

00-384752
TMS MORTGAGE, INC. d/b/a -vs- ROCKLAND L. FULLER

		FEDERMAN AND PHELAN Suite 200 Two Penn Center Plaza Philadelphia, PA 19102 (215) 503-7000	
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FILED
 MAR 28 2000
 12:10/ury
 William A. Shaw
 Prothonotary
 Atty
 PD
 F.B.C.
 I came to ~~the~~
 SHERIFF

FEDERMAN AND PHELAN
By: FRANK FEDERMAN, ESQUIRE
IDENTIFICATION NO. 12248
TWO PENN CENTER PLAZA, SUITE 900
PHILADELPHIA, PA 19102
(215) 563-7000

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION

¹⁰⁰TMS MORTGAGE, INC.,
¹⁰³D/B/A THE MONEY STORE
ONE OLD COUNTRY ROAD, SUITE 375
CARLE PLACE, NY 11514

TERM

Plaintiff

v.

NO. **00-384-CD**

CLEARFIELD COUNTY

⁸ROCKLAND L. FULMER
⁸¹RD 4 BOX 62 WALKER ROAD
CLEARFIELD, PA 16830

Defendant(s)

CIVIL ACTION - LAW
MORTGAGE FORECLOSURE
NOTICE

****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. ****

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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

FILED

MAR 28 2000

William A. Shaw
Prothonotary

1. Plaintiff is

TMS MORTGAGE, INC.,
D/B/A THE MONEY STORE
ONE OLD COUNTRY ROAD, SUITE 375
CARLE PLACE, NY 11514

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

ROCKLAND L. FULMER
RD 4 BOX 62 WALKER ROAD
CLEARFIELD, PA 16830

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

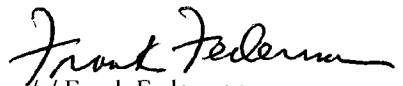
3. On 11/23/98 mortgagor(s) made, executed and delivered a mortgage upon the premises hereinafter described to PLAINTIFF which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Mortgage Book No. 1988, Page 266.
4. The premises subject to said mortgage is described as attached.
5. The mortgage is in default because monthly payments of principal and interest upon said mortgage due 11/1/99 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. A copy of such notice is attached as Exhibit "A."

6. The following amounts are due on the mortgage:

Principal Balance	\$21,052.86
Interest	789.68
10/1/99 through 2/1/00 (Per Diem \$6.44)	
Attorney's Fees	800.00
Cumulative Late Charges	26.52
11/23/98 to 2/1/00	
Cost of Suit and Title Search	<u>550.00</u>
Subtotal	23,219.06
Escrow	
Credit	0.00
Deficit	<u>0.00</u>
Subtotal	<u>0.00</u>
TOTAL	\$23,219.06

7. The attorney's fees set forth above are in conformity with the Mortgage documents and Pennsylvania Law, and will be collected in the event of a third party purchaser at Sheriff's Sale. If the Mortgage is reinstated prior to the Sale, reasonable attorney's fees will be charged.
8. The Combined Notice has been sent to the Defendant(s) by regular and certified mail as required by 35 P.S. §1680.403c on the date(s) set forth in the true and correct copy of such notice(s) attached hereto as Exhibit "A."
9. The Temporary Stay as provided by the Homeowner's Emergency Mortgage Assistance Program, Act 91 of 1983, has terminated because either:
- (i.) Defendant(s) have failed to meet with the Plaintiff or an authorized Credit Counseling Agency in accordance with Plaintiff's written Notice to Defendants, a true and correct copy of which is attached hereto as Exhibit "A"; or
 - (ii.) Defendant(s) application for assistance has been rejected by the Pennsylvania Housing Finance Agency.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$23,219.06, together with interest from 2/1/00 at the rate of \$6.44 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.


/s/ Frank Federman
FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

THE MONEY STORE

January 5, 2000

NFCL
80858764

ACT 91 NOTICE TAKE ACTION TO SAVE YOUR HOME FROM FORECLOSURE

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

The HOMEOWNERS' EMERGENCY MORTGAGE ASSISTANCE PROGRAM (HEMAP) may be able to help to save your home. This notice explains how the program works.

To see if HEMAP can help you, you must MEET WITH A CONSUMER CREDIT COUNSELING AGENCY WITHIN 30 DAYS OF THE DATE OF THIS NOTICE. Take this Notice with you when you meet with the counseling agency.

The name, address, and phone number of Consumer Credit Counseling Agencies serving your county are listed at the end of this Notice. If you have any questions, you may call the Pennsylvania Housing Finance Agency toll free at 1-800-342-2397 (persons with impaired hearing can call 717-780-1869).

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

HOMEOWNER'S NAME (S): ROCKLAND L FULMER and
PROPERTY ADDRESS: RD4 BX62 WALKER RD
CLEARFIELD, PA 16830-0000
LOAN ACCOUNT NUMBER: 0000080858764
CURRENT LENDER/SERVICER: THE MONEY STORE

HOMEOWNER'S EMERGENCY MORTGAGE ASSISTANCE PROGRAM

YOU MAY BE ELIGIBLE FOR FINANCIAL ASSISTANCE WHICH CAN SAVE YOUR HOME FROM FORECLOSURE AND HELP YOU MAKE FUTURE MORTGAGE PAYMENTS

IF YOU COMPLY WITH THE PROVISION OF THE HOMEOWNERS' EMERGENCY

1
IN FULL THE PROVISION OF THE HOMEOWNERS' EMERGENCY



0080858764NFCL

EXHIBIT A

THE MONEY STORE[®]

MORTGAGE ASSISTANCE ACT OF 1983 (THE "ACT"). YOU MAY BE ELIGIBLE FOR EMERGENCY MORTGAGE ASSISTANCE:

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

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

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

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

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

AGENCY ACTION- Available funds for emergency mortgage assistance are very limited.

THE MONEY STORE®

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

NOTE: IF YOU ARE CURRENTLY PROTECTED BY THE FILING OF A PETITION IN BANKRUPTCY, THE FOLLOWING PART OF THIS NOTICE IS FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE CONSIDERED AS AN ATTEMPT TO COLLECT THE DEBT. (If you have filed bankruptcy you can still apply for Emergency Mortgage Assistance.)

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

NATURE OF THE DEFAULT - The MORTGAGE debt held by the above lender on your property located at

RD4 BX62 WALKER RD CLEARFIELD PA 16830-0000
IS SERIOUSLY IN DEFAULT because:

A. YOU HAVE NOT MADE MONTHLY MORTGAGE PAYMENTS for the following months and the following amounts are now past due:

a) # Months Payments	\$307.56 X 3
b) Late charge(s)	\$169.60
c) Other charge(s), NSF, corporate advance	\$120.00
d) Less: Any suspense funds	\$158.46
e) Total amount required as of (due date)	\$1078.82

B. YOU HAVE FAILED TO TAKE THE FOLLOWING ACTION

HOW TO CURE THE DEFAULT-You may cure this default within THIRTY (30) days from the date of this letter. **BY PAYING THE TOTAL AMOUNT PAST DUE TO LENDER, WHICH IS \$1078.82 PLUS ANY MORTGAGE PAYMENTS AND LATE CHARGES (and other charges) WHICH BECOME DUE DURING THE THIRTY (30) DAY PERIOD.** Payments must be made either by cash, cashier's check, certified check, or money order made payable to:

The Money Store
P. O. Box 96053
Charlotte, N.C. 28296-0053

THE MONEY STORE

IF YOU DO NOT CURE THE DEFAULT – If you do not cure the default within THIRTY (30) days of this letter date, the lender intends to exercise its right to accelerate the mortgage debt. This means that the entire outstanding balance of this debt will be considered due immediately and you may lose the chance to pay the mortgage in monthly installments. If full payment of the amount of default is not made within THIRTY (30) DAYS, The Money Store also intends to instruct their attorneys to start a legal action to foreclose upon your mortgaged property.

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

OTHER LENDER REMEDIES- The lender may also sue you personally for the unpaid principal balance, and all other sums due under the Mortgage.

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

EARLIEST POSSIBLE SHERIFF'S SALE DATE- It is estimated that the earliest date that such sheriff's sale could be held is would be **approximately five (5) months from the date of this Notice.** A notice of the actual date of the Sheriffs Sale will be sent to you before the sale. Of course, the amount needed to cure the default will increase the longer you wait. You may find out at any time exactly what the required payment or action will be by contacting the lender.

HOW TO CONTACT THE LENDER

Name of Lender:
Address:
Telephone Number:
Fax Number:

The Money Store
P. O. Box 96053, Charlotte, NC 28296-0053
800 795-5125 Ext. 10301
916 617-0655

THE MONEY STORE

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

ASSUMPTION OF MORTGAGE- You may not sell or transfer your home to a buyer or transferee that will assume the mortgage debt.

YOU MAY ALSO HAVE THE RIGHT

- TO SELL THE PROPERTY TO OBTAIN MONEY TO PAY OFF THE MORTGAGE DEBT, OR BORROW MONEY FROM ANOTHER LENDING INSTITUTION TO PAY OFF THIS DEBT.
- TO HAVE THIS DEFAULT CURED BY ANY THIRD PARTY ACTING ON YOUR BEHALF.
- TO HAVE THE MORTGAGE RESTORED TO THE SAME POSITION AS IF NO DEFAULT HAD OCCURRED, IF YOU CURE THE DEFAULT, (HOWEVER, YOU ARE NOT ENTITLED TO THIS RIGHT MORE THAN THREE TIMES IN A CALENDAR YEAR).
- TO ASSERT THE NONEXISTENCE OF DEFAULT IN ANY FORECLOSURE PROCEEDING OR ANY OTHER LAWSUIT INSTITUTED UNDER THE MORTGAGE DOCUMENTS.
- TO ASSERT ANY OTHER DEFENSE YOU BELIEVE YOU MAY HAVE TO SUCH ACTION BY THE LENDER.
- TO SEEK PROTECTION UNDER THE FEDERAL BANKRUPTCY LAW.

THE CONSUMER CREDIT COUNSELING AGENCIES SERVING YOUR COUNTY IS
ATTACHED TO THIS LETTER

**Pennsylvania Housing Finance Agency
Homeowner's Emergency Mortgage Assistance Program
Consumer Credit Counseling Agencies
(Rev. 5/99)**

CHESTER COUNTY

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

Budget Counseling Center
247 North Fifth Street
Reading, PA 19601
(610) 375-7866
FAX (215) 375-7830

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

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

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

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

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

CCCS of Delaware Valley
1515 Market Street, Suite 1325
Philadelphia, PA 19107
(215) 563-5665
FAX (215) 563-7020

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

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

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

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

American Credit Counseling Institute

845 Coates St
Coatesville, PA 19320
(888) 212-6741

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

755 York Rd, Suite 103
Warminster, PA 18974
(215) 444-9429
FAX (215) 956-6344

CLARION COUNTY

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

CLEARFIELD COUNTY

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

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

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

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

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

VOL 1988 PAGE 273

BEGINNING at a point in the centerline of Township Road No. T-517, said point being North 58 degrees 20 minutes 20 seconds West a distance of 443.89 feet from a nail in the centerline of said Township Road being the northeast corner of lands of which this is a part, said point being also the northeasterly corner of the land hereby conveyed and running: Thence along Ronald E. Fulmer for a new lien South 32 degrees 47 minutes 20 seconds West a distance of 185.95 feet to an iron pin at the southeasterly corner of the land hereby conveyed, said line passing through an iron pin being set 18.86 feet from the centerline of said Township Road; thence along the same for a new line North 67 degrees 52 minutes 20 seconds West a distance of 213.75 feet to an iron pin at the southwesterly corner of the land hereby conveyed; thence still along the same for a new line North 32 degrees 47 minutes 20 seconds East a distance of 225.50 feet to a point on the centerline of T-517 and at the northwesterly corner of the land hereby conveyed, said line passing through an iron pine being set back 18.39 feet from the centerline of T-517; thence along the centerline of T-517 South 57 degrees 12 minutes 40 seconds East a distance of 210.07 feet to the place of beginning.

Parcel 126-108-60

Deed Book 1614 Page 304

PREMISES: RD4 BOX 62 WALKER ROAD

Rockland L. Fulmer
#80858764

VERIFICATION

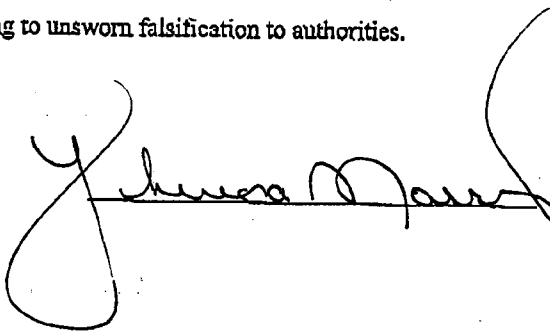
Theresa Morris hereby states that he/she is

SR. Litigation Specialist The Money Store

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

DATE

2-25-00



FRANK FEDERMAN

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

TMS MORTGAGE, INC.,
VS
FULMER, ROCKLAND

00-384-CD

COMPLAINT IN MORTGAGE FORECLOSURE
SHERIFF RETURNS

NOW MARCH 30, 2000 AT 10:10 AM EST SERVED THE WITHIN
COMPLAINT IN MORTGAGE FORECLOSURE ON ROCKLAND FULMER,
DEFENDANT AT RESIDENCE RD 4 BOX 62, WALKER ROAD, CLEARFIELD,
CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO ROCKLAND
FULMER A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN
MORTGAGE FORECLOSURE AND MADE KNOWN TO HIM THE CONTENTS
THEREOF.

SERVED BY: DAVIS/MORGILLO

19.33 SHFF. HAWKINS PAID BY: ATTY
10.00 SURCHARGE PAID BY: ATTY

SWORN TO BEFORE ME THIS

7th DAY OF April 2000
William A. Shaw
WILLIAM A. SHAW
Prothonotary
My Commission Expires
1st Monday in Jan. 2002
Clearfield Co., Clearfield, PA.

SO ANSWERS,

Chester A. Hawkins
by Marilyn Hamr
CHESTER A. HAWKINS
SHERIFF

FILED

APR 07 2000
013:07
William A. Shaw
Prothonotary

Attorney for Plaintiff

**TMS MORTGAGE, INC. D/B/A THE
MONEY STORE
ONE OLD COUNTRY ROAD, SUITE
375
CARLE PLACE, NY 11514**

: CLEEARFIELD COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 00-384-CD

Plaintiff

VS.

**ROCKLAND L. FULMER
RD 4 BOX 62 WALKER ROAD
CLEARFIELD, PA 16830**

Defendant(s)

FILED

OCT 03 2000

William A. Shaw
Prothonotary

PRAECIPE FOR JUDGMENT FOR FAILURE TO ANSWER AND ASSESSMENT OF DAMAGES

TO THE PROTHONOTARY:

Kindly enter judgment in favor of the Plaintiff and against **ROCKLAND L. FULMER** 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 Complaint	\$23,219.06
Interest 2/1/00 TO 9/27/00	<u>\$1,545.60</u>
TOTAL	\$24,764.66

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.

Frank Federman
FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DAMAGES ARE HEREBY ASSESSED AS INDICATED.

DATE: 10-3-00

PRO PROTHY

****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. ****

FEDERMAN AND PHELAN
Frank Federman, Esquire
Identification No. 12248
Two Penn Center Plaza
Suite 900
Philadelphia, PA 19102-1799
(215) 563-7000

ATTORNEY FOR PLAINTIFF

TMS MORTGAGE, IINC.,
D/B/A THE MONEY STORE

Plaintiff

vs.

ROCKLAND FULMER

Defendant(s)

: COURT OF COMMON PLEAS

: CIVIL DIVISION

: CLEARFIELD COUNTY

: NO. 00-384-CD

TO: ROCKLAND FULMER
RD 4 BOX 62 WALKER ROAD
CLEARFIELD, PA 16830

FILE COPY

DATE OF NOTICE: SEPTEMBER 13, 2000

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 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 (10) 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 notice to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help:

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

Frank Federman, Esquire
Attorney for Plaintiff

FEDERMAN AND PHELAN
By: FRANK FEDERMAN
Identification No. 12248
Two Penn Center Plaza - Suite 900
Philadelphia, PA 19102
(215) 563-7000

Attorney for Plaintiff

TMS MORTGAGE, INC. D/B/A THE
MONEY STORE
ONE OLD COUNTRY ROAD, SUITE
375
CARLE PLACE, NY 11514

Plaintiff

vs.

ROCKLAND L. FULMER
RD 4 BOX 62 WALKER ROAD
CLEARFIELD, PA 16830

Defendant(s)

: CLEARFIELD COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 00-384-CD
:
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:

CERTIFICATION

FRANK FEDERMAN, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- () an FHA mortgage
- () non-owner occupied
- () vacant
- (X) Act 91 procedures have been fulfilled

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

Frank Federman

FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN and PHELAN
By: FRANK FEDERMAN
Identification No. 12248
Suite 900
Two Penn Center Plaza
Philadelphia, PA 19102
(215) 563-7000

Attorney for Plaintiff

**TMS MORTGAGE, INC. D/B/A THE
MONEY STORE**

Plaintiff

vs.

ROCKLAND L. FULMER

Defendant(s)

: **CLEARFIELD COUNTY**
:
: **Court of Common Pleas**
:
: **CIVIL DIVISION**
:
: **NO. 00-384-CD**
:
:
:

VERIFICATION OF NON-MILITARY SERVICE

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

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

(b) that defendant **ROCKLAND L. FULMER** is over 18 years of age and resides at **RD 4 BOX 62 WALKER ROAD, CLEARFIELD, PA 16830.**

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

Frank Federman
FRANK FEDERMAN
Attorney for Plaintiff

COPY

(Rule of Civil Procedure No. 236 – Revised)

TMS MORTGAGE, INC. D/B/A THE
MONEY STORE

Plaintiff

vs.

ROCKLAND L. FULMER

Defendant(s)

: CLEARFIELD COUNTY

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 00-384-CD

:

:

:

:

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

 October 3, 2000

By



DEPUTY

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

FRANK FEDERMAN, ESQUIRE

Attorney for Filing Party

SUITE 900

TWO PENN CENTER PLAZA

PHILADELPHIA, PA 19102

(215) 563-7000

****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 IS NOT
AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY
ENFORCEMENT OF A LIEN AGAINST PROPERTY. ****

FILED

FILED

OCT 03 2000
in ~~1202~~ 1202/att, ~~Edman~~
William A. Shaw
Prothonotary
PD \$20.00

Notice to Dy. R. Edman
~~Ed~~ Statement to atty Edman

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

COPY

TMS MORTGAGE, INC. d/b/a THE MONEY
STORE

Plaintiff(s)

No. 00-384-CD

vs.

Real Debt \$24,764.66

ROCKLAND L. FULMER

Atty's Comm _____

Defendant(s)

Atty's Comm _____

Costs \$ _____

Int. From _____

Entry \$20.00

Instrument Default Judgment

Date of Entry October 3, 2000

Expires October 3, 2000

Certified from the record this 3rd day of October, 2000

William A. Shaw, Prothonotary

SIGN BELOW FOR SATISFACTION

Received on _____, 20 ____, of defendant full
satisfaction of this Judgment, Debt, Interest and Costs and Prothonotary
is authorized to enter Satisfaction on the same.

Plaintiff/Attorney

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

TMS MORTGAGE INC.

Plaintiff

vs.

ROCKLAND L. FULMER
RD 4 BOX 62 WALKER ROAD
CLEARFIELD, PA 16830

Defendant(s)


: CLEARFIELD
:
: COURT OF COMMON
: PLEAS
:
: CIVIL DIVISION
:
: NO. 00-384-~~GP~~ CD
:
:
:
:
:

TO THE DIRECTOR OF THE PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due \$ 24,764.66

Interest from \$ _____ and Costs
OCTOBER 5, 2000 to (sale date)
(per diem - \$4.07)


FRANK FEDERMAN, ESQUIRE
TWO PENN CENTER PLAZA
SUITE 900
PHILADELPHIA, PA 19102
Attorney for Plaintiff

Note: Please attach description of property.

FILED

OCT 06 2000

William A. Shaw
Prothonotary



No. 00-384-CIV Term
IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

TMS MORTGAGE INC.

vs.

ROCKLAND L. FULMER

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed:

Frank Federman
Attorney for Plaintiff

Address: RD 4 BOX 62 WALKER ROAD, CLEARFIELD, PA 16830
Where papers may be served.

FILED

OCT 06 2000

03/30/01 atty

William A. Shaw
Prothonotary

PD \$20.00

6 werts 3 werts

ALL THAT CERTAIN parcel of land situate in Pike Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of Township Road No. T-517, said point being North 58 degrees 20 minutes 20 seconds West a distance of 443.89 feet from a nail in the centerline of said Township Road being the northeast corner of lands of which this is a part, said point being also the northeasterly corner of the land hereby conveyed and running; thence along Ronald E. Fulmer for a new line South 32 degrees 47 minutes 20 seconds West a distance of 185.95 feet to an iron pin at the southeasterly corner of the land hereby conveyed, said line passing through an iron pin being set 18.86 feet from the centerline of said Township Road; thence along the same for a new line North 67 degrees 52 minutes 20 seconds West a distance of 213.76 feet to an iron pin at the southwesterly corner of the land hereby conveyed; thence still along the same for a new line North 32 degrees 47 minutes 20 seconds East a distance of 225.50 feet to a point on the centerline of T-517 and at the northwesterly corner of the land hereby conveyed, said line passing through an iron pin being set back 18.39 feet from the centerline of T-517; thence along the centerline of T-517 South 57 degrees 12 minutes 40 seconds East a distance of 210.07 feet to the place of beginning. CONTAINING 0.913 acres as surveyed by Lex W. Curry, Registered Surveyor dated July 25, 1986, a copy of said survey being attached hereto and made a part hereof.

TAX PARCEL #126-108-0-60

TITLE TO SAID PREMISES IS VESTED IN Rockland L. Fulmer, by Deed from Ronald E. Fulmer, Trustee under the Will of Dorothy H. Fulmer, dated 12/20/93, recorded 6/27/94, in Deed Book 1614, Page 304.

FEDERMAN and PHELAN
By: FRANK FEDERMAN
Identification No. 12248
Suite 900
Two Penn Center Plaza
Philadelphia, PA 19102
(215) 563-7000

ATTORNEY FOR PLAINTIFF

TMS MORTGAGE INC.

: CLEARFIELD COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION

vs.

: NO. 00-384-~~CIV~~ CD

ROCKLAND L. FULMER

CERTIFICATION

FRANK FEDERMAN, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

() an FHA Mortgage
() non-owner occupied
() vacant
(X) Act 91 procedures have been fulfilled

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN and PHELAN
By: FRANK FEDERMAN
Identification No. 12248
Suite 900
Two Penn Center Plaza
Philadelphia, PA 19102
(215) 563-7000

ATTORNEY FOR PLAINTIFF

TMS MORTGAGE INC.

: CLEARFIELD COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION

vs.

: NO. 00-384-~~CIV~~CO

ROCKLAND L. FULMER

CERTIFICATION

FRANK FEDERMAN, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- () an FHA Mortgage
- () non-owner occupied
- () vacant
- (X) Act 91 procedures have been fulfilled

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

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

COPY

TMS MORTGAGE INC.

Plaintiff

vs.

ROCKLAND L. FULMER
RD 4 BOX 62 WALKER ROAD
CLEARFIELD, PA 16830

Defendant(s)

: CLEARFIELD
:
: COURT OF COMMON
: PLEAS
:
: CIVIL DIVISION
:
: NO. 00-384-~~CTV~~CD
:
:
:
:
:
:

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF WYOMING:

TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA

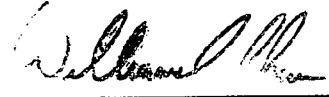
To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following described property (specifically described property below):

Premises RD 4 BOX 62 WALKER ROAD, CLEARFIELD, PA 16830
(see attached legal description)

Amount Due \$ 24,764.66

Interest from \$ _____
OCTOBER 5, 2000 to (sale date)
(per diem - \$4.07)

Total \$ 129.33 Plus Costs as endorsed.


Clerk
Office of Prothonotary
Common Pleas Court of
CLEARFIELD County, PA

Dated: October 6, 2000
(Seal)

FILED

JAN 04 2001
71200112
William A. Shaw
Prothonotary

WAS

FEDERMAN AND PHELAN
By: FRANK FEDERMAN, ESQUIRE
IDENTIFICATION NO. 12248
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103
(215) 563-7000

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION

TMS Mortgage Inc.

Clearfield COUNTY

vs.

No.: 00-384-CIV

Rockland L. Fulmer

ORDER

AND NOW, this 8th day of January, 2000, upon consideration of Plaintiff's Motion and the Affidavit of Good Faith Investigation attached thereto, it is hereby **ORDERED** that Plaintiff may obtain service of the Notice of Sale on the above captioned Defendant(s), Rockland L. Fulmer, by mailing a true and correct copy of the Notice of Sale by certified mail and regular mail to Defendant's last known address and by posting the mortgaged premises.

Service of the aforementioned mailings is effective upon the date of mailing and is to be done by Plaintiff's attorney, who will file with the Prothonotary's Office an Affidavit of service.

BY THE COURT:

J.

FILED

JAN 08 2001

William A. Shaw
Prothonotary

FILED

JAN 08 2001

0123762cc-atty
William A. Shaw
Prothonotary *WAS*

FEDERMAN AND PHELAN
By: FRANK FEDERMAN, ESQUIRE
IDENTIFICATION NO. 12248
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103
(215) 563-7000

ATTORNEY FOR PLAINTIFF
COURT OF COMMON PLEAS
CIVIL DIVISION

TMS Mortgage Inc.

Clearfield COUNTY

vs.

No.: 00-384-CIV

Rockland L. Fulmer

**MOTION FOR SERVICE PURSUANT TO
SPECIAL ORDER OF COURT**

Plaintiff, by its counsel, Frank Federman, Esquire, moves this Honorable Court for an Order directing service of the Notice of Sale upon the above captioned Defendant(s) by certified mail and regular mail to Defendant's last known address.

1. Attempts to serve Defendant with Notice of Sale have been unsuccessful, as indicated by the Affidavit of Service attached hereto as Exhibit "A."

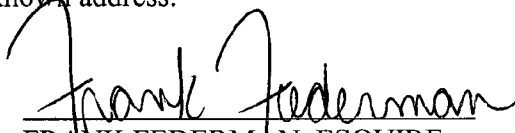
2. Pursuant to Pennsylvania Rule of Civil Procedure 430, Plaintiff has made a good faith effort to locate the Defendant. An Affidavit of Good Faith Investigation setting forth the specific inquiries made and the result there from is attached hereto as Exhibit "B."

WHEREFORE, Plaintiff respectfully requests this Honorable Court enter an Order pursuant to Pennsylvania Rule of Civil Procedure 430 directing service of the Notice of Sale by certified mail and regular mail to Defendant's last known address.

FILED

JAN 04 2001

William A. Shaw
Prothonotary


FRANK FEDERMAN, ESQUIRE
ATTORNEY FOR PLAINTIFF

FEDERMAN AND PHELAN
By: FRANK FEDERMAN, ESQUIRE
IDENTIFICATION NO. 12248
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103
(215) 563-7000

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Clearfield COUNTY

TMS Mortgage Inc.

No.: 00-384-CIV

vs.

Rockland L. Fulmer

MEMORANDUM OF LAW

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

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

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

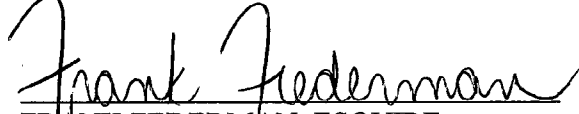
An illustration of good faith effort to locate the defendant includes (1) inquiries of postal authorities including inquiries pursuant to the Freedom of Information Act, 39 C.F.R. Part 265, (2) inquiries of relatives neighbors, friends and employers of the Defendant and (3) examinations of local telephone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

As indicated by the attached Affidavit of Service, marked hereto as Exhibit "A", the Sheriff has been unable to serve the Notice of Sale. A good faith effort to discover the

whereabouts of the Defendant has been made as evidenced by the attached Affidavit of Good Faith Investigation, marked Exhibit "B."

WHEREFORE, Plaintiff respectfully requests service of the Notice of Sale by certified mail and regular mail to Defendant's last known address.

Respectfully submitted:


FRANK FEDERMAN, ESQUIRE
ATTORNEY FOR PLAINTIFF

VERIFICATION

FRANK FEDERMAN, ESQUIRE, hereby states that he is the Attorney for the Plaintiff in this action, that he is authorized to take this Affidavit, and that the statements made in the foregoing **MOTION FOR SERVICE OF THE NOTICE OF SALE PURSUANT TO SPECIAL ORDER OF COURT** are true and correct to the best of his knowledge, information and belief.

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


FRANK FEDERMAN, ESQUIRE
ATTORNEY FOR PLAINTIFF

AFFIDAVIT OF SERVICE - CLEARFIELDPLAINTIFF TMS MORTGAGE INC.COURT NO. 90-384-CTVDEFENDANT ROCKLAND L. FULMERTYPE OF ACTION

☐ Mortgage Foreclosure
☐ Eviction
☐ Civil Action
☒ Notice of Sheriff's

SERVE AT RD 4 BOX 62 WALKER ROADSale - DATE January 19, 2001CLEARFIELD, PA 16830SERVED

Served and made known to _____, Defendant on the _____ day
of _____, 200____, at _____ o'clock, _____ M., at
_____, County of Clearfield, Commonwealth of Pennsylvania, in the manner described below:

☐ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s).
Relationship is _____.
☐ Adult in charge of Defendant's residence who refused to give name/relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant's office or usual place of business.
☐ _____ an officer of said defendant company.
☐ Other: _____

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____
Other _____

I, _____, a competent adult, being duly sworn according to law, depose and state
that I personally handed to _____ a true and correct copy of the
_____ issued in the captioned case on the date and at the address indicated
above.

Sworn to and subscribed
before me this _____ day
of _____, 200____.

Notary:

By:

On the 16th day of November, 2000, at _____ o'clock
20th M., Defendant NOT FOUND because: 11:00a.m.

☐ Moved ☐ Unknown ☒ No Answer ☐ Vacant

Other: Made (2) attempts. No one around. Neighbors don't
know his whereabouts.

Sworn to and subscribed
before me this 21st day
of November, 2000

By:

Notary

Process Server -

Jeff Dillig (IPS, Inc.)

NOTARIAL SEAL
MONICA CRULLY, Notary Public
Altoona, Blair County, PA
My Commission Expires Aug. 27, 2001

FRANK FEDERMAN, ESQUIRE - I.D.#12248
Two Penn Center Plaza - Suite 900
Philadelphia, PA 19102
(215) 563-7000

EXHIBIT A

EXHIBIT A

EXHIBIT A

TO: P 969 054 868

ROCKLAND L. FULMER
RD 4 BOX 62 WALKER ROAD
CLEARFIELD, PA 16830

SENDER: GMW

REFERENCE: FULMER, R.

PS FORM 3800, SEPTEMBER 1995

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	2.65
	Return Receipt Fee	0.00
		0.00
	Restricted Delivery	2.75
Total Postage and Fees		5.95

US Postal Service

**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do not use for International Mail

POSTMARK: NOV 10 2000 PENN CENTER #12 PHILA PA 19102

EXHIBIT A

EXHIBIT A

EXHIBIT A

PLAYERS NATIONAL LOCATOR

AFFIDAVIT OF GOOD FAITH INVESTIGATION

Loan Number: **80858764**

Attorney Firm: **TRACK STARS**

Case Number:

Subject: **ROCKLAND L FULMER**

A.K.A.: **None**

Last Known Address: **4 RD BOX 62 WALKER ROAD
CLEARFIELD, PA 16830**

Last Known Number: **(814) 765-7208**

Sandy Krekeler, being duly sworn according to law, deposes and says:

1. I am employed in the capacity of Operations Manager for Players National Locator.
2. On 02/17/2000, I conducted an investigation into the whereabouts of the above named defendant(s). The results of my investigation are as follows:

CREDIT INFORMATION -

- A. SOCIAL SECURITY NUMBER: **186-50-8841**
- B. EMPLOYMENT SEARCH:
Unable to locate a good employer for Rockland.
- C. INQUIRY OF CREDITORS:
The creditors indicated that Rockland is living at RR 4 Box 62 Walker Road, Clearfield, Pa. 16830 with a home phone number of 814-765-7208.

INQUIRY OF TELEPHONE COMPANY -

- A. DIRECTORY ASSISTANCE SEARCH:
The home phone number for Rockland Fulmer is 814-765-7208 registered at RR 4 Box 62 Walker Road, Clearfield, Pa. 16830. Called the home number and spoke with a woman who stated Rockland is not home but does live at this address.

INQUIRY OF NEIGHBORS -

N/A

INQUIRY OF POST OFFICE -

- A. NATIONAL ADDRESS UPDATE:
As of February 16, 2000 the National Change of Address (NCOA) has no change for Rockland from last known address.

MOTOR VEHICLE REGISTRATION -

- A. MOTOR VEHICLE & DMV OFFICE:
The Pennsylvania Department of Drivers Licensing has Rockland listed at last known address.

OTHER INQUIRIES -

- A. DEATH RECORDS:
As of February 16, 2000 the Social Security Administration has no death record on file for Rockland L Fulmer under his social security number.

EXHIBIT B

EXHIBIT B

EXHIBIT B

B. PUBLIC LICENSES (PILOT, REAL ESTATE, ETC.):

None Found

C. COUNTY VOTER REGISTRATION:

The Cambria County Voters Registration Office has Rockland listed at last known address.

ADDITIONAL INFORMATION ON SUBJECT -

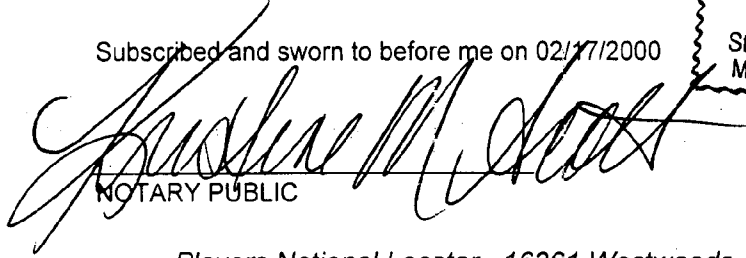
A. DATE OF BIRTH:

07/57

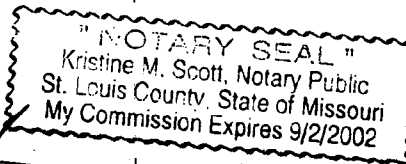


AFFIANT Sandy Krekeler

Subscribed and sworn to before me on 02/17/2000



NOTARY PUBLIC



Players National Locator 16201 Westwoods Business Park Drive St. Louis, MO 63021

Phone: (636) 230-9922 Fax: (636) 230-0558

EXHIBIT B

EXHIBIT B

EXHIBIT B

FEDERMAN AND PHELAN
By: FRANK FEDERMAN, ESQUIRE
IDENTIFICATION NO. 12248
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103
(215) 563-7000

ATTORNEY FOR PLAINTIFF
COURT OF COMMON PLEAS
CIVIL DIVISION

TMS Mortgage Inc.

Clearfield COUNTY

vs.

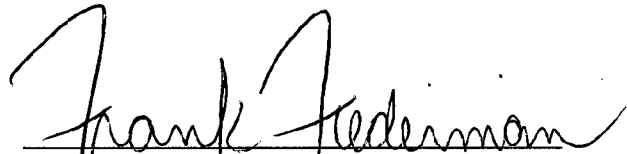
No.: 00-384-CIV

Rockland L. Fulmer

CERTIFICATION OF SERVICE

I, FRANK FEDERMAN, ESQUIRE, hereby certify that a copy of the Motion for Service
Pursuant to Special Order of Court has been sent to the individuals indicated below on
December 22, 2000.

Rockland L. Fulmer
RD Box 62 Walker Road
Clearfield, Pa 16830


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

Date: December 22, 2000

FEDERMAN AND PHELAN
BY: FRANK FEDERMAN
IDENTIFICATION NO. 12248
SUITE 1400 - ONE PENN CENTER
PHILADELPHIA, PA 19103
215) 563-7000

ATTORNEY FOR PLAINTIFF

TMS Mortgage Inc.
vs.

Clearfield COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION


Rockland L. Fulmer

NO. 00-384-CD

VERIFICATION

I hereby certify that a true and correct copy of the Notice of Sheriff's Sale in the above captioned matter was sent by regular mail and certified mail, return receipt requested, to the following person(s) Rockland L. Fulmer on November 10, 2000 at RD 4 Box 62 Walker Road, Clearfield, Pa 16830 in accordance with the Order of Court dated, January 8, 2001.

The undersigned understands that this statement is made subject to the penalties of 18 PA. C.S. s4904 relating to unsworn falsification to authorities.


FRANK FEDERMAN, ESQUIRE
ATTORNEY FOR PLAINTIFF

DATE: January 18, 2001

FILED

JAN 22 2001

William A. Shaw
Prothonotary

COPY

FEDERMAN AND PHELAN
By: FRANK FEDERMAN, ESQUIRE
IDENTIFICATION NO. 12248
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103
(215) 563-7000

ATTORNEY FOR PLAINTIFF
COURT OF COMMON PLEAS
CIVIL DIVISION

TMS Mortgage Inc.

Clearfield COUNTY

-vs.

No.: 00-384-~~CS~~ CD

Rockland L. Fulmer

ORDER

AND NOW, this 8th day of January, 2000, upon consideration of Plaintiff's Motion and the Affidavit of Good Faith Investigation attached thereto, it is hereby **ORDERED** that Plaintiff may obtain service of the Notice of Sale on the above captioned Defendant(s), Rockland L. Fulmer, by mailing a true and correct copy of the Notice of Sale by certified mail and regular mail to Defendant's last known address and by posting the mortgaged premises.

Service of the aforementioned mailings is effective upon the date of mailing and is to be done by Plaintiff's attorney, who will file with the Prothonotary's Office an Affidavit of service.

BY THE COURT:

/s/JOHN K. REILLY, JR.

J.

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

JAN 08 2001

Attest.

William L. Shaw
Prothonotary

P 969 054 868

TO:

ROCKLAND L. FULMER
RD 4 BOX 62 WALKER ROAD
CLEARFIELD, PA 16830

SENDER:

GMW

REFERENCE:

FULMER, R.

PS FORM 3800, SEPTEMBER 1995

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	2.65
	Return Receipt Fee	0.00
		0.00
	Restricted Delivery	2.75
	Total Postage and Fees	5.95

US Postal Service

**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do not use for International Mail

POSTMARK OR DATE



FILED

JAN 22 2001

113051000

William A. Shaw

Prothonotary

828

AFFIDAVIT OF SERVICE

Plaintiff: TMS Mortgage Inc.

Clearfield County
No.: 00-384-CD

Defendant(s): Rockland L. Fulmer

Type of Action
- Notice of Sheriff's Sale

Address: RD 4 Box 62 Walker Road
Clearfield, Pa 16830

Sale Date: March 2, 2001

Please Post Premises w/ Notice of Sale

SERVED

Served and made known to Rockland L. Fulmer, Defendant, on the 27th day of

JAN, 2001, at 2 PM o'clock PM, at RD 4 Box 62 Walker Road
Clearfield PA 16830

Commonwealth of Pennsylvania, in the manner described below:

- ☐ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s). Relationship is _____
☐ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant(s)'s office or usual place of business.

☒ Other: By posting the Notice for Sale to Rule 3129
in a clear margin on property
Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

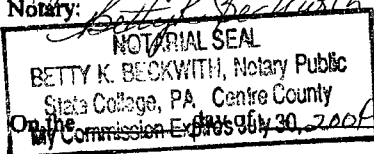
Curtis E. Eubank, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed
before me this 29th day
of January, 2001.
Notary: Betty K. Beckwith

By:

Curtis E. Eubank

NOT SERVED



On the _____, 2001, at _____ o'clock _____ m., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other:

Sworn to and subscribed
before me this _____ day
of _____, 2001.
Notary:

By:

Attorney for Plaintiff

Frank Federman, Esquire - I.D. No. 12248
One Penn Center Plaza, Suite 1400
Philadelphia, PA 19103
(215) 563-7000

FILED

FEB 12 2001
m/130/noce
William A. Shaw
Prothonotary

16

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY PENNSYLVANIA

RE: TMS MORTGAGE INC.) CIVIL ACTION
)

VS.

ROCKLAND L. FULMER) CIVIL DIVISION
) NO. 00-384-CIV

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129


COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF CLEARFIELD) SS:

I, FRANK FEDERMAN, ESQUIRE attorney for **TMS MORTGAGE INC.**
hereby verify that on **NOVEMBER 10, 2001** true and correct copies of the Notice of
Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any
known interested party see Exhibit "A" attached hereto. Notice of Sale was sent to the
Defendant(s) on **NOVEMBER 10, 2001** by certified mail return receipt requested see
Exhibit "B" attached hereto.

DATE: February 9, 2001


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FILED

FEB 15 2001
m 11:10 / 10 cc
William A. Shaw
Prothonotary


FEDERMAN AND PHELAN
BY: FRANK FEDERMAN, ESQUIRE
ATTORNEY I.D. NO. 12248
ONE PENN CENTER AT SUBURBAN
STATION, SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
NO: 00-384-CD

TMS MORTGAGE, INC.,
D/B/A THE MONEY STORE

v.

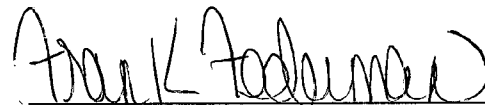
ROCKLAND L. FULMER

CLEARFIELD COUNTY

PRAECIPE TO MARK JUDGMENT TO USE OF PLAINTIFF

TO THE PROTHONOTARY:

Please mark the judgment in the amount of \$24,764.66 in the above captioned
matter to the use of HOMECOMINGS FINANCIAL NETWORK, INC., 9275 SKY
PARK COURT, STE. 300, SAN DIEGO, CA 92123.

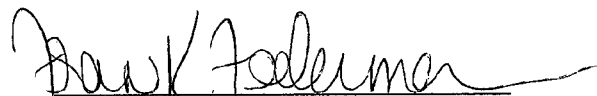

FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: March 14, 2001

ENTRY OF APPEARANCE

TO THE PROTHONOTARY:

Kindly enter my appearance on behalf of HOMECOMINGS FINANCIAL
NETWORK, INC., 9275 SKY PARK COURT, STE. 300, SAN DIEGO, CA 92123.


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: March 14, 2001

FILED
MAR 20 2001

William A. Shaw
Prothonotary

FILED

MAR 20 2001

M.B. Shaw

William A. Shaw
Prothonotary

[Signature]

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

TMS MORTGAGE INC.

Plaintiff

vs.

ROCKLAND L. FULMER
RD 4 BOX 62 WALKER ROAD
CLEARFIELD, PA 16830

Defendant(s)

: CLEARFIELD
:
: COURT OF COMMON
: PLEAS
:
: CIVIL DIVISION
:
: NO. 00-384-~~CIV~~ CP
:
:
:
:
:
:

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF WYOMING:

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 described property (specifically described property below):

Premises RD 4 BOX 62 WALKER ROAD, CLEARFIELD, PA 16830
(see attached legal description)

Amount Due \$ 24,764.66


Interest from \$ _____
OCTOBER 5, 2000 to (sale date)
(per diem - \$4.07)

Total \$ 129.33 Plus Costs as endorsed.

RECEIVED OCT 9 2000

@ 10:02 AM

Chester A. Hawkins
by Margaret W. Put


Clerk
Office of Prothonotary
Common Pleas Court of
CLEARFIELD County, PA

Dated: October 6, 2000
(Seal)

ALL THAT CERTAIN parcel of land situate in Pike Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of Township Road No. T-517, said point being North 58 degrees 20 minutes 20 seconds West a distance of 443.89 feet from a nail in the centerline of said Township Road being the northeast corner of lands of which this is a part, said point being also the northeasterly corner of the land hereby conveyed and running; thence along Ronald E. Fulmer for a new line South 32 degrees 47 minutes 20 seconds West a distance of 185.95 feet to an iron pin at the southeasterly corner of the land hereby conveyed, said line passing through an iron pin being set 18.86 feet from the centerline of said Township Road; thence along the same for a new line North 67 degrees 52 minutes 20 seconds West a distance of 213.76 feet to an iron pin at the southwesterly corner of the land hereby conveyed; thence still along the same for a new line North 32 degrees 47 minutes 20 seconds East a distance of 225.50 feet to a point on the centerline of T-517 and at the northwesterly corner of the land hereby conveyed, said line passing through an iron pin being set back 18.39 feet from the centerline of T-517; thence along the centerline of T-517 South 57 degrees 12 minutes 40 seconds East a distance of 210.07 feet to the place of beginning. CONTAINING 0.913 acres as surveyed by Lex W. Curry, Registered Surveyor dated July 25, 1986, a copy of said survey being attached hereto and made a part hereof.

TAX PARCEL #126-108-C-60

TITLE TO SAID PREMISES IS VESTED IN Rockland L. Fulmer, by Deed from Ronald E. Fulmer, Trustee under the Will of Dorothy H. Fulmer, dated 12/20/93, recorded 6/27/94, in Deed Book 1614, Page 304.

In The Court of Common Pleas of Clearfield County, Pennsylvania

Sheriff Docket # 10298

TMS MORTGAGE INC.

00-384-CD

VS.

FULMER, ROCKLAND L.

WRIT OF EXECUTION REAL ESTATE

SHERIFF RETURNS

NOW, NOVEMBER 7, 2000, AT 11:17 AM O'CLOCK A LEVY WAS TAKEN ON THE PROPERTY OF THE DEFENDANT. PROPERTY WAS POSTED THIS DATE.

A SALE IS SET FOR FRIDAY, JANUARY 19, 2001, AT 10:00AM.

NOW, JANUARY 17, 2001, RECEIVED PHONE CALL FROM PLAINTIFF ATTORNEY TO CONTINUE SALE FOR FORTY-FIVE (45) DAYS. FAX TO FOLLOW.

NOW, JANUARY 18, 2001, RECEIVED FAX TO CONTINUE SALE FOR FORTY-FIVE (45) DAYS.

SALE IS RESCHEDULED FOR FRIDAY, MARCH 2, 2001, AT 10:00AM.

NOW, JANUARY 18, 2001, AT 4:00 PM O'CLOCK SERVED WRIT OF EXECUTION, NOTICE OF SALE AND COPY OF LEVY ON ROCKLAND FULMER, DEFENDANT, AT HIS PLACE OF RESIDENCE, RD #4, BOX 62, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA, 16830, BY HANDING TO ROCKLAND FULMER, DEFENDANT, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE AND COPY OF LEVY AND MADE KNOWN TO HIM THE CONTENTS THEREOF.

NOW, MARCH 2, 2001, A SALE WAS HELD ON THE PROPERTY OF THE DEFENDANT. PROPERTY WAS PURCHASED BY THE PLAINTIFF FOR ONE DOLLAR (\$1.00) PLUS COSTS.

In The Court of Common Pleas of Clearfield County, Pennsylvania

Sheriff Docket # 10298

TMS MORTGAGE INC.

00-384-CD

VS.

FULMER, ROCKLAND L.

WRIT OF EXECUTION REAL ESTATE

SHERIFF RETURNS

NOW, MARCH 30, 2001, RETURN WRIT AS A SALE BEING HELD WITH THE PLAINTIFF PURCHASING THE PROPERTY FOR ONE DOLLAR (\$1.00) PLUS COSTS. PAID COSTS FROM ADVANCE WITH ATTORNEY PAYING REMAINING COSTS, DEED WAS FILED THIS DATE.

SHERIFF HAWKINS \$187.36

SURCHARGE 20.00

PAID BY ATTORNEY

FILED

MAR 30 2001
011:15am
William A. Shaw
Prothonotary

Sworn to Before Me This

30th Day Of March 2001
William A. Shaw

WILLIAM A. SHAW
Prothonotary
My Commission Expires
1st Monday in Jan. 2002
Clearfield Co. Clearfield, PA.

So Answers,

Chester A. Hawkins
by Margaret H. Putt
Chester A. Hawkins
Sheriff

REAL ESTATE SALE

REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION

REAL ESTATE SALE

NOW, MARCH 5, 2001 by virtue of the writ of execution hereunto attached, after having given due and legal notice of the time and place of sale, by publication in a newspaper published in this County, and by hand-bills posted on the premises, setting forth the time and place of sale, at the Court House, in Clearfield on the 2nd day of MARCH 2000, I ex-posed the within described real estate of ROCKLAND L. FULMER

to public venue or outcry at which time and place I sold the same to TMS MORTGAGE INC he being the highest bidder, for the sum of \$ 1.00 + COSTS and made the following appropriations, viz:

SHERIFF COSTS:

\$

RDR	15.00
SERVICE	15.00
MILEAGE	1.00
LEVY	15.00
MILEAGE	1.00
POSTING	15.00
CSDS	10.00
COMMISSION 2%	
POSTAGE	40 3.96
HANDBILLS	15.00
DISTRIBUTION	25.00
ADVERTISING	15.00
ADD'L SERVICE	
DEED	30.00
ADD'L POSTING	
ADD'L MILEAGE	10.00
ADD'L LEVY	Calls 10.00
RETURNS/DEPUTIZE	3rd 1.00
COPIES	5.00

TOTAL SHERIFF COSTS \$ 187.36

DEED COSTS:

REG & REC	15.50
ACKNOWLEDGEMENT	5.00
TRANSFER TAX 2%	

TOTAL DEED COSTS \$ 20.50

DEBT & INTEREST:

AMOUNT DUE	\$ 24,764.66
INTEREST from 10-5-00 to (sale date)	
(per diem \$4.07)	TO BE ADDED

TOTAL \$ 24,764.66

COSTS:

ATTORNEY FEES	
PRO SATISFACTION	
ADVERTISING	\$ 282.03
LATE CHARGE & FEES	
TAXES-Collector	71.98
TAXES-Tax Claim	754.78
COSTS OF SUIT-TO BE ADDED	\$ -
LIST OF LIENS	\$ 100.00
MORTGAGE SEARCH	\$ 35.00
COST	\$ 129.33
ATTORNEY COMMISSION	
SHERIFF COSTS	\$ 187.36
LEGAL JOURNAL	\$ 94.50
REFUND OF ADVANCE	\$ -
REFUND OF SURCHARGE	\$ -
Deed Costs	20.50

TOTAL COSTS \$ 1,675.42

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE ABOVE SCHEDULE
UNLESS EXCEPTIONS ARE FILED WITH THIS OFFICE WITHIN (10) TEN DAYS FROM THIS DATE.

CHESTER A. HAWKINS, SHERIFF

COPY

ENTITY
FAP

VENDOR
Sheriff of Clearfield County [SCLEA]

CHECK DATE
3/12/2001

CHECK NO.
124885

DOC NO	APPLY TO	DATE	INVOICE	APPLY TO INVOICE	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
124885	104729	03/12/01	0001745785		675.48	0.00	675.48
FALMER, R							
							675.48

FEDERMAN & PHELAN
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER

FEDERMAN & PHELAN
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
124885

CRM 03-12-2001

DATE	AMOUNT
3/12/2001	*****675.48

Pay SIX HUNDRED SEVENTY FIVE AND 48/100 DOLLARS

Void after 90 days

To The
Order
Of
Sheriff of Clearfield County
1 North Second Street
Clearfield, PA 16830

Frank Federman

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK. HOLD AT AN ANGLE TO VIEW.

124885 036001808 36 065738 1