

03-566-CD
CITIFINANCIAL MORTGAGE CO. vs. EDWARD E. SHAW

FEDERMAN AND PHELAN, LLP
By: FRANK FEDERMAN, ESQ., Id. No. 12248
LAWRENCE T. PHELAN, ESQ., Id. No. 32227
FRANCIS S. HALLINAN, ESQ., Id. No. 62695
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103
(215) 563-7000

CITIFINANCIAL MORTGAGE COMPANY, INC., F/K/A
ASSOCIATES FINANCIAL SERVICES COMPANY
8333 RIDGE POINT DRIVE
IRVING, TX 75063

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION

Plaintiff

v.

EDWARD E. SHAW
RR 2 BOX 321
WOODLAND, PA 16881

TERM

NO. 03-566-C9

CLEARFIELD COUNTY

Defendant(s)

CIVIL ACTION - LAW
COMPLAINT IN 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

Loan #: 0000704116

FILED

APR 16 2003

William A. Shaw
Prothonotary

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

1. Plaintiff is

CITIFINANCIAL MORTGAGE COMPANY, INC., F/K/A
ASSOCIATES FINANCIAL SERVICES COMPANY
8333 RIDGE POINT DRIVE
IRVING, TX 75063

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

EDWARD E. SHAW
RR 2 BOX 321
WOODLAND, PA 16881

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

3. On 08/27/99 mortgagor(s) made, executed and delivered a mortgage upon the premises hereinafter described to CMM HOLDING CORPORATION which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Mortgage Book No.199915, Page 697. By Assignment of Mortgage recorded 11/15/99 the mortgage was assigned to PLAINTIFF which Assignment is recorded in Assignment of Mortgage Book No. 1999, Page 860.
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 04/01/2002 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	\$41,388.04
Interest	5,906.07
04/01/2002 through 04/15/2003	
(Per Diem \$14.37)	
Attorney's Fees	1,250.00
Cumulative Late Charges	0.00
08/27/1999 to 04/15/2003	
Cost of Suit and Title Search	<u>\$ 550.00</u>
Subtotal	\$ 49,094.11
Escrow	
Credit	0.00
Deficit	0.00
Subtotal	<u>\$ 0.00</u>
TOTAL	\$ 49,094.11

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. 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.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$ 49,094.11, together with interest from 04/15/2003 at the rate of \$14.37 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.

FEDERMAN AND PHELAN, LLP

By: /s/ Francis S. Hallinan
FRANK FEDERMAN, ESQUIRE
LAWRENCE T. PHELAN, ESQUIRE
FRANCIS S. HALLINAN, ESQUIRE
Attorneys for Plaintiff

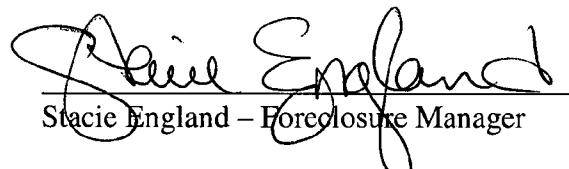
ALL that certain piece or parcel of land situate in the Township of Bradford, County of Clearfield and State of Pennsylvania, bounded and described as follows;

BEGINNING at a point on the North side of Legislative Route No. 17078, distant Westerly from the land now or formerly of Alfred Graffius eighty-four (84) feet; thence in a Northerly direction by line parallel with and eighty-four (84) feet distant from the Alfred Graffius line one hundred fifty (150) feet to an iron stake; thence by land now or formerly of Fred and Elizabeth Dixon in a Westerly direction, parallel with Legislative Route No. 17078 fifty (50) feet to an iron stake at the line of a ten (10) foot strip intended to be conveyed to Fred and Elizabeth Dixon by Lester Owens; thence in a Southerly direction by said ten (10) foot strip one hundred fifty (150) feet to an iron stake at the line of Legislative Route No. 17078; thence in an Easterly direction by said highway fifty (50) feet to an iron stake at the place of beginning.

PROPERTY ADDRESS: RR 2 BOX 321

VERIFICATION

STACIE ENGLAND hereby states that she is the Foreclosure Manager of CITIFINANCIAL MORTGAGE COMPANY, INC., mortgage servicing agent for the plaintiff in this matter, that 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 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



Stacie England - Foreclosure Manager

DATE 04/11/03

FILED
in 1119 BA pd 85.50
APR 16 2003 1cc to atty
1cc to Sheriff

William A. Shaw
Prothonotary

In The Court of Common Pleas of Clearfield County, Pennsylvania

CITIFINANCIAL MORTGAGE COMPANY, INC.

VS.

SHAW, EDWARD E.

Sheriff Docket # 13946

03-566-CD

COMPLAINT IN MORTGAGE FORECLOSURE

SHERIFF RETURNS

NOW APRIL 28, 2003 AT 10:30 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON EDWARD E. SHAW, DEFENDANT AT RESIDENCE, RR 2, BOX 321, WOODLAND, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO DEBBIE MOORE, EX-WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN TO HER THE CONTENTS THEREOF.

SERVED BY: COUDRIET/RYEN

FILED

W.A.S.
MAY 19 2003

01-2451w
William A. Shaw
Prothonotary/Clerk of Courts

Return Costs

Cost	Description
26.60	SHERIFF HAWKINS PAID BY: ATTY Ck# 268540
10.00	SURCHARGE PAID BY: ATTY CK# 270564

Sworn to Before Me This

19 Day Of May 2003
[Signature]

WILLIAM A. SHAW
Prothonotary
My Commission Expires
1st Monday in Jan. 2006
Clearfield Co., Clearfield, PA

So Answers,

*Ches A. Hawkins
by Marily Hawk*
Chester A. Hawkins
Sheriff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CITIFINANCIAL MORTGAGE COMPANY,
INC., F/K/A ASSOCIATES FINANCIAL
SERVICES COMPANY
8333 RIDGE POINT DRIVE
IRVING, TX 75063

No.: 03-566-CD

vs.

EDWARD E. SHAW
RR 2 BOX 321
WOODLAND, PA 16881

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

TO THE PROTHONOTARY:

Kindly enter judgment in favor of the Plaintiff and against EDWARD E. SHAW ,
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 Interest (4/15/03 to 6/3/03)	\$49,094.11 <u>718.50</u>
TOTAL	\$49,812.61

I hereby certify that (1) the addresses of the Plaintiff and Defendant(s) are as shown
above, and (2) that notice has been given in accordance with Rule 237, k, copy attached.



FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

Damages are hereby assessed as indicated.

DATE: 6/19/03



PRO PROTHY

SZB

FILED

JUN 09 2003

William A. Shaw
Prothonotary

FEDERMAN AND PHELAN
BY: FRANK FEDERMAN, ESQUIRE
Identification No. 12248
1617 John F. Kennedy Boulevard Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Attorney for Plaintiff

CITIFINANCIAL MORTGAGE COMPANY, INC., F/K/A ASSOCIATES FINANCIAL SERVICES COMPANY Plaintiff	: COURT OF COMMON PLEAS
Vs.	: CIVIL DIVISION
EDWARD E. SHAW Defendants	: CLEARFIELD COUNTY
	: NO. 03-566-CD

**TO: EDWARD E. SHAW
RR 2 BOX 321
WOODLAND, PA 16881**

DATE OF NOTICE: MAY 22, 2003

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 (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

FILE COPY

Frank Federman
Frank Federman, Esquire
Attorney for Plaintiff

FEDERMAN AND PHELAN, LLP
By: FRANK FEDERMAN, ESQUIRE
IDENTIFICATION NO. 12248
ONE PENN CENTER AT SUBURBAN STATION
1617 JOHN F. KENNEDY BLVD., SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION

CITIFINANCIAL MORTGAGE COMPANY, CLEARFIELD COUNTY
INC., F/K/A ASSOCIATES FINANCIAL
SERVICES COMPANY

No.: 03-566-CD

vs.

EDWARD E. SHAW

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, EDWARD E. SHAW, is over 18 years of age, and resides at RR 2 BOX 321, WOODLAND, PA 16881 .

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



FRANK FEDERMAN, ESQUIRE

FILED

Atyp pd.20.00

11:20 AM
m
JUN 6 1973

cc & Notice to Def.

Statement to Atty

William A. Shaw
Prothonotary

cc

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

CITIFINANCIAL MORTGAGE COMPANY,
INC., F/K/A ASSOCIATES FINANCIAL
SERVICES COMPANY

RECEIVED
CLERK'S OFFICE
COURT OF COMMON PLEAS
CLEARFIELD COUNTY, PENNSYLVANIA
JULY 1 2003

No.: 03-566-CD

Plaintiff

vs.

EDWARD E. SHAW

Defendant(s)

Notice is given that a Judgment in the above captioned matter has been entered
against you on June 9, 2003.

By: Willie Shaw DEPUTY

If you have any questions concerning this matter please contact:


FRANK FEDERMAN, ESQUIRE
Attorney or Party Filing
One Penn Center at Suburban Station
1617 John F. Kennedy Blvd., Suite 1400
Philadelphia, PA 19103-1814
(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, THIS 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

Citifinancial Mortgage Company
Plaintiff(s)

No.: 2003-00566-CD

Real Debt: \$49,812.61

Atty's Comm: \$

Vs.

Costs: \$

Edward E. Shaw
Defendant(s)

Int. From: \$

Entry: \$20.00

Instrument: Default Judgment

Date of Entry: June 9, 2003

Expires: June 9, 2008

Certified from the record this 9th day of June, 2003.

William A. Shaw, Prothonotary

SIGN BELOW FOR SATISFACTION

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

Plaintiff/Attorney

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

**CITIFINANCIAL MORTGAGE COMPANY,
INC.,F/K/A ASSOCIATES FINANCIAL
SERVICES COMPANY**

vs.

EDWARD E. SHAW

**IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY,
PENNSYLVANIA**

No. 03-566-CD

**PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

To the Director of the Office of the Prothonotary:

Issue writ of execution in the above matter:

Amount Due	<u>\$49,812.61</u>
------------	--------------------

Interest from 6/3/03 to	
Date of Sale (\$8.19 per diem)	

and Costs.

Prothonotary costs *125.50*
J. Ted

Frank Federman, Esquire
Attorney for Plaintiff
One Penn Center at Suburban Station
1617 John F. Kennedy Blvd., Suite 1400
Philadelphia, PA 19103-1814

Note: Please attach description of Property.

SZB

FILED

JUN 09 2003

**William A. Shaw
Prothonotary**

No. 03-566-CD

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

Plaintiff
William A. Shaw
1000 3rd Street
140 30.00
EDWARD E. SHAW

CITIFINANCIAL MORTGAGE COMPANY,
INC., F/K/A ASSOCIATES FINANCIAL
SERVICES COMPANY

vs.

EDWARD E. SHAW

PRAECEIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Attorney for Plaintiff(s)

Address: RR 2 BOX 321, WOODLAND, PA 16881
Where papers may be served.

ALL THAT CERTAIN piece or parcel of land situate in the Township of Bradford, County of Clearfield and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the North side of Legislative Route No. 17078, distant Westerly from the land now or formerly of Alfred Graffius eighty-four (84) feet; thence in a Northerly direction by line parallel with and eighty-four (84) feet distant from the Alfred Graffius line one hundred fifty (150) feet to an iron stake; thence by land now or formerly of Fred and Elizabeth Dixon in a Westerly direction, parallel with Legislative Route No. 17078 fifty (50) feet to an iron stake at the line of a ten (10) foot strip intended to be conveyed to Fred and Elizabeth Dixon by Lester Owans; thence in a Southerly direction by said ten (10) foot strip one hundred fifty (150) feet to an iron stake at the line of Legislative Route No. 17078; thence in an Easterly direction by said highway fifty (50) feet to an iron stake at the place of beginning.

Tax Parcel #160.0-M08-000-00050

TITLE TO SAID PREMISES IS VESTED IN Edward E. Shaw by Deed from Gerald D. Dixon, et al., dated 8/26/1999 and recorded 9/20/1999 in Instrument ID #199915696.

CITIFINANCIAL MORTGAGE COMPANY,
INC.,F/K/A ASSOCIATES FINANCIAL
SERVICES COMPANY

CLEARFIELD COUNTY

No.: 03-566-CD

vs.

EDWARD E. SHAW

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

CITIFINANCIAL MORTGAGE COMPANY, INC.,F/K/A ASSOCIATES FINANCIAL SERVICES COMPANY, Plaintiff in the above action, by its attorney, Frank Federman, Esquire, sets forth as of the date the Praeclipe for the Writ of Execution was filed the following information concerning the real property located at RR 2 BOX 321, WOODLAND, PA 16881:

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

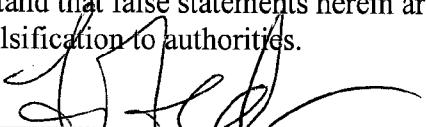
Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

EDWARD E. SHAW	RR 2 BOX 321 WOODLAND, PA 16881
----------------	------------------------------------

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

SAME AS ABOVE

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

June 3, 2003

CITIFINANCIAL MORTGAGE COMPANY,
INC.,F/K/A ASSOCIATES FINANCIAL
SERVICES COMPANY

CLEARFIELD COUNTY

No.: 03-566-CD

vs.

EDWARD E. SHAW

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 2)

CITIFINANCIAL MORTGAGE COMPANY, INC.,F/K/A ASSOCIATES FINANCIAL SERVICES COMPANY, Plaintiff in the above action, by its attorney, Frank Federman, Esquire, sets forth as of the date the Praeclipe for the Writ of Execution was filed the following information concerning the real property located at RR 2 BOX 321, WOODLAND, PA 16881:

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

None.

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

Name	Last Known Address (if address cannot be reasonable ascertained, please indicate)
------	---

GRAYLON L. BURNISKY	RD 2, BOX 185A MORRISDALE, PA 16858
---------------------	--

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

Name	Last Known Address (if address cannot be reasonable ascertained, please indicate)
------	---

None.

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Clearfield County Domestic Relations	Clearfield County Courthouse 230 East Market Street Clearfield, PA 16830
--------------------------------------	--

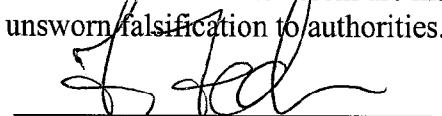
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Commonwealth of Pennsylvania Department of Welfare	PO Box 2675 Harrisburg, PA 17105
---	-------------------------------------

Tenant/Occupant	RR 2 BOX 321 WOODLAND, PA 16881
-----------------	------------------------------------

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



FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

June 3, 2003

FEDERMAN AND PHELAN, LLP
By: FRANK FEDERMAN, ESQUIRE
ONE PENN CENTER AT
SUBURBAN STATION
1617 JOHN F. KENNEDY BOULEVARD
SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF
COURT OF COMMON PLEAS
CIVIL DIVISION

CITIFINANCIAL MORTGAGE
COMPANY, INC., F/K/A ASSOCIATES
FINANCIAL SERVICES COMPANY

No.: 03-566-CD

vs.

CLEARFIELD COUNTY

EDWARD E. SHAW

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
- 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)
Pa.R.C.P. 3180 to 3183 and Rule 3257

COPY

CITIFINANCIAL MORTGAGE COMPANY,
INC., F/K/A ASSOCIATES FINANCIAL
SERVICES COMPANY

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY,
PENNSYLVANIA

NO.: 03-566-CD

vs.

EDWARD E. SHAW

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 described property (specifically described property below):

Premises: **RR 2 BOX 321, WOODLAND, PA 16881**

(See legal description attached.)

Amount Due	<u>\$49,812.61</u>
Interest from 6/3/03 to Date of Sale (\$8.19 per diem)	<u>\$ _____</u>
Total	<u>\$ _____</u> Plus costs as endorsed.
	<i>Prothonotary costs</i> <u>125.00</u>

Dated 6/9/03
(SEAL)

Prothonotary, Common Pleas Court of
Clearfield County, Pennsylvania

By: Deputy

SZB

No. 03-566-CD

**In the Court of Common Pleas of
Clearfield County, Pennsylvania**

CITIFINANCIAL MORTGAGE COMPANY, INC., F/K/A ASSOCIATES
FINANCIAL SERVICES COMPANY

VS.

EDWARD E. SHAW

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Real Debt \$49,812.61

Int. from 6/3/03 _____
to Date of Sale (\$8.19 per diem) _____

Costs _____

Prothy. Pd. 125.00

Sheriff _____



Attorney for Plaintiff

Address: RR 2 BOX 321, WOODLAND, PA 16881
Where papers may be served.

Frank Federman, Esquire
One Penn Center at Suburban Station
1617 John F. Kennedy Blvd., Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ALL THAT CERTAIN piece or parcel of land situate in the Township of Bradford, County of Clearfield and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the North side of Legislative Route No. 17078, distant Westerly from the land now or formerly of Alfred Graffius eighty-four (84) feet; thence in a Northerly direction by line parallel with and eighty-four (84) feet distant from the Alfred Graffius line one hundred fifty (150) feet to an iron stake; thence by land now or formerly of Fred and Elizabeth Dixon in a Westerly direction, parallel with Legislative Route No. 17078 fifty (50) feet to an iron stake at the line of a ten (10) foot strip intended to be conveyed to Fred and Elizabeth Dixon by Lester Owans; thence in a Southerly direction by said ten (10) foot strip one hundred fifty (150) feet to an iron stake at the line of Legislative Route No. 17078; thence in an Easterly direction by said highway fifty (50) feet to an iron stake at the place of beginning.

Tax Parcel #160.0-M08-000-00050

TITLE TO SAID PREMISES IS VESTED IN Edward E. Shaw by Deed from Gerald D. Dixon, et al., dated 8/26/1999 and recorded 9/20/1999 in Instrument ID #199915696.

AFFIDAVIT OF SERVICE
CLEARFIELD COUNTY

PLAINTIFF
CITIFINANCIAL MORTGAGE COMPANY,
INC., F/K/A ASSOCIATES FINANCIAL
SERVICES COMPANY

ACCT. #0000704116

DEFENDANT
EDWARD E. SHAW

COURT NO.: 03-566-CD

SERVE EDWARD E. SHAW AT:
RR 2 BOX 321
WOODLAND, PA 16881

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: September 9, 2003

SERVED

Served and made known to Edward Shaw, Defendant on the 10 day of July, 2003, at 5:53, o'clock P. M., at RR. 2 Box 321, Woodland, 16881, 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 or 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's company.
 Other: _____

Description: Age 48 Height 5'7" Weight 215 Race W Sex M Other _____

I, Thomas P. Chathams, 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 11th day of July, 2003.

Notarial Seal
Monica Crilly, Notary Public
City of Altoona, Blair County
My Commission Expires Aug 24, 2005
Member, Pennsylvania Association of Notaries

NOT SERVED

On the _____ day of _____, 200____, at _____ o'clock . M., Defendant NOT FOUND because:

Moved Unknown No Answer Vacant

Other:

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

Notary:

FILED

11:15 AM
JUL 18 2003

William A. Shaw
Prothonotary

ATTORNEY FOR PLAINTIFF
FRANK FEDERMAN, ESQUIRE
I.D.#12248
One Penn Center at Suburban Station
1617 John F. Kennedy Blvd., Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

No
CC
EPA

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY,
PENNSYLVANIA

**CITIFINANCIAL MORTGAGE
COMPANY, INC., F/K/A ASSOCIATES
FINANCIAL SERVICES COMPANY
8333 RIDGE POINT DRIVE
IRVING, TX 75063** No.: 03-566-CD

vs.

EDWARD E. SHAW
RR 2 BOX 321
WOODLAND, PA 16881

PRAEICE TO VACATE JUDGMENT AND MARK THE ACTION
DISCONTINUED AND ENDED WITHOUT PREJUDICE

TO THE PROTHONOTARY:

Kindly mark the judgment that was entered in the above captioned matter on June 3, 2003 vacated upon payment of your costs only.


Frank Federman, Esquire
Attorney for Plaintiff

November 17, 2003

FILED

NOV 19 2003

William A. Shaw
Prothonotary

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

Citifinancial Mortgage Company

Vs. No. 2003-00566-CD
Edward E. Shaw

CERTIFICATE OF DISCONTINUATION

Commonwealth of PA
County of Clearfield

I, William A. Shaw, Prothonotary of the Court of Common Pleas in and for the County and Commonwealth aforesaid do hereby certify that the above case was on November 19, 2003, marked:

Discontinued, Settled and Ended.

Record costs in the sum of \$162.10 have been paid in full by Attorney.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal of this Court at Clearfield, Clearfield County, Pennsylvania this 19th day of November A.D. 2003.

William A. Shaw, Prothonotary

In The Court of Common Pleas of Clearfield County, Pennsylvania

Sheriff Docket # 14220

CITIFINANCIAL MORTGAGE COMPANY INC., F/K/A ASSOCIATES FINANCIAL 03-566-CD

VS.
SHAW, EDWARD E.

WRIT OF EXECUTION REAL ESTATE

SHERIFF RETURNS

NOW, JUNE 26, 2003 @ 11:25 A.M. O'CLOCK A LEVY WAS TAKEN ON THE PROPERTY OF THE DEFENDANT. THE PROPERTY WAS ALSO POSTED THIS DATE AND TIME.

A SALE DATE OF SEPTEMBER 5, 2003 WAS SET.

FILED
01/10/37/01
MAY 21 2004

William A. Shaw
Prothonotary/Clerk of Courts

NOW, JULY 10, 2003, @ 5:53 O'CLOCK P.M. ATTORNEY'S OFFICE SERVED THE DEFENDANT AT RR 2, BOX 321, WOODLAND, CLEARFIELD COUNTY, PENNSYLVANIA, BY A PERSONAL SERVER, BY HANING TO EDWARD E. SHAW, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE, AND COPY OF THE LEVY..

NOW, AUGUST 21, 2003 MAILED BY REG. AND CERTIFIED MAIL TO DEFENDANT A NOS, COPY OF THE WRIT OF EXECUTION, AND LEVY. RETURNED UNCLAIMED .

NOW, SEPTEMBER 2, 2004 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO CONTINUE THE SHERIFF SALE SECHEDULED FOR SEPTEMBER 5, 2004 TO DECEMBER 5, 2004..

NOW, NOVEMBER 18, 2003, RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF'S SALE SECHEDULED FOR DECEMBER 5, 2003.

NOW, MAY 21, 2004 PAID THE COSTS FROM THE ADVANCE AND MADE A REFUND OF THE UNUSED ADVANCE TO THE ATTORNEY.

NOW, MAY 21, 2004 RETURN WRIT AS NO SALE BEING HELD ON THE PROPERTY OF THE DEFENDANT. THE PLAINTIFF'S ATTORNEY STAYED THE SALE. TIME EXPIRED.

In The Court of Common Pleas of Clearfield County, Pennsylvania

Sheriff Docket # 14220

CITIFINANCIAL MORTGAGE COMPANY INC., F/K/A ASSOCIATES FINANCIAL 03-566-CD

VS.

SHAW, EDWARD E.

WRIT OF EXECUTION REAL ESTATE

SHERIFF RETURNS

SHERIFF HAWKINS \$177.69

SURCHARGE \$20.00

PAID BY ATTORNEY

Sworn to Before Me This

21st Day Of March 2004
William A. Shaw

WILLIAM A. SHAW
Prothonotary
My Commission Expires
1st Monday in Jan. 2006
Clearfield Co., Clearfield, PA

So Answers,

Chester Hawkins
By Cynthia Butler-Chester Hawkins
Chester A. Hawkins
Sheriff

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

CITIFINANCIAL MORTGAGE COMPANY,
INC., F/K/A ASSOCIATES FINANCIAL
SERVICES COMPANY

vs.

EDWARD E. SHAW

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY,
PENNSYLVANIA

NO.: 03-566-CD

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 described property (specifically described property below):

Premises: **RR 2 BOX 321, WOODLAND, PA 16881**

(See legal description attached.)

Amount Due	<u>\$49,812.61</u>
Interest from 6/3/03 to Date of Sale (\$8.19 per diem)	\$ _____
Total	\$ _____ Plus costs as endorsed.

Prothonotary costs

125.00

Willie L. Bahr
Prothonotary, Common Pleas Court of
Clearfield County, Pennsylvania

Dated 6/9/03
(SEAL)

By:

Deputy

Received 6-9-03 @ 3:00 P.M.
Chester A. Stevens
By Cynthia Butter-Augdenbaugh

SZB

No. 03-566-CD

**In the Court of Common Pleas of
Clearfield County, Pennsylvania**

CITIFINANCIAL MORTGAGE COMPANY, INC., F/K/A ASSOCIATES
FINANCIAL SERVICES COMPANY

vs.

EDWARD E. SHAW

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Real Debt	<u>\$49,812.61</u>
Int. from 6/3/03 to Date of Sale (\$8.19 per diem)	_____
Costs	_____
Prothy. Pd.	<u>125.00</u>
Sheriff	_____



Attorney for Plaintiff

Address: RR 2 BOX 321, WOODLAND, PA 16881
Where papers may be served.

Frank Federman, Esquire
One Penn Center at Suburban Station
1617 John F. Kennedy Blvd., Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ALL THAT CERTAIN piece or parcel of land situate in the Township of Bradford, County of Clearfield and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the North side of Legislative Route No. 17078, distant Westerly from the land now or formerly of Alfred Graffius eighty-four (84) feet; thence in a Northerly direction by line parallel with and eighty-four (84) feet distant from the Alfred Graffius line one hundred fifty (150) feet to an iron stake; thence by land now or formerly of Fred and Elizabeth Dixon in a Westerly direction, parallel with Legislative Route No. 17078 fifty (50) feet to an iron stake at the line of a ten (10) foot strip intended to be conveyed to Fred and Elizabeth Dixon by Lester Owans; thence in a Southerly direction by said ten (10) foot strip one hundred fifty (150) feet to an iron stake at the line of Legislative Route No. 17078; thence in an Easterly direction by said highway fifty (50) feet to an iron stake at the place of beginning.

Tax Parcel #160.0-M08-000-00050

TITLE TO SAID PREMISES IS VESTED IN Edward E. Shaw by Deed from Gerald D. Dixon, et al., dated 8/26/1999 and recorded 9/20/1999 in Instrument ID #199915696.

REAL ESTATE SALE SCHEDULE OF DISTRIBUTION

NAME SHAW NO. 03-566-CD

NOW, , 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 the day of 2003, I exposed the within described real estate of to public venue or outcry at which time and place I sold the same to

he/she being the highest bidder, for the sum of and made the following appropriations, viz:

SHERIFF COSTS:

PLAINTIFF COSTS, DEBT & INTEREST:

RDR	15.00	DEBT-AMOUNT DUE	49,812.61
SERVICE	15.00	INTEREST FROM 6/3/03	
MILEAGE	14.40	TO BE ADDED	TO SALE DATE
LEVY	15.00	ATTORNEY FEES	
MILEAGE	3.60	PROTH. SATISFACTION	
POSTING	15.00	LATE CHARGES & FEES	
CSDS	10.00	COST OF SUIT -TO BE ADDED	
COMMISSION 2%		FORECLOSURE FEES/ESCROW DEFICIT	
POSTAGE	9.69	ATTORNEY COMMISSION	
HANDBILLS	15.00	REFUND OF ADVANCE	
DISTRIBUTION	25.00	REFUND OF SURCHARGE	
ADVERTISING	15.00	SATISFACTION FEE	
ADD'L SERVICE		ESCROW DEFICIENCY	
DEED			
ADD'L POSTING		TOTAL DEBT & INTEREST	49,812.61
ADD'L MILEAGE			
ADD'L LEVY		COSTS:	
BID AMOUNT		ADVERTISING	308.70
RETURNS/DEPUTIZE		TAXES - collector	
COPIES/BILLING	15.00	TAXES - tax claim	
	5.00	DUE	
BILLING/PHONE/FAX	5.00	LIEN SEARCH	100.00
TOTAL SHERIFF COSTS	177.69	ACKNOWLEDGEMENT	
DEED COSTS:		DEED COSTS	0.00
ACKNOWLEDGEMENT		SHERIFF COSTS	177.69
REGISTER & RECORDER		LEGAL JOURNAL AD	175.00
TRANSFER TAX 2%		PROTHONOTARY	125.50
TOTAL DEED COSTS	0.00	MORTGAGE SEARCH	40.00
		MUNICIPAL LIEN	
		TOTAL COSTS	926.89

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

FEDERMAN AND PHELAN, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534

Office of the Sheriff
CLEARFIELD County Courthouse

RE: CITIFINANCIAL MORTGAGE COMPANY, INC., F/K/A ASSOCIATES FINANCIAL SERVICES COMPANY

V. EDWARD E. SHAW
CLEARFIELD COUNTY,
NO. 03-566-CD

Dear Sir/madam,

Please find attached a copy of the original Affidavit(s), which has been sent for filing with the CLEARFIELD Prothonotary's Office as of the date of this letter.

Yours truly,

DGT

Dan G. Trautz
for Federman and Phelan, LLP

PROPERTY IS LISTED FOR THE September 9, 2003 SHERIFF'S SALE.

Received
7-18-03

AFFIDAVIT OF SERVICE

PLAINTIFF

CITIFINANCIAL MORTGAGE COMPANY,
INC./F/K/A ASSOCIATES FINANCIAL
SERVICES COMPANY

CLEARFIELD COUNTY

ACCT. #0000704116

DEFENDANT

EDWARD E. SHAWCOURT NO.: 03-566-CD

SERVE EDWARD E. SHAW AT:

RR 2 BOX 321WOODLAND, PA 16881

TYPE OF ACTION

XX Notice of Sheriff's SaleSALE DATE: September 9, 2003SERVED

Served and made known to Edward Shaw, Defendant on the 10 day of July, 2003, at 5:53, o'clock P. M., at RR 2 Box 321, Woodland, 16881, 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 or 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's company.
 Other: _____

Description: Age 48 Height 5'7" Weight 215 Race W Sex M Other _____

I, Thomas P. Chittams, 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 11th day of July, 2003

<u>July</u> , 200 <u>3</u>	Notarial Seal
Monica Crilly, Notary Public	
City of Altoona, Blair County	
My Commission Expires Aug 27, 2005	

Notary: Monica Crilly
 Member, Pennsylvania Association of Notaries

NOT SERVED

On the _____ day of _____, 200____, at _____ o'clock __. M., Defendant NOT FOUND because:

Moved Unknown No Answer Vacant

Other:

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

Notary:

ATTORNEY FOR PLAINTIFF
 FRANK FEDERMAN, ESQUIRE
 I.D.#12248
 One Penn Center at Suburban Station
 1617 John F. Kennedy Blvd., Suite 1400
 Philadelphia, PA 19103-1814
 (215) 563-7000

Law Offices
FEDERMAN AND PHELAN, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Daniel.Trautz@fedphe-pa.com

Dan G. Trautz
Judgment Department, Ext. 1298

Representing Lenders in
Pennsylvania and New Jersey

September 2, 2003

Office of the Sheriff
Clearfield County Courthouse
230 East Market Street
Clearfield, PA 16830

ATTENTION: CINDY (814) 765-5915

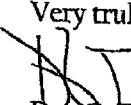
Re: CITIFINANCIAL MORTGAGE COMPANY, INC., JV/K/A ASSOCIATES
FINANCIAL SERVICES COMPANY v. EDWARD E. SHAW
No. 03-566-CD
RR 2 BOX 321, WOODLAND, PA 16881

Dear Cindy:

Please postpone the Sheriff's Sale of the above referenced property which is
scheduled for September 5, 2003.

The property is to be relisted for the December 5, 2003 Sheriff's Sale.

Very truly yours,


Dan G. Trautz

VIA TELECOPY (814) 765-5915

CC:

EDWARD E. SHAW RR 2 BOX 321 WOODLAND, PA 16881
--

Law Offices
FEDERMAN AND PHELAN, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Daniel.Trautz@fedphe-pa.com

Dan G. Trautz
Judgment Department, Ext. 1298

Representing Lenders in
Pennsylvania and New Jersey

November 17, 2003

Office of the Sheriff
Clearfield County Courthouse
230 East Market Street
Clearfield, PA 16830

ATTENTION: CINDY (814) 765-5915

Re: CITIFINANCIAL MORTGAGE COMPANY, INC., F/K/A ASSOCIATES FINANCIAL
SERVICES COMPANY v. EDWARD E. SHAW
No. 03-566-CD
RR 2 BOX 321, WOODLAND, PA 16881

Dear Cindy:

Please stay the Sheriff's Sale of the above referenced property, which is scheduled for December 5, 2003, return the original writ of execution to the Prothonotary's office and refund any unused money to our office.

No funds were received in consideration for the stay.

Very truly yours,

DGT

Dan G. Trautz

VIA TELECOPY (814) 765-5915