORNEY FOR PLAINTIFF

FILED Atty P.d.  
11/2/00 3:01 PM 20.00  
SEP 26 2001 ICC & 6 Writs  
w/prop. deser.  
William A. Shaw to Sheriff  
Notary/Clerk of Courts (RE)

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
[pleadings@udren.com](mailto:pleadings@udren.com)

ATTORNEY FOR PLAINTIFF

National City Mortgage Company  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

MORTGAGE FORECLOSURE

John J. Sopic  
Melony C. Sopic  
Defendant(s)

NO. 07-1320-CD

C E R T I F I C A T E

Mark J. Udren, 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 insured mortgage
- Non-owner occupied
- Vacant
- Act 91 procedures have been fulfilled.
- Over 24 months delinquent.

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

UDREN LAW OFFICES, P.C.

Mark J. Udren, ESQUIRE  
ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
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ATTORNEY FOR PLAINTIFF

National City Mortgage Company  
Plaintiff  
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COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

MORTGAGE FORECLOSURE

John J. Sopic  
Melony C. Sopic  
Defendant(s)

NO. 07-1320-CD

AFFIDAVIT PURSUANT TO RULE 3129.1

National City Mortgage Company, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecepice for the Writ of Execution was filed the following information concerning the real property located at: 2524 Red School House Road (Decatur Township), Osceola Mills, PA 16666

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

John J. Sopic 2524 Red School House Road  
Osceola Mills, PA 16666

Melony C. Sopic 2524 Red School House Road  
Osceola Mills, PA 16666

2. Name and address of Defendant(s) in the judgment:  
Name Address

SAME AS #1 ABOVE

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

Name Address

None

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

Name Address

National City Mortgage Co. 3232 Newmark Drive  
Miamisburg, OH 45342

PHFA 211 North Front Street  
P.O. Box 15628  
Harrisburg, PA 17101

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

Name \_\_\_\_\_ Address \_\_\_\_\_

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 \_\_\_\_\_ Address \_\_\_\_\_

Real Estate Tax Dept.

1 North Second Street, Suite 116  
Clearfield, PA 16830

## Domestic Relations Section

1 North Second Street, Suite 116  
Clearfield, PA 16830

Commonwealth of PA,  
Department of Revenue

Bureau of Compliance, PO Box 281230  
Harrisburg, PA 17128-1230

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

Name \_\_\_\_\_ Address \_\_\_\_\_

### Tenants/Occupants

2524 Red School House Road  
(Decatur Township)  
Osceola Mills, PA 16666

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

UDREN LAW OFFICES, P.C.

DATED: September 25, 2007

Mark J. Udren, ESQ.  
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
[pleadings@udren.com](mailto:pleadings@udren.com)

ATTORNEY FOR PLAINTIFF

COPY

National City Mortgage Company  
Plaintiff

v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

MORTGAGE FORECLOSURE

John J. Sopic  
Melony C. Sopic  
Defendant(s)

NO. 07-1320-CD

WRIT OF EXECUTION

TO THE SHERIFF OF Clearfield COUNTY:

To satisfy the judgment, interest and costs in the above matter,  
you are directed to levy upon and sell the following described

property: 2524 Red School House Road  
(Decatur Township)  
Osceola Mills, PA 16666  
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$151,954.26

Interest From 9/26/07 \_\_\_\_\_

to Date of Sale \_\_\_\_\_

Ongoing Per Diem of \$23.41

to actual date of sale including if sale is  
held at a later date

(Costs to be added) \$ 125.00 Prothonotary costs

By Willie L. Thompson  
Clerk  
Date 9/26/07

COURT OF COMMON PLEAS  
NO. 07-1320-CD

National City Mortgage Company  
vs.  
John J. Sopic  
Melony C. Sopic

=====  
WRIT OF EXECUTION  
=====

REAL DEBT \$ 151,954.26

INTEREST \$ \_\_\_\_\_

from 9/26/07  
to Date of Sale \_\_\_\_\_

*Ongoing Per Diem of \$23.41*  
to actual date of sale including if sale is  
held at a later date

COSTS PAID:

PROTHY \$ 125.00

SHERIFF \$ \_\_\_\_\_

STATUTORY \$ \_\_\_\_\_

COSTS DUE PROTHY. \$ \_\_\_\_\_

PREMISES TO BE SOLD:

2524 Red School House Road  
(Decatur Township)  
Osceola Mills, PA 16666

Mark J. Udren, ESQUIRE  
UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
(856) 669-5400  
pleadings@udren.com

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF DECATUR, COUNTY OF CLEARFIELD, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE EAST SIDE OF STATE ROUTE NO. 2014, SAID POINT IS ALSO THE NORTHWEST CORNER OF LOT NO. 4; THENCE ALONG SAID ROAD, NORTH EIGHT DEGREES, THREE MINUTES, TEN SECONDS EAST (N 8° 03' 10" E) ONE HUNDRED FIFTY SIX AND FIFTY SEVEN HUNDREDTHS FEET (156.57) TO AN IRON PIN AND ALSO THE SOUTHWEST CORNER OF LOT NO. 6; THENCE ALONG LOT NO. 6 SOUTH SEVENTY FIVE DEGREES FOUR MINUTES FIFTY SECONDS EAST (S 75° 04' 50" E) THREE HUNDRED TWENTY TWO AND ONE HUNDREDTHS FEET (322.01) TO AN IRON PIN ON LINE OF OTHER LANDS OF GRANTORS; THENCE ALONG OTHER LANDS OF GRANTORS, SOUTH NO DEGREES, FORTY TWO DEGREES FIFTEEN MINUTES EAST (S 0° 42' 15" E) ONE HUNDRED FORTY SEVEN AND TWELVE HUNDREDTHS FEET (147.12) TO AN IRON PIN AND THE NORTHEAST CORNER OF LOT NO. 4; THENCE ALONG LOT NO. 4, NORTH SEVENTY SEVEN DEGREES, TWENTY TWO MINUTES, FORTY FIVE SECONDS WEST (N 77° 22' 45" W) THREE HUNDRED FORTY THREE AND NINETEEN HUNDREDTHS FEET (343.19) TO AN IRON PIN AND PLACE OF BEGINNING. KNOWN AS LOT NO. 5 ON MAP PREPARED BY P.R. MONDOCK FOR SHIROKEY SURVEYS AND DATED JULY 20, 2001.

CONTAINING 1.1385 ACRES AND BEING PART OF THE SAME PREMISES CONVEYED TO SADIM LLC, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CLEARFIELD COUNTY TO INSTRUMENT NUMBER 200110862.

UNDER AND SUBJECT, NEVERTHELESS, TO ALL EXCEPTIONS, RESERVATIONS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN PRIOR DEEDS IN THE CHAIN OF TITLE.

BEING KNOWN AS: 2524 RED SCHOOL HOUSE ROAD  
(DECATUR TOWNSHIP)  
OSCEOLA MILLS, PA 16666

PROPERTY ID NO.: 112-M12-000-00155 CONTROL NO.: 112-0-96911

TITLE TO SAID PREMISES IS VESTED IN JOHN J. SOPIC AND MELONY C. SOPIC, HIS WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM ROBYN L. THOMPSON D/B/A SADIM, LLC DATED 2/28/03 RECORDED 3/4/03 IN INSTRUMENT NO. 200303261.

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
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[pleadings@udren.com](mailto:pleadings@udren.com)

ATTORNEY FOR PLAINTIFF

National City Mortgage Company  
Plaintiff  
v.  
John J. Sopic  
Melony C. Sopic  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County  
NO. 07-1320-CD

**PRAECIPE TO SUBSTITUTE VERIFICATION**

TO THE PROTHONOTARY:

Kindly substitute the attached Verification for the Verification attached to the Complaint in Mortgage Foreclosure with regard to the captioned matter.

UDREN LAW OFFICES, P.C.

DATED: September 25, 2007

BY:

Mark J. Udren, Esquire  
Attorney for Plaintiff

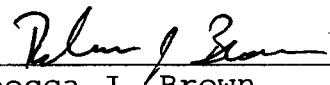
FILED  
MTH 2001 NOCC  
SEP 26 2007  
GK  
William A. Shaw  
Prothonotary/Clerk of Courts

V E R I F I C A T I O N

The undersigned, an officer of the Corporation which is the Plaintiff in the foregoing Complaint or an officer of the Corporation which is the servicing agent of Plaintiff, and being authorized to make this verification on behalf of the Plaintiff, hereby verifies that the facts set forth in the foregoing Complaint are taken from records maintained by persons supervised by the undersigned who maintain the business records of the mortgage held by Plaintiff in the ordinary course of business and that those facts are true and correct to the best of the knowledge, information and belief of the undersigned.

The undersigned understands that this statement is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date: September 5, 2007

  
Name: Rebecca J. Brown  
Title: Asst. Vice President  
Company: National City Mortgage Co.

John J. Sopic  
Melony C. Sopic  
Loan #0001945452  
MJU #07080193

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren ESQUIRE  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
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ATTORNEY FOR PLAINTIFF

National City Mortgage Company  
Plaintiff  
v.  
John J. Sopic  
Melony C. Sopic  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County  
NO. 07-1320-CD

MOTION FOR SPECIAL SERVICE PURSUANT  
TO SPECIAL ORDER OF COURT

Plaintiff, by its counsel, Mark J. Udren, Esquire, moves this Honorable Court for an Order directing service of the Notice of Sale upon Defendant(s), John J. Sopic and Melony C. Sopic by regular mail and certified mail, and by posting the mortgaged premises, and in support thereof avers the following:

1. Process was unable to be served at the then last known address of said Defendant(s) at 2524 Red School House Road, Osceola Mills, PA 16666, which is the mortgaged premises. A copy of the Return of Service is attached hereto as Exhibit A.

2. Pursuant to Pa.R.C.P. 430, Plaintiff made a Good Faith Investigation, the report thereof being attached hereto as Exhibit B.

3. Said investigation was unable to determine an alternate address for said Defendant(s).

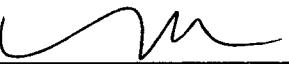
FILED  
10/25/07  
OCT 25 2007  
WCC  
GR

William A. Shaw  
Prothonotary/Clerk of Courts

4. The last known address of Defendant(s) is as set forth in the attached Exhibits.

WHEREFORE, Plaintiff prays and respectfully requests that this Honorable Court enter an Order pursuant to Pa.R.C.P. 430 directing service of the Notice of Sale upon said Defendant(s), John J. Sopic and Melony C. Sopic by regular mail and certified mail, and by posting the mortgaged premises.

UDREN LAW OFFICES, P.C.

By:   
Mark J. Udren, Esquire  
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren ESQUIRE  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
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ATTORNEY FOR PLAINTIFF

National City Mortgage Company  
Plaintiff  
v.  
John J. Sopic  
Melony C. Sopic  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County  
NO. 07-1320-CD

MEMORANDUM OF LAW

Pennsylvania Rule of Civil Procedure 430(a) specifically provides:

(a) If service cannot be made under the applicable rule the plaintiff may move the court for a special order directing the method of service. The motion shall be accompanied by an affidavit stating the nature and extent of the investigation which has been made to determine the whereabouts of the defendant and the reasons why service cannot be made.

NOTE: A sheriff's return of "not found" or the fact that a defendant has moved without leaving a new forwarding address is insufficient evidence of concealment. Gonzales vs. Polis, 238 Pa. Super. 362, 357 A.2d 580 (1976). Notice of intended adoption mailed to last known address requires a "good faith effort" to discover the correct address. Adoption of Walker, 468 Pa. 165, 360 A2d 603 (1976).

An illustration of a good faith effort to locate the defendant includes (1) inquiries of postal authorities including inquiries pursuant to the Freedom of Information Act, 39 C.F.R. Part 265, (2) inquiries of relatives, neighbors, friends and employers of the defendant and (3) examinations of local telephone directories, voter registration records, local tax records, and motor vehicle records.

As set forth in the Return of Service marked Exhibit A, the Sheriff and/or Process Server has been unable to serve the Notice of Sale. A good faith effort to discover the whereabouts of the Defendant(s) has been made as evidenced by the attached Affidavit of Good Faith Investigation marked Exhibit B.

WHEREFORE, Plaintiff prays and respectfully requests service of the Notice of Sale upon Defendant(s) by regular mail and certified mail, and by posting the mortgaged premises.

UDREN LAW OFFICES, P.C.

By:   
Mark J. Udren, Esquire  
Attorney for Plaintiff

National City Mortgage Company, et. al., Plaintiff(s)  
vs.  
John J. Sopic, et. al., Defendant(s)



Service of Process by  
**APS International, Ltd.**  
**1-800-328-7171**

APS International Plaza  
7800 Glenroy Road  
Minneapolis, MN 55439-3122

APS File #: 085767-0001

## AFFIDAVIT OF DUE AND DILIGENT ATTEMPT

UDREN LAW OFFICES Ms. Danielle Devlin 111 Woodcrest Rd, Ste 200 Cherry Hill, NJ 08003-3620	Customer File: <u>07080193</u>
---	--------------------------------

Service of Process on:

--John J. Sopic  
Court Case No. 07-1320 CD

State of: PA ss.

County of: BLAIR

Name of Server: D.M. ELLIS, undersigned, being duly sworn, deposes and says that at all times mentioned herein, s/he was of legal age and was not a party to this action;

Documents Served: the undersigned attempted to serve the documents described as:  
Notice of Sheriff's Sale of Real Property

Service of Process on: The undersigned attempted to serve the documents on  
John J. Sopic

and after due and diligent efforts, was unable to effect service.

Attempts: The following is a list of the attempts made to effect service:

Dates/Time/Address Attempted: 2524 Red School House Road, Oceola Mills, PA 16666 10/16/07 3:27 PM

Reason for Non-Service: Young Boy - Home ALONE WITH A Dog. (7 yrs. old)

Dates/Time/Address Attempted: 10/20/07 2524 Red School House Rd, OCEOLA MILLS, PA 16666 9:40 AM

Reason for Non-Service: NO ANSWER - Dog BARKING

Dates/Time/Address Attempted: 10/21/07 6:05 PM 2524 Red School House Rd, OCEOLA MILLS

Reason for Non-Service: NO ANSWER - LIGHTS ON - Dog BARKING

Based upon the above stated facts, Affiant believes the defendant is avoiding service.

Signature of Server: Undersigned declares under penalty of perjury Subscribed and sworn to before me this  
that the foregoing is true and correct. 22nd day of OCTOBER, 2007

D.M. Ellis

Signature of Server

Marilyn A. Campbell 10-28-07  
Notary Public (Commission Expires)

APS International, Ltd.



COMMONWEALTH OF PENNSYLVANIA

Notarial Seal  
Marilyn A. Campbell, Notary Public  
City of Altoona, Blair County  
My Commission Expires Oct. 28, 2007

Member, Pennsylvania Association of Notaries

EXHIBIT A

National City Mortgage Company, et. al., Plaintiff(s)  
vs.  
John J. Sopic, et. al., Defendant(s)



Service of Process by  
**APS International, Ltd.**

**1-800-328-7171**

APS International Plaza  
7800 Glenroy Road  
Minneapolis, MN 55439-3122

APS File #: 085767-0001

## AFFIDAVIT OF DUE AND DILIGENT ATTEMPT

UDREN LAW OFFICES  
Ms. Danielle Devlin  
111 Woodcrest Rd, Ste 200  
Cherry Hill, NJ 08003-3620

Customer File: 07080193

Service of Process on:

--Melony C. Sopic  
Court Case No. 07-1320 CD

State of: PA ss.

County of: Bucks

Name of Server: D.M. Ellis, undersigned, being duly sworn, deposes and says that at all times mentioned herein, s/he was of legal age and was not a party to this action;

Documents Served: the undersigned attempted to serve the documents described as:  
Notice of Sheriff's Sale of Real Property

Service of Process on: The undersigned attempted to serve the documents on  
Melony C. Sopic

and after due and diligent efforts, was unable to effect service.

Attempts: The following is a list of the attempts made to effect service:

Dates/Time/Address Attempted: 2524 Red School House Road, Oceola Mills, PA 16666 10/16/07 3:27 PM

Reason for Non-Service: Young Box - Home ALONE WITH DOG (7 yrs old)

Dates/Time/Address Attempted: 10/20/07 9:40 AM 2524 Red School House Rd, OCEOLA MILLS PA

Reason for Non-Service: NO ANSWER - Dog BARKING

Dates/Time/Address Attempted: 10/21/07 6:05 PM 2524 RED School House Rd, OCEOLA MILLS, PA

Reason for Non-Service: NO ANSWER - LIGHTS ON - DOG BARKING

Based upon the above stated facts, Affiant believes the defendant is avoiding service.

Signature of Server: Undersigned declares under penalty of perjury Subscribed and sworn to before me this  
that the foregoing is true and correct.

D.M. Ellis

Signature of Server

22<sup>nd</sup> day of OCTOBER, 2007  
Marilyn A. Campbell 10-28-07  
Notary Public (Commission Expires)

**APS International, Ltd.**

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal  
Marilyn A. Campbell, Notary Public  
City of Altoona, Blair County  
My Commission Expires Oct. 28, 2007

Member, Pennsylvania Association of Notaries

**PLAYERS NATIONAL LOCATOR****AFFIDAVIT OF GOOD FAITH INVESTIGATION**

Loan Number: **07080193**

Attorney Firm: **MARK J UDREN & ASSOCIATES**

Case Number:

Subject: **John Sopic and Melony Sopic**

A.K.A.: **John J Sopic  
Melony C Sopic, Melanie L Sopic, Melony L Richner**

Last Known Address: **2524 Red School House Road  
Osceola Mills, PA 16666**

Last Known Number: **(814) 339-7098**

Melissa Kozma, being duly sworn according to law, deposes and says:

1. I am employed in the capacity of Location Specialist for Players National Locator.
2. On 08/13/2007, I conducted an investigation into the whereabouts of the above named defendant(s). The results of my investigation are as follows:

**CREDIT INFORMATION -**

A. SOCIAL SECURITY NUMBER(S):**211-64-7730 178-56-6488**

B. EMPLOYMENT SEARCH:

**We were unable to verify current employment for John Sopic or Melony Sopic.**

C. INQUIRY OF CREDITORS:

**Creditors indicated the last reported address for John Sopic and Melony Sopic is 2524 Red School House Road, Osceola Mills, PA 16666 with the home number of (814) 339-7098. John Sopic and Melony Sopic filed chapter 7 bankruptcy in April 2006 with attorney Paul C Colavecchi. Release date of November 2006 is given. Case # 2006-70245.**

**INQUIRY OF TELEPHONE COMPANY -**

A. DIRECTORY ASSISTANCE SEARCH:

**The home number for John Sopic and Melony Sopic is (814) 339-7098, registered to 2524 Red School House Road, Osceola Mills, PA 16666. We called the home number and spoke with John Sopic who stated he and Melony Sopic are living at 2524 Red School House Road, Osceola Mills, PA 16666.**

**INQUIRY OF NEIGHBORS -**

**N/A**

**INQUIRY OF POST OFFICE -**

A. NATIONAL ADDRESS UPDATE:

**As of August 11, 2007 the National Change of Address (NCOA) has no change for John Sopic or Melony Sopic from 2524 Red School House Road, Osceola Mills, PA 16666.**

**MOTOR VEHICLE REGISTRATION -**

A. MOTOR VEHICLE & DMV OFFICE:

**We were unable to verify current drivers license information for John Sopic or Melony Sopic.**

**OTHER INQUIRIES -**

A. DEATH RECORDS:

**As of August 11, 2007 the Social Security Administration has no death records on file for John Sopic or Melony Sopic.**

**EXHIBIT B**

**Sopic or Melony Sopic and/or A.K.A's under the social security numbers provided.**

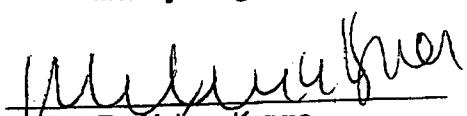
**B. PUBLIC LICENSES ( PILOT, REAL ESTATE, ETC. ):**  
None Found.

**C. COUNTY VOTER REGISTRATION:**  
We were unable to confirm a listing with the County Voters Registration Office.

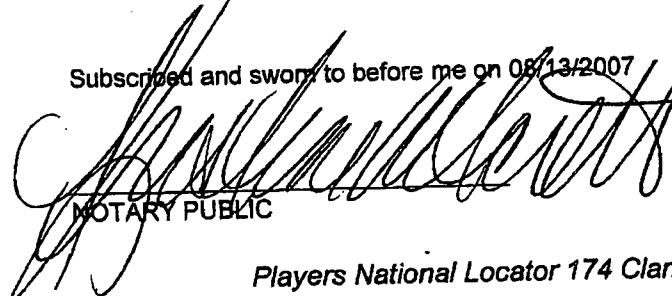
**ADDITIONAL INFORMATION ON SUBJECT -**

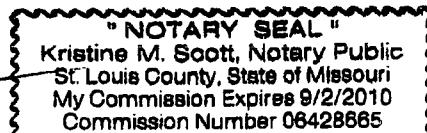
**A. DATE OF BIRTH:**

John - February 1976  
Melony - August 1975

  
AFFIANT Melissa Kozma

Subscribed and sworn to before me on 08/13/2007

  
NOTARY PUBLIC



Players National Locator 174 Clarkson Road, Ste 225 Ellisville, MO 63011  
(636)230-9922 (636)230-0558

VERIFICATION

Mark J. Udren, Esquire, hereby states that he is the Attorney for the Plaintiff in this action, that he is authorized to take this Verification, and that the statements made in the foregoing MOTION FOR SPECIAL SERVICE PURSUANT TO SPECIAL ORDER OF COURT are true and correct to the best of his knowledge, information and belief.

The undersigned understands that this statement herein is made subject to the penalties of 18 Pa.C.S. Sec 4904 relating to unsworn falsification to authorities.

UDREN LAW OFFICES, P.C.

Date: 10/24/2007

  
\_\_\_\_\_  
Mark J. Udren, Esquire  
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren ESQUIRE  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
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ATTORNEY FOR PLAINTIFF

National City Mortgage Company  
Plaintiff  
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John J. Sopic  
Melony C. Sopic  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County  
NO. 07-1320-CD

CERTIFICATE OF SERVICE

I, Mark J. Udren, Esquire hereby certify that I have served true and correct copies of the attached Motion For Special Service upon the following person(s) named herein at their last known address or their attorney of record by:

Regular First Class Mail  
 Certified Mail  
 Other

Date Served: 10/24/2007

TO: John J. Sopic  
Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666

UDREN LAW OFFICES, P.C.

By:   
Mark J. Udren, Esquire  
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL DIVISION

NATIONAL CITY MORTGAGE COMPANY

Plaintiff

\*

\*

\*

\*

\*

NO. 07-1320-CD

vs.

JOHN J. SOPIC

MELONY C. SOPIC

Defendants

\*

\*

ORDER

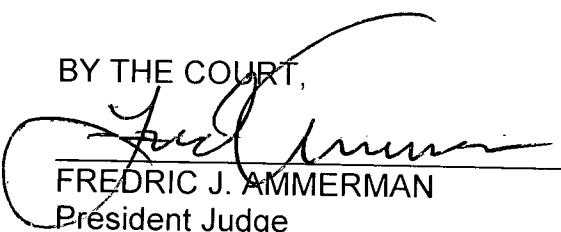
NOW, this 26<sup>th</sup> day of October, 2007, the Plaintiff is granted leave to serve the Notice of Sheriff's Sale upon the Defendants **JOHN J. SOPIC** and **MELONY C.**

**SOPIC** by:

1. Publication one time in The Progress (Clearfield) and the Clearfield County Legal Journal;
2. By first class mail to 2524 Red Schoolhouse Road, Osceola Mills, PA 16666;
3. By certified mail, return receipt requested to 2524 Red Schoolhouse Road, Osceola Mills, PA 16666; and
4. By posting the mortgaged premises known in this herein action as
5. 2524 Red Schoolhouse Road, Osceola Mills, PA 16666.

Service of the aforementioned publication and mailings is effective upon the date of publication and mailing and is to be done by Plaintiff's attorney, who will file Affidavits of Service with the Prothonotary of Clearfield County.

BY THE COURT,

  
FREDRIC J. AMMERMAN  
President Judge

FILED 3CC  
01/15/08 Atty Uldren  
OCT 26 2007  
GK

William A. Shaw  
Prothonotary/Clerk of Courts

UDREN LAW OFFICES, P.C.  
MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
**856-669-5400**

ATTORNEY FOR PLAINTIFF

National City Mortgage Company  
3232 Newmark Drive  
Miamisburg, OH 45342  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

v.

John J. Sopic  
Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666  
Defendant(s)

NO. 07-1320-CD

**PRAECIPE TO FILE PROOF OF PUBLICATION**

TO THE PROTHONOTARY:

Kindly file the attached Proof of Publication with regard to  
the captioned matter.

DATE: January 14, 2008

UDREN LAW OFFICES, P.C.

BY: \_\_\_\_\_

Attorneys for Plaintiff  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE

FILED  
M 11/27/08 NO CC  
JAN 18 2008  
WAS  
Clerk

William A. Shaw  
Prothonotary/Clerk of Courts

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 07-1320-CD**

National City Mortgage Company, 323  
Newmark Drive, Miamisburg, OH 45342  
Plaintiff v. John J. Sopic and Melony C  
Sopic, 2524 Red School House Road  
Osceola Mills, PA 16666, Defendant(s)

**NOTICE OF SALE OF REAL PROPERTY**

To: John J. Sopic and Melony C. Sopic,  
2524 Red School House Road, Osceola  
Mills, PA 16666.

Your house (real estate) at 2524 Red  
School House Road (Decatur Township,  
Osceola Mills, PA 16666 was scheduled to  
be sold at the Sheriff's Sale on December 7  
2007 at Clearfield County Courthouse,  
North Front Street, Suite 116, Clearfield, PA  
16830, to enforce the court judgment of  
\$151,954.26, obtained by Plaintiff above  
(the mortgagee) against you. If the sale is  
postponed, the property will be relisted for  
the Next Available Sale.

The Sale is Postponed From December  
7, 2007 To January 4, 2008

**Property Description:**

ALL THAT CERTAIN PIECE OF  
PARCEL OF LAND SITUATED IN THE  
TOWNSHIP OF DECATUR, COUNTY OF  
CLEARFIELD, AND STATE OF  
PENNSYLVANIA, BOUNDED AND  
DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN  
LOCATED ON THE EAST SIDE OF STATE  
ROUTE NO. 2014, SAID POINT IS ALSO  
THE NORTHWEST CORNER OF LOT NO  
4; THENCE ALONG SAID ROAD, NORTH  
EIGHT DEGREES, THREE MINUTES, TEN  
SECONDS EAST (N 8° 03' 10" E) ONE  
HUNDRED FIFTY SIX AND FIFTY SEVEN  
HUNDREDTHS FEET (156.57) TO AN

IRON PIN AND ALSO THE SOUTHWEST  
CORNER OF LOT NO. 6; THENCE ALONG  
LOT NO. 6, SOUTH SEVENTY FIVE  
DEGREES, FOUR MINUTES, FIFTY  
SECONDS EAST (S 75° 04' 50" E) THREE  
HUNDRED TWENTY TWO AND ONE  
HUNDREDTHS FEET (322.01) TO AN  
IRON PIN ON LINE OF OTHER LANDS OF  
GRANTORS; THENCE ALONG OTHER  
LANDS OF GRANTORS, SOUTH NO  
DEGREES, FORTY TWO DEGREES  
FIFTEEN MINUTES EAST (S 0° 42' 15" E)  
ONE HUNDRED FORTY SEVEN AND  
TWELVE HUNDREDTHS FEET (147.12)  
TO AN IRON PIN AND THE NORTHEAST  
CORNER OF LOT NO. 4; THENCE ALONG  
LOT NO. 4, NORTH SEVENTY SEVEN  
DEGREES, TWENTY TWO MINUTES,  
FORTY FIVE SECONDS WEST (N 77° 22'  
45" W) THREE HUNDRED FORTY THREE  
AND NINETEEN HUNDREDTHS FEET  
(343.19) TO AN IRON PIN AND PLACE OF  
BEGINNING KNOWN AS LOT NO. 5 ON  
MAP PREPARED BY P. R. MONDOCK  
FOR SHIROKEY SURVEYS AND DATED  
JULY 20, 2001.

CONTAINING 1.1385 ACRES AND  
BEING PART OF THE SAME PREMISES  
CONVEYED TO SADIM LLC, AND  
RECORDED IN THE OFFICE OF THE  
RECORDER OF DEEDS OF CLEARFIELD  
COUNTY TO INSTRUMENT NUMBER  
200110862.

UNDER AND SUBJECT, NEV-  
ER-THELESS, TO ALL EXCEPTIONS,  
RESERVATIONS, CONDITIONS AND  
RESTRICTIONS AS CONTAINED IN  
PRIOR DEEDS IN THE CHAIN OF TITLE.

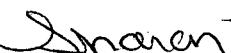
BEING KNOWN AS: 2524 RED  
SCHOOL HOUSE ROAD, (DECATUR  
TOWNSHIP), OSCEOLA MILLS, PA 16666  
PROPERTY ID NO.: 112-M12-000-  
00155

CONTROL NO.: 112-0-96911  
TITLE TO SAID PREMISES IS  
VESTED IN JOHN J. SOPIC AND MELONY  
C. SOPIC, HIS WIFE, AS TENANTS BY  
THE ENTIRETIES BY DEED FROM  
ROBYN L. THOMPSON D/B/A SADIM, LLC  
DATED 2/28/03 RECORDED 3/4/03 IN  
INSTRUMENT NO.

MARK J. UDREN ATTORNEY FOR  
PLAINTIFF MARK J. UDREN &  
ASSOCIATES, WOODCREST CORPOR-  
ATE CENTER, 111 WOODCREST ROAD,  
SUITE 200, CHERRY HILL, NJ 08003-3620,  
856-669-5400.

WILLIAM J. MANSFIELD, INC. Legal  
Advertising Agency The Woods, Suite 1209,  
998 Old Eagle School Road, Wayne, PA  
19087-1805, Telephone 610-254-9980.

Sworn and subs

  
Notary Public  
My Commission

**NOTARIAL SEAL**  
SHARON J. PUSEY, Notary Public  
Houtzdale, Clearfield County, PA  
My Commission Expires, April 7, 2011

**ION**

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onally appeared Gary A.  
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by of the notice or  
gular issues of Week of  
f the allegations of this  
publication are true.

  
A. Knaresboro, Esquire

or

or aforesaid.

6

William J. Mansfield Inc  
The Woods, Suite 1209  
998 Old Eagle School Rd  
Wayne PA 19087-1805

John J. Sopic and  
Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666  
Defendant(s)

NOTICE OF SALE  
OF REAL PROPERTY

To: John J. Sopic and  
Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666  
Your house (real estate) at 2524  
Red School House Road (Decatur  
Township) Osceola Mills, PA  
16666 was scheduled to be sold at  
the Sheriff's Sale on December 7,  
2007 at Clearfield County Court-  
house, 1 North Front Street, Suite  
116, Clearfield, PA 16830, to en-  
force the court judgment of  
\$151,954.26, obtained by Plain-

tiff, above (the mortgagee) against  
you. If the sale is postponed, the  
property will be relisted for the Next  
Available Sale.

The Sale Is Postponed From De-  
cember 7, 2007 To January 4,  
2008.

PROPERTY DESCRIPTION  
ALL THAT CERTAIN PIECE OR  
PARCEL OF LAND SITUATED IN  
THE TOWNSHIP OF DECATUR,  
COUNTY OF CLEARFIELD, AND  
STATE OF PENNSYLVANIA,  
BOUNDED AND DESCRIBED AS  
FOLLOWS:

BEGINNING AT AN IRON PIN LO-  
CATED ON THE EAST SIDE OF  
STATE ROUTE NO. 2014, SAID  
POINT IS ALSO THE NORTHWEST  
CORNER OF LOT NO. 4 THENCE  
ALONG SAID ROAD, NORTH  
EIGHT DEGREES, THREE MIN-  
UTES, TEN SECONDS EAST (N.  
8° 03' 10" E.) ONE HUNDRED  
FIFTY SIX AND FIFTY SEVEN  
HUNDREDTHS FEET (156.57) TO  
AN IRON PIN AND ALSO THE  
SOUTHWEST CORNER OF LOT  
NO. 6, THENCE ALONG LOT NO.  
6, SOUTH SEVENTY FIVE DE-  
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SECONDS EAST (S. 75° 04' 50"  
E.) THREE HUNDRED TWENTY  
TWO AND ONE HUNDREDTHS  
FEET (322.01) TO AN IRON PIN

ON LINE OF OTHER LANDS OF  
GRANTORS; THENCE ALONG  
OTHER LANDS OF GRANTORS,  
SOUTH NO DEGREES, FORTY  
TWO DEGREES FIFTEEN MIN-  
UTES EAST (S. 0° 42' 15" E.)  
ONE HUNDRED FORTY SEVEN  
AND TWELVE HUNDREDTHS  
FEET (147.12) TO AN IRON PIN  
AND THE NORTHEAST CORNER  
OF LOT NO. 4; THENCE ALONG  
LOT NO. 4, NORTH SEVENTY  
SEVEN DEGREES, TWENTY TWO  
MINUTES, FORTY FIVE SEC-  
ONDS WEST (N. 77° 22' 45" W.)  
THREE HUNDRED FORTY THREE  
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FEET (343.19) TO AN IRON PIN  
AND PLACE OF BEGINNING,  
KNOWN AS LOT NO. 5 ON MAP  
PREPARED BY P.R. MONDOCK  
FOR SHIROKEY SURVEYS AND  
DATED JULY 20, 2001.  
CONTAINING 1.1385 ACRES  
AND BEING PART OF THE SAME  
PREMISES CONVEYED TO SA-  
DIM LLC AND RECORDED IN THE

## STATE OF PENNSYLVANIA

SS:

## COUNTY OF CLEARFIELD

On this 19th day of November, A.D. 20 07,  
before me, the subscriber, a Notary Public in and for said County and  
State, personally appeared Margaret E. Krebs, who being duly sworn  
according to law, deposes and says that she is the President of The  
Progressive Publishing Company, Inc., and Associate Publisher of The  
Progress, a daily newspaper published at Clearfield, in the County of  
Clearfield and State of Pennsylvania, and established April 5, 1913, and  
that the annexed is a true copy of a notice or advertisement published in  
said publication in

the regular issues of November 13, 2007.  
And that the affiant is not interested in the subject matter of the notice or  
advertising, and that all of the allegations of this statement as to the time,  
place, and character of publication are true.

*Margaret E. Krebs*

Sworn and subscribed to before me the day and year aforesaid.

*Cheryl J. Robison*  
Notary Public  
Clearfield, Pa.

My Commission Expires  
October 31, 2011

## COMMONWEALTH OF PENNSYLVANIA

## Notarial Seal

Cheryl J. Robison, Notary Public  
Clearfield Boro, Clearfield County  
My Commission Expires Oct. 31, 2011

Member, Pennsylvania Association of Notaries

UDREN LAW OFFICES, P.C.  
MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

National City Mortgage Company  
3232 Newmark Drive  
Miamisburg, OH 45342  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

v.  
John J. Sopic  
Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666  
Defendant(s)

NO. 07-1320-CD

PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to  
the captioned matter.

Date: January 14, 2008

UDREN LAW OFFICES, P.C.

BY: \_\_\_\_\_

Attorneys for Plaintiff  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE

FILED  
M 11/27/07 NO  
JAN 18 2008  
W.A. Shaw  
Prothonotary/Clerk of Courts

William A. Shaw  
Prothonotary/Clerk of Courts

National City Mortgage Company, et. al., Plaintiff(s)  
vs.  
John J. Sopic, et. al., Defendant(s)



Service of Process by  
**APS International, Ltd.**  
**1-800-328-7171**

APS International Plaza  
7800 Glenroy Rd.  
Minneapolis, MN 55439-3122

APS File #: 085767-0002

## AFFIDAVIT OF SERVICE -- Individual

UDREN LAW OFFICES  
Ms. Danielle Devlin  
111 Woodcrest Rd, Ste 200  
Cherry Hill, NJ 08003-3620

Service of Process on:

--Melony C. Sopic, by posting  
Court Case No. 07-1320 CD

State of: PA ss.

County of: BLAIR

Name of Server: D.M. ELLIS, undersigned, being duly sworn, deposes and says that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 4th day of NOVEMBER, 20 07, at 11:07 o'clock AM

Place of Service: at 2524 Red School House Road, in Oceola Mills, PA 16666

Documents Served: the undersigned served the documents described as:  
Notice of Sheriff's Sale of Real Property w/ Order

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:

Melony C. Sopic, by posting

By personally delivering them into the hands of the person to be served.

By delivering them into the hands of \_\_\_\_\_, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with  
Melony C. Sopic, by posting

at the place of service, and whose relationship to the person is: \_\_\_\_\_

Description of Person Receiving Documents: The person receiving documents is described as follows:

Sex \_\_\_\_\_; Skin Color \_\_\_\_\_; Hair Color \_\_\_\_\_; Facial Hair \_\_\_\_\_

Approx. Age \_\_\_\_\_; Approx. Height \_\_\_\_\_; Approx. Weight \_\_\_\_\_

To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct. Subscribed and sworn to before me this

6th day of November, 20 07

D.M. Ellis  
Signature of Server

Notary Public

(Commission Expires)

**APS International, Ltd.**

COMMONWEALTH OF PENNSYLVANIA

Notary Seal  
Monica Crilly Notary Public  
City Of Altoona Baldwin County  
My Commission Exp. 09 Aug. 27, 2009

Member, Pennsylvania Association of Notaries

National City Mortgage Company, et. al., Plaintiff(s)  
vs.  
John J. Sopic, et. al., Defendant(s)



Service of Process by  
**APS International, Ltd.**

1-800-328-7171

APS International Plaza  
7800 Glenroy Rd.  
Minneapolis, MN 55439-3122

APS File #: 085767-0002

## AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

UDREN LAW OFFICES

Ms. Danielle Devlin

111 Woodcrest Rd, Ste 200  
Cherry Hill, NJ 08003-3620

--John J. Sopic, by posting  
Court Case No. 07-1320 CD

State of: PA ss.

County of: BLAIR

Name of Server: D.M. ELLIS, undersigned, being duly sworn, deposes and says that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 4th day of NOVEMBER, 20 07, at 11:07 o'clock AM

Place of Service: at 2524 Red School House Road, in Dsceola Osceola Mills, PA 16666

Documents Served: the undersigned served the documents described as:

Notice of Sheriff's Sale of Real Property w/ Order

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:

John J. Sopic, by posting

By personally delivering them into the hands of the person to be served.

By delivering them into the hands of \_\_\_\_\_, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with John J. Sopic, by posting

at the place of service, and whose relationship to the person is: \_\_\_\_\_

Description of Person Receiving Documents: The person receiving documents is described as follows:

Sex \_\_\_\_\_; Skin Color \_\_\_\_\_; Hair Color \_\_\_\_\_; Facial Hair \_\_\_\_\_

Approx. Age \_\_\_\_\_; Approx. Height \_\_\_\_\_; Approx. Weight \_\_\_\_\_

To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct.

D.M. Ellis

Signature of Server

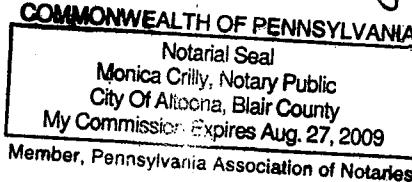
Subscribed and sworn to before me this

6th day of November, 20 07

Notary Public

(Commission Expires)

**APS International, Ltd.**



UDREN LAW OFFICES, P.C.  
MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
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CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400 [pleadings@udren.com](mailto:pleadings@udren.com)

ATTORNEY FOR PLAINTIFF

National City Mortgage Company  
3232 Newmark Drive  
Miamisburg, OH 45342  
Plaintiff

v.

John J. Sopic  
Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

NO. 07-1320-CD

VERIFICATION OF SERVICE BY CERTIFIED MAIL AND  
REGULAR MAIL PURSUANT TO COURT ORDER

The undersigned hereby verifies that he is counsel for Plaintiff in the above case and that pursuant to the Court order issued in this matter he mailed a true and correct copy of the Notice of Sale to Defendant(s), by certified mail and regular first class mail, to the last known address of Defendant(s) as follows:

DATE MAILED: 11/1/07

John J. Sopic  
Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666

I verify that the statements made herein are true and correct and I understand that false statements made herein are subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Dated:

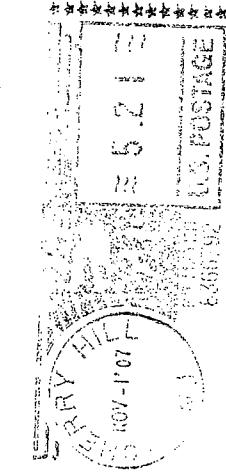
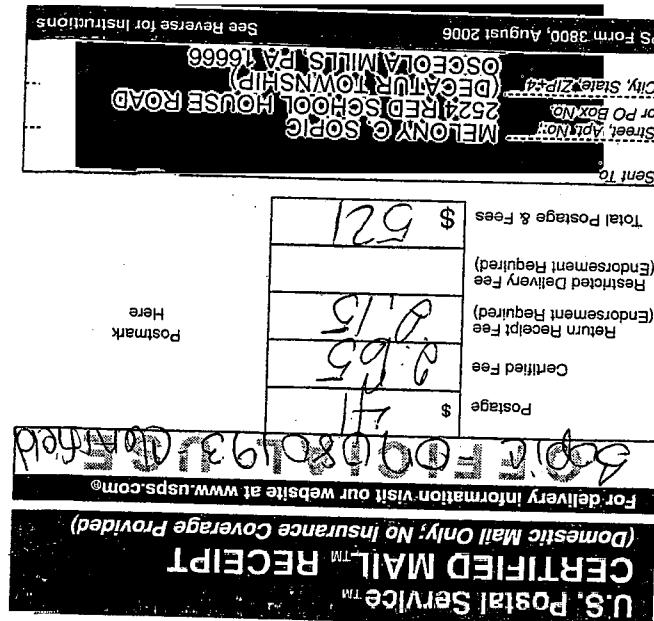
UDREN LAW OFFICES, P.C.

BY: \_\_\_\_\_

Attorneys for Plaintiff  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE

FILED NO  
JAN 18 2008  
WAS

William A. Shaw  
Prothonotary/Clerk of Courts



**CERTIFIED MAIL™**

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS FOIL AT DOTTER LINE

NOTICE OF SHERIFF'S SALE

TO: Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003

**Certified Mail Provides:**

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

**Important Reminders:**

- Certified Mail may ONLY be combined with First-Class Mail® or Priority Mail®
- Certified Mail is not available for any class of international mail.
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "Restricted Delivery".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

**IMPORTANT: Save this receipt and present it when making an Inquiry.**

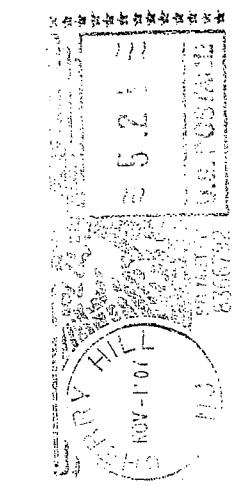
PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <b>X</b></p> <p><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)</p> <p>C. Date of Delivery</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type  <input checked="" type="checkbox"/> Certified Mail  <input type="checkbox"/> Registered Mail  <input type="checkbox"/> Insured Mail  <input type="checkbox"/> Express Mail  <input checked="" type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> C.O.D.<sup>™</sup></p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>1. Article Addressed to:</p> <p><b>MELONY C. SOPIC 2524 RED SCHOOL HOUSE ROAD DECATUR TOWNSHIP OSCEOLA MILLS, PA 16066</b></p>		<p>2. Article Number (Transfer from service label) <b>700b 3450 0001 018b 3523</b></p>	
<p>PS Form 3811, August 2001 102585-02-M-1540 Domestic Return Receipt</p>			

4-3

**NOTICE OF SHERIFF'S SALE**

To: John J. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666



**CERTIFIED MAIL™**

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE



DESE 9870 1000 0543 9007

Postage  
Certified Fee  
Endorsement Fee  
Residential Delivery Fee  
Total Postage & Fees  
\$ 521

City/State/Zip  
or PO Box No.  
Street/Zip No.  
OSCEOLA MILLS, PA 16666

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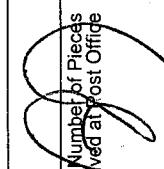
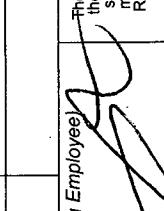
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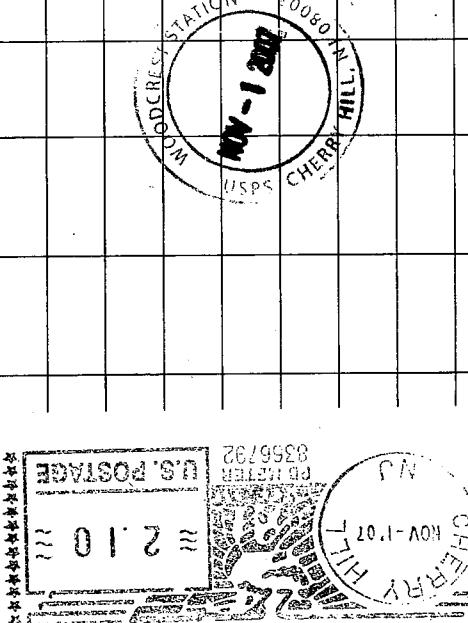
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Name and Address Of Sender <b>UDREN LAW OFFICES, P.C.</b> <b>111 WOODCREST ROAD, SUITE 200</b> <b>CHERRY HILL, NJ 08003</b> <b>ATTN: Danielle Devlin</b>				<input type="checkbox"/> Registered Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal insurance				Check appropriate block for Registered Mail: <input type="checkbox"/> Postmark and Date of Receipt					
Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks
1		MELONY C. SOPIC 2524 RED SCHOOL HOUSE ROAD (DECATUR TOWNSHIP) OSCEOLA MILLS, PA 16666											
2		JOHN J. SOPIC 2524 RED SCHOOL HOUSE ROAD (DECATUR TOWNSHIP) OSCEOLA MILLS, PA 16666											
3													
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15													
Total number of Pieces Listed by Sender 				Total Number of Pieces Received at Post Office 				Postmaster, Per (Name of Receiving Employee) 					

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt



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 postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and forth class parcels.

**Form Must be Completed by Typewriter, Ink or Ball Point Pen**

PS Form 3877, February 1994

John J. Sopic & Melony C. Sopic; #07080193 (Clearfield)

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302

STUART WINNEG, ESQUIRE - ID #45362

LORRAINE DOYLE, ESQUIRE - ID #34576

ALAN M. MINATO, ESQUIRE - ID #75860

CHANDRA M. ARKEMA, ESQUIRE - ID #203437

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

National City Mortgage Company  
3232 Newmark Drive  
Miamisburg, OH 45342  
Plaintiff

v.

John J. Sopic  
Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

NO. 07-1320-CD

FILED NO  
m/11/2004 CC  
FEB 04 2004  
S

William A. Shaw  
Prothonotary/Clerk of Courts

**AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P.RULE 3129.1**

Plaintiff, by its/his/her Attorney, Mark J. Udren, Esquire, hereby verifies that:

1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecept for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.

2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".

3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".

4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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

Dated: January 28, 2008

UDREN LAW OFFICES, P.C.

BY:

Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

**UDREN LAW OFFICES, P.C.**  
**BY: Mark J. Udren, Esquire**  
**ATTY I.D. NO. 04302**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003-3620**  
**856-669-5400**

**ATTORNEY FOR PLAINTIFF**

National City Mortgage Company  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

v.  
John J. Sopic  
Melony C. Sopic  
Defendant(s)

NO. 07-1320-CD

**TO: ALL PARTIES IN INTEREST AND CLAIMANTS**

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

**OWNER(S): John J. Sopic  
Melony C. Sopic**

**PROPERTY: 2524 Red School House Road  
(Decatur Township)  
Osceola Mills, PA 16666**

**Improvements: RESIDENTIAL DWELLING**

The above captioned property is scheduled to be sold at the **Clearfield** County Sheriff's Sale on **April 4, 2008**, at 10:00 A.M., at the Clearfield County Courthouse, 1 North Front Street, Suite 116, Clearfield, PA 16830. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

**EXHIBIT A**

Name and Address of Sender	Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender if COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks
UDREN LAW OFFICES, P.C. 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003	1		COMMONWEALTH OF PA, DEPT. OF REVENUE, BUREAU OF COMPLIANCE PO BOX 281230 DEPARTMENT OF REVENUE HARRISBURG, PA 17128-1230											Affix stamp here if issued as certificate of mailing or for additional copies of this bill.
ATTN: Danielle Devlin														Postmark and Date of Receipt
	2		TENANTS/OCCUPANTS 2524 RED SCHOOLHOUSE ROAD (DECATUR TOWNSHIP) OSCEOLA MILLS, PA 16666											
	3		PHFA 211 NORTH FRONT STREET HARRISBURG, PA 17101											
	4		REAL ESTATE TAX DEPT 1 NORTH SECOND STREET, SUITE 116 CLEARFIELD, PA 16830											
	5		DOMESTIC RELATIONS SECTION 1 NORTH SECOND STREET, SUITE 116 CLEARFIELD, PA 16830											
	6													
	7													
	8													
	9													
	10													
	11													
	12													
	13													
	14													
	15													
Total number of Pieces Listed by Sender			Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)									
<i>EXHIBIT A</i>			<i>5</i>		<i>JK</i>									

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of negotiable 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 for registered mail, sent with optional postal insurance, is \$25,000 for registered mail. See Domestic Mail Manual R900, S913, and S921 for limitations on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and forth class parcels.

Form Must be Completed by Typewriter, Ink or Ball Point Pen

PS Form 3877, February 1994

John J. Sopic & Melony C. Sopic; #07080193 (Clearfield)

UDREN LAW OFFICES, P.C.  
MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

FILED  
JAN 18 2008  
William A. Shaw  
Prothonotary/Clerk of Courts

National City Mortgage Company  
3232 Newmark Drive  
Miamisburg, OH 45342  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

v.  
John J. Sopic  
Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666  
Defendant(s)

NO. 07-1320-CD

cc COPY

PRAECIPE TO FILE PROOF OF PUBLICATION

TO THE PROTHONOTARY:

Kindly file the attached Proof of Publication with regard to  
the captioned matter.

DATE: January 14, 2008

UDREN LAW OFFICES, P.C.

BY: \_\_\_\_\_

Attorneys for Plaintiff  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE

EXHIBIT B

NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 07-1320-CD

National City Mortgage Company, 323; Newmark Drive, Miamisburg, OH 45342 Plaintiff v. John J. Sopic and Melony C. Sopic, 2524 Red School House Road Osceola Mills, PA 16666, Defendant(s)

NOTICE OF SALE OF REAL PROPERTY

To: John J. Sopic and Melony C. Sopic, 2524 Red School House Road, Osceola Mills, PA 16666.

Your house (real estate) at 2524 Red School House Road (Decatur Township, Osceola Mills, PA 16666 was scheduled to be sold at the Sheriff's Sale on December 7, 2007 at Clearfield County Courthouse, North Front Street, Suite 116, Clearfield, PA 16830, to enforce the court judgment of \$151,954.26, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

The Sale is Postponed From December 7, 2007 To January 4, 2008

Property Description:

ALL THAT CERTAIN PIECE OF PARCEL OF LAND SITUATED IN THE TOWNSHIP OF DECATUR, COUNTY OF CLEARFIELD, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE EAST SIDE OF STATE ROUTE NO. 2014, SAID POINT IS ALSO THE NORTHWEST CORNER OF LOT NO. 4; THENCE ALONG SAID ROAD, NORTH EIGHT DEGREES, THREE MINUTES, TEN SECONDS EAST (N 8° 03' 10" E) ON HUNDRED FIFTY SIX AND FIFTY SEVEN HUNDREDTHS FEET (156.57) TO A

IRON PIN AND ALSO THE SOUTHWEST CORNER OF LOT NO. 6; THENCE ALONG LOT NO. 6 SOUTH SEVENTY FIVE DEGREES FOUR MINUTES FIFTY SECONDS EAST (S 75° 04' 50" E) THREE HUNDRED TWENTY TWO AND ONE HUNDREDTHS FEET (322.01) TO AN IRON PIN ON LINE OF OTHER LANDS OF GRANTORS; THENCE ALONG OTHER LANDS OF GRANTORS, SOUTH NO DEGREES, FORTY TWO DEGREES FIFTEEN MINUTES EAST (S 0° 42' 15" E) ONE HUNDRED FORTY SEVEN AND TWELVE HUNDREDTHS FEET (147.12) TO AN IRON PIN AND THE NORTHEAST CORNER OF LOT NO. 4; THENCE ALONG LOT NO. 4, NORTH SEVENTY SEVEN DEGREES, TWENTY TWO MINUTES, FORTY FIVE SECONDS WEST (N 77° 22' 45" W) THREE HUNDRED FORTY THREE AND NINETEEN HUNDREDTHS FEET (343.19) TO AN IRON PIN AND PLACE OF BEGINNING KNOWN AS LOT NO. 5 ON MAP PREPARED BY P. R. MONDOCK FOR SHIROKEY SURVEYS AND DATED JULY 20, 2001.

CONTAINING 1.1385 ACRES AND BEING PART OF THE SAME PREMISES CONVEYED TO SADIM LLC, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CLEARFIELD COUNTY TO INSTRUMENT NUMBER 200110862.

UNDER AND SUBJECT, NEVERTHELESS, TO ALL EXCEPTIONS, RESERVATIONS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN PRIOR DEEDS IN THE CHAIN OF TITLE.

BEING KNOWN AS: 2524 RED SCHOOL HOUSE ROAD, (DECATUR TOWNSHIP), OSCEOLA MILLS, PA 16666 PROPERTY ID NO.: 112-M12-000-00155

CONTROL NO.: 112-0-96911

TITLE TO SAID PREMISES IS VESTED IN JOHN J. SOPIC AND MELONY C. SOPIC, HIS WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM ROBYN L. THOMPSON DB/A SADIM, LLC DATED 2/28/03 RECORDED 3/4/03 IN INSTRUMENT NO.

MARK J. UDREN ATTORNEY FOR PLAINTIFF MARK J. UDREN & ASSOCIATES, WOODCREST CORPORATE CENTER, 111 WOODCREST ROAD, SUITE 200, CHERRY HILL, NJ 08003-3620, 856-669-5400.

WILLIAM J. MANSFIELD, INC. Legal Advertising Agency The Woods, Suite 1209, 998 Old Eagle School Road, Wayne, PA 19087-1805, Telephone 610-254-9980.

Sworn and sub-

  
Notary Public  
My Commission

NOTARIAL SEAL  
SHARON J. PUSEY, Notary Public  
Houtzdale, Clearfield County, PA  
My Commission Expires, April 7, 2011

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publication are true.

  
A. Knaresboro, Esquire

or aforesaid.

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William J. Mansfield Inc  
The Woods, Suite 1209  
998 Old Eagle School Rd  
Wayne PA 19087-1805

EXHIBIT B

NO.07-1320-CD  
National City  
Mortgage Company  
3232 Newmark Drive  
Marietta, OH 45342,  
Plaintiff

v.  
John J. Sopic and  
Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666  
Defendant(s)

NOTICE OF SALE  
OF REAL PROPERTY  
To: John J. Sopic and  
Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666  
Your house (real estate) at 2524  
Red School House Road (Decatur  
Township) Osceola Mills, PA  
16666 was scheduled to be sold at  
the Sheriff's Sale on December 7,  
2007 at Clearfield County Court-  
house, 1. North Front Street, Suite  
116, Clearfield, PA 16830, to en-  
force the court judgment of  
\$151,954.26, obtained by Plain-

iff, above (the mortgagee) against  
you. If the sale is postponed, the  
property will be listed for the Next  
Available Sale.

The Sale is Postponed From De-  
cember 7, 2007 To January 4,  
2008.

PROPERTY DESCRIPTION  
ALL THAT CERTAIN PIECE OR  
PARCEL OF LAND SITUATED IN  
THE TOWNSHIP OF DECATUR,  
COUNTY OF CLEARFIELD, AND  
STATE OF PENNSYLVANIA,  
BOUNDED AND DESCRIBED AS  
FOLLOWS:

BEGINNING AT AN IRON PIN LO-  
CATED ON THE EAST SIDE OF  
STATE ROUTE NO. 2014, SAID  
POINT IS ALSO THE NORTHWEST  
CORNER OF LOT NO. 4 THENCE  
ALONG SAID ROAD, NORTH  
EIGHT DEGREES, THREE MIN-  
UTES, TEN SECONDS EAST (N.  
8° 03' 10" E) ONE HUNDRED  
FIFTY-SIX AND FIFTY SEVEN  
HUNDREDTHS FEET (156.57) TO  
AN IRON PIN AND ALSO THE  
SOUTHWEST CORNER OF LOT  
NO. 6; THENCE ALONG LOT NO.  
6, SOUTH SEVENTY FIVE DE-  
GREES, FOUR MINUTES FIFTY  
SECONDS EAST (S. 75° 04' 50"  
E) THREE HUNDRED TWENTY  
TWO AND ONE HUNDREDTHS  
FEET (322.01) TO AN IRON PIN

ON LINE OF OTHER LANDS OF  
GRANTORS; THENCE ALONG  
OTHER LANDS OF GRANTORS,  
SOUTH NO DEGREES, FORTY  
TWO DEGREES FIFTEEN MIN-  
UTES EAST (S. 0° 42' 15" E.)  
ONE HUNDRED FORTY SEVEN  
AND TWELVE HUNDREDTHS  
FEET (147.12) TO AN IRON PIN  
AND THE NORTHEAST CORNER  
OF LOT NO. 4; THENCE ALONG  
LOT NO. 4, NORTH SEVENTY  
SEVEN DEGREES, TWENTY TWO  
MINUTES, FORTY FIVE SEC-  
ONDS WEST (N. 77° 22' 45" W.)  
THREE HUNDRED FORTY THREE  
AND NINETEEN HUNDREDTHS  
FEET (343.19) TO AN IRON PIN  
AND PLACE OF BEGINNING,  
KNOWN AS LOT NO. 5 ON MAP  
PREPARED BY P.R. MONDOCK  
FOR SHIROKEY SURVEYS AND  
DATED JULY 20, 2001.  
CONTAINING 1.1385 ACRES  
AND BEING PART OF THE SAME  
PREMISES CONVEYED TO SA-  
DIM LLC AND RECORDED IN THE

STATE OF PENNSYLVANIA

SS:

COUNTY OF CLEARFIELD

On this 19th

day of November, A.D. 20 07,

before me, the subscriber, a Notary Public in and for said County and State, personally appeared Margaret E. Krebs, who being duly sworn according to law, deposes and says that she is the President of The Progressive Publishing Company, Inc., and Associate Publisher of The Progress, a daily newspaper published at Clearfield, in the County of Clearfield and State of Pennsylvania, and established April 5, 1913, and that the annexed is a true copy of a notice or advertisement published in said publication in

the regular issues of November 13, 2007

And that the affiant is not interested in the subject matter of the notice or advertising, and that all of the allegations of this statement as to the time, place, and character of publication are true.

*Margaret E. Krebs*

Sworn and subscribed to before me the day and year aforesaid.

*Cheryl J. Robison*  
Notary Public  
Clearfield, Pa.

My Commission Expires  
October 31, 2011

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Cheryl J. Robison, Notary Public  
Clearfield Boro, Clearfield County  
My Commission Expires Oct. 31, 2011

Member, Pennsylvania Association of Notaries

UDREN LAW OFFICES, P.C.

MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

National City Mortgage Company  
3232 Newmark Drive  
Miamisburg, OH 45342  
Plaintiff

v.

John J. Sopic  
Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666  
Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

FILED  
JAN 18 2008

William A. Shaw  
Prothonotary/Clerk of Courts

NO. 07-1320-CD

CCOPY

PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to  
the captioned matter.

Date: January 14, 2008

UDREN LAW OFFICES, P.C.

BY: \_\_\_\_\_

Attorneys for Plaintiff  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE

National City Mortgage Company, et. al., Plaintiff(s)  
vs.  
John J. Sopic, et. al., Defendant(s)



Service of Process by  
**APS International, Ltd.**  
**1-800-328-7171**

APS International Plaza  
7800 Glenroy Rd.  
Minneapolis, MN 55439-3122

APS File #: 085767-0002

## AFFIDAVIT OF SERVICE -- Individual

**UDREN LAW OFFICES**  
Ms. Danielle Devlin  
111 Woodcrest Rd, Ste 200  
Cherry Hill, NJ 08003-3620

Service of Process on:

--Melony C. Sopic, by posting  
Court Case No. 07-1320 CD

State of: PA ss.

County of: BLAIR

Name of Server: D.M. ELLIS, undersigned, being duly sworn, deposes and says that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 4th day of NOVEMBER, 20 07, at 11:07 o'clock AM

Place of Service: at 2524 Red School House Road, in Oceola Mills, PA 16666

Documents Served: the undersigned served the documents described as:  
Notice of Sheriff's Sale of Real Property w/ Order

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:  
Melony C. Sopic, by posting

Person Served, and Method of Service:  By personally delivering them into the hands of the person to be served.  
 By delivering them into the hands of \_\_\_\_\_, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with  
Melony C. Sopic, by posting  
at the place of service, and whose relationship to the person is: \_\_\_\_\_

Description of Person Receiving Documents: The person receiving documents is described as follows:  
Sex \_\_\_\_\_; Skin Color \_\_\_\_\_; Hair Color \_\_\_\_\_; Facial Hair \_\_\_\_\_  
Approx. Age \_\_\_\_\_; Approx. Height \_\_\_\_\_; Approx. Weight \_\_\_\_\_  
 To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

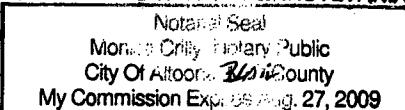
Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct.

D.M. Ellis  
Signature of Server

Subscribed and sworn to before me this  
6th day of November, 20 07  
Melony C. Sopic  
Notary Public (Commission Expires)

**APS International, Ltd.**

**COMMONWEALTH OF PENNSYLVANIA**



Member, Pennsylvania Association of Notaries

National City Mortgage Company, et. al., Plaintiff(s)  
vs.  
John J. Sopic, et. al., Defendant(s)



Service of Process by  
**APS International, Ltd.**  
**1-800-328-7171**

APS International Plaza  
7800 Glenroy Rd.  
Minneapolis, MN 55439-3122

APS File #: 085767-0002

## AFFIDAVIT OF SERVICE -- Individual

**UDREN LAW OFFICES**  
Ms. Danielle Devlin  
111 Woodcrest Rd, Ste 200  
Cherry Hill, NJ 08003-3620

Service of Process on:

--John J. Sopic, by posting  
Court Case No. 07-1320 CD

State of: PA ss.

County of: BLAIR

Name of Server: D.M. ELLIS, undersigned, being duly sworn, deposes and says that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 4th day of NOVEMBER, 20 07, at 11:07 o'clock AM

Place of Service: at 2524 Red School House Road, in Cecilia Mills, PA 16666

Documents Served: the undersigned served the documents described as:  
Notice of Sheriff's Sale of Real Property w/ Order

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:

Person Served, and  
Method of Service: John J. Sopic, by posting

By personally delivering them into the hands of the person to be served.

By delivering them into the hands of \_\_\_\_\_, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with John J. Sopic, by posting  
at the place of service, and whose relationship to the person is: \_\_\_\_\_

Description of Person  
Receiving Documents: The person receiving documents is described as follows:

Sex \_\_\_\_\_; Skin Color \_\_\_\_\_; Hair Color \_\_\_\_\_; Facial Hair \_\_\_\_\_

Approx. Age \_\_\_\_\_; Approx. Height \_\_\_\_\_; Approx. Weight \_\_\_\_\_

To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct.

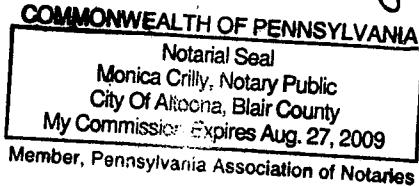
D.M. Ellis

Signature of Server

Subscribed and sworn to before me this

6th day of November, 20 07  
Monica Crilly  
Notary Public  
(Commission Expires)

**APS International, Ltd.**



UDREN LAW OFFICES, P.C.  
MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400 [pleadings@udren.com](mailto:pleadings@udren.com)

National City Mortgage Company  
3232 Newmark Drive  
Miamisburg, OH 45342  
Plaintiff

v.

John J. Sopic  
Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666

Defendant(s)

ATTORNEY FOR PLAINTIFF

FILED  
Clerk  
JAN 18 2008

William A. Shaw  
Prothonotary/Clerk of Courts

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

NO. 07-1320-CD

cc COPY

VERIFICATION OF SERVICE BY CERTIFIED MAIL AND  
REGULAR MAIL PURSUANT TO COURT ORDER

The undersigned hereby verifies that he is counsel for Plaintiff in the above case and that pursuant to the Court order issued in this matter he mailed a true and correct copy of the Notice of Sale to Defendant(s), by certified mail and regular first class mail, to the last known address of Defendant(s) as follows:

DATE MAILED: 11/1/07

John J. Sopic  
Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666

I verify that the statements made herein are true and correct and I understand that false statements made herein are subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Dated:

UDREN LAW OFFICES, P.C.

BY:

Attorneys for Plaintiff  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL DIVISION

NATIONAL CITY MORTGAGE COMPANY  
Plaintiff

vs.

JOHN J. SOPIC  
MELONY C. SOPIC

Defendants

\*  
\*  
\*  
\*

NO. 07-1320-CD

ORDER

NOW, this 26<sup>th</sup> day of October, 2007, the Plaintiff is granted leave to serve the Notice of Sheriff's Sale upon the Defendants **JOHN J. SOPIC and MELONY C. SOPIC** by:

1. Publication one time in The Progress (Clearfield) and the Clearfield County Legal Journal;
2. By first class mail to 2524 Red Schoolhouse Road, Osceola Mills, PA 16666;
3. By certified mail, return receipt requested to 2524 Red Schoolhouse Road, Osceola Mills, PA 16666; and
4. By posting the mortgaged premises known in this herein action as
5. 2524 Red Schoolhouse Road, Osceola Mills, PA 16666.

Service of the aforementioned publication and mailings is effective upon the date of publication and mailing and is to be done by Plaintiff's attorney, who will file Affidavits of Service with the Prothonotary of Clearfield County.

BY THE COURT,  
*/S/ Fredric J Ammerman*

---

FREDRIC J. AMMERMAN  
President Judge

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

OCT 26 2007

Attest.

*William L. Ammerman*  
Prothonotary/  
Clerk of Courts

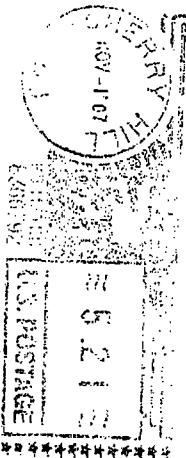
**TO:** Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666

NOTICE OF SHERIFF'S SALE

WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
 <b>SOPHIE FOODA 80193 U.S. POSTAL FIELD</b>	
Postage	\$ 41
Certified Fee	2.65
Return Receipt Fee (Endorsement Required)	0.15
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 521
Postmark Here	

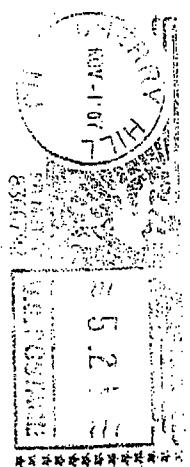




TO: John J. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666

**NOTICE OF SHERIFF'S SALE**

UBREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JOHN J. SOPIC  
2524 RED SCHOOL HOUSE ROAD  
(DECATUR TOWNSHIP)  
OSCEOLA MILLS, PA 16666

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature	<input checked="" type="checkbox"/> Agent
B. Received by (Printed Name)	<input type="checkbox"/> Addressee
C. Date of Delivery	

2. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:

3. Service Type

Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

**Certified Mail Provides:**

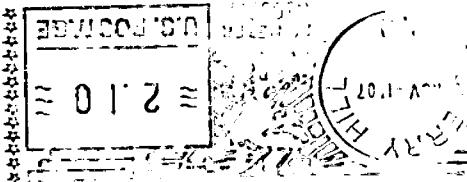
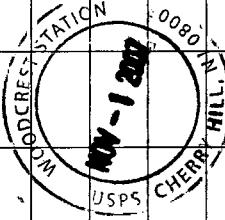
- A mailing receipt for your mailpiece
- A unique identifier for your mailpiece

■ A record of delivery kept by the Postal Service for two years

- Certified Mail may ONLY be combined with First-Class Mail or Priority Mail.
- Certified Mail is not available for any class of International mail.
- NO INSURANCE COVERAGE IS PROVIDED WITH CERTIFIED MAIL. FOR INSURABLES, PLEASE CONSIDER INSURANCE OR REGISTERED MAIL.
- FOR AN ADDITIONAL FEE, A RETURN RECEIPT MAY BE REQUESTED TO PROVIDE PROOF OF DELIVERY. TO OBTAIN RETURN RECEIPT, PLEASE COMPLETE A RETURN RECEIPT (PS FORM 3811) TO THE ADDRESSEE AND ADD APPROPRIATE POSTAGE TO COVER THE RECEIPT. ENCLOSED SERVICES, PLEASE COMPLETE A RETURN RECEIPT (PS FORM 3811) TO THE ADDRESSEE AND ADD APPROPRIATE POSTAGE TO COVER THE RECEIPT. PLEASE MARK ON YOUR CERTIFIED MAIL RECEIPT FOR ADDRESSEES AUTHORIZED RECEIPT. TO RECEIVE A FREE WEBSITE, ADDRESS A RETURN RECEIPT (PS FORM 3811) TO THE ADDRESSEE AND ADD APPROPRIATE POSTAGE TO COVER THE RECEIPT. PLEASE MARK ON YOUR CERTIFIED MAIL RECEIPT "RESTRICTED DELIVERY".
- FOR AN ADDITIONAL FEE, DELIVERY MAY BE RESTRICTED TO THE ADDRESSEE OR ADDRESSEES AUTHORIZED RECEIPT. ADVISE THE CLERK OR MARK THE MAILPIECE WITH THE ENDORSEMENT "RESTRICTED DELIVERY".
- IF A POSTMASTER ON THE CERTIFIED MAIL RECEIPT IS DESERED, PLEASE PRESENT THE ARTICLE AT THE POST OFFICE FOR POSTMASTERING. IF A POSTMASTER ON THE CERTIFIED MAIL RECEIPT IS NOT NEEDED, DETACH AND ATTACH LABEL WITH POSTAGE AND MAIL.
- IF A POSTMASTER ON THE CERTIFIED MAIL RECEIPT IS DESERED, PLEASE PRESENT THE MAILPIECE WITH THE ENDORSEMENT "RESTRICTED DELIVERY".

2. Article Number <i>(Transfer from service label)</i>	7006 3450 0001 0184 3530
PS Form 3811, August 2001	Domestic Return Receipt

Name and Address Of Sender			Postmark and Date of Receipt		
<b>UDREN LAW OFFICES, P.C.</b> <b>111 WOODCREST ROAD, SUITE 200</b> <b>CHERRY HILL, NJ 08003</b> <b>ATTN: Danielle Devlin</b>			<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal Insurance		
Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge
1		MELONY C. SOPIC 2524 RED SCHOOL HOUSE ROAD (DECATUR TOWNSHIP) OSCEOLA MILLS, PA 16666			
2		JOHN J. SOPIC 2524 RED SCHOOL HOUSE ROAD (DECATUR TOWNSHIP) OSCEOLA MILLS, PA 16666			
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)		



Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Check appropriate block for Registered Mail:  
 With Postal Insurance  
 Without postal Insurance

Rst. Del. Fee

Remarks

S.H. Fee

S.D. Fee

R.R. Fee

Handling Charge

Act. Value (If Regis.)

Insured Value

Due Sender if COD

Postage

Fee

Article Number

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20666  
NO: 07-1320-CD

PLAINTIFF: NATIONAL CITY MORTGAGE COMPANY

vs.

DEFENDANT: JOHN J. SOPIC AND MELONY C. SOPIC

Execution REAL ESTATE

**SHERIFF RETURN**

DATE RECEIVED WRIT: 9/26/2007

LEVY TAKEN 10/12/2007 @ 10:51 AM

POSTED 10/12/2007 @ 10:51 AM

SALE HELD

SOLD TO

SOLD FOR AMOUNT PLUS COSTS

WRIT RETURNED 5/14/2008

DATE DEED FILED **NOT SOLD**

**FILED**  
09-06-07  
MAY 14 2008  
WM

William A. Shaw  
Prothonotary/Clerk of Courts

**DETAILS**

10/22/2007 @ 9:45 AM SERVED JOHN J. SOPIC

SERVED JOHN J. SOPIC, DEFENDANT, AT THE CLEARFIELD COUNTY COURTHOUSE, 1 NORTH SECOND STREET, SUITE 116, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO MELONY C. SOPIC

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.

10/22/2007 @ 9:45 AM SERVED MELONY C. SOPIC

SERVED MELONY C. SOPIC, DEFENDANT, AT THE CLEARFIELD COUNTY COURTHOUSE, 1 NORTH SECOND STREET, SUITE 116, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO MELONY C. SOPIC

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

@ SERVED

NOW, NOVEMBER 6, 2007 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO POSTPONE THE SHERIFF SALE SCHEDULED FOR DECEMBER 7, 2008 TO JANUARY 4, 2008.

@ SERVED

NOW, DECEMBER 31, 2007 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO POSTPONE THE SHERIFF SALE SCHEDULED FOR JANUARY 4, 2008 TO APRIL 4, 2008.

@ SERVED

NOW, APRIL 1, 2008 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF SALE SCHEDULED FOR APRIL 4, 2008 DUE TO AN ACTIVE REPAY PLAN.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20666  
NO: 07-1320-CD

PLAINTIFF: NATIONAL CITY MORTGAGE COMPANY

vs.

DEFENDANT: JOHN J. SOPIC AND MELONY C. SOPIC

Execution REAL ESTATE

**SHERIFF RETURN**

---

SHERIFF HAWKINS \$309.38

SURCHARGE \$40.00 PAID BY ATTORNEY

So Answers,

*Chester Hawkins*  
by Another Butler - Aufhender  
Chester A. Hawkins  
Sheriff

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
[pleadings@udren.com](mailto:pleadings@udren.com)

ATTORNEY FOR PLAINTIFF

National City Mortgage Company  
Plaintiff

v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

MORTGAGE FORECLOSURE

NO. 07-1320-CD

John J. Sopic  
Melony C. Sopic  
Defendant(s)

WRIT OF EXECUTION

TO THE SHERIFF OF Clearfield COUNTY:

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following described property: 2524 Red School House Road (Decatur Township) Osceola Mills, PA 16666 SEE LEGAL DESCRIPTION ATTACHED

Amount due \$151,954.26

Interest From 9/26/07

to Date of Sale \_\_\_\_\_

Ongoing Per Diem of \$23.41

to actual date of sale including if sale is held at a later date

(Costs to be added) \$ 125.00 Prothonotary costs

By William L. Shanahan  
Clerk

Date 9/26/07

Received this writ this 26<sup>th</sup> day  
of September A.D. 2007  
At 3:00 A.M./P.M.

Chester A. Hawkins  
Sheriff By Cynthia Butler, Deputy Sheriff

COURT OF COMMON PLEAS  
NO. 07-1320-CD

National City Mortgage Company  
vs.

John J. Sopic  
Melony C. Sopic

=====  
WRIT OF EXECUTION  
=====

REAL DEBT \$ 151,954.26

INTEREST \$ \_\_\_\_\_  
from 9/26/07

to Date of Sale \_\_\_\_\_

Ongoing Per Diem of \$23.41  
to actual date of sale including if sale is  
held at a later date

COSTS PAID:

PROTHY \$ 125.00

SHERIFF \$ \_\_\_\_\_

STATUTORY \$ \_\_\_\_\_

COSTS DUE PROTHY. \$ \_\_\_\_\_

PREMISES TO BE SOLD:

2524 Red School House Road

(Decatur Township)

Osceola Mills, PA 16666

Mark J. Udren, ESQUIRE  
UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
(856) 669-5400  
pleadings@udren.com

YAB \_\_\_\_\_ SIRI JMW SIRI DABOZER  
D.A. \_\_\_\_\_ DA \_\_\_\_\_  
M.T.M.A. \_\_\_\_\_ IA \_\_\_\_\_

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF DECATUR, COUNTY OF CLEARFIELD, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE EAST SIDE OF STATE ROUTE NO. 2014, SAID POINT IS ALSO THE NORTHWEST CORNER OF LOT NO. 4; THENCE ALONG SAID ROAD, NORTH EIGHT DEGREES, THREE MINUTES, TEN SECONDS EAST (N 8° 03' 10" E) ONE HUNDRED FIFTY SIX AND FIFTY SEVEN HUNDREDTHS FEET (156.57) TO AN IRON PIN AND ALSO THE SOUTHWEST CORNER OF LOT NO. 6; THENCE ALONG LOT NO. 6 SOUTH SEVENTY FIVE DEGREES FOUR MINUTES FIFTY SECONDS EAST (S 75° 04' 50" E) THREE HUNDRED TWENTY TWO AND ONE HUNDREDTHS FEET (322.01) TO AN IRON PIN ON LINE OF OTHER LANDS OF GRANTORS; THENCE ALONG OTHER LANDS OF GRANTORS, SOUTH NO DEGREES, FORTY TWO DEGREES FIFTEEN MINUTES EAST (S 0° 42' 15" E) ONE HUNDRED FORTY SEVEN AND TWELVE HUNDREDTHS FEET (147.12) TO AN IRON PIN AND THE NORTHEAST CORNER OF LOT NO. 4; THENCE ALONG LOT NO. 4, NORTH SEVENTY SEVEN DEGREES, TWENTY TWO MINUTES, FORTY FIVE SECONDS WEST (N 77° 22' 45" W) THREE HUNDRED FORTY THREE AND NINETEEN HUNDREDTHS FEET (343.19) TO AN IRON PIN AND PLACE OF BEGINNING. KNOWN AS LOT NO. 5 ON MAP PREPARED BY P.R. MONDOCK FOR SHIROKEY SURVEYS AND DATED JULY 20, 2001.

CONTAINING 1.1385 ACRES AND BEING PART OF THE SAME PREMISES CONVEYED TO SADIM LLC, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CLEARFIELD COUNTY TO INSTRUMENT NUMBER 200110862.

UNDER AND SUBJECT, NEVERTHELESS, TO ALL EXCEPTIONS, RESERVATIONS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN PRIOR DEEDS IN THE CHAIN OF TITLE.

BEING KNOWN AS: 2524 RED SCHOOL HOUSE ROAD  
(DECATUR TOWNSHIP)  
OSCEOLA MILLS, PA 16666

PROPERTY ID NO.: 112-M12-000-00155 CONTROL NO.: 112-0-96911

TITLE TO SAID PREMISES IS VESTED IN JOHN J. SOPIC AND MELONY C. SOPIC, HIS WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM ROBYN L. THOMPSON D/B/A SADIM, LLC DATED 2/28/03 RECORDED 3/4/03 IN INSTRUMENT NO. 200303261.

## REAL ESTATE SALE SCHEDULE OF DISTRIBUTION

NAME JOHN J. SOPIC NO. 07-1320-CD

NOW, May 14, 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 John J. Sopic And Melony C. Sopic 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:**

## **PLAINTIFF COSTS, DEBT AND INTEREST:**

RDR SERVICE	15.00	DEBT-AMOUNT DUE	151,954.26
MILEAGE	15.00	INTEREST @ 23.4100	0.00
LEVY	19.40	FROM TO	
MILEAGE	15.00	ATTORNEY FEES	
POSTING	15.00	PROTH SATISFACTION	
CSDS	10.00	LATE CHARGES AND FEES	
COMMISSION	0.00	COST OF SUIT-TO BE ADDED	
POSTAGE	7.38	FORECLOSURE FEES	
HANDBILLS	15.00	ATTORNEY COMMISSION	
DISTRIBUTION	25.00	REFUND OF ADVANCE	
ADVERTISING	15.00	REFUND OF SURCHARGE	40.00
ADD'L SERVICE	15.00	SATISFACTION FEE	
DEED		ESCROW DEFICIENCY	
ADD'L POSTING		PROPERTY INSPECTIONS	
ADD'L MILEAGE	58.20	INTEREST	
ADD'L LEVY		MISCELLANEOUS	
BID/SETTLEMENT AMOUNT		<b>TOTAL DEBT AND INTEREST</b>	<b>\$151,994.26</b>
RETURNS/DEPUTIZE			
COPIES	15.00	<b>COSTS:</b>	
	5.00	ADVERTISING	466.90
BILLING/PHONE/FAX	5.00	TAXES - COLLECTOR	
CONTINUED SALES	40.00	TAXES - TAX CLAIM	
MISCELLANEOUS		DUE	
<b>TOTAL SHERIFF COSTS</b>	<b>\$309.38</b>	LIEN SEARCH	100.00
		ACKNOWLEDGEMENT	
DEED COSTS:		DEED COSTS	0.00
ACKNOWLEDGEMENT		SHERIFF COSTS	309.38
REGISTER & RECORDER		LEGAL JOURNAL COSTS	180.00
TRANSFER TAX 2%	0.00	PROTHONOTARY	125.00
<b>TOTAL DEED COSTS</b>	<b>\$0.00</b>	MORTGAGE SEARCH	40.00
		MUNICIPAL LIEN	
		<b>TOTAL COSTS</b>	<b>\$1,221.28</b>

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

**UDREN LAW OFFICES, P.C.**  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NEW JERSEY 08003-3620

856.669.5400

FAX: 856.669.5399

PENNSYLVANIA OFFICE

215-368-9300

MARY J. UDREN\*  
STUART WINNEG\*\*  
GAYL SPIVAK ORLOFF\*\*\*  
HEIDI R. SPIVAK\*\*\*  
MARISA JOY COHEN\*\*\*  
LORRAINE DOYLE\*\*  
ALAN M. MINATO\*\*\*  
\*ADMITTED NJ, PA, FL  
\*\*ADMITTED PA  
\*\*\*ADMITTED NJ, PA  
TINA MARIE RICH  
OFFICE ADMINISTRATOR

**FREDDIE MAC  
PENNSYLVANIA  
DESIGNATED COUNSEL**

PLEASE RESPOND TO NEW JERSEY OFFICE

November 6, 2007

Sent via telefax #814-765-5915

Clearfield County Sheriff's Office  
1 North Second Street  
Suite 116  
Clearfield, PA 16830  
ATTN: Cindy

Re: National City Mortgage Company  
vs.  
John J. Sopic  
Melony C. Sopic  
Clearfield County C.C.P. No. 07-1320-CD  
Premises: 2524 Red School House Road  
(Decatur Township)  
Osceola Mills, PA 16666  
SS Date: December 7, 2007

Dear Cindy:

Please Postpone the Sheriff's Sale scheduled for December 7, 2007  
to January 4, 2008.

Sale is Postponed for the following reason:

To allow time to complete Service of the Notice of Sale.

Thank you for your attention to this matter.

Sincerely yours,

Mark J. Udren  
UDREN LAW OFFICES, P.C.

/dad

**UDREN LAW OFFICES, P.C.**

WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NEW JERSEY 08003-3620

856. 669. 5400

FAX: 856. 669. 5399

MARK J. UDREN\*  
STUART WINNEG\*\*  
LORRAINE DOYLE\*\*  
ALAN M. MINATO\*\*\*  
CHANDRA M. ARKEMA\*\*\*  
\*ADMITTED NJ, PA, FL  
\*\*ADMITTED PA  
\*\*\*ADMITTED NJ, PA  
TINA MARIE RICH  
OFFICE ADMINISTRATOR

PENNSYLVANIA OFFICE  
215-568-9500

**FREDDIE MAC  
PENNSYLVANIA  
DESIGNATED COUNSEL**

**PLEASE RESPOND TO NEW JERSEY OFFICE**

December 31, 2007

Sent via telefax #814-765-5915

Clearfield County Sheriff's Office  
1 North Second Street  
Suite 116  
Clearfield, PA 16830  
ATTN: Cindy

Re: National City Mortgage Company  
vs.  
John J. Sopic  
Melony C. Sopic  
Clearfield County C.C.P. No. 07-1320-CD  
Premises: 2524 Red School House Road  
(Decatur Township)  
Osceola Mills, PA 16666  
SS Date: December 7, 2007

Dear Cindy:

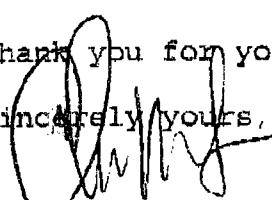
Please Postpone the Sheriff's Sale scheduled for January 4, 2008  
to April 4, 2008.

Sale is Postponed for the following reason:

Defendant entered into Loss Mitigation

Thank you for your attention to this matter.

Sincerely yours,

  
Chris Stears  
Foreclosure Manager

/dad

**UDREN LAW OFFICES, P.C.**

WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NEW JERSEY 08003-3620

856. 669. 5400

FAX: 856. 669. 5399

MARK J. UDREN  
STUART WINNEG  
LORRAINE DOYLE  
ALAN M. MINATO\*\*\*  
CHANDRA M. ARKEMA\*\*\*  
ADMITTED NJ, PA, FL  
\*\*ADMITTED NJ, PA  
TINA MARIE RICH  
OFFICE ADMINISTRATION

PENNSYLVANIA OFFICE  
215-568-9300

**FREDDIE MAC  
PENNSYLVANIA  
DESIGNATED COUNSEL**

PLEASE RESPOND TO NEW JERSEY OFFICE

April 1, 2008

Sent via telefax #814-765-5915

Clearfield County Sheriff's Office  
1 North Second Street  
Suite 116  
Clearfield, PA 16830  
ATTN: Cindy

Re: National City Mortgage Company  
vs.  
John J. Sopic  
Melony C. Sopic  
Clearfield County C.C.P. No. 07-1320-CD  
Premises: 2524 Red School House Road  
(Decatur Township)  
Osceola Mills, PA 16666  
SS Date: April 4, 2008

Dear Cindy:

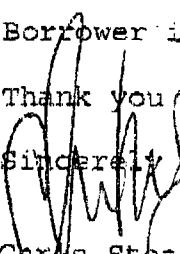
Please Stay the Sheriff's Sale scheduled for April 4, 2008.

Sale is Stayed for the following reason:

Borrower is active in a Repay Plan. Amount collected was \$600.00

Thank you for your attention to this matter.

Sincerely yours,

  
Chris Stears  
Foreclosure Manager

/dad

UDREN LAW OFFICES, P.C.  
MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

National City Mortgage Company  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

John J. Sopic  
Melony C. Sopic  
Defendant(s)

MORTGAGE FORECLOSURE

NO. 07-1320-CD

PRAECIPE TO ISSUE WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount due	\$151,954.26	Prothonotary costs
Interest From 9/26/07	145.00	
to Date of Sale		
Ongoing Per Diem of \$23.41		
to actual date of sale including if sale is		
held at a later date		
(Costs to be added)	\$	

UDREN LAW OFFICES, P.C.

BY: Mark J. Udren  
Attorneys for Plaintiff  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE

FILED Atty pd. \$20.00  
M 11/5/08 10:06 AM  
JUL 07 2008 10:06 AM  
w/prop. description  
William A. Shaw  
Prothonotary/Clerk of Courts  
to Sheriff

UDREN LAW OFFICES, P.C.  
MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

**ATTORNEY FOR PLAINTIFF**

National City Mortgage Company  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

John J. Sopic  
Melony C. Sopic  
Defendant(s)

NO. 07-1320-CD

**AFFIDAVIT PURSUANT TO RULE 3129.1**

National City Mortgage Company, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praeclipe for the Writ of Execution was filed the following information concerning the real property located at: 2524 Red School House Road, (Decatur Township) Osceola Mills, PA 16666

John J. Sopic 2524 Red School House Road  
Osceola Mills, PA 16666

Melony C. Sopic 2524 Red School House Road  
Osceola Mills, PA 16666

SAME AS #1 ABOVE

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

Name \_\_\_\_\_ Address \_\_\_\_\_

None

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

Name \_\_\_\_\_ Address \_\_\_\_\_

National City Mortgage Company 3232 Newmark Drive  
Miamisburg, OH 45342

Pennsylvania Housing Finance Agency 211 North Front Street,  
Harrisburg, PA 17105

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

Name Address

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 Address

Real Estate Tax Dept. 1 North Second St., Ste. 116,  
Clearfield, PA 16830

Domestic Relations Section 1 North Second St., Ste. 116,  
Clearfield, PA 16830

Commonwealth of PA,  
Department of Revenue Bureau of Compliance, PO Box 281230  
Harrisburg, PA 17128-1230

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

Name Address

Tenants/Occupants 2524 Red School House Road  
(Decatur Township)  
Osceola Mills, PA 16666

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

DATED: June 18, 2008

UDREN LAW OFFICES, P.C.

BY:   
Attorneys for Plaintiff  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.  
MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
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WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
[pleadings@udren.com](mailto:pleadings@udren.com)

ATTORNEY FOR PLAINTIFF

National City Mortgage Company  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

MORTGAGE FORECLOSURE

John J. Sopic  
Melony C. Sopic  
Defendant(s)

NO. 07-1320-CD

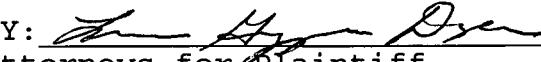
C E R T I F I C A T E

LORRAINE DOYLE, 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 insured mortgage
- Non-owner occupied
- Vacant
- Act 91 procedures have been fulfilled.
- Over 24 months delinquent.

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

UDREN LAW OFFICES, P.C.

BY:   
Attorneys for Plaintiff  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.  
MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

**ATTORNEY FOR PLAINTIFF**

OPY

National City Mortgage Company  
Plaintiff  
v.

v.

John J. Sopic  
Melony C. Sopic  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

## MORTGAGE FORECLOSURE

NO. 07-1320-CD

**WRIT OF EXECUTION**

TO THE SHERIFF OF Clearfield COUNTY:

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following described property:

2524 Red School House Road  
(Decatur Township)  
Osceola Mills, PA 16666  
SEE LEGAL DESCRIPTION ATTACHED

**Amount due**

Prothonotary costs \$151,954.26  
145.00

Interest From 9/26/07

to Date of Sale

Ongoing Per Diem of \$23.41

to actual date of sale including if sale is held at a later date

(Costs to be added)

8

By

( )-10. *Prothonotary*

Clark

Date 7/7/08

717108

COURT OF COMMON PLEAS  
NO. 07-1320-CD

National City Mortgage Company

vs.

John J. Sopic

Melony C. Sopic

=====

WRIT OF EXECUTION

=====

REAL DEBT \$ 151,954.26

INTEREST \$ \_\_\_\_\_

from 9/26/07

to Date of Sale \_\_\_\_\_

Ongoing Per Diem of \$23.41

to actual date of sale including if sale is  
held at a later date

COSTS PAID:

PROTHY \$ 145.00

SHERIFF \$ \_\_\_\_\_

STATUTORY \$ \_\_\_\_\_

COSTS DUE PROTHY. \$ \_\_\_\_\_

PREMISES TO BE SOLD:

2524 Red School House Road

(Decatur Township)

Osceola Mills, PA 16666

Mark J. Udren  
UDREN LAW OFFICES, P.C.

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

(856) 669-5400

pleadings@udren.com

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF DECATUR, COUNTY OF CLEARFIELD, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE EAST SIDE OF STATE ROUTE NO. 2014, SAID POINT IS ALSO THE NORTHWEST CORNER OF LOT NO. 4; THENCE ALONG SAID ROAD, NORTH EIGHT DEGREES, THREE MINUTES, TEN SECONDS EAST (N 8° 03' 10" E) ONE HUNDRED FIFTY SIX AND FIFTY SEVEN HUNDREDTHS FEET (156.57) TO AN IRON PIN AND ALSO THE SOUTHWEST CORNER OF LOT NO. 6; THENCE ALONG LOT NO. 6 SOUTH SEVENTY FIVE DEGREES FOUR MINUTES FIFTY SECONDS EAST (S 75° 04' 50" E) THREE HUNDRED TWENTY TWO AND ONE HUNDREDTHS FEET (322.01) TO AN IRON PIN ON LINE OF OTHER LANDS OF GRANTORS; THENCE ALONG OTHER LANDS OF GRANTORS, SOUTH NO DEGREES, FORTY TWO DEGREES FIFTEEN MINUTES EAST (S 0° 42' 15" E) ONE HUNDRED FORTY SEVEN AND TWELVE HUNDREDTHS FEET (147.12) TO AN IRON PIN AND THE NORTHEAST CORNER OF LOT NO. 4; THENCE ALONG LOT NO. 4, NORTH SEVENTY SEVEN DEGREES, TWENTY TWO MINUTES, FORTY FIVE SECONDS WEST (N 77° 22' 45" W) THREE HUNDRED FORTY THREE AND NINETEEN HUNDREDTHS FEET (343.19) TO AN IRON PIN AND PLACE OF BEGINNING. KNOWN AS LOT NO. 5 ON MAP PREPARED BY P.R. MONDOCK FOR SHIROKEY SURVEYS AND DATED JULY 20, 2001.

CONTAINING 1.1385 ACRES AND BEING PART OF THE SAME PREMISES CONVEYED TO SADIM LLC, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CLEARFIELD COUNTY TO INSTRUMENT NUMBER 200110862.

UNDER AND SUBJECT, NEVERTHELESS, TO ALL EXCEPTIONS, RESERVATIONS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN PRIOR DEEDS IN THE CHAIN OF TITLE.

BEING KNOWN AS: 2524 Red School House Road  
(Decatur Township)  
Osceola Mills, PA 16666

PROPERTY ID NO.: 112-M12-000-00155

CONTROL NO.: 112-0-96911

TITLE TO SAID PREMISES IS VESTED IN JOHN J. SOPIC AND MELONY C. SOPIC, HIS WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM ROBYN L. THOMPSON D/B/A SADIM, LLC DATED 2/28/2003 RECORDED 3/4/2003 INSTRUMENT NO: 200303261.

UDREN LAW OFFICES, P.C.  
MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

National City Mortgage Company  
3232 Newmark Drive  
Miamisburg, OH 45342  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

v.  
John J. Sopic  
Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666  
Defendant(s)

NO. 07-1320-CD

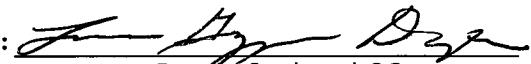
PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to  
the captioned matter.

Date: August 28, 2008

UDREN LAW OFFICES, P.C.

BY:   
Attorneys for Plaintiff  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE

FILED NO cc  
08/24/08  
SEP 15 2008  
William A. Shaw  
Prothonotary/Clerk of Courts

National City Mortgage Company, et. al., Plaintiff(s)  
vs.  
John J. Sopic, et. al., Defendant(s)



Service of Process by  
**APS International, Ltd.**  
**1-800-328-7171**

APS International Plaza  
7800 Glenroy Rd.  
Minneapolis, MN 55439-3122

APS File #: 091302-0001

## AFFIDAVIT OF SERVICE -- Individual

UDREN LAW OFFICES  
Ms. Danielle Devlin  
111 Woodcrest Rd, Ste 200  
Cherry Hill, NJ 08003-3620

Service of Process on:

--John J. Sopic, by posting  
Court Case No. 07-1320-CD

State of: PA ss.

County of: BLAIR

Name of Server: D.M. ELLIS, undersigned, being duly sworn, deposes and says that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 13<sup>th</sup> day of August, 20 08, at 7:20 o'clock P M

Place of Service: at 2524 Red School Road, in Osceola Mills, PA 16666

Documents Served: the undersigned served the documents described as:

Notice of Sheriff's Sale of Real Property w/ Order

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:

John J. Sopic, by posting

Person Served, and Method of Service:  By personally delivering them into the hands of the person to be served.  
 By delivering them into the hands of \_\_\_\_\_, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with

John J. Sopic, by posting

at the place of service, and whose relationship to the person is: \_\_\_\_\_

Description of Person Receiving Documents: The person receiving documents is described as follows:

Sex \_\_\_\_\_; Skin Color \_\_\_\_\_; Hair Color \_\_\_\_\_; Facial Hair \_\_\_\_\_  
Approx. Age \_\_\_\_\_; Approx. Height \_\_\_\_\_; Approx. Weight \_\_\_\_\_

To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct.

D.M. ELLIS

Signature of Server

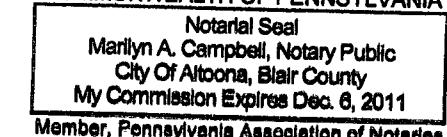
**APS International, Ltd.**

Subscribed and sworn to before me this  
14<sup>th</sup> day of August, 20 08

Marilyn A. Campbell  
Notary Public (Commission Expires)

12-6-11

### COMMONWEALTH OF PENNSYLVANIA



Member, Pennsylvania Association of Notaries

National City Mortgage Company, et. al., Plaintiff(s)  
vs.  
John J. Sopic, et. al., Defendant(s)

Service of Process by  
**APS International, Ltd.**  
**1-800-328-7171**



APS International Plaza  
7800 Glenroy Rd.  
Minneapolis, MN 55439-3122

APS File #: 091302-0001

## AFFIDAVIT OF SERVICE -- Individual

UDREN LAW OFFICES  
Ms. Danielle Devlin  
111 Woodcrest Rd, Ste 200  
Cherry Hill, NJ 08003-3620

### Service of Process on:

—Melony C. Sopic, by posting  
Court Case No. 07-1320-CD

State of: PA ss.

County of: BLAIR

Name of Server: D. M. Ellis, undersigned, being duly sworn, deposes and says that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 13<sup>th</sup> day of August, 20 08, at 7:20 o'clock P M

Place of Service: at 2524 Red School Road <sup>house</sup>, in Osceola Mills, PA 16666

Documents Served: the undersigned served the documents described as:

Notice of Sheriff's Sale of Real Property w/ Order

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:

Melony C. Sopic, by posting

By personally delivering them into the hands of the person to be served.

By delivering them into the hands of \_\_\_\_\_, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with

Melony C. Sopic, by posting

at the place of service, and whose relationship to the person is: \_\_\_\_\_

Description of Person Receiving Documents: The person receiving documents is described as follows:

Sex \_\_\_\_\_; Skin Color \_\_\_\_\_; Hair Color \_\_\_\_\_; Facial Hair \_\_\_\_\_

Approx. Age \_\_\_\_\_; Approx. Height \_\_\_\_\_; Approx. Weight \_\_\_\_\_

To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

Signature of Server: Undersigned declares under penalty of perjury. Subscribed and sworn to before me this  
that the foregoing is true and correct.

D. M. Ellis

Signature of Server

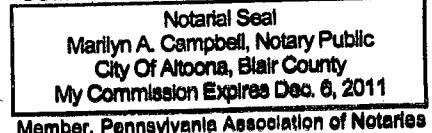
**APS International, Ltd.**

14<sup>th</sup> day of August, 20 08

Marilyn A. Campbell  
Notary Public (Commission Expires)

12-6-11

COMMONWEALTH OF PENNSYLVANIA



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL DIVISION

NATIONAL CITY MORTGAGE COMPANY  
Plaintiff

vs.  
JOHN J. SOPIC  
MELONY C. SOPIC

Defendants

\*  
\*  
\* NO. 07-1320-CD  
\*  
\*

**ORDER**

NOW, this 26<sup>th</sup> day of October, 2007, the Plaintiff is granted leave to serve the Notice of Sheriff's Sale upon the Defendants **JOHN J. SOPIC and MELONY C. SOPIC** by:

1. Publication one time in The Progress (Clearfield) and the Clearfield County Legal Journal;
2. By first class mail to 2524 Red Schoolhouse Road, Osceola Mills, PA 16666;
3. By certified mail, return receipt requested to 2524 Red Schoolhouse Road, Osceola Mills, PA 16666; and
4. By posting the mortgaged premises known in this herein action as
5. 2524 Red Schoolhouse Road, Osceola Mills, PA 16666.

Service of the aforementioned publication and mailings is effective upon the date of publication and mailing and is to be done by Plaintiff's attorney, who will file Affidavits of Service with the Prothonotary of Clearfield County.

BY THE COURT  
/S/ Fredric J Ammerman

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

---

FREDRIC J. AMMERMAN  
President Judge

OCT 26 2007

Attest.

*William L. Ammerman*  
Prothonotary/  
Clerk of Courts

UDREN LAW OFFICES, P.C.  
MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400 [pleadings@udren.com](mailto:pleadings@udren.com)

ATTORNEY FOR PLAINTIFF

FILED  
m10:45 AM  
SEP 15 2008  
W.A. Shaw  
Prothonotary/Clerk of Courts

National City Mortgage Company  
3232 Newmark Drive  
Miamisburg, OH 45342  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

v.

John J. Sopic  
Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666

NO. 07-1320-CD

Defendant(s)

VERIFICATION OF SERVICE BY CERTIFIED MAIL AND  
REGULAR MAIL PURSUANT TO COURT ORDER

The undersigned hereby verifies that he is counsel for Plaintiff in the above case and that pursuant to the Court order issued in this matter he mailed a true and correct copy of the Notice of Sale to Defendant(s), by certified mail and regular first class mail, to the last known address of Defendant(s) as follows:

DATE MAILED: 8/11/08

John J. Sopic  
Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666

I verify that the statements made herein are true and correct and I understand that false statements made herein are subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Dated: August 28, 2008

UDREN LAW OFFICES, P.C.

BY: John J. Sopic  
Attorneys for Plaintiff  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE

DD

TO:

John J. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666

NOTICE OF SHERIFF'S SALE

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT  
(Domestic Mail Only; No Insurance Coverage Provided)**

For delivery information visit our website at [www.usps.com](http://www.usps.com)

*000781931 Bopicuse*

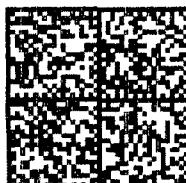
Postage	\$	
Certified Fee		2.70
Return Receipt Fee (Endorsement Required)		0.20
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Postmark Here

**Sent To**  
JOHN J. SOPIC  
2524 RED SCHOOL HOUSE ROAD  
Street, Apt. No.;  
or PO Box No.  
(DECATUR TOWNSHIP)  
City, State, ZIP+4  
OSCEOLA MILLS, PA 16666

PS Form 3800, August 2006

See Reverse for Instructions



Hasler

016H26519216  
\$05.32  
08/11/2008  
Mailed From 08003  
US POSTAGE

**IMPORTANT: Save this receipt and present it when making an inquiry.**

If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail

recipient is not needed, detach and affix label with postage and mail.

If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail

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recipient is not needed, detach and affix label with postage and mail.

If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail

recipient is not needed, detach and affix label with postage and mail.

**Certified Mail Providers:**

■ A mailing receipt

■ A unique identifier for your package

■ Certified Mail may ONLY be combined with First-Class Mail or Priority Mail.

■ NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For

■ Certified Mail is not available for any class of International Mail.

■ Certified Mail may ONLY be combined with First-Class Mail or Priority Mail.

■ Valuable packages consider insured or Registered Mail.

■ For an additional fee, a Return Receipt may be requested to provide proof of

■ delivery. To obtain a Return Receipt, please complete and attach a Return

■ Receipt (PS Form 3811) to the article and add applicable postage to cover the

■ delivery. Under no circumstances should a Return

■ Receipt be used to cover the delivery of a Return

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■ Receipt be used to cover the delivery of a Return

■ Receipt. Under no circumstances should a Return

■ Receipt be used to cover the delivery of a Return

**SENDER: COMPLETE THIS SECTION**

**COMPLETE THIS SECTION ON DELIVERY**

- Complete items 1, 2 and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece or on the front if space permits.

1. Article Addressed to:

JOHN J. SOPIC  
2524 RED SCHOOL HOUSE ROAD  
(DECATUR TOWNSHIP)  
OSCEOLA MILLS, PA 16666

A. Signature

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No

E. Service Type

Certified Mail  Express Mail  
 Registered Mail  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

F. Restricted Delivery (Extra Fee)  Yes  No

2. Article Number  
(Transfer from service label)

7006 3450 0001 0189 2656

3. Domestic Return Receipt

Domestic Return Receipt

102555-02-M-1530

4. PS Form 3811, August 2001

PS Form 3811, August 2001

80

TO: Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666

**NOTICE OF SHERIFF'S SALE**

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



Hasler  
016H26519216  
\$05.320  
08/11/2008  
Mailed From 08003  
US POSTAGE

**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT  
(Domestic Mail Only; No Insurance Coverage Provided)**

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$	
Certified Fee		2.70
Return Receipt Fee (Endorsement Required)		2.20
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Postmark  
Here

**Sent To**  
MELONY C. SOPIC  
2524 RED SCHOOL HOUSE ROAD  
(DECATUR TOWNSHIP)  
OSCEOLA MILLS, PA 16666

PS Form 3800, August 2006

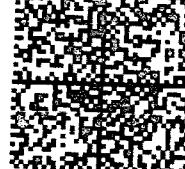
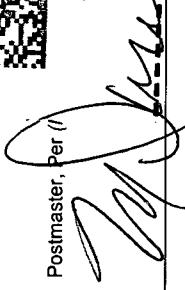
See Reverse for Instructions



Name and Address Of Sender		Postage		Fee		Handling Charge		Act. Value (If Regis.)		Insure d. Value		Due Sender if COD		R.R. Fee		S.D. Fee		S.H. Fee		Rst. Del. Fee		Remarks	
Line	Article Number	Name of Addressee, Street, and Post Office Address																					
1		JOHN J. SOPIC 2524 RED SCHOOL HOUSE ROAD (DECATUR TOWNSHIP) OSCEOLA MILLS, PA 16666																					
2		MELONY C. SOPIC 2524 RED SCHOOL HOUSE ROAD (DECATUR TOWNSHIP) OSCEOLA MILLS, PA 16666																					
3																							
4																							
5																							
6																							
7																							
8																							
9																							
10																							
Total number of Pieces Listed by Sender				Total Number of Pieces Received at Post Office				Postmaster, per															

**US POSTAGE**  
 Mailed From 08003  
 08/11/2008  
**\$02.200**  
 016H26519216

Hasler

AUG 1  
CHERRY HILL NJ 08008

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of non-negotiable 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 postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and forth class parcels.

**Form Must be Completed by Typewriter, Ink or Ball Point Pen**

PS Form 3877, February 1994

John J. Sopic & Melony C. Sopic; #07080193 (Clearfield)

UDREN LAW OFFICES, P.C.  
MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

National City Mortgage Company  
3232 Newmark Drive  
Miamisburg, OH 45342  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

v.  
John J. Sopic  
Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666  
Defendant(s)

NO. 07-1320-CD

PRAECIPE TO FILE PROOF OF PUBLICATION

TO THE PROTHONOTARY:

Kindly file the attached Proof of Publication with regard to  
the captioned matter.

DATE: September 25, 2008

UDREN LAW OFFICES, P.C.

BY: Chandra Arkema  
Attorneys for Plaintiff  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE

**FILED**

in 11:10 a.m. GK No CC  
SEP 26 2008

William A. Shaw  
Prothonotary/Clerk of Courts



# RESS

## Employment

**FULLINGTON Bus**  
Company is looking for  
an individual with at  
least two (2) years ex-  
perience in bookkeep-  
ing. The position will re-  
quire overall knowledge  
of accounting software  
including QuickBooks  
and Microsoft pro-  
grams. Must be able to  
perform reconciliation  
of accounts and be profi-  
cient in data entry. Sal-  
ary based on experience  
with benefits. Please  
send resume to: Fulling-  
ton Bus Company, At  
tention: HR Department,  
P.O. Box 211,  
Clearfield, PA 16830.

**GARY & SONS, INC.** is  
looking for an experi-  
enced HVAC installa-  
tion technician. Experi-  
ence a must. Full-time  
with complete benefit  
package including fami-  
ly hospitalization, va-  
cation and pension. Send  
resume or apply in per-  
son at Gary & Sons,  
Falls Creek (814)  
371-4885.

**HEAVY EQUIPMENT**  
**MECHANIC**: Field/  
Shop Work. Must Have  
5+ experience. Excellent  
pay, Benefits. Wood-  
ard 857-2280 533-4220.

**HELP WANTED**.  
ADD operator. Ex-  
perience with autocad  
1 must. Wage based on  
experience. Send re-  
sume to P.O. Box 161,  
Glen Campbell, PA  
15742.

## Employment

## T REPAIR ICIAN

available for a Medic  
Center in Philipsburg  
Aplicant must be  
willingness to learn.  
testing and repairing of  
cal equipment. Experience  
in general mechan-  
ics plus, but not necessary.  
Candidate must be detail  
neat and accurate records.  
package. No phone calls  
ing recent wage history to:  
ent Repair Center  
Manager  
Lane  
PA 16866  
2

the  
REB  
RKET

NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT  
OF COMMON PLEAS  
OF CLEARFIELD COUNTY,  
PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 07-1320-CD  
National City  
Mortgage Company,  
Plaintiff  
v.  
John J. Sopic and  
Melony C. Sopic,

DEFENDANTS  
NOTICE OF  
SHERIFF'S SALE  
OF REAL PROPERTY  
TO: JOHN J. SOPIC and  
MELONY C. SOPIC,  
DEFENDANTS  
2524 Red School House Road  
Osceola Mills, PA 16666

Your house (real estate) at 2524  
Red School House Road, (Decatur  
Township) Osceola Mills, PA  
16666 is scheduled to be sold at  
the Sheriff's Sale on October 3,  
2008, at 10:00 A.M. in the Clear-  
field County Courthouse, 1 North  
Second Street, Suite 116 Clear-  
field, PA 16830, to enforce the  
court judgment of \$151,954.26,  
obtained by Plaintiff above (the  
mortgagee) against you. If the sale  
is postponed, the property will be  
relisted for the Next Available Sale.

PROPERTY DESCRIPTION:  
ALL THAT CERTAIN PIECE OR  
PARCEL OF LAND SITUATED IN  
THE TOWNSHIP OF DECATUR,  
COUNTY OF CLEARFIELD, AND  
STATE OF PENNSYLVANIA,  
BOUNDED AND DESCRIBED AS  
FOLLOWS:

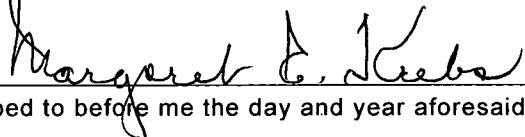
BEGINNING AT AN IRON PIN LO-  
CATED ON THE EAST SIDE OF  
STATE ROUTE NO. 2014, SAID  
POINT IS ALSO THE NORTHWEST  
CORNER OF LOT NO. 4; THENCE  
ALONG SAID ROAD, NORTH  
EIGHT DEGREES, THREE MIN-  
UTES, TENSECONDS EAST (N8°  
03' 10" E.) ONEHUNDRED FIFTY  
SIX AND FIFTY SEVEN HUN-  
DREDS FEET (156.57) TO AN IRON PIN  
AND ALSO THE SOUTHWEST CORNER OF LOT NO. 6;  
THENCE ALONG LOT NO. 6  
SOUTH SEVENTY FIVE DEGREES  
FOUR, MINUTES, FIFTY SEC-  
ONDS EAST IS 75° 04' 50" E.)  
THREE HUNDRED TWENTY TWO  
FEET AND ONE HUNDREDS FEET  
AND (322.01) TO AN IRON PIN ON  
LINE OF OTHER LANDS OF  
GRANTORS; THENCE ALONG  
OTHER LANDS OF GRANTORS  
SOUTH NO DEGREES, FORTY  
TWO DEGREES FIFTEEN MIN-  
UTES EAST IS 42° 15" E.)  
UTES EAST IS 42° 15" E.)  
ONE HUNDRED FORTY SEVEN  
AND TWELVE HUNDREDS  
FEET (147.12) AN IRON PIN  
AND THE NORTHEAST CORNER  
OF LOT NO. 4; THENCE ALONG  
LOT NO. 4, 16TH SEVENTY  
SEVEN DEGREES TWENTY TWO  
MINUTES, FIFTY FIVE SEC-  
ONDS WEST IS 72° 45" W.)  
THREE HUNDRED EIGHTEEN  
AND NINETEEN HUNDREDS  
FEET (181.19) AN IRON PIN  
AND THE BEGINNING,  
KNOW AS THE ONE MAP  
PREPARED BY J. D. COOK  
FOR THE S. S. S. AND  
DATE 1900.  
CONTRACT ACRES  
AND BENEATH THE SAME  
PREMISES TO THE  
SAE

## PROOF OF PUBLICATION

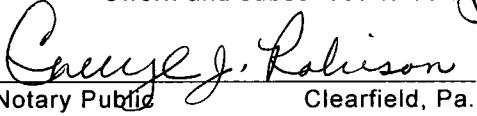
STATE OF PENNSYLVANIA :  
: SS:  
COUNTY OF CLEARFIELD :

On this 21st day of August, A.D. 20 08,  
before me, the subscriber, a Notary Public in and for said County and  
State, personally appeared Margaret E. Krebs, who being duly sworn  
according to law, deposes and says that she is the President of The  
Progressive Publishing Company, Inc., and Associate Publisher of The  
Progress, a daily newspaper published at Clearfield, in the County of  
Clearfield and State of Pennsylvania, and established April 5, 1913, and  
that the annexed is a true copy of a notice or advertisement published in  
said publication in

the regular issues of August 11, 2008.  
And that the affiant is not interested in the subject matter of the notice or  
advertising, and that all of the allegations of this statement as to the time,  
place, and character of publication are true.



Sworn and subscribed to before me the day and year aforesaid.

  
Cheryl J. Robison  
Notary Public

Clearfield, Pa.

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal  
Cheryl J. Robison, Notary Public  
Clearfield Boro, Clearfield County  
My Commission Expires Oct. 31, 2011

Member, Pennsylvania Association of Notaries

- INSURANCE -

**BOYLES INSURANCE**  
Toll Free  
**RIF (800) 249-1220**  
**765-8152**  
For  
Free  
One  
Note  
[www.boylesinsurance.com](http://www.boylesinsurance.com)

- REALTORS -

**MON, SHIMMEL &  
ALSH REALTORS**

our House! Online! Everyday!  
Until it's SOLD!  
[www.aswrealtors.com](http://www.aswrealtors.com)  
**765-1771**

ress

Department

## PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :

:

COUNTY OF CLEARFIELD :

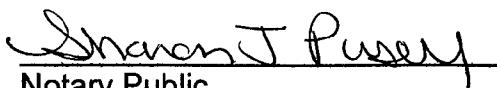
:

On this 22nd day of August AD 2008, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Gary A. Knaresboro editor of the Clearfield County Legal Journal of the Courts of Clearfield County, and that the annexed is a true copy of the notice or advertisement published in said publication in the regular issues of Week of August 22, 2008, Vol. 20, No. 34. And that all of the allegations of this statement as to the time, place, and character of the publication are true.

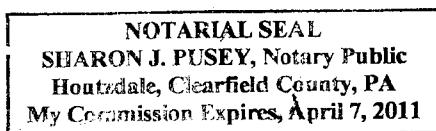


Gary A. Knaresboro, Esquire  
Editor

Sworn and subscribed to before me the day and year aforesaid.



SHARON J. PUSEY  
Notary Public  
My Commission Expires



Wm J Mansfield Inc  
The Woods Suite 1209  
998 Old Eagle School Rd  
Wayne PA 19087-1805

## 第十一章 亂世之亂世

1. *Leucosia* *leucosia* (L.) *leucosia* (L.) *leucosia* (L.)

1. *Leucosia* *leucosia* (L.) *leucosia* (L.) *leucosia* (L.)

**FILED**

SEP 26 2008

William A. Shaw  
Prothonotary/Clerk of Courts

## REGISTER & ORPHANS' COURT NOTICES

Notice is hereby given that the following First and Final Accounts have been examined by me and remain in the Office of Maurene E. Mow, Register of Wills for the inspection of the heirs, legatees and creditors and all others interested and will be presented to the Orphans' Court of Clearfield County, PA on the first Monday in August, 2008.

The Accounts will be presented to the Orphans' Court for Confirmation NISI on the first Tuesday in September, 2008, and if no Objections or Exceptions are filed to the Account, it will be Confirmed Absolutely, as of course, without further notice by the Court in 10 days.

Weldon Elwood Turner, Executor, Estate of Lynn Turner, late of Munson, Clearfield County.

Fred A. Redden, Executor, Estate of Glenn A. Redden, late of Curwensville, Clearfield County.

Phyllis Turner Riddle & Donna DuFour, Co-Administratrices, Estate of Doris Marie Danvir, late of Grampian, Clearfield County.

Shari L. Mohney, Administratrix, Estate of Thomas Edward Taylor, late of Clearfield, Clearfield County.

George Edward Kassab, Executor, Estate of Kathryn A. Hocking, late of Houtzdale, Clearfield County.

CNB Bank Trustee, T/U/A Joseph Marrara F/B/O Thehna Marram, late of Clearfield, Clearfield County.

CNB Bank Trustee, T/U/A Dorothea U. Meloy, Clearfield County.

CNB Bank Trustee, T/U/W John Urey F/B/O Dorothea U. Meloy, Clearfield County.

CNB Bank Trustee, Meloy Remainder Unitrust, Dorothea U. Meloy, Donor, Clearfield County.

Stanley C. Malewicz, Jr., Executor, Estate of Sophie L. Malewicz, late of DuBois, Clearfield County.

Gloria Sue Chelgren, Executrix, Estate of Elizabeth L. Smith, late of Sandy Township, Clearfield County.

Richard S. Levine & First Commonwealth Bank-Trust Division, Estate of Edgar A. Levine, late of DuBois, Clearfield County.

Donald J. Pallone, Executor, Estate of Helen Weakland, late of Burnside Township, Clearfield County.

MAURENE E. INLOW, REGISTER OF WILLS & CLERK OF ORPHANS' COURT.  
ADV: August 22, & 29, 2008.

quiet title to the premises situate, lying and being in Clearfield County, Pennsylvania has been commenced against you. The property is described as follows:

ALL that certain piece or lot of land situate in the Township of Sandy, County of Clearfield, State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a cut in concrete center of State Highway know as Lakes to Sea Route being at the South East Corner of the land now or formerly Gerald Johnston, along the land now or formerly of Johnston, North 5 degrees 15 minutes East 348.3 feet to an iron pin or pipe;

THENCE East 85 feet to a post;

THENCE along other land of M. I. McCreight South 5 degrees and fifteen minutes West 350 feet more or less of center of State Road, and;

THENCE in center thereof, Westerly 85 feet more or less to cut in concrete, being the place of beginning.

You have been sued in Court. The purpose of this quiet title action is to extinguish any right or equity that the Defendants above named and their successors or assigns may have in the property described above. The Plaintiff in this action, after a diligent search, has been unable to locate the Defendants or their successors and assigns.

Whereupon the Court Ordered that notice of said action be served on the Defendants and their successors and assigns by publication.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY TO FILE YOUR DEFENSE OR OBJECTIONS IN WRITING WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW**

National City Mortgage Company  
Plaintiff v. John J. Sopic and Melony C.  
Sopic, DEFENDANTS.

NO. 07-1320-CD

**NOTICE OF SHERIFF'S SALE**

TO: JOHN J. SOPIC and MELONY C.  
SOPIC, DEFENDANTS, 2524 Red School  
House Road, Osceola Mills, PA 16666.

Your house (real estate) at 2524 Red School House Road, (Decatur Township) Osceola Mills, PA 16666 is scheduled to be sold at the Sheriff's Sale on October 3, 2008, at 10:00 A.M. in the Clearfield County Courthouse, 1 North Second Street, Suite 116, Clearfield, PA 16830, to enforce the court judgment of \$151,954.26, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

**PROPERTY DESCRIPTION:**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF DECATUR, COUNTY OF CLEARFIELD, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE EAST SIDE OF STATE ROUTE NO. 2014, SAID POINT IS ALSO THE NORTHWEST CORNER OF LOT NO. 4; THENCE ALONG SAID ROAD, NORTH EIGHT DEGREES, THREE MINUTES, TEN SECONDS EAST (N 8 DEGREES 03' 10" E)

ONE HUNDRED FIFTY SIX AND FIFTY SEVEN HUNDREDTHS FEET (156.57) TO AN IRON PIN AND ALSO THE SOUTHWEST CORNER OF LOT NO. 6; THENCE ALONG LOT NO. 6 SOUTH SEVENTY FIVE DEGREES FOUR MINUTES FIFTY SECONDS EAST (S 75 DEGREES 04' 50" E) THREE HUNDRED TWENTY TWO AND ONE HUNDREDTHS FEET (322.01) TO AN IRON PIN ON LINE OF OTHER LANDS OF GRANTORS; THENCE ALONG OTHER LANDS OF GRANTORS, SOUTH NO DEGREES, FORTY TWO DEGREES FIFTEEN MINUTES EAST (S 0 degrees 42' 15" E) ONE HUNDRED FORTY SEVEN AND TWELVE HUNDREDTHS FEET (147.12) TO AN IRON PIN AND THE NORTHEAST CORNER OF LOT NO. 4; THENCE ALONG LOT NO. 4, NORTH SEVENTY SEVEN DEGREES, TWENTY TWO MINUTES, FORTY FIVE SECONDS WEST (N 77 degrees 22' 45" W) THREE HUNDRED FORTY THREE AND NINETEEN HUNDREDTHS FEET (343.19) TO AN IRON PIN AND PLACE OF BEGINNING. KNOWN AS LOT NO. 5 ON MAP PREPARED BY P. R. MONDOCK FOR SHIROKEY SURVEYS AND DATED JULY 20, 2001.

CONTAINING 1.1385 ACRES AND BEING PART OF THE SAME PREMISES CONVEYED TO SADIM LLC, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CLEARFIELD COUNTY TO INSTRUMENT NUMBER 200111862.

UNDER AND SUBJECT, NEVERTHELESS TO ALL EXCEPTIONS, RESERVATIONS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN PRIOR DEEDS IN THE CHAIN OF TITLE.

BEING KNOWN AS: 2524 Red School House Road (Decatur Township) Osceola Mills, PA 16666.

PROPERTY ID NO.: 112-M12-000-00155

CONTROL NO.: 112-0-96911

TITLE TO SAID PREMISES IS VESTED IN JOHN J. SOPIC AND MELONY C. SOPIC, HIS WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM ROBYN L. THOMPSON D/B/A SADIM, LLC DATED 2/28/2003 RECORDED 3/4/2003.

INSTRUMENT NO: 200303261.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take immediate action;

1. The sale will be canceled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's

fees. To find out how much you must pay, you may call: (856)-669-5400.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an Attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**LAWYER REFERRAL SERVICE, David S. Meholick, Court Administrator, Clearfield County Courthouse, Clearfield, PA 16830 814-765-2641, ext. 5982.**

ASSOCIATION DE LICENCIADOS,  
David S. Meholick, Court Administrator,  
Clearfield County Courthouse, Clearfield, PA  
16830, 814-765-2641, ext. 5982.

MARK J. UDREN, ATTORNEY FOR  
PLAINTIFF, MARK J. UDREN &  
ASSOCIATES, WOODCREST CORPOR-  
ATE CENTER, 111 WOODCREST ROAD,  
SUITE 200, CHERRY HILL, NJ 08003-3620,  
856-669-5400.

William J. Mansfield, Inc., Legal  
Advertising Agency, The Woods, Suite  
1209, 998 Old Eagle School Road, Wayne,  
PA 19087-1805.

(See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on

Clearfield County Courthouse, 230 East Market Street, Clearfield, Pennsylvania 16830, (814) 765-2641 x 5982.

McCABE, WEISBERG AND CONWAY, P.C., Attorneys for Plaintiff, BY: TERENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET CAIRO, ESQUIRE - ID # 34419, 123 South Broad Street, Suite 2080, Philadelphia, Pennsylvania 19109, (215)790-1010.

#### **SHERIFF'S SALE OF VALUABLE REAL ESTATE**

BY VIRTUE OF: Writ of Execution issued out of the Court of Common Pleas of Clearfield County, Pennsylvania and to me directed, there will be exposed to public sale in the Sheriff's Office in the Courthouse in the Borough of Clearfield on Friday, September 5, 2008, 10:00 A.M. THE FOLLOWING DESCRIBED PROPERTY TO WIT: (SEE ATTACHED DESCRIPTION) TERMS OF SALE

The price or sum at which the property shall be struck off must be paid at the time of sale or such other arrangements made as will be approved, otherwise the property will be immediately put up and sold again at the expense and risk of the person to whom it was struck off and who in case of deficiency of such resale shall make good for the same and in no instance will the deed be presented for confirmation unless the money is actually paid to the Sheriff.

TO all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff in his office the first Monday following the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter.

#### **LEGAL DESCRIPTION**

ALL that certain piece or parcel of land situate in Pike Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the North bank of Kratzer Run where said bank intersects the East line of a tract belonging to the Harbison-Walker Refractories Company on which is their Stronach Fire Brick Plant; thence by said Harbison-Walker Company line North one degree forty-five minutes East three hundred seventy-five and five tenths (375.5) feet to a post on the right-of-way of the Harbison-Walker Refractories Company branch of the B.R.&P Railroad, said point being sixteen and five

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302

STUART WINNEG, ESQUIRE - ID #45362

LORRAINE DOYLE, ESQUIRE - ID #34576

ALAN M. MINATO, ESQUIRE - ID #75860

CHANDRA M. ARKEMA, ESQUIRE - ID #203437

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

National City Mortgage Company  
3232 Newmark Drive  
Miamisburg, OH 45342  
Plaintiff

v.

John J. Sopic  
Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

NO. 07-1320-CD

FILED

OCT 01 2008

W/10:56/1  
William A. Shaw  
Prothonotary/Clerk of Courts

S NO 9/16/08

**AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P.RULE 3129.1**

Plaintiff, by its/his/her Attorney, hereby verifies that:

1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praeclipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.

2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".

3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".

4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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

Dated: September 22, 2008

UDREN LAW OFFICES, P.C.

BY: Chandra Arkema  
Attorneys for Plaintiff  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE

**UDREN LAW OFFICES, P.C.**  
**BY: Mark J. Udren, Esquire**  
**ATTY I.D. NO. 04302**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003-3620**  
**856-669-5400**

**ATTORNEY FOR PLAINTIFF**

National City Mortgage Company  
Plaintiff

v.  
John J. Sopic  
Melony C. Sopic  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

NO. 07-1320-CD

**TO: ALL PARTIES IN INTEREST AND CLAIMANTS**

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

**OWNER(S): John J. Sopic  
Melony C. Sopic**

**PROPERTY: 2524 Red School House Road  
(Decatur Township)  
Osceola Mills, PA 16666**

**Improvements: RESIDENTIAL DWELLING**

The above captioned property is scheduled to be sold at the **Clearfield** County Sheriff's Sale on **October 3, 2008**, at 10:00 A.M., at the Clearfield County Courthouse, 1 North Front Street, Suite 116, Clearfield, PA 16830. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

**EXHIBIT A**

Name and Address of Sender		111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003		ATTN: Danielle Devlin		UDREN LAW OFFICES, P.C.		Postage		Fee		Handling Charge		Act. Value (If Regis.)		Insured Value		Due Sender If COD		R.R. Fee		S.D. Fee		S.H. Fee		Rst. Del. Fee		Remarks			
Line	Article Number	Name of Addressee, Street, and Post Office Address																													
1		COMMONWEALTH OF PA, DEPT. OF REVENUE, BUREAU OF COMPLIANCE PO BOX 281230, DEPARTMENT OF REVENUE HARRISBURG, PA 17128-1230																													
2		TENANTS/OCCUPANTS 2524 RED SCHOOL HOUSE ROAD (DECATUR TOWNSHIP) OSCEOLA MILLS, PA 16666																													
3		PHFA 211 NORTH FRONT STREET HARRISBURG, PA 17101																													
4		REAL ESTATE TAX DEPT 1 NORTH SECOND STREET, SUITE 116 CLEARFIELD, PA 16830																													
5		DOMESTIC RELATIONS SECTION 1 NORTH SECOND STREET, SUITE 116 CLEARFIELD, PA 16830																													
6																															
7																															
8																															
9																															
10																															
11																															
12																															
13																															
14																															
15																															
Total number of Pieces Listed by Sender		5		Total Number of Pieces Received at Post Office		5		Postmaster, Per Name of Receiving Employee																							

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction is \$50.00 per piece subject to a limit of \$500.00 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25.00 for registered mail sent with optional postal insurance. See Domestic Mail Manual R90, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.

EXHIBIT A

UDREN LAW OFFICES, P.C.  
MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400 pleadings@udren.com

ATTORNEY FOR PLAINTIFF

National City Mortgage Company  
3232 Newmark Drive  
Miamisburg, OH 45342  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

v.

John J. Sopic  
Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666

NO. 07-1320-CD

Defendant(s)

VERIFICATION OF SERVICE BY CERTIFIED MAIL AND  
REGULAR MAIL PURSUANT TO COURT ORDER

The undersigned hereby verifies that he is counsel for Plaintiff in the above case and that pursuant to the Court order issued in this matter he mailed a true and correct copy of the Notice of Sale to Defendant(s), by certified mail and regular first class mail, to the last known address of Defendant(s) as follows:

DATE MAILED: 8/11/08

John J. Sopic  
Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666

I verify that the statements made herein are true and correct and I understand that false statements made herein are subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Dated: August 28, 2008

UDREN LAW OFFICES, P.C.

BY: Lorraine Doyle  
Attorneys for Plaintiff  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE

EXHIBIT B

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL DIVISION

NATIONAL CITY MORTGAGE COMPANY

Plaintiff

vs.

JOHN J. SOPIC

MELONY C. SOPIC

Defendants

\* \* \* \* NO. 07-1320-CD

ORDER

NOW, this 26<sup>th</sup> day of October, 2007, the Plaintiff is granted leave to serve the  
Notice of Sheriff's Sale upon the Defendants JOHN J. SOPIC and MELONY C.

SOPIC by:

1. Publication one time in The Progress (Clearfield) and the Clearfield  
County Legal Journal;
2. By first class mail to 2524 Red Schoolhouse Road, Osceola Mills, PA  
16666;
3. By certified mail, return receipt requested to 2524 Red Schoolhouse  
Road, Osceola Mills, PA 16666; and
4. By posting the mortgaged premises known in this herein action as
5. 2524 Red Schoolhouse Road, Osceola Mills, PA 16666.

Service of the aforementioned publication and mailings is effective upon the  
date of publication and mailing and is to be done by Plaintiff's attorney, who will file  
Affidavits of Service with the Prothonotary of Clearfield County.

BY THE COURT  
/S/ Fredric J Ammerman

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

---

FREDRIC J. AMMERMAN  
President Judge

OCT 26 2007

Attest.

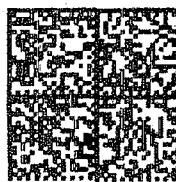
*William L. Ammerman*  
Prothonotary/  
Clerk of Courts

EXHIBIT B

**TO:** John J. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666

NOTICE OF SHERIFF'S SALE

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



Hasler  
\$05.32  
08/11/2008  
Mailed From 08003  
US POSTAGE

U.S. Postal Service™ <b>CERTIFIED MAIL™ RECEIPT</b> <i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>00075193170pic USE</b>	
Postage	\$
Certified Fee	2.70
Return Receipt Fee (Endorsement Required)	0.20
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Postmark Here	
Sent To <b>JOHN J. SOPIC</b> Street, Apt. No.: <b>2524 RED SCHOOL HOUSE ROAD</b> or PO Box No. City, State, ZIP+4 <b>(DECATUR TOWNSHIP)</b> <b>OSCEOLA MILLS, PA 16666</b>	
See Reverse for Instructions	

## EXHIBIT B



UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

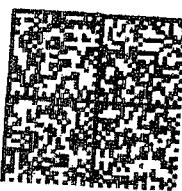
For delivery information visit our website at [www.usps.com](http://www.usps.com)

*080810100005969000*

Postage	\$	Postmark Here
Certified Fee	2.70	
Return Receipt Fee (Endorsement Required)	2.20	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

**Sent To**  
**MELONY C. SOPIC**  
Street, Apt. No. 2524 RED SCHOOL HOUSE ROAD  
or PO Box No.  
City, State, ZIP+4 (DECATUR TOWNSHIP)  
OSCEOLA MILLS, PA 16666

PS Form 3800, August 2006  
See Reverse for Instructions



Hasler

016H26549216  
**\$05.32**  
08/11/2008  
Mailed From 08003  
US POSTAGE

**EXHIBIT B**

# EXHIBIT B

## Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

## Important Reminders:

- Certified Mail may ONLY be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is *not* available for any class of international mail.
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "*Restricted Delivery*".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

**IMPORTANT: Save this receipt and present it when making an inquiry.**

PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY		
<p>■ Complete items 1, 2 and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece or on the front if space permits.</p>		<p>A. Signature <b>X</b></p> <p><input type="checkbox"/> Agent</p> <p><input type="checkbox"/> Addressee</p> <p><input type="checkbox"/> Date of Delivery</p>		
1. Article Addressed to:		D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:		
2. Article Number (Transit from service area)		3. Service Types <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> COD <input type="checkbox"/> Restricted Delivery (End Fee) <input type="checkbox"/> Yes		
3. Article Number (Transit from service area)		4. Domestic Return Receipt 7000 3450 0001 0108 2649		
PS Form 3811, August 2001				
02589-02-M-150				

Line Number	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insure d Value (If Regis.)	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Postmark and Date of Receipt		
													<input type="checkbox"/> Registered	<input type="checkbox"/> Insured	<input type="checkbox"/> Return Receipt for Merchandise
1		UDREN LAW OFFICES, P.C. 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003  ATTN: Danielle Devlin													
2		JOHN J. SOPIC 2524 RED SCHOOL HOUSE ROAD (DECATUR TOWNSHIP) OSCEOLA MILLS, PA 16666  MELONY C. SOPIC 2524 RED SCHOOL HOUSE ROAD (DECATUR TOWNSHIP) OSCEOLA MILLS, PA 16666													
3															
4															
5															
6															
7															
8															
9															
10															
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (		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 postal insurance. See Domestic Mail Manual R400, §913, and §913.1 for limitations of coverage on insured or COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and forth class parcels.									

DS Form 3877 February 1981

卷之三

Form Must be Completed by Typewriter, Ink or Ball Point Pen

**EXHIBIT B**

UDREN LAW OFFICES, P.C.  
MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

National City Mortgage Company  
3232 Newmark Drive  
Miamisburg, OH 45342  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

v.  
John J. Sopic  
Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666  
Defendant(s)

NO. 07-1320-CD

PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to  
the captioned matter.

Date: August 28, 2008

UDREN LAW OFFICES, P.C.

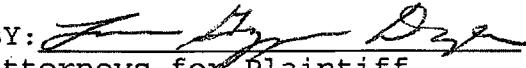
BY:   
Attorneys for Plaintiff  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE

EXHIBIT B

National City Mortgage Company, et. al., Plaintiff(s)  
vs.  
John J. Sopic, et. al., Defendant(s)



Service of Process by  
**APS International, Ltd.**  
**1-800-328-7171**

APS International Plaza  
7800 Glenroy Rd.  
Minneapolis, MN 55439-3122

APS File #: 091302-0001

## AFFIDAVIT OF SERVICE -- Individual

UDREN LAW OFFICES  
Ms. Danielle Devlin  
111 Woodcrest Rd, Ste 200  
Cherry Hill, NJ 08003-3628

Service of Process on:

--John J. Sopic, by posting  
Court Case No. 07-1320-CD

State of: PA ss.

County of: BLAIR

Name of Server: D.M. ELLIS, undersigned, being duly sworn, deposes and says  
that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 13<sup>th</sup> day of August, 20 08, at 7:20 o'clock P M

Place of Service: at 2524 Red School Road, in Osceola Mills, PA 16666

Documents Served: the undersigned served the documents described as:

Notice of Sheriff's Sale of Real Property w/ Order

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:

John J. Sopic, by posting

By personally delivering them into the hands of the person to be served.

By delivering them into the hands of \_\_\_\_\_, a person  
of suitable age, who verified, or who upon questioning stated, that he/she resides with

John J. Sopic, by posting  
at the place of service, and whose relationship to the person is: \_\_\_\_\_

Description of Person  
Receiving Documents: The person receiving documents is described as follows:

Sex \_\_\_\_\_; Skin Color \_\_\_\_\_; Hair Color \_\_\_\_\_; Facial Hair \_\_\_\_\_  
Approx. Age \_\_\_\_\_; Approx. Height \_\_\_\_\_; Approx. Weight \_\_\_\_\_

To the best of my knowledge and belief, said person was not engaged in the US Military at  
the time of service.

Signature of Server: Undersigned declares under penalty of perjury  
that the foregoing is true and correct.

dm Ellis

Signature of Server

**APS International, Ltd.**

Subscribed and sworn to before me this  
14<sup>th</sup> day of August, 20 08

Marilyn A. Campbell  
Notary Public (Commission Expires)

12-6-11

### COMMONWEALTH OF PENNSYLVANIA

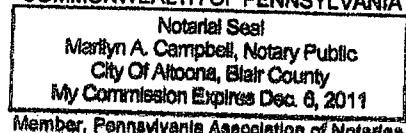


EXHIBIT B

UDREN LAW OFFICES, P.C.  
MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
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CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

National City Mortgage Company  
3232 Newmark Drive  
Miamisburg, OH 45342  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

v.  
John J. Sopic  
Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666  
Defendant(s)

NO. 07-1320-CD

PRAECIPE TO FILE PROOF OF PUBLICATION

TO THE PROTHONOTARY:

Kindly file the attached Proof of Publication with regard to  
the captioned matter.

DATE: September 25, 2008

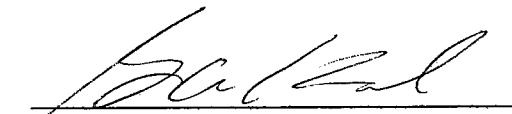
UDREN LAW OFFICES, P.C.

BY: Chandra Arkema  
Attorneys for Plaintiff  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE

## PROOF OF PUBLICATION

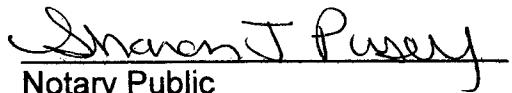
STATE OF PENNSYLVANIA :  
:   
COUNTY OF CLEARFIELD :

On this 22nd day of August AD 2008, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Gary A. Knaresboro editor of the Clearfield County Legal Journal of the Courts of Clearfield County, and that the annexed is a true copy of the notice or advertisement published in said publication in the regular issues of Week of August 22, 2008, Vol. 20, No. 34. And that all of the allegations of this statement as to the time, place, and character of the publication are true.

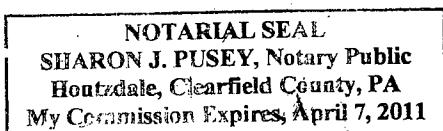


Gary A. Knaresboro, Esquire  
Editor

Sworn and subscribed to before me the day and year aforesaid.



Sharon J. Pusey  
Notary Public  
My Commission Expires



Wm J Mansfield Inc  
The Woods Suite 1209  
998 Old Eagle School Rd  
Wayne PA 19087-1805

EXHIBIT B

IN MORTGAGE CASE  
IN THE COURT  
OF COMMON PLEAS  
OF CLEARFIELD COUNTY,  
PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 07-1320-CD

National City  
Mortgage Company,  
Plaintiff  
v.  
John J. Sopic and  
Melony C. Sopic,

DEFENDANTS  
NOTICE OF  
SHERIFF'S SALE  
OF REAL PROPERTY

TO: JOHN J. SOPIC and  
MELONY C. SOPIC,  
DEFENDANTS

2524 Red School House Road

Osceola Mills, PA 16666

Your house (real estate) at 2524  
Red School House Road, (Decatur  
Township) Osceola Mills, PA  
16666 is scheduled to be sold at  
the Sheriff's Sale on October 3,  
2008, at 10:00 A.M. in the Clear-  
field County Courthouse, 1 North  
Second Street, Suite 116 Clear-  
field, PA 16830, to enforce the  
court judgment of \$151,954.26,  
obtained by Plaintiff above (the  
mortgagee) against you. If the sale  
is postponed, the property will be  
relisted for the Next Available Sale.

PROPERTY DESCRIPTION:  
ALL THAT CERTAIN PIECE OR  
PARCEL OF LAND SITUATED IN  
THE TOWNSHIP OF DECATUR,  
COUNTY OF CLEARFIELD, AND  
STATE OF PENNSYLVANIA  
BOUNDED AND DESCRIBED AS  
FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE EAST SIDE OF STATE ROUTE NO. 2014, SAID POINT IS ALSO THE NORTHWEST CORNER OF LOT NO. 4; THENCE ALONG SAID ROAD, NORTH EIGHT DEGREES, THREE MINUTES, TEN SECONDS EAST (N 8° 03' 10" E.) ONE HUNDRED FIFTY-SIX AND FIFTY SEVEN HUNDREDS FEET (156.57) TO AN IRON PIN AND ALSO THE SOUTHWEST CORNER OF LOT NO. 6; THENCE ALONG LOT NO. 6 SOUTH SEVENTY FIVE DEGREES FOUR, MINUTES, FIFTY SECONDS EAST (S. 75° 04' 50" E.) THREE HUNDRED TWENTY-TWO AND ONE HUNDREDS FEET (322.01) TO AN IRON PIN ON LINE OF OTHER LANDS OF GRANTORS; THENCE ALONG OTHER LANDS OF GRANTORS, SOUTH NO DEGREES, FORTY-TWO DEGREES, FIFTEEN MINUTES EAST (S. 0° 42' 15" E.) ONE HUNDRED FORTY SEVEN AND TWELVE HUNDREDS FEET (147.12) TO AN IRON PIN AND THE NORTHEAST CORNER OF LOT NO. 4; THENCE ALONG LOT NO. 4, NORTH SEVENTY SEVEN DEGREES, TWENTY-TWO MINUTES, FORTY FIVE SECONDS WEST (N. 77° 22' 45" W.) THREE HUNDRED FORTY THREE AND NINETEEN HUNDREDS FEET (343.19) TO AN IRON PIN AND PLACE OF BEGINNING, KNOWN AS LOT NO. 5 ON MAP PREPARED BY P.R. MONDOCK FOR SHIROKEY SURVEYS AND DATED JULY 20, 2001.

CONTAINING 1.1385 ACRES  
AND BEING PART OF THE SAME  
PREMISES CONVEYED TO SA  
DIM LLC, AND RECORDED IN THE  
OFFICE OF THE RECORDER OF  
DEEDS OF CLEARFIELD COUNTY  
TO INSTRUMENT NUMBER  
200110862.

UNDER AND SUBJECT, NEVER-  
THELESS, TO ALL EXCEPTIONS.

## PROOF OF PUBLICATION

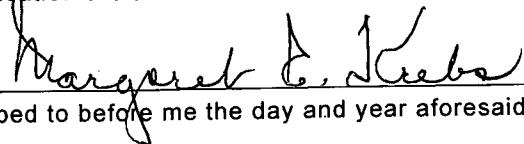
STATE OF PENNSYLVANIA

SS:

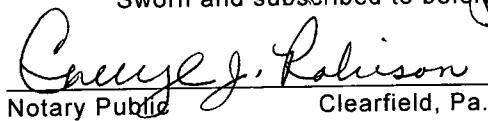
COUNTY OF CLEARFIELD

On this 21st day of August, A.D. 20 08, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Margaret E. Krebs, who being duly sworn according to law, deposes and says that she is the President of The Progressive Publishing Company, Inc., and Associate Publisher of The Progress, a daily newspaper published at Clearfield, in the County of Clearfield and State of Pennsylvania, and established April 5, 1913, and that the annexed is a true copy of a notice or advertisement published in said publication in

the regular issues of August 11, 2008.  
And that the affiant is not interested in the subject matter of the notice or advertising, and that all of the allegations of this statement as to the time, place, and character of publication are true.



Sworn and subscribed to before me the day and year aforesaid.

  
Notary Public

Clearfield, Pa.

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Cheryl J. Robison, Notary Public  
Clearfield Boro, Clearfield County  
My Commission Expires Oct. 31, 2011

Member, Pennsylvania Association of Notaries

EXHIBIT B

(See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the Account, it will be Confirmed Absolutely, as of course, without further notice by the Court in 10 days.

Weldon Elwood Turner, Executor, Estate of Lynn Turner, late of Munson, Clearfield County.

Fred A. Redden, Executor, Estate of Glenn A. Redden, late of Curwensville, Clearfield County.

Phyllis Turner Riddle & Donna DuFour, co-Administratrices, Estate of Doris Marie anvir, late of Grampian, Clearfield County.

Shari L. Mohney, Administratrix, Estate Thomas Edward Taylor, late of Clearfield, Clearfield County.

George Edward Kassab, Executor, late of Kathryn A. Hocking, late of Itzdale, Clearfield County. CNB Bank Trustee, T/U/A Joseph rara F/B/O Thehna Marram, late of Clearfield, Clearfield County.

CNB Bank Trustee, T/U/A Dorothea U. y, Clearfield County.

CNB Bank Trustee, T/U/W John Urey. Dorothea U. Meloy, Clearfield County.

NB Bank Trustee, Meloy Remainder ist, Dorothea U. Meloy, Donor, Clearfield County.

anley C. Malewicz, Jr., Executor, of Sophie L. Malewicz, late of Clearfield County.

abeth L. Smith, late of Sandy tip, Clearfield County.

hard S. Levine & First Commonwealth Bank-Trust Division, Estate A. Levine, late of DuBois, Clearfield

ald J. Pallone, Executor, Estate of Oakland, late of Burnside Township, County.

RENE E. INLOW, REGISTER OF CLERK OF ORPHANS' COURT, August 22, & 29, 2008.

Clearfield County Courthouse, 230 East Market Street, Clearfield, Pennsylvania 16830, (814) 765-2641 x 5982.  
McCABE, WEISBERG AND CONWAY, P.C., Attorneys for Plaintiff, BY: TERENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET CAIRO, ESQUIRE - ID # 34419, 123 South Broad Street, Suite 2080, Philadelphia, Pennsylvania 19109, (215)790-1010.

### SHERIFF'S SALE OF VALUABLE REAL ESTATE

BY VIRTUE OF: Writ of Execution issued out of the Court of Common Pleas of Clearfield County, Pennsylvania and to me directed, there will be exposed to public sale in the Sheriff's Office in the Courthouse in the Borough of Clearfield on Friday, September 5, 2008, 10:00 A.M. THE FOLLOWING DESCRIBED PROPERTY TO WIT: (SEE ATTACHED DESCRIPTION)

TERMS OF SALE  
The price or sum at which the property shall be struck off must be paid at the time of sale or such other arrangements made as will be approved, otherwise the property will be immediately put up and sold again at the expense and risk of the person to whom it was struck off and who in case of deficiency of such resale shall make good for the same and in no instance will the deed be presented for confirmation unless the money is actually paid to the Sheriff.

TO all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff in his office the first Monday following the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter.

#### LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in Pike Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the North bank of Kratzer Run where said bank intersects the East line of a tract belonging to the Harbison-Walker Refractories Company on which is their Stronach Fire Brick Plant; thence by said Harbison-Walker Company line North one degree forty-five minutes East three hundred seventy-five and five tenths (375.5) feet to a post on the right-of-way of the Harbison-Walker Refractories Company branch of the B.R.&P Railroad, said point being sixteen and five

UDREN LAW OFFICES, P.C.  
MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
LOUIS A. SIMONI, ESQUIRE - ID #200869  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400 [pleadings@udren.com](mailto:pleadings@udren.com)

ATTORNEY FOR PLAINTIFF

National City Mortgage Company  
3232 Newmark Drive  
Miamisburg, OH 45342  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

v.  
John J. Sopic  
Melony C. Sopic  
2524 Red School House Road  
Osceola Mills, PA 16666  
Defendant(s)

NO. 07-1320-CD

pd \$7.00 Atty  
5 **FILED** ICC, 1 Cert of  
m/11/45cm disc & 1 Cert  
NOV 21 2008 of sat issued  
to Atty  
Lm William A. Shaw  
Simon

PRAECIPE TO MARK SETTLED, DISCONTINUED AND  
ENDED AND SATISFY JUDGMENT

Prothonotary/Clerk of Courts

TO THE PROTHONOTARY:

Kindly mark the above captioned matter SETTLED,  
DISCONTINUED AND ENDED AND JUDGMENT SATISFIED.

DATED: November 13, 2008

UDREN LAW OFFICES, P.C.

BY:   
Attorneys for Plaintiff  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE  
LOUIS A. SIMONI, ESQUIRE

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

CERTIFICATE OF SATISFACTION OF JUDGMENT

No.: 2007-01320-CD

National City Mortgage Company

Debt: \$151,945.26

Vs.

Atty's Comm.:

John J. Sopic

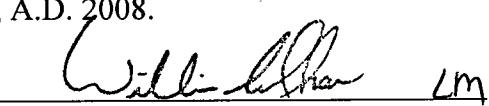
Melony C. Sopic

Interest From:

Cost: \$7.00

NOW, Friday, November 21, 2008 , directions for satisfaction having been received, and all costs having been paid, SATISFACTION was entered of record.

Certified from the record this 21st day of November, A.D. 2008.

  
\_\_\_\_\_  
Prothonotary

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

National City Mortgage Company

Vs.

No. 2007-01320-CD

John J. Sopic

Melony C. Sopic

Copy

CERTIFICATE OF DISCONTINUATION

Commonwealth of PA  
County of Clearfield

I, William A. Shaw, Prothonotary of the Court of Common Pleas in and for the County and Commonwealth aforesaid do hereby certify that the above case was on November 21, 2008, marked:

Settled, discontinued and ended

Record costs in the sum of \$152.00 have been paid in full by Mark J. Udren Esq.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal of this Court at Clearfield, Clearfield County, Pennsylvania this 21st day of November A.D. 2008.

  
\_\_\_\_\_  
William A. Shaw, Prothonotary

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20798  
NO: 07-1320-CD

PLAINTIFF: NATIONAL CITY MORTGAGE COMPANY

vs.

DEFENDANT: JOHN J. SOPIC AND MELONY C. SOPIC

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 7/7/2008

LEVY TAKEN 7/24/2008 @ 2:39 PM

POSTED 7/24/2008 @ 2:39 PM

SALE HELD

SOLD TO

SOLD FOR AMOUNT PLUS COSTS

WRIT RETURNED 1/19/2009

DATE DEED FILED NOT SOLD

S  
FILED  
OCT 15 2008  
WM

William A. Shaffer  
Prothonotary/Clerk of Courts

DETAILS

7/24/2008 @ 2:39 PM SERVED JOHN J. SOPIC

SERVED JOHN J. SOPIC, DEFENDANT AT HIS RESIDENCE 2524 RED SCHOOL HOUSE ROAD, OSCEOLA MILLS, CLEARFIELD COUNTY, PA 16666 BY HANDING TO JOHN J. SOPIC

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE AND COPY OF THE LEVY AND BY MAKING KNOWN TH HIM THE CONTENTS THEREOF.

7/24/2008 @ 2:39 PM SERVED MELONY C. SOPIC

SERVED MELONY C. SOPIC, DEFENDANT AT HER RESIDENCE 2524 RED SHCHOOL HOUSE ROAD, OSCEOLA MILLS, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO JOHN SOPIC, HUSBAND/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.

@ SERVED

NOW, OCTOBER 3, 2008 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO POSTPONE THE SHERIFF SALE SCHEDULED FOR OCTOBER 3, 2008 TO NOVEMBER 7, 2008.

@ SERVED

NOW, NOVEMBER 7, 2008 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF SALE SCHEDULED FOR NOVEMBER 7, 2008, \$90,000.00 WAS COLLECTED TO CURE THE DEFAULT.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20798  
NO: 07-1320-CD

PLAINTIFF: NATIONAL CITY MORTGAGE COMPANY

vs.

DEFENDANT: JOHN J. SOPIC AND MELONY C. SOPIC

Execution REAL ESTATE

**SHERIFF RETURN**

---

SHERIFF HAWKINS \$2,038.10

SURCHARGE \$40.00 PAID BY ATTORNEY

So Answers,

*Chester A. Hawkins*  
by Amherst Bittner-Clephard  
Chester A. Hawkins  
Sheriff

UDREN LAW OFFICES, P.C.  
MARK J. UDREN, ESQUIRE - ID #04302  
STUART WINNEG, ESQUIRE - ID #45362  
LORRAINE DOYLE, ESQUIRE - ID #34576  
ALAN M. MINATO, ESQUIRE - ID #75860  
CHANDRA M. ARKEMA, ESQUIRE - ID #203437  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

National City Mortgage Company  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Clearfield County

MORTGAGE FORECLOSURE

NO. 07-1320-CD

John J. Sopic  
Melony C. Sopic  
Defendant(s)

WRIT OF EXECUTION

TO THE SHERIFF OF Clearfield COUNTY:

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following described property:

2524 Red School House Road  
(Decatur Township)  
Osceola Mills, PA 16666  
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$151,954.26  
Prothonotary costs 145.00

Interest From 9/26/07  
to Date of Sale \_\_\_\_\_  
Ongoing Per Diem of \$23.41  
to actual date of sale including if sale is  
held at a later date

(Costs to be added) \$ \_\_\_\_\_

By Walt L. Hay Prothonotary  
Clerk

Date 7/7/08

Received this writ this 7th day  
of July A.D. 2008  
At 2:00 A.M./P.M.

C. Foster G. Hawkins  
Sheriff by Cynthia Bitter Aufderhah

COURT OF COMMON PLEAS  
NO. 07-1320-CD

National City Mortgage Company  
vs.  
John J. Sopic  
Melony C. Sopic

=====  
WRIT OF EXECUTION  
=====

REAL DEBT \$ 151,954.26

INTEREST \$ \_\_\_\_\_  
from 9/26/07  
to Date of Sale \_\_\_\_\_  
Ongoing Per Diem of \$23.41  
to actual date of sale including if sale is  
held at a later date

COSTS PAID:  
PROTHY \$ 145.00

SHERIFF \$ \_\_\_\_\_

STATUTORY \$ \_\_\_\_\_

COSTS DUE PROTHY. \$ \_\_\_\_\_

PREMISES TO BE SOLD:  
2524 Red School House Road  
(Decatur Township)  
Osceola Mills, PA 16666

  
UDREN LAW OFFICES, P.C.  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE DOYLE, ESQUIRE  
ALAN M. MINATO, ESQUIRE  
CHANDRA M. ARKEMA, ESQUIRE  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
(856) 669-5400  
pleadings@udren.com

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF DECATUR, COUNTY OF CLEARFIELD, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE EAST SIDE OF STATE ROUTE NO. 2014, SAID POINT IS ALSO THE NORTHWEST CORNER OF LOT NO. 4; THENCE ALONG SAID ROAD, NORTH EIGHT DEGREES, THREE MINUTES, TEN SECONDS EAST (N 8° 03' 10" E) ONE HUNDRED FIFTY SIX AND FIFTY SEVEN HUNDREDTHS FEET (156.57) TO AN IRON PIN AND ALSO THE SOUTHWEST CORNER OF LOT NO. 6; THENCE ALONG LOT NO. 6 SOUTH SEVENTY FIVE DEGREES FOUR MINUTES FIFTY SECONDS EAST (S 75° 04' 50" E) THREE HUNDRED TWENTY TWO AND ONE HUNDREDTHS FEET (322.01) TO AN IRON PIN ON LINE OF OTHER LANDS OF GRANTORS; THENCE ALONG OTHER LANDS OF GRANTORS, SOUTH NO DEGREES, FORTY TWO DEGREES FIFTEEN MINUTES EAST (S 0° 42' 15" E) ONE HUNDRED FORTY SEVEN AND TWELVE HUNDREDTHS FEET (147.12) TO AN IRON PIN AND THE NORTHEAST CORNER OF LOT NO. 4; THENCE ALONG LOT NO. 4, NORTH SEVENTY SEVEN DEGREES, TWENTY TWO MINUTES, FORTY FIVE SECONDS WEST (N 77° 22' 45" W) THREE HUNDRED FORTY THREE AND NINETEEN HUNDREDTHS FEET (343.19) TO AN IRON PIN AND PLACE OF BEGINNING. KNOWN AS LOT NO. 5 ON MAP PREPARED BY P.R. MONDOCK FOR SHIROKEY SURVEYS AND DATED JULY 20, 2001.

CONTAINING 1.1385 ACRES AND BEING PART OF THE SAME PREMISES CONVEYED TO SADIM LLC, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CLEARFIELD COUNTY TO INSTRUMENT NUMBER 200110862.

UNDER AND SUBJECT, NEVERTHELESS, TO ALL EXCEPTIONS, RESERVATIONS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN PRIOR DEEDS IN THE CHAIN OF TITLE.

BEING KNOWN AS: 2524 Red School House Road  
(Decatur Township)  
Osceola Mills, PA 16666

PROPERTY ID NO.: 112-M12-000-00155

CONTROL NO.: 112-0-96911

TITLE TO SAID PREMISES IS VESTED IN JOHN J. SOPIC AND MELONY C. SOPIC, HIS WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM ROBYN L. THOMPSON D/B/A SADIM, LLC DATED 2/28/2003 RECORDED 3/4/2003  
INSTRUMENT NO: 200303261.

## REAL ESTATE SALE SCHEDULE OF DISTRIBUTION

NAME JOHN J. SOPIC NO. 07-1320-CD

NOW, January 17, 2009, 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 07, 2008, I exposed the within described real estate of John J. Sopic And Melony C. Sopic to public venue or outcry at which time and place I sold the same to UDREN LAW OFFICES, P.C. he/she being the highest bidder, for the sum of \$90,000.00 and made the following appropriations, viz:

## **SHERIFF COSTS:**

## **PLAINTIFF COSTS, DEBT AND INTEREST:**

RDR SERVICE	15.00	DEBT-AMOUNT DUE	151,954.26
MILEAGE	15.00	INTEREST @ 23.4100	9,551.28
LEVY	23.40	FROM 09/26/2007 TO 11/07/2008	
MILEAGE	15.00	ATTORNEY FEES	
POSTING	15.00	PROTH SATISFACTION	
CSDS	10.00	LATE CHARGES AND FEES	
COMMISSION	1,800.00	COST OF SUIT-TO BE ADDED	
POSTAGE	6.30	FORECLOSURE FEES	
HANDBILLS	15.00	ATTORNEY COMMISSION	
DISTRIBUTION	25.00	REFUND OF ADVANCE	
ADVERTISING	15.00	REFUND OF SURCHARGE	40.00
ADD'L SERVICE	15.00	SATISFACTION FEE	
DEED		ESCROW DEFICIENCY	
ADD'L POSTING		PROPERTY INSPECTIONS	
ADD'L MILEAGE		INTEREST	
ADD'L LEVY		MISCELLANEOUS	
BID/SETTLEMENT AMOUNT	90,000.00	<b>TOTAL DEBT AND INTEREST</b>	<b>\$161,545.54</b>
RETURNS/DEPUTIZE			
COPIES	15.00	<b>COSTS:</b>	
	5.00	ADVERTISING	480.58
BILLING/PHONE/FAX	5.00	TAXES - COLLECTOR	
CONTINUED SALES	20.00	TAXES - TAX CLAIM	
MISCELLANEOUS		DUE	
<b>TOTAL SHERIFF COSTS</b>	<b>\$2,038.10</b>	LIEN SEARCH	200.00
<b>DEED COSTS:</b>		ACKNOWLEDGEMENT	
ACKNOWLEDGEMENT		DEED COSTS	0.00
REGISTER & RECORDER		SHERIFF COSTS	2,038.10
TRANSFER TAX 2%	0.00	LEGAL JOURNAL COSTS	90.00
<b>TOTAL DEED COSTS</b>	<b>\$0.00</b>	PROTHONOTARY	145.00
		MORTGAGE SEARCH	80.00
		MUNICIPAL LIEN	
		<b>TOTAL COSTS</b>	<b>\$3,033.68</b>

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

**UDREN LAW OFFICES, P.C.**

WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NEW JERSEY 08003-3620

856. 669. 5400

FAX: 856. 669. 5399

MARK J. UDREN\*  
STUART WINNEG\*\*  
LORRAINE DOYLE\*\*  
ALAN M. MINATO\*\*\*  
CHANDRA M. ARKEMA\*\*\*  
\*ADMITTED NJ, PA, FL  
\*\*ADMITTED PA  
\*\*\*ADMITTED NJ, PA  
TINA MARIE RICH  
OFFICE ADMINISTRATOR

PENNSYLVANIA OFFICE  
215-568-9500

**FREDDIE MAC  
PENNSYLVANIA  
DESIGNATED COUNSEL**

PLEASE RESPOND TO NEW JERSEY OFFICE

October 3, 2008

Sent via telefax #814-765-5915

Clearfield County Sheriff's Office  
1 North Second Street  
Suite 116  
Clearfield, PA 16830  
ATTN: Cindy

Re: National City Mortgage Company

vs.

John J. Sopic

Melony C. Sopic

Clearfield County C.C.P. No. 07-1320-CD

Premises: 2524 Red School House Road  
(Decatur Township)

Osceola Mills, PA 16666

SS Date: October 3, 2008

Dear Cindy:

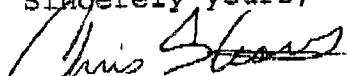
Please Postpone the Sheriff's Sale scheduled for October 3, 2008  
to November 7, 2008.

Sale is Stayed for the following reason:

To allow borrower time to complete loan modification.

Thank you for your attention to this matter.

Sincerely yours,



Chris Stears  
Foreclosure Manager

/dad

**UDREN LAW OFFICES, P.C.**

WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NEW JERSEY 08003-3620

856. 669. 5400

FAX: 856. 669. 5399

**PENNSYLVANIA OFFICE**  
215-368-9300

MARK J. UDREN\*  
STUART WINNEG\*\*  
LORRAINE DOYLE\*\*  
ALAN M. MINATO\*\*  
CHANDRA M. ARKEMA\*\*\*  
\*ADMITTED NJ, PA, FL  
\*\*ADMITTED NJ, PA  
\*\*\*ADMITTED NJ, PA  
TINA MARIE RICH  
OFFICE ADMINISTRATOR

**FREDDIE MAC  
PENNSYLVANIA  
DESIGNATED COUNSEL**

PLEASE RESPOND TO NEW JERSEY OFFICE

November 7, 2008

Sent via telefax #814-765-5915

Clearfield County Sheriff's Office  
1 North Second Street  
Suite 116  
Clearfield, PA 16830  
ATTN: Cindy

Re: National City Mortgage Company  
vs.  
John J. Sopic  
Melony C. Sopic  
Clearfield County C.C.P. No. 07-1320-CD  
Premises: 2524 Red School House Road (Decatur Township)  
Osceola Mills, PA 16666  
SS Date: November 7, 2008

Dear Cindy:

Please STAY the Sheriff's Sale scheduled for November 7, 2008.

Sale is Stayed for the following reason:

Short Sale. Amount collected \$90,000.00

Thank you for your attention to this matter.

Sincerely yours,

Chris Stears  
Foreclosure Manager

/kap