

FILED

m/2:34/67
JAN 18 2008

Att'y pd. 95.00

2cc Sheriff

William A. Shaw
Prothonotary/Clerk of Courts

PHELAN HALLINAN & SCHMIEG, LLP
FRANCIS S. HALLINAN, ESQ., Id. No. 62695
DANIEL G. SCHMIEG, ESQ., Id. No. 62205
MICHELE M. BRADFORD, ESQ., Id. No. 69849
SHEETAL R. SHAH-JANI, ESQ., Id. No. 81760
JUDITH T. ROMANO, ESQ., Id. No. 58745
JENINE R. DAVEY, ESQ., Id. No. 87077
MICHAEL E. CARLETON, ESQ., Id. No. 203009
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103
(215) 563-7000 _____ 166416

ATTORNEY FOR PLAINTIFF

COUNTRYWIDE HOME LOANS, INC.
7105 CORPORATE DRIVE
PLANO, TX 75024

COURT OF COMMON PLEAS

CIVIL DIVISION

Plaintiff

TERM

v.

NO. 08-89-CD

CLEARFIELD COUNTY

BRIDGET R. FLEMING
WILLIAM FLEMING
10 SCOTT LANE
PHILIPSBURG, PA 16866

Defendants

CIVIL ACTION - LAW
COMPLAINT IN MORTGAGE FORECLOSURE

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

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

**IF THIS IS THE FIRST NOTICE THAT YOU HAVE
RECEIVED FROM THIS OFFICE, BE ADVISED THAT:**

**PURSUANT TO THE FAIR DEBT COLLECTION
PRACTICES ACT, 15 U.S.C. § 1692 et seq. (1977),
DEFENDANT(S) MAY DISPUTE THE VALIDITY OF THE
DEBT OR ANY PORTION THEREOF. IF DEFENDANT(S)
DO SO IN WRITING WITHIN THIRTY (30) DAYS OF
RECEIPT OF THIS PLEADING, COUNSEL FOR
PLAINTIFF WILL OBTAIN AND PROVIDE
DEFENDANT(S) WITH WRITTEN VERIFICATION
THEREOF; OTHERWISE, THE DEBT WILL BE ASSUMED
TO BE VALID. LIKEWISE, IF REQUESTED WITHIN
THIRTY (30) DAYS OF RECEIPT OF THIS PLEADING,
COUNSEL FOR PLAINTIFF WILL SEND DEFENDANT(S)
THE NAME AND ADDRESS OF THE ORIGINAL
CREDITOR, IF DIFFERENT FROM ABOVE.**

**THE LAW DOES NOT REQUIRE US TO WAIT UNTIL
THE END OF THE THIRTY (30) DAY PERIOD
FOLLOWING FIRST CONTACT WITH YOU BEFORE
SUING YOU TO COLLECT THIS DEBT. EVEN THOUGH
THE LAW PROVIDES THAT YOUR ANSWER TO THIS**

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

1. Plaintiff is

COUNTRYWIDE HOME LOANS, INC.
7105 CORPORATE DRIVE
PLANO, TX 75024

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

BRIDGET R. FLEMING
WILLIAM FLEMING
10 SCOTT LANE
PHILIPSBURG, PA 16866

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

3. On 03/22/2007 mortgagor(s) made, executed, and delivered a mortgage upon the premises hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS A NOMINEE FOR FREEDOM MORTGAGE CORPORATION which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Instrument No: 200713646. PLAINTIFF is now the legal owner of the mortgage and is in the process of formalizing an assignment of same. The mortgage and assignment(s), if any, are matters of public record and are incorporated herein by reference in accordance with Pa.R.C.P. 1019(g); which Rule relieves the Plaintiff from its obligations to attach documents to pleadings if those documents are of public record.
4. The premises subject to said mortgage is described as attached.
5. The mortgage is in default because monthly payments of principal and interest upon said mortgage due 06/01/2007 and each month thereafter are due and unpaid, and by the terms of said mortgage, upon failure of mortgagor to make such payments after a date specified by written notice sent to Mortgagor, the entire principal balance and all interest due thereon are collectible forthwith.

6. The following amounts are due on the mortgage:

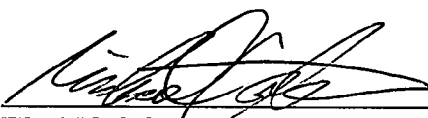
| | |
|---|--------------------|
| Principal Balance | \$60,459.40 |
| Interest | \$3,413.76 |
| 05/01/2007 through 01/09/2008 (Per Diem \$13.44) | |
| Attorney's Fees | \$1,250.00 |
| Cumulative Late Charges | \$133.20 |
| 03/22/2007 to 01/09/2008 | |
| Cost of Suit and Title Search | <u>\$750.00</u> |
| Subtotal | \$66,006.36 |
| Escrow | |
| Credit | \$0.00 |
| Deficit | \$1,784.34 |
| Subtotal | <u>\$1,784.34</u> |
| TOTAL | \$67,790.70 |

7. If the mortgage is reinstated prior to a Sheriff's Sale, the attorney's fee set forth above may be less than the amount demanded based on work actually performed. The attorney's fees requested are in conformity with the mortgage and Pennsylvania law. Plaintiff reserves its right to collect attorney's fees up to 5% of the remaining principal balance in the event the property is sold to a third party purchaser at Sheriff's Sale, or if the complexity of the action requires additional fees in excess of the amount demanded in the Action.
8. Plaintiff is not seeking a judgment of personal liability (or an in personam judgment) against the Defendant(s) in the Action; however, Plaintiff reserves its right to bring a separate Action to establish that right, if such right exists. If Defendant(s) has/have received a discharge of personal liability in a bankruptcy proceeding, this Action of Mortgage Foreclosure is in no way an attempt to reestablish such personal liability discharged in bankruptcy, but only to foreclose the mortgage and sell the mortgaged premises pursuant to Pennsylvania Law.

9. Notice of Intention to Foreclose as set forth in Act 6 of 1974, Notice of Homeowner's Emergency Assistance Program pursuant to Act 91 of 1983, as amended in 1998, and/or Notice of Default as required by the mortgage document, as applicable, have been sent to the Defendant(s) on the date(s) set forth thereon, and the temporary stay as provided by said notice has terminated because Defendant(s) has/have failed to meet with the Plaintiff or an authorized consumer credit counseling agency, or has/have been denied assistance by the Pennsylvania Housing Finance Agency.
10. This action does not come under Act 6 of 1974 because the original mortgage amount exceeds \$50,000.
11. Defendants' application for assistance under Act 91 of 1983 has been rejected by the Pennsylvania Housing Finance Agency.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$67,790.70, together with interest from 01/09/2008 at the rate of \$13.44 per diem to the date of Judgment, and other costs and charges collectible under the mortgage and for the foreclosure and sale of the mortgaged property.

PHELAN HALLINAN & SCHMIEG, LLP

By:  203009
FRANCIS S. HALLINAN, ESQUIRE
DANIEL G. SCHMIEG, ESQUIRE
MICHELE M. BRADFORD, ESQUIRE
SHEETAL R. SHAH-JANI, ESQUIRE
JUDITH T. ROMANO, ESQUIRE
JENINE R. DAVEY, ESQUIRE
MICHAEL E. CARLETON, ESQUIRE
Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in Decatur Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a post on the South side of an old Highway Route 57 and at the northwest corner of land of Peter Marcella; thence along Peter Marcella land South 6 degrees 30 minutes West, a distance of two hundred fifty (250 feet) feet to a post; thence by land now or formerly of George Voyzey, Jr., South 36 degrees 05 minutes West a distance of one hundred thirty (130 feet) feet to a post; thence by land now or formerly of James Botwright North 54 degrees 45 minutes West a distance of three hundred thirty-seven (337 feet) feet to a stake in the South right-of-way line of Penna. State Highway Route 53, leading from Chester Hill to Osceola Mills; thence along said right-of-way line North 64 degrees 30 minutes East a distance of fifty (50 feet) feet to a point; thence by same North 25 degrees 30 minutes West a distance of twenty-five (25 feet) feet to a point; thence by same North 64 degrees 30 minutes East a distance of two hundred fifty-one and five-tenths (251.5 feet) feet to a point; thence by same North 25 degrees 30 minutes West, a distance of ten and no tenths (10.0 feet) feet to a point on the South side of the aforementioned Highway Route 57; thence along the South side of said Highway, South 88 degrees 00 minute East, a distance of one hundred twenty (120 feet) feet to a stake, the place of beginning.

CONTAINING 1.78 acres and having thereon erected a two-story frame dwelling.

PARCEL NO: P12-692-00020

PROPERTY BEING: 10 SCOTT LANE

VERIFICATION

I hereby state that I am the attorney for Plaintiff in this matter, that Plaintiff is outside the jurisdiction of the Court and/or the verification could not be obtained within the time allowed for the filing of the pleading, that I am authorized to make this verification pursuant to Pa.R.C.P. 1024 (c), and that the statements made in the foregoing Civil Action in Mortgage Foreclosure are based upon information supplied by Plaintiff and are true and correct to the best of my knowledge, information and belief.

Furthermore, counsel intends to substitute a verification from Plaintiff upon receipt.

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


Attorney for Plaintiff

DATE: 1/9/08

OK

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

Countrywide Home Loans, Inc.
7105 Corporate Drive
Plano, TX 75024

Plaintiff

vs.

Bridget R. Fleming
William Fleming
10 Scott Lane
Philipsburg, PA 16866

Defendants

Court of Common Pleas

Civil Division

Clearfield County

No. 08-0089-CD

ORDER

AND NOW, this 28th day of February, 2008, upon consideration of Plaintiff's Motion to Direct Sheriff to File Affidavit of Service, and any response thereto, it is hereby:

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

BY THE COURT:

Judith J. Ammann
J.

FILED

019:0600
FEB 29 2008

ICC Amy Sawyer

ICC Sheriff

(without memo)

William A. Shaw
Prothonotary/Clerk of Courts

OK

DATE: 2/29/08

X You are responsible for serving all appropriate parties.

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

 Plaintiff(s) Plaintiff(s) Attorney Other

 Defendant(s) Defendant(s) Attorney

 Special Instructions:

FILED

FEB 29 2008

William A. Shaw
Prothonotary/Clerk of Courts

PHELAN HALLINAN & SCHMIEG, LLP
BY: Michele M. Bradford, Esquire, ID No. 69849
Jenine R. Davey, Esquire, ID No. 87077
One Penn Center at Suburban Station
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Countrywide Home Loans, Inc.
7105 Corporate Drive
Plano, TX 75024

Plaintiff

vs.

Bridget R. Fleming
William Fleming
10 Scott Lane
Philipsburg, PA 16866

Defendants

ATTORNEYS FOR PLAINTIFF

Court of Common Pleas

Civil Division

Clearfield County

No. 08-0089-CD

MOTION TO DIRECT THE SHERIFF TO FILE AFFIDAVIT OF SERVICE

1. Plaintiff commenced the instant mortgage foreclosure action by filing a Complaint on January 18, 2008. A true and correct copy of the Complaint is attached hereto, made part hereof, and marked as Exhibit "A".

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

FILED *NO CC*
m/11:24/67
FEB 28 2008

WAS
William A. Shaw
Prothonotary/Clerk of Courts

3. On February 26, 2008, the Sheriff's office verbally advised counsel for Plaintiff that Bridget R. Fleming accepted service on behalf of herself and William Fleming on January 25, 2008.

4. On February 26, 2008, Plaintiff sent the Defendants a ten day letters notifying them of its intention to file a default judgment.

5. To date, the Clearfield County Sheriff's office has not filed the Affidavit of Service, which was made on January 25, 2008.

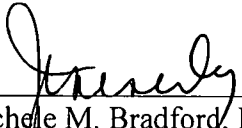
6. Plaintiff is unable to enter judgment and praecipe for a writ of execution until the Sheriff's office files the Affidavit of Service of the Complaint with the Prothonotary. Interest accrues at the rate of \$13.44 per day on this mortgage account. Additionally, the Plaintiff continues to advance funds for real estate taxes and hazard insurance at its own expense.

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

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

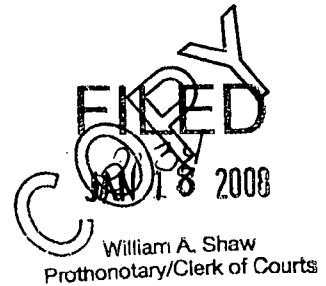
Respectfully submitted,
PHELAN HALLINAN & SCHMIEG, LLP

2/27/08
Date



Michele M. Bradford, Esquire
Jenine R. Davey, Esquire
Attorneys for Plaintiff

EXHIBIT A



PHELAN HALLINAN & SCHMIEG, LLP
FRANCIS S. HALLINAN, ESQ., Id. No. 62695
DANIEL G. SCHMIEG, ESQ., Id. No. 62205
MICHELE M. BRADFORD, ESQ., Id. No. 69849
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PHILADELPHIA, PA 19103
(215) 563-7000

166416

ATTORNEY FOR PLAINTIFF

COUNTRYWIDE HOME LOANS, INC.
7105 CORPORATE DRIVE
PLANO, TX 75024

COURT OF COMMON PLEAS

CIVIL DIVISION

Plaintiff

TERM

v.

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WILLIAM FLEMING
10 SCOTT LANE
PHILIPSBURG, PA 16866

Defendants

CIVIL ACTION - LAW
COMPLAINT IN MORTGAGE FORECLOSURE

ATTORNEY FILE COPY
PLEASE RETURN

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

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CREDITOR, IF DIFFERENT FROM ABOVE.**

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

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3. On 03/22/2007 mortgagor(s) made, executed, and delivered a mortgage upon the premises hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS A NOMINEE FOR FREEDOM MORTGAGE CORPORATION which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Instrument No: 200713646. PLAINTIFF is now the legal owner of the mortgage and is in the process of formalizing an assignment of same. The mortgage and assignment(s), if any, are matters of public record and are incorporated herein by reference in accordance with Pa.R.C.P. 1019(g); which Rule relieves the Plaintiff from its obligations to attach documents to pleadings if those documents are of public record.
4. The premises subject to said mortgage is described as attached.
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6. The following amounts are due on the mortgage:


| | |
|---|--------------------|
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| 05/01/2007 through 01/09/2008 (Per Diem \$13.44) | |
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| Credit | \$0.00 |
| Deficit | \$1,784.34 |
| Subtotal | <u>\$1,784.34</u> |
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9. Notice of Intention to Foreclose as set forth in Act 6 of 1974, Notice of Homeowner's Emergency Assistance Program pursuant to Act 91 of 1983, as amended in 1998, and/or Notice of Default as required by the mortgage document, as applicable, have been sent to the Defendant(s) on the date(s) set forth thereon, and the temporary stay as provided by said notice has terminated because Defendant(s) has/have failed to meet with the Plaintiff or an authorized consumer credit counseling agency, or has/have been denied assistance by the Pennsylvania Housing Finance Agency.
10. This action does not come under Act 6 of 1974 because the original mortgage amount exceeds \$50,000.
11. Defendants' application for assistance under Act 91 of 1983 has been rejected by the Pennsylvania Housing Finance Agency.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$67,790.70, together with interest from 01/09/2008 at the rate of \$13.44 per diem to the date of Judgment, and other costs and charges collectible under the mortgage and for the foreclosure and sale of the mortgaged property.

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By:  203009
FRANCIS S. HALLINAN, ESQUIRE
DANIEL G. SCHMIEG, ESQUIRE
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SHEETAL R. SHAH-JANI, ESQUIRE
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MICHAEL E. CARLETON, ESQUIRE
Attorneys for Plaintiff

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CONTAINING 1.78 acres and having thereon erected a two-story frame dwelling.

PARCEL NO: P12-692-00020

PROPERTY BEING: 10 SCOTT LANE

VERIFICATION

I hereby state that I am the attorney for Plaintiff in this matter, that Plaintiff is outside the jurisdiction of the Court and/or the verification could not be obtained within the time allowed for the filing of the pleading, that I am authorized to make this verification pursuant to Pa.R.C.P. 1024 (c), and that the statements made in the foregoing Civil Action in Mortgage Foreclosure are based upon information supplied by Plaintiff and are true and correct to the best of my knowledge, information and belief.

Furthermore, counsel intends to substitute a verification from Plaintiff upon receipt.

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


Attorney for Plaintiff

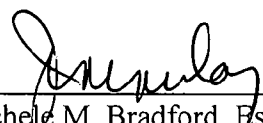
DATE: 1/9/08

VERIFICATION

The undersigned hereby state that they are the attorneys for the Plaintiff in this action, that they are authorized to make this Verification, and that the statements made in the foregoing Motion to Direct Sheriff to file Affidavit of Service and Brief in support thereof are true and correct to the best of their knowledge, information and belief. The undersigned understands that this statement herein is made subject to the penalties of 18 Pa.C.S. 4904 relating to unsworn falsification to authorities.

PHELAN HALLINAN & SCHMIEG, LLP

2/27/08
Date



Michele M. Bradford, Esquire
Jenine R. Davey, Esquire
Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

BY: Michele M. Bradford, Esquire, ID No. 69849

Jenine R. Davey, Esquire, ID No. 87077

One Penn Center at Suburban Station

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

Countrywide Home Loans, Inc.

7105 Corporate Drive

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Plaintiff

vs.

Bridget R. Fleming

William Fleming

10 Scott Lane

Philipsburg, PA 16866

Defendants

ATTORNEYS FOR PLAINTIFF

Court of Common Pleas

Civil Division

Clearfield County

No. 08-0089-CD

CERTIFICATE OF SERVICE

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

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

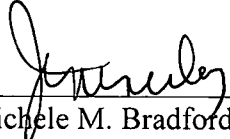
Peter F. Smith, Esquire
30 South 2nd Street
PO Box 130
Clearfield, PA 16830-2347
(Sheriff's Solicitor)

FILED *no cc*
FEB 28 2008
William A. Shaw
Prothonotary/Clerk of Courts

Bridget R. Fleming
William Fleming
10 Scott Lane
Philipsburg, PA 16866

2/27/08
Date

PHELAN HALLINAN & SCHMIEG, LLP



Michele M. Bradford, Esquire
Jenine R. Davey, Esquire
Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 103657
NO: 08-89-CD
SERVICE # 1 OF 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: COUNTRYWIDE HOME LOANS, INC.
vs.
DEFENDANT: BRIDGET R. FLEMING and WILLIAM FLEMING

SHERIFF RETURN

NOW, January 25, 2008 AT 11:22 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON BRIDGET R. FLEMING DEFENDANT AT RESIDENCE 10 SCOTT LANE, PHILIPSBURG, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO BRIDGET FLEMMING, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: DEHAVEN / HUNTER

FILED
012:19:601
FEB 29 2008
William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 103657

NO. 08-89-CD

SERVICE # 2 OF 2

COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: COUNTRYWIDE HOME LOANS, INC.

vs.

DEFENDANT: BRIDGET R. FLEMING and WILLIAM FLEMING

SHERIFF RETURN

NOW, January 25, 2008 AT 11:22 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON WILLIAM FLEMING DEFENDANT AT RESIDENCE 10 SCOTT LANE, PHILIPSBURG, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO BRIDGET FLEMMING, WIFE A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: DEHAVEN / HUNTER

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 103657
NO: 08-89-CD
SERVICES 2
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: COUNTRYWIDE HOME LOANS, INC.
vs.
DEFENDANT: BRIDGET R. FLEMING and WILLIAM FLEMING

SHERIFF RETURN


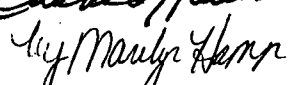
RETURN COSTS

| Description | Paid By | CHECK # | AMOUNT |
|-----------------|---------|---------|--------|
| SURCHARGE | PHELAN | 657666 | 20.00 |
| SHERIFF HAWKINS | PHELAN | 657666 | 40.16 |

Sworn to Before Me This

_____ Day of _____ 2008

So Answers,



Chester A. Hawkins
Sheriff

PHELAN HALLINAN & SCHMIEG
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station - Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814 Attorney for Plaintiff
(215) 563-7000

FILED Any pd.
m 11:50 AM 20.00
MAR 11 2008 cc Notice
to Defs.
William A. Shaw
Prothonotary/Clerk of Courts
Statement to
Any

COUNTRYWIDE HOME LOANS, INC.
7105 CORPORATE DRIVE
PLANO, TX 75024

Plaintiff,

v.

BRIDGET R. FLEMING
WILLIAM FLEMING
10 SCOTT LANE
PHILIPSBURG, PA 16866

Defendant(s).

CLEARFIELD COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 08-89-CD

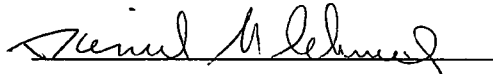
PRAECIPE FOR IN REM JUDGMENT FOR FAILURE TO
ANSWER AND ASSESSMENT OF DAMAGES

TO THE OFFICE OF THE PROTHONOTARY:

Kindly enter an in rem judgment in favor of the Plaintiff and against **BRIDGET R. FLEMING and WILLIAM FLEMING**, Defendant(s) for failure to file an Answer to Plaintiff's Complaint within 20 days from service thereof and for foreclosure and sale of the mortgaged premises, and assess Plaintiff's damages as follows:

| | |
|-------------------------------|----------------------------|
| As set forth in the Complaint | \$ 67,790.70 |
| Interest - 01/10/08-3/10/08 | \$819.84 |
| TOTAL | <u>\$ 68,610.54</u> |

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DAMAGES ARE HEREBY ASSESSED AS INDICATED.

DATE: 3/11/08


PRO PROTHY

166416

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

ATTORNEY FOR PLAINTIFF

COUNTRYWIDE HOME LOANS, INC.
Plaintiff

: COURT OF COMMON PLEAS

Vs.

: CIVIL DIVISION

BRIDGET R. FLEMING
WILLIAM FLEMING
Defendants

: CLEARFIELD COUNTY

: NO. 08-89-CD

TO: WILLIAM FLEMING
10 SCOTT LANE
PHILIPSBURG, PA 16866

DATE OF NOTICE: FEBRUARY 26, 2008

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

IMPORTANT NOTICE

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

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

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

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

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


FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

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

ATTORNEY FOR PLAINTIFF

COUNTRYWIDE HOME LOANS, INC.
Plaintiff

: COURT OF COMMON PLEAS

Vs.

: CIVIL DIVISION

BRIDGET R. FLEMING
WILLIAM FLEMING

Defendants

: CLEARFIELD COUNTY

: NO. 08-89-CD

TO: BRIDGET R. FLEMING
10 SCOTT LANE
PHILIPSBURG, PA 16866

DATE OF NOTICE: **FEBRUARY 26, 2008**

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

IMPORTANT NOTICE

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

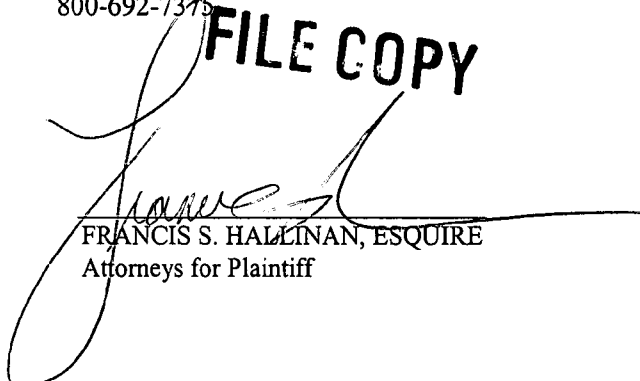
YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

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

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

FILE COPY



FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

(215) 563-7000

Defendant(s).

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NO. 08-89-CD


DANIEL G. SCHMIEG, ESQUIRE

IN THE COURT OF COMMON PLEAS
CLEARFIELD PENNSYLVANIA

COUNTRYWIDE HOME LOANS, INC.
7105 CORPORATE DRIVE
PLANO, TX 75024

Plaintiff,

v.

BRIDGET R. FLEMING
WILLIAM FLEMING
10 SCOTT LANE
PHILIPSBURG, PA 16866

Defendant(s).

CLEARFIELD COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 08-89-CD

Notice is given that a Judgment in the above captioned matter has been entered against you
on March 11, 2008

BY William L. Schmiege DEPUTY

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

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

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

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

COPY

Countrywide Home Loans, Inc.
Plaintiff(s)

No.: 2008-00089-CD

Real Debt: \$68,610.54

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Bridget R. Fleming
William Fleming
Defendant(s)

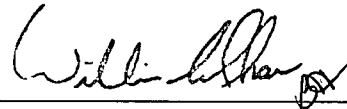
Entry: \$20.00

Instrument: In Rem Judgment

Date of Entry: March 11, 2008

Expires: March 11, 2013

Certified from the record this 11th day of March, 2008.



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

FILED NO CC
MAR 14 2008
William A. Shaw
Prothonotary/Clerk of Courts

PHELAN HALLINAN & SCHMIEG, LLP
BY: Michele M. Bradford, Esquire, ID No. 69849
Jenine R. Davey, Esquire, ID No. 87077
One Penn Center at Suburban Station
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEYS FOR PLAINTIFF

Countrywide Home Loans, Inc.
7105 Corporate Drive
Plano, TX 75024

Plaintiff

Court of Common Pleas

Civil Division

vs.

Clearfield County

Bridget R. Fleming
William Fleming
10 Scott Lane
Philipsburg, PA 16866

Defendants

No. 08-0089-CD

CERTIFICATE OF SERVICE

I hereby certify that true and correct copies of the February 28, 2008 Order granting Plaintiff's Motion to Direct Sheriff were served upon the following interested parties via first class mail on the date indicated below:

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

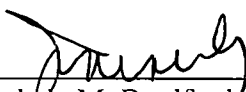
Peter F. Smith, Esquire
30 South 2nd Street
PO Box 130
Clearfield, PA 16830-2347
(Sheriff's Solicitor)

Bridget R. Fleming
William Fleming
10 Scott Lane
Philipsburg, PA 16866

3/11/08

Date

PHELAN HALLINAN & SCHMIEG, LLP



Michele M. Bradford, Esquire
Jenine R. Davey, Esquire
Attorneys for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

By: Francis S. Hallinan, Esquire

IDENTIFICATION NO. 62695

1617 JFK Boulevard, Suite 1400

PHILADELPHIA, PA 19103

(215) 563-7000

ATTORNEY FOR PLAINTIFF

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

vs.

BRIDGET R. FLEMING

WILLIAM FLEMING

Defendant(s)

: CLEARFIELD County

: Court of Common Pleas

: CIVIL DIVISION

: NO. 08-89-CD

PRAECIPE TO SUBSTITUTE VERIFICATION
TO CIVIL ACTION COMPLAINT
IN MORTGAGE FORECLOSURE

TO THE PROTHONOTARY:

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

Francis S. Hallinan

Francis S. Hallinan, Esquire
Attorney for Plaintiff

Dated: 03/24/08

PHS: 166416

FILED NOCC
MAR 26 2008
William A. Shaw
Prothonotary/Clerk of Courts

PHELAN HALLINAN & SCHMIEG, LLP
By: Francis S. Hallinan, Esquire
IDENTIFICATION NO. 62695
1617 JFK Boulevard, Suite 1400
PHILADELPHIA, PA 19103
(215) 563-7000

ATTORNEY FOR PLAINTIFF

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

vs.

**BRIDGET R. FLEMING
WILLIAM FLEMING**

Defendant(s)

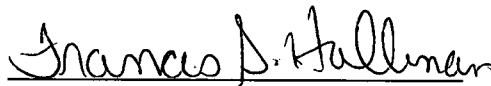
: CLEARFIELD County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 08-89-CD
:
:
:

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of Plaintiff's Praecipe to Substitute Verification was sent via first class mail to the following on the date indicated below:

BRIDGET R. FLEMING
10 SCOTT LANE
PHILIPSBURG, PA 16866

WILLIAM FLEMING
10 SCOTT LANE
PHILIPSBURG, PA 16866



Francis S. Hallinan, Esquire
Attorney for Plaintiff

Dated: 03/24/08

PHS: 166416

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

COUNTRY.WIDE.HOME.LOANS,
INC.

vs.

BRIDGET.R.FLEMING
WILLIAM.FLEMING

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. 08-89-CD Term 20.....

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

To the Director of the Office of Judicial Support

Issue writ of execution in the above matter:

| | |
|----------------------------------|-------------|
| Amount Due | \$68,610.54 |
| Interest from 3/11/08 TO to Sale | \$ _____. |
| Per diem \$11.28 | |
| Add'l Costs | \$2,753.50 |
| Writ Total | \$ |

Prothonotary costs

Attorney for the Plaintiff(s)

Note: Please attach description of Property.

166416

FILED Any pd. \$20.00
m/12:28/08
APR 22 2008 ICC@6writs
William A. Shaw w/prop. desc.
Prothonotary/Clerk of Courts to Sheriff
(62)

No. 08-89-CD Term 20A.D.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

COUNTRYWIDE HOME LOANS, INC.

vs.

BRIDGET R. FLEMING
WILLIAM FLEMING

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed:

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

Address: BRIDGET R. FLEMING WILLIAM FLEMING
 10 SCOTT LANE 10 SCOTT LANE
 PHILIPSBURG, PA 16866 PHILIPSBURG, PA 16866

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in Decatur Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a post on the south side of an old highway route 57 and at the northwest corner of land now or formerly of Peter Marcells; thence along Peter Marcells land South 6 degrees 30 minutes West, a distance of two hundred fifty (250) feet to a post; thence by land now or formerly of George Voyzey, Jr. South 36 degrees 05 minutes West a distance of one hundred thirty (130) feet to a post; thence by land now or formerly of James Botwright North 54 degrees 45 minutes West to a distance of three hundred thirty-seven (337) feet to a stake in the south right-of-way line of Penna. State Highway Route 53, leading from Chester Hill to Osceola Mills; thence along said right-of-way line North 64 degrees 30 minutes East a distance of fifty (50) feet to a point; thence by same North 25 degrees and 30 minutes West a distance of twenty-five (25) feet to a point; thence by same north 64 degrees 30 minutes East to a distance of two hundred fifty-one and five-tenths (251.5) feet to a point; thence by same North 25 degrees 30 minutes West, a distance of ten and no-tenths (10) feet to a point on the south side of the aforementioned Highway Route 57; thence along the south side of said Highway South 88 degrees no minutes East, a distance of one hundred twenty (120) feet to a stake the place of beginning.

CONTAINING 1.78 acres and having thereon erected a two story frame dwelling.

BEING the same premises as was vested unto John E. Dunlap and Martha Dunlap, his wife, by deed of Leu Jeane Dunlap, dated February 18, 1998 in Clearfield County, Deed Book Volume 1913, Page 39.


PARCEL IDENTIFICATION NO: P12-692-00020, CONTROL #: 112019511

TITLE TO SAID PREMISES IS VESTED IN William Fleming and Bridget R. Fleming, his wife, by Deed from John E. Dunlap and Martha Dunlap, his wife, dated 02/21/2007, recorded 08/17/2007, in Deed Mortgage Inst# 200713645.

Premises being: 10 SCOTT LANE
PHILIPSBURG, PA 16866

Tax Parcel No. p12-692-00020


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

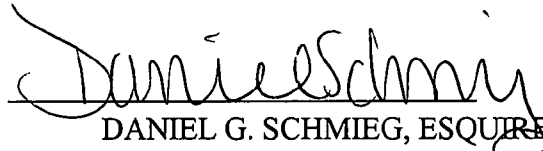

DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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

| | |
|--|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| TENANT/OCCUPANT | 10 SCOTT LANE PHILIPSBURG, PA 16866 |
| DOMESTIC RELATIONS CLEARFIELD COUNTY | CLEARFIELD COUNTY COURTHOUSE 230 EAST MARKET STREET CLEARFIELD, PA 16830 |
| COMMONWEALTH OF PENNSYLVANIA | DEPARTMENT OF WELFARE PO BOX 2675 HARRISBURG, PA 17105 |
| Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division | 6 th Floor, Strawberry Sq., Dept 28061 Harrisburg, PA 17128 |
| Internal Revenue Service Federated Investors Tower | 13 TH Floor, Suite 1300 1001 Liberty Avenue Pittsburgh, PA 15222 |
| Department of Public Welfare TPL Casualty Unit Estate Recovery Program | P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105 |

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

4/21/08
Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

COPY

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

COUNTRYWIDE HOME LOANS,
INC.

vs.

BRIDGET R. FLEMING

WILLIAM FLEMING

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. Term 20

No. 08-89-CD..... Term 20

No. Term 20

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Clearfield

TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property
(specifically described property below):

PREMISES: 10 SCOTT LANE, PHILIPSBURG, PA 16866
(See Legal Description attached)

Amount Due

Interest from 3/11/08 TO to Sale

Per diem \$11.28

Add'l Costs

Writ Total

Prothonotary costs

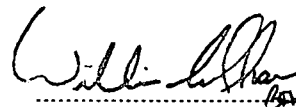
\$68,610.54

135.00

\$ _____.

\$2,753.50

\$



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

Dated 4/22/08
(SEAL)

No. 08-89:CD..... Term 20A.D.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

COUNTRYWIDE HOME LOANS, INC.

vs.

BRIDGET R. FLEMING
WILLIAM FLEMING

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Real Debt \$68,610.54

Int. from 3/11/08 TO
To Date of Sale (\$11.28 per diem)

Costs

Prothy Pd. 135.00

Sheriff

William Fleming

Attorney for Plaintiff(s)

Address: BRIDGET R. FLEMING WILLIAM FLEMING
 10 SCOTT LANE 10 SCOTT LANE
 PHILPSBURG, PA 16866 PHILPSBURG, PA 16866

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in Decatur Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a post on the south side of an old highway route 57 and at the northwest corner of land now or formerly of Peter Marcells; thence along Peter Marcells land South 6 degrees 30 minutes West, a distance of two hundred fifty (250) feet to a post; thence by land now or formerly of George Voyzey, Jr. South 36 degrees 05 minutes West a distance of one hundred thirty (130) feet to a post; thence by land now or formerly of James Botwright North 54 degrees 45 minutes West to a distance of three hundred thirty-seven (337) feet to a stake in the south right-of-way line of Penna. State Highway Route 53, leading from Chester Hill to Osceola Mills; thence along said right-of-way line North 64 degrees 30 minutes East a distance of fifty (50) feet to a point; thence by same North 25 degrees and 30 minutes West a distance of twenty-five (25) feet to a point; thence by same north 64 degrees 30 minutes East to a distance of two hundred fifty-one and five-tenths (251.5) feet to a point; thence by same North 25 degrees 30 minutes West, a distance of ten and no-tenths (10) feet to a point on the south side of the aforementioned Highway Route 57; thence along the south side of said Highway South 88 degrees no minutes East, a distance of one hundred twenty (120) feet to a stake the place of beginning.

CONTAINING 1.78 acres and having thereon erected a two story frame dwelling.

BEING the same premises as was vested unto John E. Dunlap and Martha Dunlap, his wife, by deed of Leu Jeane Dunlap, dated February 18, 1998 in Clearfield County, Deed Book Volume 1913, Page 39.

PARCEL IDENTIFICATION NO: P12-692-00020, CONTROL #: 112019511

TITLE TO SAID PREMISES IS VESTED IN William Fleming and Bridget R. Fleming, his wife, by Deed from John E. Dunlap and Martha Dunlap, his wife, dated 02/21/2007, recorded 08/17/2007, in Deed Mortgage Inst# 200713645.

Premises being: 10 SCOTT LANE
PHILIPSBURG, PA 16866

Tax Parcel No. p12-692-00020

IN THE COURT OF COMMON PLEAS
OF CLEARFIELD COUNTY, PENNSYLVANIA

COUNTRYWIDE HOME LOANS, INC.
Plaintiff,
v.

BRIDGET R. FLEMING
WILLIAM FLEMING
Defendant(s)

: CLEARFIELD COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 08-89-CD
:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF CLEARFIELD) SS:

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 10 SCOTT LANE, PHILIPSBURG, PA 16866.

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Date: June 10, 2008

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

166416

FILED *no cc*
MTT:POB
JUN 11 2008 *GW*
William A. Shaw
Prothonotary/Clerk of Courts

CQS

Name and
Address
of Sender



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

| Line | Article Number | Name of Addressee, Street, and Post Office Address | Postage | Fee |
|---|----------------|--|---|--------|
| 1 | | TENANT/OCCUPANT 10 SCOTT LANE PHILPSBURG, PA 16866 | | |
| 2 | | DOMESTIC RELATIONS CLEARFIELD COUNTY CLEARFIELD COUNTY COURTHOUSE 230 EAST MARKET STREET CLEARFIELD, PA 16830 | | |
| 3 | | COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE PO BOX 2675 HARRISBURG, PA 17105 | | |
| 4 | | Commonwealth of Pennsylvania, Bureau of Individual Tax, Inheritance Tax Division, 6 th Floor, Strawberry Sq., Dept 28061, Harrisburg, PA 17128 | | |
| 5 | | Internal Revenue Service, Federated Investors Tower, 13 TH Floor, Suite 1300, 1001 Liberty Avenue, Pittsburgh, PA 15222 | | |
| 6 | | Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program, P.O. Box 8486, Willow Oak Building, Harrisburg, PA 17105 | | |
| 7 | | | | |
| 8 | | | | |
| 9 | | | | |
| 10 | | | | |
| 11 | | | | |
| 12 | | | | |
| Total Number of Pieces Listed by Sender | | Re: BRIDGET R. FLEMING | 166416 | TEAM 4 |
| Total Number of Pieces Received at Post Office | | Postmaster, Per (Name of Receiving Employee) | The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage. | |



MAILED FROM ZIP CODE 19103
MAY 22 2008
02 1M
0004218010



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20764
NO: 08-89-CD

PLAINTIFF: COUNTRYWIDE HOME LOANS, INC.
vs.
DEFENDANT: BRIDGET R. FLEMING AND WILLIAM FLEMING

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 4/22/2008

LEVY TAKEN 5/7/2008 @ 11:03 AM

POSTED 5/7/2008 @ 11:04 AM

SALE HELD

SOLD TO

SOLD FOR AMOUNT PLUS COSTS

WRIT RETURNED 1/19/2008

DATE DEED FILED **NOT SOLD**

3 FILED
9/11/08
JAN 10 2008
William A. Shaw
Prothonotary/Clerk of Courts

DETAILS

5/7/2008 @ 11:04 AM SERVED BRIDGET R. FLEMING

SERVED BRIDGET R. FLEMING, DEFENDANT, AT HER RESIDENCE 10 SCOTT LANE, PHILIPSBURG, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO BRIDGET FLEMING

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.

5/7/2008 @ 11:04 AM SERVED WILLIAM FLEMING

SERVED WILLIAM FLEMING, DEFENDANT, AT HIS RESIDENCE 10 SCOTT LANE, PHILIPSBURG, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO BRIDGET FLEMING, WIFE/CO-DEFENDANT

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

@ SERVED

NOW, JULY 7, 2008 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO POSTPONE THE SHERIFF SALE SCHEDULED FOR JULY 11, 2008 TO SEPTEMBER 5, 2008.

@ SERVED

NOW, SEPTEMBER 3, 2008 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO POSTPONE THE SHERIFF SALE SCHEDULED FOR SEPTEMBER 5, 2008 TO NOVEMBER 7, 2008.

@ SERVED

NOW, NOVEMBER 4, 2008 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF SALE SCHEDULED FOR NOVEMBER 7, 2008.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20764
NO: 08-89-CD

PLAINTIFF: COUNTRYWIDE HOME LOANS, INC.
vs.
DEFENDANT: BRIDGET R. FLEMING AND WILLIAM FLEMING


Execution REAL ESTATE

SHERIFF RETURN

SHERIFF HAWKINS \$244.76

SURCHARGE \$40.00 PAID BY ATTORNEY

So Answers,


Chester A. Hawkins
Sheriff

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

COUNTRYWIDE HOME LOANS,
INC.

vs.

BRIDGET R. FLEMING

WILLIAM FLEMING

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. Term 20

No. 08-89-CD..... Term 20

No. Term 20

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Clearfield

TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property
(specifically described property below):

PREMISES: 10 SCOTT LANE, PHILIPSBURG, PA 16866
(See Legal Description attached)

Amount Due

Interest from 3/11/08 TO to Sale

Per diem \$11.28

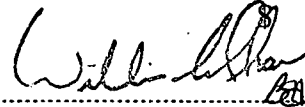
Add'l Costs

Writ Total

Prothonotary costs \$68,610.54
135.00

\$ _____

\$2,753.50



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

Dated 4/22/08
(SEAL)

166416

Received this writ this 22nd day
of April A.D. 2008
At 2:00 A.M./P.M.

Charles G. Hembis
Sheriff Jay Cynthia Bitter-Aufhauser

No. 08-89-CD Term 20A.D.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

COUNTRYWIDE HOME LOANS, INC.

vs.

BRIDGET R. FLEMING
WILLIAM FLEMING

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Real Debt \$68,610.54

Int. from 3/11/08 TO
To Date of Sale (\$11.28 per diem)

Costs

Prothy Pd. 135.00

Sheriff

Daniel Schmitz

Attorney for Plaintiff(s)

Address: BRIDGET R. FLEMING WILLIAM FLEMING
 10 SCOTT LANE 10 SCOTT LANE
 PHILIPSBURG, PA 16866 PHILIPSBURG, PA 16866

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in Decatur Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a post on the south side of an old highway route 57 and at the northwest corner of land now or formerly of Peter Marcells; thence along Peter Marcells land South 6 degrees 30 minutes West, a distance of two hundred fifty (250) feet to a post; thence by land now or formerly of George Voyzey, Jr. South 36 degrees 05 minutes West a distance of one hundred thirty (130) feet to a post; thence by land now or formerly of James Botwright North 54 degrees 45 minutes West to a distance of three hundred thirty-seven (337) feet to a stake in the south right-of-way line of Penna. State Highway Route 53, leading from Chester Hill to Osceola Mills; thence along said right-of-way line North 64 degrees 30 minutes East a distance of fifty (50) feet to a point; thence by same North 25 degrees and 30 minutes West a distance of twenty-five (25) feet to a point; thence by same north 64 degrees 30 minutes East to a distance of two hundred fifty-one and five-tenths (251.5) feet to a point; thence by same North 25 degrees 30 minutes West, a distance of ten and no-tenths (10) feet to a point on the south side of the aforementioned Highway Route 57; thence along the south side of said Highway South 88 degrees no minutes East, a distance of one hundred twenty (120) feet to a stake the place of beginning.

CONTAINING 1.78 acres and having thereon erected a two story frame dwelling.

BEING the same premises as was vested unto John E. Dunlap and Martha Dunlap, his wife, by deed of Leu Jeane Dunlap, dated February 18, 1998 in Clearfield County, Deed Book Volume 1913, Page 39.

PARCEL IDENTIFICATION NO: P12-692-00020, CONTROL #: 112019511

TITLE TO SAID PREMISES IS VESTED IN William Fleming and Bridget R. Fleming, his wife, by Deed from John E. Dunlap and Martha Dunlap, his wife, dated 02/21/2007, recorded 08/17/2007, in Deed Mortgage Inst# 200713645.

Premises being: 10 SCOTT LANE
PHILIPSBURG, PA 16866

Tax Parcel No. p12-692-00020

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME BRIDGET R. FLEMING

NO. 08-89-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 Bridget R. Fleming And William Fleming to public venue or outcry at which time and place I sold the same to he/she being the highest bidder, for the sum of and made the following appropriations, viz:

SHERIFF COSTS:

| | |
|----------------------------|-----------------|
| RDR | 15.00 |
| SERVICE | 15.00 |
| MILEAGE | 16.16 |
| LEVY | 15.00 |
| MILEAGE | 16.16 |
| POSTING | 15.00 |
| CSDS | 10.00 |
| COMMISSION | 0.00 |
| POSTAGE | 7.44 |
| HANDBILLS | 15.00 |
| DISTRIBUTION | 25.00 |
| ADVERTISING | 15.00 |
| ADD'L SERVICE | 15.00 |
| DEED | |
| ADD'L POSTING | |
| ADD'L MILEAGE | |
| ADD'L LEVY | |
| BID/SETTLEMENT AMOUNT | |
| RETURNS/DEPUTIZE | |
| COPIES | 15.00 |
| | 5.00 |
| BILLING/PHONE/FAX | 5.00 |
| CONTINUED SALES | 40.00 |
| MISCELLANEOUS | |
| TOTAL SHERIFF COSTS | \$244.76 |

DEED COSTS:

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

PLAINTIFF COSTS, DEBT AND INTEREST:

| | |
|--------------------------------|--------------------|
| DEBT-AMOUNT DUE | 68,610.54 |
| INTEREST @ 11.2800 | 2,718.48 |
| FROM 03/11/2008 TO 11/07/2008 | |
| ATTORNEY FEES | |
| PROTH SATISFACTION | |
| LATE CHARGES AND FEES | |
| COST OF SUIT-TO BE ADDED | |
| FORECLOSURE FEES | |
| ATTORNEY COMMISSION | |
| REFUND OF ADVANCE | |
| REFUND OF SURCHARGE | 40.00 |
| SATISFACTION FEE | |
| ESCROW DEFICIENCY | |
| PROPERTY INSPECTIONS | |
| INTEREST | |
| MISCELLANEOUS | |
| TOTAL DEBT AND INTEREST | \$71,369.02 |

COSTS:

| | |
|---------------------|-------------------|
| ADVERTISING | 464.02 |
| TAXES - COLLECTOR | |
| TAXES - TAX CLAIM | |
| DUE | |
| LIEN SEARCH | 100.00 |
| ACKNOWLEDGEMENT | |
| DEED COSTS | 0.00 |
| SHERIFF COSTS | 244.76 |
| LEGAL JOURNAL COSTS | 126.00 |
| PROTHONOTARY | 135.00 |
| MORTGAGE SEARCH | 40.00 |
| MUNICIPAL LIEN | |
| TOTAL COSTS | \$1,109.78 |

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

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania and New Jersey

Foreclosure Manager

July 7, 2008

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

Attn: Real Estate Department

Fax Number: 814-765-5915

Re: COUNTRYWIDE HOME LOANS, INC. v.
BRIDGET R. FLEMING and WILLIAM FLEMING
10 SCOTT LANE PHILIPSBURG, PA 16866
Court No. 08-89-CD

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for July 11, 2008 due to the following: Per Client.

The Property is to be relisted for the September 5, 2008 Sheriff Sale.

Thank you for your correspondence in this matters.

Very Truly Yours,
CHRISTINE SCHOFFLER for
Phelan Hallinan & Schmieg, LLP

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania and New Jersey

Foreclosure Manager

September 3, 2008

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

Attn: Real Estate Department

Fax Number: 814-765-5915

Re: COUNTRYWIDE HOME LOANS, INC. v.
BRIDGET R. FLEMING and WILLIAM FLEMING
10 SCOTT LANE PHILIPSBURG, PA 16866
Court No. 08-89-CD

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for September 5, 2008 due to the following: Other.

The Property is to be relisted for the November 7, 2008 Sheriff Sale.

Thank you for your correspondence in this matters.

Very Truly Yours,
CHRISTINE SCHOFFLER for
Phelan Hallinan & Schmieg, LLP

PHS # 166416

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania and New Jersey

Foreclosure Manager

November 4, 2008

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

Attn: Real Estate Department

Fax Number: 814-765-5915

Re: COUNTRYWIDE HOME LOANS, INC. v.
BRIDGET R. FLEMING and WILLIAM FLEMING
10 SCOTT LANE PHILIPSBURG, PA 16866
Court No. 08-89-CD

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for November 7, 2008 due to the following: PER CLIENT.

Please be advised that no funds were reported to be received.

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

Please return the original Writ of Execution to the Prothonotary as soon as possible..

Thank you for your correspondence in this matters.

Very Truly Yours,
LYNNETTE BRITTON for
Phelan Hallinan & Schmieg, LLP

Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney For Plaintiff

| | | |
|-------------------------------------|---|------------------------------|
| COUNTRYWIDE HOME LOANS, INC. | : | Court of Common Pleas |
| Plaintiff | : | |
| | : | Civil Division |
| vs | : | |
| | : | CLEARFIELD County |
| BRIDGET R. FLEMING | : | |
| WILLIAM FLEMING | : | No. 08-89-CD |
| Defendant | : | |

PRAECIPE

TO THE PROTHONOTARY:

- ☐ Please withdraw the complaint and mark the action Discontinued and Ended without prejudice.
- ☐ Please mark the above referenced case Settled, Discontinued and Ended.
- ☒ Please Vacate the judgment entered and mark the action Discontinued and Ended without prejudice.
- ☐ Please mark the in rem judgment Satisfied and the action Discontinued and Ended.

Date: 7/2/12

PHELAN HALLINAN & SCHMIEG, LLP

By: 

John Michael Kolesnik, Esq., Id. No. 308877
Attorney for Plaintiff

PHS # 166416

FILED *no cc*
7/11/12
5 JUL 05 2012
Atty. pd.
William A. Shaw
Prothonotary/Clerk of Courts
7.00
OK

Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney For Plaintiff

COUNTRYWIDE HOME LOANS, INC.
Plaintiff

Court of Common Pleas

vs

Civil Division

BRIDGET R. FLEMING
WILLIAM FLEMING
Defendant

CLEARFIELD County

No. 08-89-CD

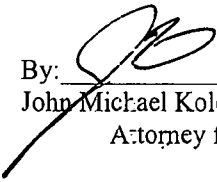
CERTIFICATION OF SERVICE

I hereby certify true and correct copies of the foregoing Plaintiff's Praecept was served by regular mail to the person(s) on the date listed below:

BRIDGET R. FLEMING
WILLIAM FLEMING
10 SCOTT LANE
PHILIPSBURG, PA 16866

Date: 7/2/12

PHS # 166416

By: 
John Michael Kolesnik, Esq., Id. No. 308877
Attorney for Plaintiff