

08-383-CD

Federal Home al vs Karen Gage

PA \$95.00 Atty
FILED ICC Atty
m/11/50cm
MAR 05 2008
WAM
William A. Shaw
Prothonotary/Clerk of Courts

PHELAN HALLINAN & SCHMIEG, LLP.

By: Francis S. Hallinan, Esquire
Identification No. 62695
One Penn Center Plaza
Suite 1400
Philadelphia, PA 19103
(215) 563-7000

Attorney for Plaintiff

Federal Home Loan Mortgage Corporation
Foreclosure Unit Mail Stop 61 P.O. Box 5000
Vienna, VA 22183-5000

: Court of Common Pleas

: Civil Division

: Clearfield County

: No. 08-383-CD

v.

Karen A. Gage
Or Occupants
Sec 14 Lot 40 Treasure Lake
Dubois, PA 15801

:

CIVIL ACTION - EJECTMENT -

**This firm is a debt collector attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, 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

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 (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 and 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 or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

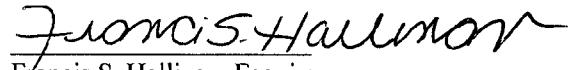
CLEARFIELD COUNTY

- DANIEL J. NELSON, COURT ADMINISTRATOR
CLEARFIELD COUNTY COURTHOUSE
CLEARFIELD, PA 16830
(814) 765-2641 Ext. 5982

PHS #: 172244

1. Plaintiff is Federal Home Loan Mortgage Corporation.
2. Defendant is Karen A. Gage Or Occupants.
3. Plaintiff is the record owner of premises located at Sec 14 Lot 40 Treasure Lake, Dubois, PA 15801, a legal description of which is attached.
4. Plaintiff became the owner of said premises as a result of the foreclosure and judicial sale by the Sheriff of Clearfield County, on February 1, 2008, as evidenced by the Sheriff's deed recorded February 15, 2008 in the Office of the Recorder of Clearfield County in Instrument 200802144.
5. Plaintiff, by virtue of the above, is the record owner of said premises, and is entitled to possession thereof. The defendant is occupying the said premises without right and so far as the plaintiff is informed, without claim of title.
6. Plaintiff has demanded possession of the said premises from the said defendant who has refused to deliver up possession of same.

WHEREFORE, plaintiff seeks to recover possession of said premises.



Francis S. Hallinan, Esquire
Attorney for Plaintiff

LEGAL DESCRIPTION

ALL that certain tract of land designated at Lot No. 40, Section No. 14, 'Haiti' in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the Recorder of Deeds Office in Misc. Docket Map File No. 25.

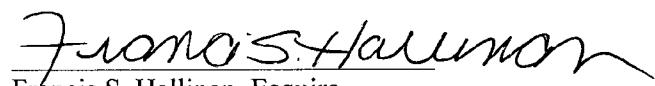
BEING PARCEL NO. 128-C02-14-40-21

SEC 14 LOT 40 TREASURE LAKE, DUBOIS, PA 15801

VERIFICATION

Francis S. Hallinan hereby states that he is the attorney for the Plaintiff in this eviction action and is authorized to make this verification. The statements made in the foregoing Civil Action - Ejectment are correct to the best of my knowledge, information, and belief. I was the attorney for the Plaintiff or Plaintiff's predecessor in interest in the underlying foreclosure action. I am with the law firm on the writ of execution, and my law firm or an agent of my firm purchased the property on behalf of the Plaintiff by bidding on the property at the sheriff's sale. I am making this verification rather than a representative of the Plaintiff because I have personal knowledge of the purchase of this property at sheriff's sale.

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



Francis S. Hallinan, Esquire
Attorney for Plaintiff

Date March 4, 2008

U
FILED *cc
MAY 29 2008
Atty Bradford*
MAY 29 2008 *cc*

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

Federal Home Loan Mortgage Corporation : Court of Common Pleas
Foreclosure Unit Mail Stop 61, P.O. Box 5000 :
Vienna, VA 22183-5000 :
Plaintiff :
vs. :
Karen Gage :
Or occupants :
Sec 14 Lot 40 Treasure Lake :
Dubois, PA 15801 :
Defendant(s) :
No. 08-383-CD

ATTORNEYS FOR PLAINTIFF

MOTION TO DIRECT THE SHERIFF TO FILE AFFIDAVIT OF SERVICE

1. Plaintiff commenced the instant Ejectment action by filing a Complaint on March 5, 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 Defendant(s).

3. On April 21, 2008 , the Sheriff's office verbally advised counsel for Plaintiff that Karen Gage accepted service on March 31, 2008 .

4. On April 22, 2008 , Plaintiff sent the Defendant(s) (a) ten day letter(s) notifying him/her/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 March 31, 2008 .

6. Plaintiff is unable to enter judgment and praecipe for a writ of possession until the Sheriff's office files the Affidavit of Service of the Complaint with the Prothonotary.

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

5/23/08
Date

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

EXHIBIT “A”

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

MAR 05 2008

Attest.

William J. Clegg
Prothonotary/
Clerk of Courts

PHELAN HALLINAN & SCHMIEG, LLP.

By: Francis S. Hallinan, Esquire
Identification No. 62695
One Penn Center Plaza
Suite 1400
Philadelphia, PA 19103
(215) 563-7000

Attorney for Plaintiff

Federal Home Loan Mortgage Corporation
Foreclosure Unit Mail Stop 61 P.O. Box 5000
Vienna, VA 22183-5000

: Court of Common Pleas

: Civil Division

: Clearfield County

: No. 08-383-CD

v.
Karen A. Gage
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Sec 14 Lot 40 Treasure Lake
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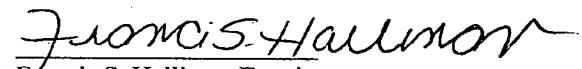
CLEARFIELD COUNTY
DANIEL J. NELSON, COURT ADMINISTRATOR
CLEARFIELD COUNTY COURTHOUSE
CLEARFIELD, PA 16830
(814) 765-2641 Ext. 5982

PHS #: 172244

*ATTORNEY FREE COPY
PLEASE RETAIN*

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Francis S. Hallinan, Esquire
Attorney for Plaintiff

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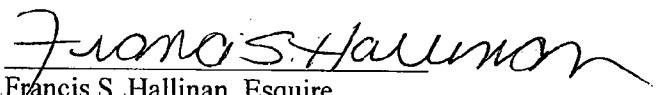
BEING PARCEL NO. 128-C02-14-40-21

SEC 14 LOT 40 TREASURE LAKE, DUBOIS, PA 15801

VERIFICATION

Francis S. Hallinan hereby states that he is the attorney for the Plaintiff in this eviction action and is authorized to make this verification. The statements made in the foregoing Civil Action - Ejectment are correct to the best of my knowledge, information, and belief. I was the attorney for the Plaintiff or Plaintiff's predecessor in interest in the underlying foreclosure action. I am with the law firm on the writ of execution, and my law firm or an agent of my firm purchased the property on behalf of the Plaintiff by bidding on the property at the sheriff's sale. I am making this verification rather than a representative of the Plaintiff because I have personal knowledge of the purchase of this property at sheriff's sale.

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



Francis S. Hallinan, Esquire
Attorney for Plaintiff

Date March 4, 2008

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

Federal Home Loan Mortgage Corporation	:	Court of Common Pleas
Foreclosure Unit Mail Stop 61, P.O. Box 5000	:	
Vienna, VA 22183-5000	:	
Plaintiff	,	
vs.	:	
Karen Gage	:	Clearfield County
Or occupants	:	
Sec 14 Lot 40 Treasure Lake	:	No. 08-383-CD
Dubois, PA 15801	:	
Defendant(s)	:	

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

I. PROCEDURAL HISTORY

II. LEGAL ANALYSIS

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

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

The Plaintiff does not have the ability to use a private process server to serve foreclosure complaints in Clearfield County. The Plaintiff must rely on the Sheriff to do so. In addition, the

Sheriff has a duty to file his return of service "forthwith". In the instant case, the Sheriff's office has not complied with that obligation.

Plaintiff is without an adequate remedy at law and will suffer irreparable harm unless the requested relief is granted. This Court has plenary power to administer equity according to well-settled principals of equity jurisprudence in cases under its jurisdiction. Cheval v. City of Philadelphia, 176 A. 779, 116 Pa. Super. 101 (1935). Moreover, it is well settled that Courts will lean to a liberal exercise of the equity power conferred upon them instead of encouraging technical niceties in the modes of procedure and forms of pleading. Gunnet v. Trout, 380 Pa. 504, 112 A.2d 333 (1955). This is certainly a case where the exercise of this Court's equity powers is appropriate and necessary.

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

Respectfully submitted,
PHELAN HALLINAN & SCHMIEG, LLP

5/23/08
Date

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

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

5/23/08
Date

Michele M. Bradford
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

Federal Home Loan Mortgage Corporation : Court of Common Pleas
Foreclosure Unit Mail Stop 61, P.O. Box 5000 :
Vienna, VA 22183-5000 :
Plaintiff :
vs. :
Karen Gage :
Or occupants :
Sec 14 Lot 40 Treasure Lake : No. 08-383-CD
Dubois, PA 15801 :
Defendant(s) :

ATTORNEYS FOR PLAINTIFF

Court of Common Pleas
Civil Division

Clearfield County
No. 08-383-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)

Karen Gage
Or occupants
Sec 14 Lot 40 Treasure Lake
Dubois, PA 15801

PHELAN HALLINAN & SCHMIEG, LLP

5/23/08
Date

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

FILED

O 10:20 P.M. GK
MAY 30 2008

2cc Atty
BRADFORD

William A. Shaw
Prothonotary/Clerk of Courts

62

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

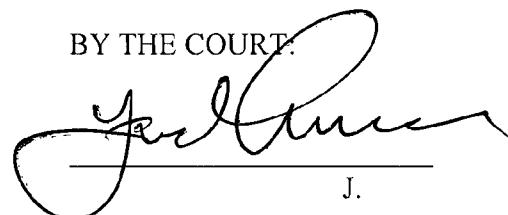
Federal Home Loan Mortgage Corporation	:	Court of Common Pleas
Foreclosure Unit Mail Stop 61, P.O. Box 5000	:	
Vienna, VA 22183-5000	:	
Plaintiff	:	Civil Division
vs.	:	
Karen Gage	:	Clearfield County
Or occupants	:	
Sec 14 Lot 40 Treasure Lake	:	No. 08-383-CD
Dubois, PA 15801	:	
Defendant(s)	:	

ORDER

AND NOW, this 29 day of May, 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 Ejectment Complaint within seven days of the date of this Order.

BY THE COURT:



J.

FILED

MAY 30 2008

William A. Shaw
Prothonotary/Clerk of Courts

DATE: 5-30-08

You are responsible for serving all appropriate parties.

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

Plaintiff(s) Plaintiff(s) Attorney Other

Defendant(s) Defendant(s) Attorney

Special Instructions:

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 103843
NO: 08-383-CD
SERVICE # 1 OF 1
COMPLAINT IN EJECTMENT

PLAINTIFF: FEDERAL HOME LOAN MORTGAGE CORPORATION
vs.
DEFENDANT: KAREN A. GAGE or OCCUPANTS

SHERIFF RETURN

NOW, March 31, 2008 AT 10:29 AM SERVED THE WITHIN COMPLAINT IN EJECTMENT ON KAREN A. GAGE or OCCUPANTS DEFENDANT AT SEC 14 LOT 40 TREASURE LAKE, DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO KAREN GAGE, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN EJECTMENT AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: NEVLING / COUDRIET

FILED

01/11/2008
JUN 06 2008

William A. Shaw
Prothonotary/Clerk of Courts

PURPOSE	VENDOR	CHECK #	AMOUNT
SURCHARGE	PHELAN	673374	10.00
SHERIFF HAWKINS	PHELAN	673374	37.19

Sworn to Before Me This

____ Day of _____ 2008

So Answers,

*Chester A. Hawkins
by Mailey Harris*
Chester A. Hawkins
Sheriff

FILED

JUN 20 2008

12
m 11:00 AM

William A. Shaw
Prothonotary/Clerk of Courts

NOTICE TO DEF

Phelan Hallinan & Schmieg, LLP
By: Francis S. Hallinan, Esquire
Identification No. 62695
1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103
(215) 563-7000

Federal Home Loan Mortgage Corporation

Attorney for Plaintiff

vs.

Karen A. Gage
Or occupants
Sec. 14 Lot 40 Treasure Lake
Dubois, PA 15801

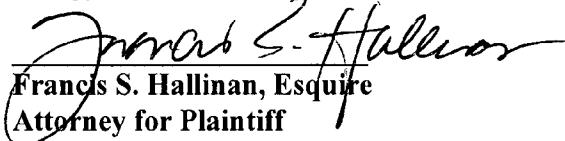
: COURT OF COMMON PLEAS
: CIVIL DIVISION
: No. 08-383-CD
: Clearfield County

PRAECIPE FOR JUDGMENT IN EJECTMENT

TO THE PROTHONOTARY:

Kindly enter Judgment in Ejectment in favor of the Plaintiff, **Federal Home Loan Mortgage Corporation**
and against the Defendant(s) Karen A. Gage and Or occupants for possession of premises, Sec. 14 Lot 40
Treasure Lake, Dubois, PA 15801 for failure to file an Answer within twenty (20) days of service.

I hereby certify that according to Rule 237.1, written 10-day notice of Plaintiff's intention to file a praecipe for
Entry of default Judgment was mailed to Defendant(s), a true and correct copy of which is attached hereto.


Francis S. Hallinan, Esquire
Attorney for Plaintiff

Default Judgment entered as indicated above.

DATE

Phelan, Hallinan and Schmieg, LLP.
Francis S. Hallinan, Esquire
ID# 62695
One Penn Center, Suite 1400
1617 JFK Boulevard
Philadelphia, PA 19103
(215) 563-7000

ATTORNEY FOR PLAINTIFF

Federal Home Loan Mortgage Corporation

: Court of Common Pleas
: Civil Division

v.

Karen A. Gage
Or occupants

: CLEARFIELD COUNTY
: No. 08-383-CD

TO: Karen A. Gage or occupants
Sec 14 Lot 40 Treasure Lake
Dubois, PA 15801

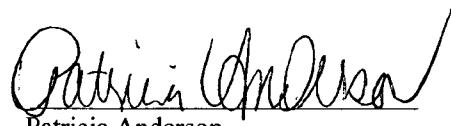
DATE OF NOTICE: April 22, 2007

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IMPORTANT NOTICE

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**DANIEL J. NELSON, COURT ADMINISTRATOR
CLEARFIELD COUNTY COURTHOUSE
CLEARFIELD, PA 16830
(814) 765-2641 EXT. 5892**


Patricia Anderson
Legal Assistant

Phelan Hallinan & Schmieg, LLP
By: Francis S. Hallinan, Esquire
Identification No. 62695
1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103
(215) 563-7000

Attorney for Plaintiff

Federal Home Loan Mortgage Corporation : COURT OF COMMON PLEAS
vs. : CIVIL DIVISION
: No. 08-383-CD
: Clearfield County

Karen A. Gage
Or occupants
Sec. 14 Lot 40 Treasure Lake
Dubois, PA 15801

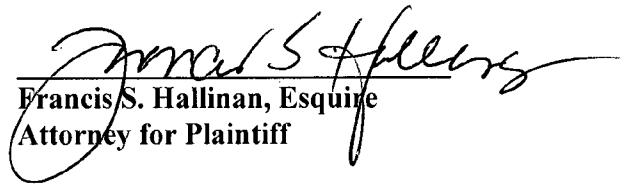
VERIFICATION OF NON-MILITARY SERVICE

FRANCIS S. HALLINAN, ESQUIRE, hereby verifies that he is Attorney for Plaintiff in the above captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

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

(b) That defendant Karen A. Gage Or occupants, is over 18 years of age, and resides at Sec. 14 Lot 40 Treasure Lake, Dubois, PA 15801.

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


Francis S. Hallinan, Esquire
Attorney for Plaintiff

OFFICE OF THE PROTHONOTARY

COURT OF COMMON PLEAS

TO: Karen A. Gage Or occupants
Sec. 14 Lot 40 Treasure Lake
Dubois, PA 15801

Federal Home Loan Mortgage Corporation

: COURT OF COMMON PLEAS

vs.

: CIVIL DIVISION

: No. 08-383-CD

: Clearfield County

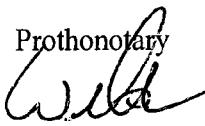
Karen A. Gage
Or occupants
Sec. 14 Lot 40 Treasure Lake
Dubois, PA 15801

Attorney ID # 62695

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.

Judgment by Default

Prothonotary


V.R. M. A. SHAW
Prothonotary
My Commission Expires
1st Monday in Jan. 2010
Clearfield Co., Clearfield, PA

Money Judgment

Judgment in Replevin

XX Judgment for Possession *EN FRENDO* 6-20-08

Judgment on Award of Arbitration

Judgment on Verdict

FILED

JUN 20 2008

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

1 CIVIL 383-CD ATT

ISSUED

PRAECIPE FOR WRIT OF POSSESSION

COMMONWEALTH OF PENNSYLVANIA

County of Clearfield

Federal Home Loan Mortgage Corporation : COURT OF COMMON PLEAS
vs. : CIVIL DIVISION
: No. 08-383-CD
: Clearfield County

Karen A. Gage
Or occupants
Sec. 14 Lot 40 Treasure Lake
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PRAECIPE FOR WRIT OF POSSESSION

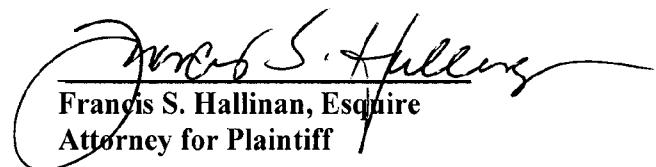
TO THE PROTHONOTARY:

Issue Writ of Possession in the above matter for possession of:

Sec. 14 Lot 40 Treasure Lake, Dubois, PA 15801

****PLEASE SEE THE ATTACHED LEGAL DESCRIPTION*****

Being Known as No. Sec. 14 Lot 40 Treasure Lake


Francis S. Hallinan, Esquire
Attorney for Plaintiff

Commonwealth of Pennsylvania

County of Clearfield

Federal Home Loan Mortgage Corporation

vs.

Court of Common Pleas

**Karen A. Gage
Or Occupants
Sec. 14 lot 40 Treasure Lake
Dubois, PA 15801**

Term, 2008

NO. 08-383-CD

Writ of Possession

TO THE SHERIFF OF Clearfield COUNTY:

(1) To satisfy the judgment for possession in the above matter you are directed to deliver Possession of the following described property to:

Federal Home Loan Mortgage Corporation

(2) To satisfy the costs against

**Karen A. Gage
Or Occupants
Sec. 14 lot 40 Treasure Lake
Dubois, PA 15801**

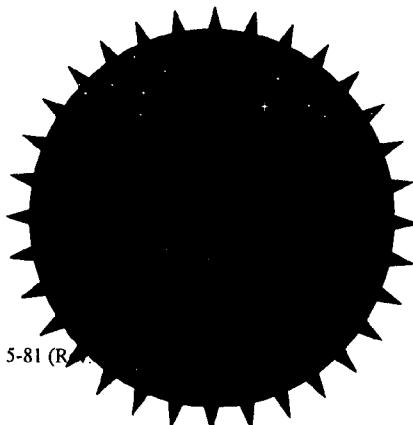
directed to levy upon any property of

you are

**Karen A. Gage
Or Occupants
Sec. 14 lot 40 Treasure Lake
Dubois, PA 15801**

and sell

interest therein.



Prothonotary

By _____
Clerk

Date _____

Court of Common Pleas

TERM, 2008

NO. 08-383-CD

Federal Home Loan Mortgage Corporation

vs.

Karen A. Gage
Or Occupants
Sec. 14 lot 40 Treasure Lake
Dubois, PA 15801

WRIT OF POSSESSION

Phelan Hallinan & Schmitz, LLP
One Penn Center at Suburban Station
One Penn Center, Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000


Francis S. Hallinan, Esquire

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BEING PARCEL NO. 128-C02-14-40-21

SEC 14 LOT 40 TREASURE LAKE, DUBOIS, PA 15801

Commonwealth of Pennsylvania

County of Clearfield

Federal Home Loan Mortgage Corporation

vs.

Court of Common Pleas

Karen A. Gage
Or Occupants
Sec. 14 lot 40 Treasure Lake
Dubois, PA 15801

Term, 2008

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Karen A. Gage
Or Occupants
Sec. 14 lot 40 Treasure Lake
Dubois, PA 15801

directed to levy upon any property of

you are

Karen A. Gage
Or Occupants
Sec. 14 lot 40 Treasure Lake
Dubois, PA 15801

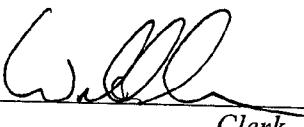
and sell

interest therein.

Prothonotary costs \$ 125.00

Prothonotary

By



Clerk

WILLIAM A. SHAW
Prothonotary
My Commission Expires
1st Monday in Jan. 2010
Clearfield Co., Clearfield, PA

5-81 (R)

Date June 20, 2008

7

Court of Common Pleas

TERM, 2008

NO. 08-383-CD

Federal Home Loan Mortgage Corporation

vs.

Karen A. Gage
Or Occupants
Sec. 14 lot 40 Treasure Lake
Dubois, PA 15801

WRIT OF POSSESSION

Phelan Hallinan & Schmieg, LLP
One Penn Center at Suburban Station
One Penn Center, Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Francis S. Hallinan
Francis S. Hallinan, Esquire

Commonwealth of Pennsylvania

County of Clearfield

Federal Home Loan Mortgage Corporation

vs.

Court of Common Pleas

Karen A. Gage
Or Occupants
Sec. 14 lot 40 Treasure Lake
Dubois, PA 15801

Term, 2008

NO. 08-383-CD

Writ of Possession

TO THE SHERIFF OF Clearfield COUNTY:

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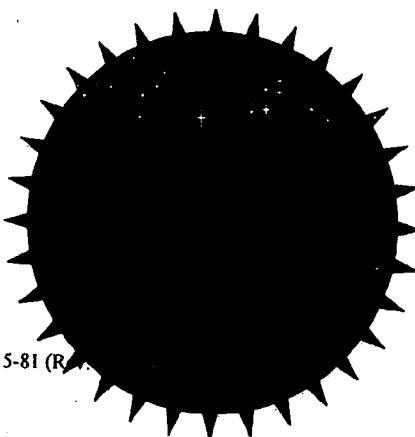
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Prothonotary

By W.A. Shaw
Clerk

WILLIAM A. SHAW
Prothonotary
My Commission Expires
1st Monday in Jan. 2010
Clearfield Co., Clearfield, PA

5-81 (R)



Date June 20, 2008
Received this writ this 20 day
of June A.D. 2008
At 3:00 A.M./P.M.

Chesler A. Hawley
Sheriff My Marilyn Hawley

Court of Common Pleas

TERM, 2008

NO. 08-383-CD

Federal Home Loan Mortgage Corporation

vs.

Karen A. Gage
Or Occupants
Sec. 14 lot 40 Treasure Lake
Dubois, PA 15801

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(215) 563-7000



Francis S. Hallinan, Esquire

LEGAL DESCRIPTION

ALL that certain tract of land designated at Lot No. 40, Section No. 14, 'Haiti' in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the Recorder of Deeds Office in Misc. Docket Map File No. 25.

BEING PARCEL NO. 128-C02-14-40-21

SEC 14 LOT 40 TREASURE LAKE, DUBOIS, PA 15801

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 104297
NO. 08-383-CD
SERVICES 1
WRIT OF POSSESSION

PLAINTIFF: FEDERAL HOME LOAN MORTGAGE CORPORATION
vs.
DEFENDANT: KAREN A. GAGE or OCCUPANTS

SHERIFF RETURN

RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	PHELAN	693378	10.00
SHERIFF HAWKINS	PHELAN	693378	33.61

FILED
07/16/2008
JUL 16 2008
William A. Shaw
Prothonotary/Clerk of Courts
CM

Sworn to Before Me This

So Answers,

____ Day of _____ 2008

Chester A. Hawkins

Chester A. Hawkins
Sheriff

Commonwealth of Pennsylvania

County of Clearfield

Federal Home Loan Mortgage Corporation

vs.

Court of Common Pleas

Karen A. Gage
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Prothonotary costs \$ 125.00

Prothonotary

By WILLIAM A. SHAW
Clerk

WILLIAM A. SHAW
Prothonotary
My Commission Expires
1st Monday in Jan. 2010
Clearfield Co., Clearfield, PA

5-81 (R)

Date JUN 20, 2008
Received this writ this do day
of June A.D. 2008
At 3:00 A.M. (P.M.)

Chesler A. Yerushas
Sheriff by Marley Stearn

Court of Common Pleas

TERM, 2008

NO. 08-383-CD

Federal Home Loan Mortgage Corporation

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Commonwealth of Pennsylvania

County of Clearfield

Federal Home Loan Mortgage Corporation

vs.

Court of Common Pleas

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WILLIAM A. SHAW
Prothonotary
My Commission Expires
1st Monday in Jan. 2010
Clearfield Co., Clearfield, PA

5-81 (R)

Date June 20, 2008
Received this writ this 20 day
of June A.D. 2008
At 3:00 A.M./P.M.

Chester A. Hawley
Sheriff by [Signature]

Court of Common Pleas

TERM, 2008

NO. 08-383-CD

Federal Home Loan Mortgage Corporation

vs.

Karen A. Gage
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Sec. 14 lot 40 Treasure Lake
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(215) 563-7000

Francis S. Hallinan
Francis S. Hallinan, Esquire

Commonwealth of Pennsylvania

County of Clearfield

Federal Home Loan Mortgage Corporation

vs.

Court of Common Pleas

Karen A. Gage
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Prothonotary

By W. A. Shaw
Clerk

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Prothonotary
My Commission Expires
1st Monday in Jan. 2010
Clearfield Co., Clearfield, PA

5-81 (R)

Date June 20, 2008
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At 3:00 A.M./P.M.

Chester A. Haubus
Sheriff by M. Hause

Court of Common Pleas

TERM, 2008

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Federal Home Loan Mortgage Corporation

v.s.

Karen A. Gage
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Francis S. Hallinan, Esquire

Commonwealth of Pennsylvania

County of Clearfield

Federal Home Loan Mortgage Corporation

vs.

Court of Common Pleas

Karen A. Gage
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Prothonotary

By 
WILLIAM A. SHAW
Prothonotary
My Commission Expires
1st Monday in Jan. 2010
Clearfield Co., Clearfield, PA

5-81 (R)

Date JUNE 20, 2008
Received this writ this 20 day
of JUNE A.D. 2008
At 3:00 A.M. (P.M.)

Clayton A. Hawkins
Sheriff by Maelyn Hamer

Court of Common Pleas

TERM, 2008

FILED

JUL 16 2008

William A. Shaw
Prothonotary/Clerk of Courts

NO. 08-383-CD

Federal Home Loan Mortgage Corporation

vs.

Karen A. Gage
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Philadelphia, PA 19103-1814
(215) 563-7000

Francis S. Hallinan
Francis S. Hallinan, Esquire

PHELAN HALLINAN & SCHMIEG, LLP
By: Francis S. Hallinan Esquire
Atty. I.D. No.: 62695
One Penn Center at Suburban Station
Suite 1400
Philadelphia, PA 19103-1314
(215) 563-7000

Attorney for Plaintiff

Federal Home Loan Mortgage Corporation

Plaintiff

vs.

**Court of Common Pleas
Clearfield County
No. 08-383-CD**

**Karen A. Gage
or occupants**

Defendant(s)

*pd \$7.00 Atty
FILED 1CC & 1cert of
m/1:35pm disc & 1cert
AUG 11 2008 of sat issued
William A. Shaw to Atty
Prothonotary/Clerk of Courts Hallinan*

**PRAECIPE TO WITHDRAW COMPLAINT,
SATISFY JUDGMENT AND DISCONTINUE AND
END ACTION, WITHOUT PREJUDICE**

TO THE PROTHONOTARY:

Kindly withdraw the complaint filed in the instant matter, without prejudice, satisfy the judgment entered on this case discontinued and ended, upon payment of your costs only.

8/11/08
Date

Francis S. Hallinan
Francis S. Hallinan
Attorney for Plaintiff

PHS# 172244

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

COPIES

CERTIFICATE OF SATISFACTION OF JUDGMENT

No.: 2008-00383-CD

Federal Home Loan Mortgage Corporation

Debt: Sec. 14 Lot 40 Treasure Lake

Vs.

Atty's Comm.:

Karen A. Gage
Occupants

Interest From:

Cost: \$7.00

NOW, Monday, August 11, 2008 , directions for satisfaction having been received, and all costs having been paid, SATISFACTION was entered of record.

Certified from the record this 11th day of August, A.D. 2008.

Willie L. M.

Prothonotary

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

COPY

Federal Home Loan Mortgage Corporation

Vs.
Karen A. Gage
Occupants

No. 2008-00383-CD

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 August 11, 2008, marked:

Withdraw Complaint, Discontinued and Ended, without prejudice

Record costs in the sum of \$142.00 have been paid in full by Francis S. Hallinan Esq.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal of this Court at Clearfield, Clearfield County, Pennsylvania this 11th day of August A.D. 2008.

William A. Shaw cm
William A. Shaw, Prothonotary