

06-289-CD  
Citifinancial Mort. Co. vs Edward  
Shaw

**Citifinancial vs Edward Shaw**  
**2006-289-CD**

PHELAN HALLINAN & SCHMIEG, LLP  
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 OF DELAWARE, INC.  
1111 NORTHPOINT DRIVE  
BUILDING 4, SUITE 100  
COPPELL, TX 75019

Plaintiff

v.

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

Defendant

**CIVIL ACTION - LAW**  
**COMPLAINT IN MORTGAGE FORECLOSURE**

**NOTICE**

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

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

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

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

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

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

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

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

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

1. Plaintiff is

CITIFINANCIAL MORTGAGE COMPANY, INC.,  
F/K/A ASSOCIATES FINANCIAL SERVICES  
COMPANY OF DELAWARE, INC.  
1111 NORTHPOINT DRIVE  
BUILDING 4, SUITE 100  
COPPELL, TX 75019

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 08/27/1999 mortgagor(s) made, executed and delivered a mortgage upon the premises hereinafter described to CMM HOLDINGS CORPORATION which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Mortgage Instrument No: 199915697. By Assignment of Mortgage recorded 11/15/1999 the mortgage was Assigned To PLAINTIFF which Assignment is recorded in Assignment Of Mortgage Instrument No: 199918860.
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 09/01/2004 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	\$40,973.21
Interest 08/01/2004 through 02/21/2006 (Per Diem \$14.26)	8,128.20
Attorney's Fees	1,250.00
Cumulative Late Charges 08/27/1999 to 02/21/2006	133.32
Cost of Suit and Title Search	<u>\$ 550.00</u>
Subtotal	\$ 51,034.73
Escrow	
Credit	0.00
Deficit	1,474.82
Subtotal	<u>\$ 1,474.82</u>
<b>TOTAL</b>	<b>\$ 52,509.55</b>

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 \$ 52,509.55, together with interest from 02/21/2006 at the rate of \$14.26 per diem to the date of Judgment, and other costs and charges collectible under the mortgage and for the foreclosure and sale of the mortgaged property.

PHELAN HALLINAN & SCHMIEG, LLP

By: Francis S. Hall  
\_\_\_\_\_  
/s/ Francis S. Hallinan  
LAWRENCE T. PHELAN, ESQUIRE  
FRANCIS S. HALLINAN, ESQUIRE  
Attorneys for Plaintiff

## **LEGAL DESCRIPTION**

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.

BEING the same premises which became vested in Gerald Dixon, Linda M Ruddock and Graylon L. Burnisky by Deed of Ethel D. Burnisky, dated October 29, 1997 and recorded in Clearfield County Deed Book 1909, page 263.

PROPERTY BEING: RR 2 BOX 321

**VERIFICATION**

FRANCIS S. HALLINAN, ESQUIRE hereby states that he is attorney for PLAINTIFF in this matter, that Plaintiff is outside the jurisdiction of the court and or the Verification could not be obtained within the time allowed for the filing on the pleading, that he is authorized to make this verification pursuant to Pa. R. C. P. 1024 ( c ) and that the statements made in the foregoing Civil Action in Mortgage Foreclosure are based upon information supplied by Plaintiff and are true and correct to the best of his knowledge, information and belief. Furthermore, it is counsel's intention to substitute a verification from Plaintiff as soon as it is received by counsel .

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.

31/06

FRANCIS S. HALLINAN, ESQUIRE  
Attorney for Plaintiff

DATE: 2/21/06

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 101281  
NO: 06-289-CD  
SERVICE # 1 OF 3  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: CITIFINANCIAL MORTGAGE COMPANY INC. f/k/a ASSOCIATES  
VS.  
DEFENDANT: EDWARD E. SHAW

**SHERIFF RETURN**

---

NOW, March 08, 2006 AT 11:13 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON EDWARD E. SHAW DEFENDANT AT 5084 ALLPORT CUTOFF, MORRISDALE, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO EDWARD SHAW, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: NEVLING /

FILED  
09.09.06  
APR 10 2006  
WM  
William A. Shaw  
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 101281  
NO: 06-289-CD  
SERVICE # 2 OF 3  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: CITIFINANCIAL MORTGAGE COMPANY INC. f/k/a ASSOCIATES  
VS.  
DEFENDANT: EDWARD E. SHAW

**SHERIFF RETURN**

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SERVED BY: NEVLING /

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 101281  
NO: 06-289-CD  
SERVICE # 3 OF 3  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: CITIFINANCIAL MORTGAGE COMPANY INC. f/k/a ASSOCIATES  
VS.  
DEFENDANT: EDWARD E. SHAW

**SHERIFF RETURN**

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SERVED BY: NEVLING /

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 101281  
NO: 06-289-CD  
SERVICES 3  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: CITIFINANCIAL MORTGAGE COMPANY INC. f/k/a ASSOCIATES  
vs.  
DEFENDANT: EDWARD E. SHAW

**SHERIFF RETURN**

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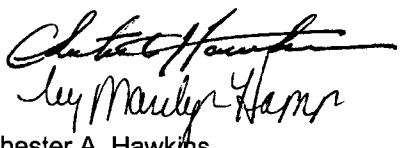
**RETURN COSTS**

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	PHELAN	484380	30.00
SHERIFF HAWKINS	PHELAN	484380	41.57

Sworn to Before Me This

So Answers,

\_\_\_\_ Day of \_\_\_\_\_ 2006

  
Chester A. Hawkins  
Sheriff

**(Rule of Civil Procedure No. 236 - Revised**

IN THE COURT OF COMMON PLEAS  
CLEARFIELD PENNSYLVANIA

<b>CITIFINANCIAL MORTGAGE COMPANY,</b>	:	
<b>INC., F/K/A ASSOCIATES FINANCIAL</b>	:	
<b>SERVICES COMPANY OF DELAWARE, INC.</b>	:	<b>CLEARFIELD COUNTY</b>
<b>1111 NORTHPOINT DRIVE BUILDING 4,</b>	:	<b>COURT OF COMMON PLEAS</b>
<b>SUITE 100</b>	:	
<b>COPPELL, TX 75019</b>	:	<b>CIVIL DIVISION</b>
 :		
<b>Plaintiff,</b>	:	<b>NO. 06-289-CD</b>
<b>v.</b>	:	
 :		
<b>EDWARD E. SHAW</b>	:	
<b>5084 ALLPORT CUTOFF</b>	:	
<b>MORRISDALE, PA 16858</b>	:	
 :		
<b>Defendant(s).</b>	:	

Notice is given that a Judgment in the above captioned matter has been entered against you  
on April 28, 2006.

BY  DEPUTY

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

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

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

<b>CITIFINANCIAL MORTGAGE COMPANY, INC., F/K/A ASSOCIATES FINANCIAL SERVICES COMPANY OF DELAWARE, INC. 1111 NORTHPOINT DRIVE BUILDING 4, SUITE 100 COPPELL, TX 75019</b>	:	<b>CLEARFIELD COUNTY COURT OF COMMON PLEAS</b>
	:	<b>CIVIL DIVISION</b>
	:	<b>NO. 06-289-CD</b>
<b>Plaintiff,</b>	:	
<b>v.</b>	:	
<b>EDWARD E. SHAW 5084 ALLPORT CUTOFF MORRISDALE, PA 16858</b>	:	<b>FI APR m/1 William</b>
<b>Defendant(s).</b>	:	

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

TO THE OFFICE OF THE PROTHONOTARY:

Kindly enter an in rem judgment in favor of the Plaintiff and against 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 the Complaint	\$ 52,509.55
Interest - 2/22/06 TO 4/27/06	\$926.90
<b>TOTAL</b>	<b>\$ 53,436.45</b>

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

Daniel G. Schmieg  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

**DAMAGES ARE HEREBY ASSESSED AS INDICATED.**

DATE: 4-29-06

---

## PRO PROTHY

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

ATTORNEY FOR PLAINTIFF

CITIFINANCIAL MORTGAGE COMPANY, INC., : COURT OF COMMON PLEAS  
F/K/A ASSOCIATES FINANCIAL SERVICES  
COMPANY OF DELAWARE, INC. : CIVIL DIVISION  
Plaintiff : CLEARFIELD COUNTY  
Vs. : NO. 06-289-CD  
EDWARD E. SHAW  
Defendants

TO: **EDWARD E. SHAW**  
**RR 2 BOX 321 A/K/A 1999 BARRETT ROAD**  
**WOODLAND, PA 16858**

**FILE COPY**

DATE OF NOTICE: APRIL 5, 2006

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

**IMPORTANT NOTICE**

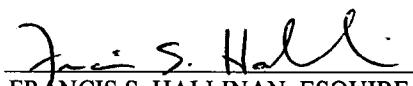
YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT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

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

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

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

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

  
FRANCIS S. HALLINAN, ESQUIRE  
Attorneys for Plaintiff

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

ATTORNEY FOR PLAINTIFF

CITIFINANCIAL MORTGAGE COMPANY, INC., : COURT OF COMMON PLEAS  
F/K/A ASSOCIATES FINANCIAL SERVICES : CIVIL DIVISION  
COMPANY OF DELAWARE, INC. Plaintiff : CLEARFIELD COUNTY  
Plaintiff Vs. : NO. 06-289-CD

EDWARD E. SHAW  
Defendants

**FILE COPY**

TO: EDWARD E. SHAW  
5084 ALLPORT CUTOFF  
MORRISDALE, PA 16858

**DATE OF NOTICE: APRIL 5, 2006**

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**IMPORTANT NOTICE**

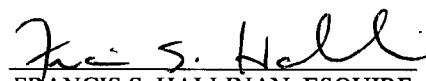
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CLEARFIELD COUNTY  
DAVID S. MEHOLICK, COURT  
ADMINISTRATOR  
CLEARFIELD COUNTY COURTHOUSE  
CLEARFIELD, PA 16830  
(814) 765-2641 x 5982

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

  
FRANCIS S. HALLINAN, ESQUIRE  
Attorneys for Plaintiff

**PHELAN HALLINAN & SCHMIEG**

**By: DANIEL G. SCHMIEG**

**Identification No. 62205**

**ATTORNEY FOR PLAINTIFF**

**Suite 1400**

**One Penn Center at Suburban Station**

**1617 John F. Kennedy Boulevard**

**Philadelphia, PA 19103-1814**

**(215) 563-7000**

**CITIFINANCIAL MORTGAGE COMPANY,** :

**INC., F/K/A ASSOCIATES FINANCIAL** :

**SERVICES COMPANY OF DELAWARE, INC.** :

**1111 NORTHPOINT DRIVE BUILDING 4,** :

**SUITE 100** :

**COPPELL, TX 75019** :

**CLEARFIELD COUNTY**

**COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**Plaintiff,** :

**NO. 06-289-CD**

**v.**

**EDWARD E. SHAW** :

**5084 ALLPORT CUTOFF** :

**MORRISDALE, PA 16858** :

**Defendant(s).**

**VERIFICATION OF NON-MILITARY SERVICE**

DANIEL G. SCHMIEG, 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 **5084 ALLPORT CUTOFF, MORRISDALE, PA 16858**.

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

  
\_\_\_\_\_  
DANIEL G. SCHMIEG, ESQUIRE

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

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

vs.

EDWARD E. SHAW

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

No. 06-289-CD Term 2005...

**PRAECIPE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)**

To the Director of the Office of Judicial Support

Issue writ of execution in the above matter:

Amount Due	\$53,436.45
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Interest from 4/27/06 to Sale	\$ _____
Per diem \$8.78	

Add'l Costs	\$4,005.00	Prothonotary costs 125.00
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*Daniel M. Schenck*  
Attorney for the Plaintiff(s)

Note: Please attach description of Property.

96279

**FILED**  
MAY 12 2006  
m 13:26/wm  
William A. Shaw  
Prothonotary/Clerk of Courts  
1 cent + 6 cents to  
S H Ema

No. 06-289-CD..... Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

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

vs.

EDWARD E. SHAW

---

PRAECLPICE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)

Filed:

*Daniel M Lehman*  
\_\_\_\_\_  
Attorney for Plaintiff(s)

Address: EDWARD E. SHAW  
5084 ALLPORT CUTOFF  
MORRISDALE, PA 16858

**LEGAL DESCRIPTION**

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.

Premises being: RR2 BOX 321 A/K/A 1999 BARRETT ROAD  
WOODLAND, PA 16858

Tax Parcel No. 160.0-M08-000-00050

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

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

vs.

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

No. ..... Term 20

No. 06-289-CD Term 20 05

No. ..... Term 20

**WRIT OF EXECUTION  
(Mortgage Foreclosure)**

EDWARD E. SHAW

Commonwealth of Pennsylvania:

County of Clearfield

TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA:

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

PREMISES: RR2 BOX 321 A/K/A 1999 BARRETT ROAD, WOODLAND, PA 16858  
(See Legal Description attached)

Amount Due	\$53,436.45
Interest from 4/27/06 to Sale per diem \$8.78	\$-----
Total	\$-----
Add'l Costs	\$4,005.00

**Prothonotary costs 125.00**

*bill*  
(Clerk) Office of the Prothonotary, Common Pleas Court  
of CLEARFIELD County, Penna.

Dated 5-12-06  
(SEAL)

96279

No. 06-289-CD ..... Term 20 05 A.D.

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

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

vs.

EDWARD E. SHAW

---

WRIT OF EXECUTION  
(Mortgage Foreclosure)

---

Costs	
Real Debt	\$53,436.45
Int. from 4/27/06	
To Date of Sale (\$8.78 per diem)	
Costs	_____
Prothy Pd.	_____
Sheriff	_____

*Daniel M. Schenck*  
Attorney for Plaintiff(s)

Address: EDWARD E. SHAW  
5084 ALLPORT CUTOFF  
MORRISDALE, PA 16858

**LEGAL DESCRIPTION**

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.

Premises being: RR2 BOX 321 A/K/A 1999 BARRETT ROAD  
WOODLAND, PA 16858

Tax Parcel No. 160.0-M08-000-00050

<b>CITIFINANCIAL MORTGAGE COMPANY, INC., F/K/A ASSOCIATES FINANCIAL SERVICES COMPANY OF DELAWARE, INC.</b>	:	<b>CLEARFIELD COUNTY COURT OF COMMON PLEAS</b>
<b>1111 NORTHPOINT DRIVE BUILDING 4, SUITE 100 COPPELL, TX 75019</b>	:	<b>CIVIL DIVISION</b>
<b>Plaintiff,</b>	:	<b>NO. 06-289-CD</b>
<b>v.</b>	:	
<b>EDWARD E. SHAW 5084 ALLPORT CUTOFF MORRISDALE, PA 16858</b>	:	
<b>Defendant(s).</b>	:	

**AFFIDAVIT PURSUANT TO RULE 3129  
(Affidavit No.1)**

**CITIFINANCIAL MORTGAGE COMPANY, INC., F/K/A ASSOCIATES FINANCIAL  
SERVICES COMPANY OF DELAWARE, INC.**, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, 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 **RR2 BOX 321 A/K/A 1999 BARRETT ROAD,  
WOODLAND, PA 16858**.

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	--

<b>EDWARD E. SHAW</b>	<b>5084 ALLPORT CUTOFF MORRISDALE, PA 16858</b>
-----------------------	---

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	--

**Same as Above**

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

4/27/06

Date

*Daniel G. Schmieg*  
**DANIEL G. SCHMIEG, ESQUIRE**  
 Attorney for Plaintiff

**PHELAN HALLINAN & SCHMIEG**

**By: DANIEL G. SCHMIEG**

**Identification No. 62205**

**Suite 1400**

**One Penn Center at Suburban Station**

**1617 John F. Kennedy Boulevard**

**Philadelphia, PA 19103-1814**

**(215) 563-7000**

**ATTORNEY FOR PLAINTIFF**

**CITIFINANCIAL MORTGAGE COMPANY, :**

**INC., F/K/A ASSOCIATES FINANCIAL :**

**SERVICES COMPANY OF DELAWARE, INC. :**

**1111 NORTHPOINT DRIVE BUILDING 4, :**

**SUITE 100 :**

**COPPELL, TX 75019 :**

**CLEARFIELD COUNTY**

**COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO. 06-289-CD**

**v.**

**EDWARD E. SHAW**

**5084 ALLPORT CUTOFF**

**MORRISDALE, PA 16858**

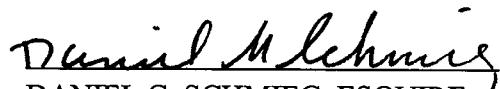
**Defendant(s).**

**CERTIFICATION**

DANIEL G. SCHMIEG, 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. sec.4904 relating to unsworn falsification to authorities.

  
**DANIEL G. SCHMIEG, ESQUIRE**  
Attorney for Plaintiff

SALE DATE: AUGUST 4, 2006

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

**CITIFINANCIAL MORTGAGE  
COMPANY, INC., F/K/A ASSOCIATES  
FINANCIAL SERVICES COMPANY OF  
DELAWARE, INC.**      No.: 06-289-CD

vs.

**EDWARD E. SHAW**

FILED NO. 2  
M 10:58 A.M.  
JUL 31 2006  
WM

William A. Shaw  
Prothonotary/Clerk of Courts

**AFFIDAVIT PURSUANT TO RULE 3129.1  
AND RETURN OF SERVICE PURSUANT TO  
Pa. R.C.P. 405 OF NOTICE OF SALE**

Plaintiff in the above action 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 a/k/a 1999 BARRETT ROAD, WOODLAND, PA 16881.**

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

*Daniel G. Schmieg*  
\_\_\_\_\_  
DANIEL SCHMIEG, ESQUIRE  
Attorney for Plaintiff

July 28, 2006

**CITIFINANCIAL MORTGAGE COMPANY, INC., F/K/A ASSOCIATES FINANCIAL SERVICES COMPANY OF DELAWARE, INC.** : **CLEARFIELD COUNTY COURT OF COMMON PLEAS**  
**1111 NORTHPOINT DRIVE BUILDING 4, SUITE 100 COPPELL, TX 75019** : **CIVIL DIVISION**  
**Plaintiff,** : **NO. 06-289-CD**  
**v.** :  
**EDWARD E. SHAW** :  
**5084 ALLPORT CUTOFF** :  
**MORRISDALE, PA 16858** :  
**Defendant(s).** :

**AFFIDAVIT PURSUANT TO RULE 3129  
(Affidavit No.1)**

**CITIFINANCIAL MORTGAGE COMPANY, INC., F/K/A ASSOCIATES FINANCIAL SERVICES COMPANY OF DELAWARE, INC.**, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, 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 **RR2 BOX 321 A/K/A 1999 BARRETT ROAD, WOODLAND, PA 16858**.

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

NAME **LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)**

**EDWARD E. SHAW** **5084 ALLPORT CUTOFF**  
**MORRISDALE, PA 16858**

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

NAME **LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)**

**Same as Above**

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

4/27/06

Date

Daniel G. Schmieg  
**DANIEL G. SCHMIEG, ESQUIRE**  
**Attorney for Plaintiff**

<b>CITIFINANCIAL MORTGAGE COMPANY, INC., F/K/A ASSOCIATES FINANCIAL SERVICES COMPANY OF DELAWARE, INC.</b>	<b>:</b>	<b>CLEARFIELD COUNTY COURT OF COMMON PLEAS</b>
<b>1111 NORTHPOINT DRIVE BUILDING 4, SUITE 100 COPPELL, TX 75019</b>	<b>:</b>	<b>CIVIL DIVISION</b>
<b>Plaintiff,</b>		<b>NO. 06-289-CD</b>
<b>v.</b>		<b>:</b>
<b>EDWARD E. SHAW</b>	<b>:</b>	
<b>5084 ALLPORT CUTOFF</b>	<b>:</b>	
<b>MORRISDALE, PA 16858</b>	<b>:</b>	
<b>Defendant(s).</b>		

#### **AFFIDAVIT PURSUANT TO RULE 3129**

**CITIFINANCIAL MORTGAGE COMPANY, INC., F/K/A ASSOCIATES FINANCIAL  
SERVICES COMPANY OF DELAWARE, INC., Plaintiff in the above action, by its attorney, DANIEL G.  
SCHMIEG, 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 **RR2 BOX 321 A/K/A 1999 BARRETT ROAD,  
WOODLAND, PA 16858.****

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

<b>NAME</b>	<b>LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)</b>
-------------	--

<b>BLOOM ELECTRIC</b>	<b>8164 CLEARFIELD-CURWENSVILLE HIGHWAY CLEARFIELD, PA 16838</b>
-----------------------	--

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

<b>NAME</b>	<b>LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)</b>
-------------	--

<b>GRAYLON L. BURNISKY</b>	<b>RD 2, BOX 185A MORRISDALE, PA 16858</b>
----------------------------	--

<b>PENNSYLVANIA HOUSING FINANCE AGENCY</b>	<b>2101 NORTH FRONT STREET HARRISBURG, PA 17110-1086</b>
--	--

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

<b>NAME</b>	<b>LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)</b>
-------------	--

**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 so indicate.)  
**None**

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

NAME LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**DOMESTIC  
RELATIONS  
CLEARFIELD  
COUNTY**      **CLEARFIELD COUNTY COURTHOUSE  
230 EAST MARKET STREET  
CLEARFIELD, PA 16830**

**COMMONWEALTH  
OF PENNSYLVANIA** **DEPARTMENT OF WELFARE**  
**PO BOX 2675**  
**HARRISBURG, PA 17105**

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

4/27/06  
Date

Daniel G. Schmieg  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

DATE: \_\_\_\_\_

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

v.

**EDWARD E. SHAW**

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

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

**OWNER(S): EDWARD E. SHAW**

**PROPERTY: RR2 BOX 321 A/K/A 1999 BARRETT ROAD  
WOODLAND, PA 16858**

**Improvements: Residential Property**

**CLEARFIELD COUNTY**

**NO.: 06-289-CD**

**Judgment Amount: \$53,436.45**

8-4-06 The above-captioned property is scheduled to be sold at the **CLEARFIELD** Sheriff's Sale on 10:00 Am in CLEARFIELD County Courthouse, 1 North 2<sup>nd</sup> Street, Ste. 116, Clearfield, PA 16830.

Our records indicate that you may hold a mortgage, judgment, or other interest on the property, which may be extinguished by the sale. You may wish to attend the sale to protect your interests. If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY**, as we are not permitted to give you legal advice.

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

CQS

CQS

Name and  
Address  
of Sender

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

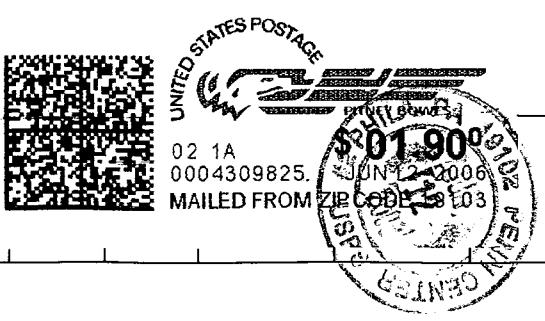
Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1		TENANT/OCCUPANT RR2 BOX 321 A/K/A 1999 BARRETT ROAD WOODLAND, PA 16858		
2		DOMESTIC RELATIONS CLEARFIELD COUNTY CLEARFIELD COUNTY COURTHOUSE 235 EAST MARKET STREET CLEARFIELD, PA 16830		
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE PO BOX 2675 HARRISBURG, PA 17105		
4		GRAYLON L. BURNISKY RD 2, BOX 185A MORRISDALE, PA 16858		
5		PENNSYLVANIA HOUSING FINANCE AGENCY 2101 NORTH FRONT STREET HARRISBURG, PA 1710-1086		
6		BLOOM ELECTRIC 8164 CLEARFIELD-CURWENSVILLE HIGHWAY		
7				
8				
9				
10				
11				
12		<b>Re: EDWARD E. SHAW</b>	<b>KAZ TEAM 4</b>	

Total Number of  
Pieces Listed by Sender

Total Number of Pieces  
Received at Post Office

Postmaster, Per (Name of Receiving  
Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20349  
NO: 06-289-CD

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

vs.

DEFENDANT: EDWARD E. SHAW

Execution REAL ESTATE

**SHERIFF RETURN**

---

DATE RECEIVED WRIT: 05/15/2006

LEVY TAKEN 05/30/2006 @ 10:36 AM

POSTED 05/30/2006 @ 9:25 AM

SALE HELD 08/04/2006

SOLD TO CITIFINANCIAL MORTGAGE COMPANY, INC., F/K/A ASSOCIATES FINANCIAL SERVICES COMPANY OF DELAWARE, INC.

SOLD FOR AMOUNT \$1.00 PLUS COSTS

WRIT RETURNED 08/15/2006

DATE DEED FILED 08/15/2006

PROPERTY ADDRESS RR2, BOX 321 A/K/A 1999 BARRETT ROAD WOODLAND , PA 16858

**SERVICES**

05/30/2006 @ 10:36 AM SERVED EDWARD E. SHAW

SERVED EDWARD E. SHAW, DEFENDANT, AT HIS RESIDENCE 5084 ALLPORT CUTOFF, MORRISDALE, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO BARB SHAW, WIFE OF DEFENDANT

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

FILED  
08/07/06  
AUG 15 2006  
WAS

William A. Shaw  
Prothonotary/Clerk of Courts

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

DOCKET # 20349

NO: 06-289-CD

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

vs.

DEFENDANT: EDWARD E. SHAW

Execution REAL ESTATE

## SHERIFF RETURN

SHERIFF HAWKINS \$201.70

**SURCHARGE \$20.00 PAID BY ATTORNEY**

Sworn to Before Me This

So Answers,

\_\_\_\_ Day of \_\_\_\_\_ 2006

Chester Hawkins  
by Cynthia Butter Aughenbaugh  
Chester A. Hawkins  
Sheriff

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

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

vs.

EDWARD E. SHAW

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

No. ..... Term 20  
No. 06-289-CD Term 20 05  
No. ..... Term 20

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Clearfield

TO THE SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA:

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(See Legal Description attached)

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Total	\$-----
Add'l Costs	\$4,005.00

Prothonotary costs \$125.00  
*Weller*

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

Dated 5-12-06  
(SEAL)

96279

Received May 15, 2006 @ 3:00 PM  
Chester A. Weller  
by Courtney Butler-Aegehrday

**LEGAL DESCRIPTION**

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.

Premises being: RR2 BOX 321 A/K/A 1999 BARRETT ROAD  
WOODLAND, PA 16858

Tax Parcel No. 160.0-M08-000-00050

**REAL ESTATE SALE  
SCHEDULE OF DISTRIBUTION**

NAME EDWARD E. SHAW

NO. 06-289-CD

NOW, August 15, 2006, 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 August 04, 2006, I exposed the within described real estate of Edward E. Shaw to public venue or outcry at which time and place I sold the same to CITIFINANCIAL MORTGAGE COMPANY, INC., F/K/A ASSOCIATES FINANCIAL SERVICES COMPANY OF DELAWARE, INC. he/she being the highest bidder, for the sum of \$1.00 plus costs and made the following appropriations, viz:

**SHERIFF COSTS:**

**PLAINTIFF COSTS, DEBT AND INTEREST:**

RDR SERVICE	15.00	DEBT-AMOUNT DUE	53,436.45
	15.00	INTEREST @ 8.7800 %	869.22
MILEAGE	11.57	FROM 04/27/2006 TO 08/04/2006	
LEVY	15.00		
MILEAGE	4.45	PROTH SATISFACTION	
POSTING	15.00	LATE CHARGES AND FEES	
CSDS	10.00	COST OF SUIT-TO BE ADDED	
COMMISSION	0.00	FORECLOSURE FEES	
POSTAGE	4.68	ATTORNEY COMMISSION	
HANDBILLS	15.00	REFUND OF ADVANCE	
DISTRIBUTION	25.00	REFUND OF SURCHARGE	20.00
ADVERTISING	15.00	SATISFACTION FEE	
ADD'L SERVICE		ESCROW DEFICIENCY	
DEED	30.00	PROPERTY INSPECTIONS	
ADD'L POSTING		INTEREST	
ADD'L MILEAGE		MISCELLANEOUS	
ADD'L LEVY			
BID AMOUNT	1.00	TOTAL DEBT AND INTEREST	\$54,325.67
RETURNS/DEPUTIZE			
COPIES	15.00	<b>COSTS:</b>	
	5.00	ADVERTISING	374.02
BILLING/PHONE/FAX	5.00	TAXES - COLLECTOR	560.56
CONTINUED SALES		TAXES - TAX CLAIM	
MISCELLANEOUS		DUE	
TOTAL SHERIFF COSTS	\$201.70	LIEN SEARCH	100.00
		ACKNOWLEDGEMENT	5.00
DEED COSTS:		DEED COSTS	28.50
ACKNOWLEDGEMENT	5.00	SHERIFF COSTS	201.70
REGISTER & RECORDER	28.50	LEGAL JOURNAL COSTS	198.00
TRANSFER TAX 2%	0.00	PROTHONOTARY	125.00
TOTAL DEED COSTS	\$28.50	MORTGAGE SEARCH	40.00
		MUNICIPAL LIEN	
		TOTAL COSTS	\$1,632.78

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

CHESTER A. HAWKINS, Sheriff