

07-1654-CD

Citifinancial Serv. Vs Donald Kline et al

# GOLDBECK McCAFFERTY & MCKEEVER

BY: JOSEPH A. GOLDBECK, JR.

ATTORNEY I.D. #16132

SUITE 5000 – MELLON INDEPENDENCE CENTER

701 MARKET STREET

PHILADELPHIA, PA 19106

(215) 627-1322

WWW.GOLDBECKLAW.COM

ATTORNEY FOR PLAINTIFF

CITIFINANCIAL SERVICES, INC.

1111 Northpoint Drive

Building 4, Suite 100

Coppell, TX 75019

*Plaintiff*

vs.

DONALD J. KLINE JR.

BARBARA MARIE KLINE

**Mortgagors and Real Owners**

63 Penn Street

Grampian, PA 16838

*Defendants*

IN THE COURT OF COMMON PLEAS

OF CLEARFIELD COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No.

07-1654-CD

**CIVIL ACTION: 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 the 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 claim 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. 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.

## PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186

Harrisburg, PA 17108

800-692-7375

FILED Atty pd.  
6/12/2007 85.00  
OCT 11 2007 2cc Sheriff

William A. Shaw  
Prothonotary/Clerk of Courts

## KEYSTONE LEGAL SERVICES

211 1/2 E. Locust Street

Clearfield, PA 16830

814-765-9646

## A V I S O

LE HAN DEMANDADO A USTED EN LA CORTE. SI DESEA DEFENDERSE CONTRA LAS QUEJAS PERESENTADAS, ES ABSOLUTAMENTE NECESSARIO QUE USTED RESPONDA DENTRO DE 20 DIAS DESPUES DE SER SERVIDO CON ESTA DEMANDA Y AVISO. PARA DEFENDERSE ES NECESSARIO QUE USTED, O SU ABOGADO, REGISTRE CON LA CORTE EN FORMA ESCRITA, EL PUNTO DE VISTA DE USTED Y CUALQUIER OBJECCION CONTRA LAS QUEJAS EN ESTA DEMANDA.

RECUERDE: SI USTED NO REPONDE A ESTA DEMANDA, SE PUEDE PROSEGUIR CON EL PROCESO SIN SU PARTICIPACION. ENTONCES, LA COUTE PUEDE, SIN NOTIFICARIO, DECIDIR A FAVOR DEL DEMANDANTE Y REQUERIRA QUE USTED CUMPLA CON TODAS LAS PROVISIONES DE ESTA DEMANDA. POR RAZON DE ESA DECISION, ES POSSIBLE QUE USTED PUEDA PERDER DINERO, PROPIEDAD U OTROS DERECHOS IMPORTANTES.

USTED DEBE LLEVAR ÉSTE PAPEL A SU ABOGADO ENSEGUIDA. SI USTED NO TIENE UN ABOGADO, VAYA O LLAME POR TELÉFONO LA OFICINA FIJADA AQUÍ ABAJO. ESTA OFICINA PUEDE PROVEERÉ CON INFORMACIÓN DE CÓMO CONSEUIR UN ABOGADO.

SI USTED NO PUEDE PAGARLE A UN ABOGADO, ÉSTA OFICINA PUEDE PROVEERÉ INFORMACION ACERCA AGENCIAS QUE PUEDAN OFRECER SERVICIOS LEGAL A PERSONAS ELIGIBLE AQ UN HONORARIO REDUCIDO O GRATIS.

PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

KEYSTONE LEGAL SERVICES  
211 1/2 E. Locust Street  
Clearfield, PA 16830  
814-765-9646

**THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT  
A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU  
WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.**

Resources available for Homeowners in Foreclosure

**ACT NOW!**

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to **SAVE YOUR HOME FROM FORECLOSURE**.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 800-692-7375 or 814-765-9646.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 5). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homeretention@goldbecklaw.com](mailto:homeretention@goldbecklaw.com). Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of 56473FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

**This Action of Mortgage Foreclosure will continue unless you take action to stop it.**

## COMPLAINT IN MORTGAGE FORECLOSURE

1. Plaintiff is CITIFINANCIAL SERVICES, INC., 1111 Northpoint Drive, Building 4, Suite 100 Coppell, TX 75019.
2. The names and addresses of the Defendants are DONALD J. KLINE JR., 63 Penn Street, Grampian, PA 16838 and BARBARA MARIE KLINE, 63 Penn Street, Grampian, PA 16838, who are the mortgagors and real owners of the mortgaged premises hereinafter described.
3. On June 17, 2003 mortgagors made, executed and delivered a mortgage upon the Property hereinafter described to CITIFINANCIAL SERVICES INC., which mortgage is recorded in the Office of the Recorder of Deeds of Clearfield County as Instrument #200310560. The Mortgage and assignment(s) are matters of public record and are incorporated by this reference in accordance with Pennsylvania Rule of Civil Procedure 1019(g); which Rule relieves the Plaintiff from its obligation to attach documents to pleadings if those documents are matters of public record.
4. The Property subject to the Mortgage is more fully described in the legal description set forth as Exhibit "A" ("Property").
5. The mortgage is in default because the monthly payments of principal and interest are due and unpaid for June 01, 2007 and each month thereafter and by the terms of the Mortgage, upon default in such payments for a period of one month or more, the entire principal balance and all interest due and other charges are due and collectible.
6. The following amounts are due to Plaintiff on the Mortgage:

Principal Balance .....	\$22,966.47
Interest from 05/01/2007 through 09/30/2007 at 10.9900%.....	\$1,057.23
Per Diem interest rate at \$6.91	
Reasonable Attorney's Fee .....	\$2,000.00
Late Charges from 06/01/2007 to 09/30/2007 .....	\$126.20
Monthly late charge amount at \$31.55	
Costs of suit and Title Search .....	\$900.00
Appraisal Fee .....	<u>\$225.00</u>
	<u><u>\$27,274.70</u></u>

7. Plaintiff is not seeking a judgment of personal liability (or an "in personam" judgment) against the Defendants in this Action but reserves its right to bring a separate Action to establish that right, if such right exists. If Defendants have received a discharge of their personal liability in a Bankruptcy proceeding, this Action of Mortgage Foreclosure is, in no way, an attempt to re-establish the personal liability that was discharged in Bankruptcy, but only to foreclose the Mortgage and sell the Property pursuant to Pennsylvania law.
8. Notice of Intention to Foreclose and a Notice of Homeowners' Emergency Mortgage Assistance has been sent to Defendants by certified and regular mail, as required by Act 160 of 1998 of the Commonwealth of Pennsylvania, on the date(s) set forth in the true and correct copy of such notice(s) attached hereto as Exhibit "B". The Defendants have not had the required face-to-face meeting within the required time and Plaintiff has no knowledge of any such meeting being requested by the Defendants through the Plaintiff, the Pennsylvania Housing Finance Agency, or any appropriate Consumer Credit Counseling Agency.

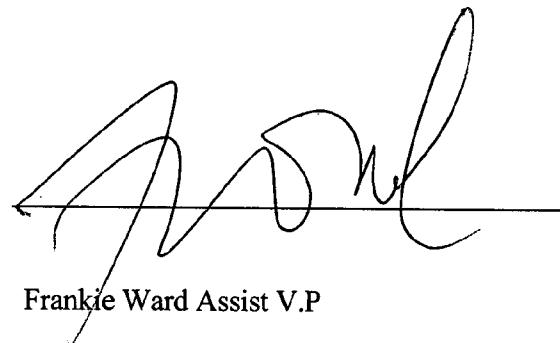
WHEREFORE, Plaintiff demands a de terris judgment in mortgage foreclosure in the sum of **\$27,274.70**, together with interest at the rate of \$6.91, per day and other expenses, costs and charges incurred by the Plaintiff which are properly chargeable in accordance with the terms of the Mortgage and Pennsylvania law until the Mortgage is paid in full, and for the foreclosure of the Mortgage and Sheriff's Sale of the Property.

By: Joseph A. Goldbeck  
**GOLDBECK McCAFFERTY & McKEEVER**  
BY: JOSEPH A. GOLDBECK, JR., ESQUIRE  
ATTORNEY FOR PLAINTIFF

**VERIFICATION**

I, Frankie Ward Assist V.P, as the representative of the Plaintiff corporation within named do hereby verify that I am authorized to and do make this verification on behalf of the Plaintiff corporation and the facts set forth in the foregoing Complaint are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to the penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

Date: 10/10/07



A handwritten signature in black ink, appearing to read "Frankie Ward Assist V.P.", is written over a horizontal line. The signature is fluid and cursive, with a distinct 'F' at the beginning.

#2000510220662 - DONALD J. KLINE JR. and BARBARA MARIE KLINE

# *Exhibit A*

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

**BEGINNING** at the Northeast corner of lot of Frank Rowles, formerly Alice I. Hahn; thence by line of Penn Street North 55 3/4 degrees West 60 feet to a corner of lot of A. C. Moore formerly Dr. Currier's lot; thence by the same South 34 1/4 degrees West 185 3/4 degrees East 60 feet to a corner of Frank Rowles lot, formerly Alice I. Hahn's; thence by the same 34 1/4 degrees East 180 feet to the place of beginning. There is erected on this lot a house.

The property has previously been described as follows:

**BEGINNING** at the Northeast corner of lot of Frank Rowles, formerly Alice I. Hahn; thence by line of Penn Street North 55 3/4 degrees West 60 feet to a corner of lot of A. C. Moore formerly Dr. Currier's lot; thence by the same South 34 1/4 degrees West 180 feet to an alley; thence by the same South 55 3/4 degrees East 60 feet to a

corner of Frank Rowles lot, formerly Alice I. Hahn's; thence by the same North 34 1/4 degrees East 180 feet to the place of beginning. There is erected on this lot a house.

**BEING** the same premises which Curwensville State Bank by deed dated March 9, 1983 and recorded in Clearfield County Deed Book 878 at Page 382 conveyed to Jerry L. Bloom, grantor herein.

# *Exhibit B*

# ACT 91 NOTICE

## DATE OF NOTICE: September 6, 2007

## TAKE ACTION TO SAVE YOUR HOME FROM FORECLOSURE

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.**

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 HOMEOWNER'S 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 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.)

This Notice contains important legal information. If you have any questions, representatives at the Consumer Credit Counseling Agency may be able to help explain it. You may also want to contact any attorney in your area. The local bar association may be able to help you find a lawyer.

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 notification obtenga una traduccion inmediatamente llamanda esta agencia (Pennsylvania Housing Finance Agency) sin cargos al numero mencionada arriba. Puedes ser elegible para un prestamo por el programa llamado "Homeowner's Emergency Mortgage Assistance Program" el cual puede salvar su casa de la perdida del derecho a redimir su hipoteca.

Prepared by: GOLDBECK McCAFFERTY & McKEEVER  
Suite 5000 - Mellon Independence Center.  
701 Market Street  
Philadelphia, PA 19106  
Fax (215) 627-7734

Date: September 6, 2007

Homeowners Name: **DONALD J. KLINE JR. and BARBARA MARIE KLINE**

Property Address: **63 Penn Street, Grampian, PA 16838**

Loan Account No.: **2000510220662**

Original Lender: **CITIFINANCIAL SERVICES INC.**

Current Lender/Servicer: **CITIFINANCIAL SERVICES, INC.**

**HOMEOWNERS'  
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 PROVISIONS OF THE HOMEOWNER'S  
EMERGENCY 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,**

**\* IF 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 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 credit counseling agencies listed at the end of this Notice.

**THIS MEETING MUST OCCUR WITHIN THE NEXT (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 meet with one of the consumer credit counseling agencies listed at the end of this notice, the lender may NOT take action against you for thirty (30) days after the date of this meeting. The names, addresses and telephone numbers of designated consumer credit counseling agencies for the county in which the property is located are set

forth at the end of this Notice. It is only necessary to schedule one face-to-face meeting. Advise your 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 Homeowner's Emergency Mortgage Assistance Program. To do so, you must fill out, sign and file a completed Homeowner's Emergency Assistance Program 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 complete application to the Pennsylvania Housing Finance Agency. Your application **MUST** be filed or postmarked within thirty (30) days of your fact-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. 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 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 Pennsylvania Housing Finance 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: **63 Penn Street, Grampian, PA 16838** 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) Monthly payment from 06/01/2007 thru 9/6/07  
(4 mos. at \$315.50/month) \$1,262.00
- (b) Late charges from 06/01/2007 thru 9/6/07 \$126.20
- (c) Other charges; Escrow, Inspec., NSF Checks
- (d) Other provisions of the mortgage obligation, if any
- (e) **TOTAL AMOUNT REQUIRED AS OF THIS DATE: \$1,388.20**

**HOW TO CURE THE DEFAULT** - You may cure the default within **THIRTY (30) DAYS** of the date of this notice **BY PAYING THE TOTAL AMOUNT PAST DUE TO THE LENDER WHICH IS \$1,388.20, PLUS ANY MORTGAGE PAYMENTS AND LATE CHARGES WHICH BECOME DUE DURING THE THIRTY (30) DAY PERIOD.** Payments must be made either by cashier's check, certified check or money order made payable and sent to:

CITIFINANCIAL MORTGAGE CO., INC.  
605 Munn Road  
Fort Mill, SC 29715

**IF YOU DO NOT CURE THE DEFAULT** - If you do not cure the default within THIRTY (30) DAYS of the date of this Notice, the lender intends to exercise its rights 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 total amount past due is not made within THIRTY (30) DAYS, the lender also intends to instruct its attorneys to start 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 the lender brings legal proceedings against you, you will still be required to pay the reasonable attorney's fees that were actually incurred, up to \$50.00. However, if legal proceedings are started against you, you will have to pay all reasonable attorney's fees actually incurred by the lender 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 attorney's 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 Sheriff's Sale. You may do so by paying the total amount then past due, plus any late or other charges then due, reasonable attorney's fees and costs connected with the foreclosure sale and any other costs connected with the Sheriff's 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 a Sheriff's Sale of the mortgaged property could be held would be **approximately four (4) to six (6) months from the date of this Notice**. A notice of the actual date of the Sheriff's 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:** CITIFINANCIAL MORTGAGE CO., INC.

**Address:** 605 Munn Road  
Fort Mill, SC 29715

**Phone Number:** 800-423-8158

**Contact:** Loss Mitigation Department

**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 furnishings and other belongings could be started by the lender at any time.

**ASSUMPTION OF MORTGAGE** - You may sell or transfer your home to a buyer or transferee who will assume the mortgage debt, provided that all the outstanding payments, charges and attorney's fees and costs are paid prior to or at the sale and that the other requirements of the mortgage are satisfied.

**YOU MAY ALSO HAVE THE RIGHT:**

\* TO SELL THE PROPERTY TO OBTAIN MONEY TO PAY OFF THE MORTGAGE DEBT OR TO 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 DO NOT HAVE THIS RIGHT TO CURE YOUR DEFAULT MORE THAN THREE TIMES IN ANY CALENDAR YEAR.)

\* TO ASSERT THE NONEXISTENCE OF A 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.

**Contact:** Loss Mitigation Department

**Phone Number:** 800-423-8158

**PENNSYLVANIA HOUSING FINANCE AGENCY  
HOMEOWNER'S EMERGENCY MORTGAGE ASSISTANCE PROGRAM**

**CONSUMER CREDIT COUNSELING AGENCIES**

**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 East Plank Road  
Altoona, PA 16602  
(814) 944-8100  
FAX (814) 944-5747

CCCS OF WESTERN PENNSYLVANIA  
219-A College Park Plaza  
Johnstown, PA 15904  
(814) 539-6335

INDIANA CO COMMUNITY ACTION PROGRAM  
827 Water Street, Box 187  
Indiana, PA 15701  
(724) 465-2657  
FAX (412) 465-5118

CCCS OF NORTHEASTERN PA  
1631 South Atherton Street  
Suite 100  
State College, PA 16801  
(814) 238-3668  
FAX (814) 238-3669

**GOLDBECK McCAFFERTY & McKEEVER**  
BY: DAVID FEIN, ESQUIRE  
Attorney I.D. #82628  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322

**ATTORNEY FOR PLAINTIFF**

**FILED**

*M/12/49301*  
**JAN 24 2008**

*Red*  
William A. Shaw  
Prothonotary/Clerk of Courts

CITIFINANCIAL SERVICES, INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

*Plaintiff*  
vs.

DONALD J. KLINE JR. and BARBARA MARIE KLINE  
**Mortgagor(s) and Record Owner(s)**

63 Penn Street  
Grampian, PA 16838

*Defendant(s)*

**IN THE COURT OF COMMON PLEAS  
OF Clearfield COUNTY**

Term, No. 07-1654-CD

**MOTION TO COMPEL SHERIFF TO PROCESS RETURN OF SERVICE**

Plaintiff, CITIFINANCIAL SERVICES, INC. (“Plaintiff”), by and through its attorneys, Goldbeck McCafferty & McKeever, moves this Honorable Court for an Order to Compel the Sheriff of Clearfield County to process the return of service:

1. On October 11, 2007 Plaintiff filed its Complaint in Mortgage Foreclosure.
2. On that same day, Plaintiff requested that the Sheriff of Clearfield County serve the complaint upon defendants, DONALD J. KLINE JR. and BARBARA MARIE KLINE (“Defendants”)
3. To the best of Plaintiff’s knowledge, the Sheriff attempted service of the complaint.
4. Pursuant to Pa. R.C.P. No. 405(a), after service is attempted, the Sheriff shall make a return of service or a return of no service forthwith. (emphasis added).

5. Pursuant to Rule 405(e), the return of service or of no service shall be filed with the Prothonotary and mailed to the person requesting service to be made.

6. It has been two (2) months, yet the Sheriff has neither filed the return of service with the Prothonotary, nor mailed the return of service to Plaintiff.

7. The Sheriff is not in compliance with Rule 405.

8. The Sheriff's delay has caused prejudice to Plaintiff, as Plaintiff has been unable to continue with this lawsuit.

WHEREFORE, Plaintiff respectfully requests that this Honorable Court enter an Order compelling the Sheriff to process the return of service.

Respectfully submitted,

**GOLDBECK McCAFFERTY & MCKEEVER**



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David Fein, Esquire  
Attorney for Plaintiff

**GOLDBECK McCAFFERTY & McKEEVER**  
BY: DAVID FEIN, ESQUIRE  
Attorney I.D. #82628  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322

**ATTORNEY FOR PLAINTIFF**

CITIFINANCIAL SERVICES, INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019  
*Plaintiff*

vs.

DONALD J. KLINE JR. and BARBARA MARIE KLINE  
**Mortgagor(s) and Record Owner(s)**

63 Penn Street  
Grampian, PA 16838

*Defendant(s)*

IN THE COURT OF COMMON PLEAS  
OF Clearfield COUNTY  
Term, No. 07-1654-CD

**PLAINTIFF'S MEMORANDUM OF LAW IN SUPPORT OF ITS  
MOTION TO COMPEL SHERIFF TO PROCESS RETURN OF SERVICE**

**I. FACTS**

On October 11, 2007, Plaintiff filed its Complaint in Mortgage Foreclosure. On that same day, Plaintiff requested that the Sheriff of Clearfield County serve the complaint upon Defendants. To the best of Plaintiff's knowledge, the Sheriff attempted service of the complaint.

**II. ARGUMENT**

Pursuant to Pa. R.C.P. No. 405(a), after service is attempted, the Sheriff shall make a return of service or a return of no service forthwith. (emphasis added). Pursuant to Rule 405(e), the return of service or of no service shall be filed with the Prothonotary and mailed to the person requesting service to be made. It has been two (2) months, yet the Sheriff has neither filed the return of service with the Prothonotary, nor mailed the return of service to Plaintiff. The Sheriff is not in compliance with Rule 405.

### **III. CONCLUSION**

The Sheriff's delay has caused prejudice to Plaintiff, as Plaintiff has been unable to continue with this lawsuit. Plaintiff therefore requests that this Honorable Court enter an Order compelling the Sheriff to process the return of service.

Respectfully submitted,

**GOLDBECK McCAFFERTY & McKEEVER**



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David Fein, Esquire  
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS  
OF Clearfield COUNTY

CITIFINANCIAL SERVICES, INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

*Plaintiff*  
vs.

Term, No. 07-1654-CD

DONALD J. KLINE JR. and BARBARA MARIE  
KLINE Mortgagor(s) and Record Owner(s)

63 Penn Street  
Grampian, PA 16838

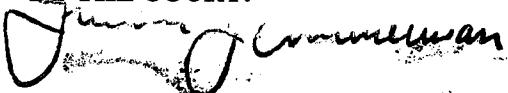
*Defendant(s)*

ORDER

And now, on this 25<sup>th</sup> day of January, 2008, upon  
consideration of the Motion to Compel Sheriff to Process Return of Service of plaintiff,  
CITIFINANCIAL SERVICES, INC. ("Plaintiff"), and any response thereto, it is hereby

**ORDERED and DECREED** that the Sheriff of Clearfield County shall (i) file the return  
of service with the Prothonotary, and (ii) send a copy of the return of service to Plaintiff's  
counsel within five (5) days of the date of this Order.

BY THE COURT:



J.

FILED  
01/11/08  
JAN 28 2008  
1CC Atty Fein

1CC Sheriff  
William A. Shaw  
Prothonotary/Clerk of Courts (without memo)

(66)

DATE: 1/28/08

You are responsible for serving all appropriate parties.

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

Plaintiff(s)  Plaintiff(s) Attorney  Other

Defendant(s)  Defendant(s) Attorney

Special Instructions:

**FILED**

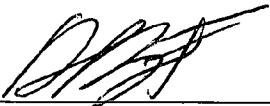
JAN 28 2008

William A. Shaw  
Prothonotary/Clerk of Courts

**VERIFICATION**

David Fein, Esquire, hereby states that he is the attorney for Plaintiff herein, and that all of the facts set forth within the attached Motion are true and correct to the best of his knowledge, information and belief. The undersigned understands that the foregoing statements are made subject to the penalties of 18 P.S. Section 4904.

**GOLDBECK McCAFFERTY & McKEEVER**

By: 

\_\_\_\_\_  
David Fein, Esquire  
Attorney for Plaintiff

**GOLDBECK McCAFFERTY & McKEEVER**  
BY: DAVID FEIN, ESQUIRE  
Attorney I.D. #82628  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322

**ATTORNEY FOR PLAINTIFF**

CITIFINANCIAL SERVICES, INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

*Plaintiff*  
vs.

DONALD J. KLINE JR. and BARBARA MARIE  
KLINE  
**Mortgagor(s) and Record Owner(s)**

63 Penn Street  
Grampian, PA 16838

*Defendant(s)*

IN THE COURT OF COMMON PLEAS  
OF Clearfield COUNTY  
TERM, NO. 07-1654-CD

**CERTIFICATE OF SERVICE**

David Fein, Esquire, hereby certifies that on January 23, 2007 he did serve true and correct copies of the within Motion by first class mail, postage pre-paid upon the following:

DONALD J. KLINE JR.  
63 Penn Street  
Grampian, PA 16838

BARBARA MARIE KLINE  
63 Penn Street  
Grampian, PA 16838



David Fein, Esquire  
Attorney for Plaintiff

Date: January 23, 2008

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 103296  
NO: 07-1654-CD  
SERVICE # 1 OF 2  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: CITIFINANCIAL SERVICES, INC.  
VS.  
DEFENDANT: DONALD J. KLINE JR. and BARBARA MARIE KLINE

**SHERIFF RETURN**

NOW, October 17, 2007 AT 11:17 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON DONALD J. KLINE JR. DEFENDANT AT 63 PENN ST., GRAMPIAN, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO BARBARA KLINE, WIFE A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: DAVIS / MORGILLO

FILED  
03-07-07  
JAN 29 2008  
WAS  
William A. Shaw  
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 103296  
NO: 07-1654-CD  
SERVICE # 2 OF 2  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: CITIFINANCIAL SERVICES, INC.  
VS.  
DEFENDANT: DONALD J. KLINE JR. and BARBARA MARIE KLINE

**SHERIFF RETURN**

---

NOW, October 17, 2007 AT 11:17 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON BARBARA MARIE KLINE DEFENDANT AT 63 PENN ST., GRAMPIAN, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO BARBARA KLINE, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: DAVIS / MORGILLO

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 103296  
NO: 07-1654-CD  
SERVICES 2  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: CITIFINANCIAL SERVICES, INC.

vs.

DEFENDANT: DONALD J. KLINE JR. and BARBARA MARIE KLINE

**SHERIFF RETURN**

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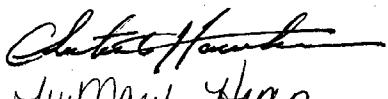
RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	GOLDBECK	312138	20.00
SHERIFF HAWKINS	GOLDBECK	312138	47.28

Sworn to Before Me This

Day of 2008  
2007

So Answers,

  
My Marilyn Hawkins  
Chester A. Hawkins  
Sheriff

In the Court of Common Pleas of Clearfield County

CITIFINANCIAL SERVICES, INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

Plaintiff

vs.

DONALD J. KLINE JR.  
BARBARA MARIE KLINE  
(Mortgagor(s) and Record Owner(s))  
63 Penn Street  
Grampian, PA 16838

Defendant(s)

FILED

FEB 01 2008  
M 1:15 PM  
William A. Shaw  
Prothonotary/Clerk of Courts  
No. 07-1654-CD NOTICE TO DEF

PRAECIPE FOR JUDGMENT

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

Enter the Judgment in favor of Plaintiff and against DONALD J. KLINE JR. and BARBARA MARIE KLINE by default for want of an Answer.

Assess damages as follows:

\$28,251.03

Debt

Interest from 02/01/2008 to Date of Sale

Total

(Assessment of Damages attached)

I CERTIFY THAT FOREGOING ASSESSMENT OF DAMAGES IS FOR SPECIFIED AMOUNTS ALLEGED TO BE DUE IN THE COMPLAINT AND IS CALCULABLE AS A SUM CERTAIN FROM THE COMPLAINT.

I certify that written notice of the intention to file this praecipe was mailed or delivered to the party against whom judgment is to be entered and to his attorney of record, if any, after the default occurred and at least ten days prior to the date of the filing of this praecipe. A copy of the notice is attached. R.C.P. 237.1

Michael T. McKeever  
Attorney for Plaintiff  
I.D. #56129

AND NOW FEB. 1, 2008, Judgment is entered in favor of CITIFINANCIAL SERVICES, INC. and against DONALD J. KLINE JR. and BARBARA MARIE KLINE by default for want of an Answer and damages assessed in the sum of \$28,251.03 as per the above certification.

  
Prothonotary

Rule of Civil Procedure No. 236 – Revised

IN THE COURT OF COMMON PLEAS  
OF Clearfield COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

CITIFINANCIAL SERVICES, INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

Plaintiff

No. 07-1654-CD

vs.

DONALD J. KLINE JR.  
BARBARA MARIE KLINE  
(**Mortgagors and Record Owner(s)**)  
63 Penn Street  
Grampian, PA 16838

Defendant(s)

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT  
OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE  
PURPOSE OF COLLECTING THE DEBT.**

NOTICE

Notice is given that a judgment in the above-captioned matter has been entered against you.

William Shaw  
Prothonotary

By: Wille

Deputy

If you have any questions concerning the above, please contact:

Michael T. McKeever  
**Goldbeck McCafferty & McKeever**  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.**

**DATE OF THIS NOTICE: November 7, 2007**

**TO:**

**BARBARA MARIE KLINE**  
63 Penn Street  
Grampian, PA 16838

**CITIFINANCIAL SERVICES, INC.**  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

*Plaintiff*

vs.  
**DONALD J. KLINE JR.**  
**BARBARA MARIE KLINE**  
(Mortgagor(s) and Record Owner(s))  
63 Penn Street  
Grampian, PA 16838

*Defendant(s)*

In the Court of  
Common Pleas  
of Clearfield County

**CIVIL ACTION - LAW**

Action of  
Mortgage Foreclosure

Term  
No. 07-1654-CD

**TO: BARBARA MARIE KLINE**  
63 Penn Street  
Grampian, PA 16838

**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 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.

PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375  
KEYSTONE LEGAL SERVICES  
211 1/2 E. Locust Street  
Clearfield, PA 16830  
814-765-9646

**Joseph A. Goldbeck, Jr.**  
**GOLDBECK McCAFFERTY & MCKEEVER**  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff  
Suite 5000 – 701 Market Street.  
Philadelphia, PA 19106 215-825-6318

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A  
DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED  
FOR THE PURPOSE OF COLLECTING THE DEBT.

DATE OF THIS NOTICE: November 7, 2007

TO:

**DONALD J. KLINE JR.**

63 Penn Street  
Grampian, PA 16838

CITIFINANCIAL SERVICES, INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

*Plaintiff*

vs.  
**DONALD J. KLINE JR.**  
**BARBARA MARIE KLINE**  
(Mortgagor(s) and Record Owner(s))  
63 Penn Street  
Grampian, PA 16838

*Defendant(s)*

In the Court of  
Common Pleas  
of Clearfield County

CIVIL ACTION - LAW

Action of  
Mortgage Foreclosure

Term  
No. 07-1654-CD

TO: **DONALD J. KLINE JR.**  
63 Penn Street  
Grampian, PA 16838

**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 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.

PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375  
KEYSTONE LEGAL SERVICES  
211 1/2 E. Locust Street  
Clearfield, PA 16830  
814-765-9646

**Joseph A. Goldbeck, Jr.**  
**GOLDBECK McCAFFERTY & MCKEEVER**  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff  
Suite 5000 – 701 Market Street.  
Philadelphia, PA 19106 215-825-6318

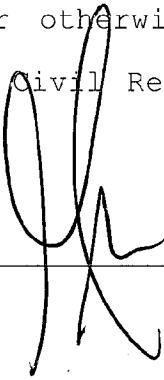
VERIFICATION OF NON-MILITARY SERVICE

The undersigned, as the representative for the Plaintiff corporation within named do hereby verify that I am authorized to make this verification on behalf of the Plaintiff corporation and that the facts set forth in the foregoing verification of Non-Military Service are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

1. That the above named Defendant, DONALD J. KLINE JR., is about unknown years of age, that Defendant's last known residence is 63 Penn Street, Grampian, PA 16838, and is engaged in the unknown business located at unknown address.

2. That Defendant is 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 Action of Congress of 1940 and its Amendments.

Date: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "DONALD J. KLINE JR.", is written over the date line. The signature is fluid and cursive, with a large, stylized 'D' at the beginning.

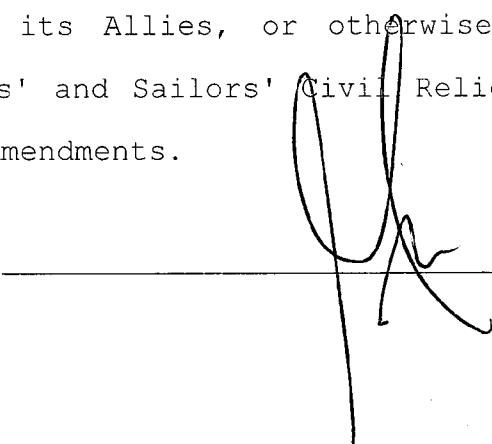
VERIFICATION OF NON-MILITARY SERVICE

The undersigned, as the representative for the Plaintiff corporation within named do hereby verify that I am authorized to make this verification on behalf of the Plaintiff corporation and that the facts set forth in the foregoing verification of Non-Military Service are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

1. That the above named Defendant, BARBARA MARIE KLINE, is about unknown years of age, that Defendant's last known residence is 63 Penn Street, Grampian, PA 16838, and is engaged in the unknown business located at unknown address.

2. That Defendant is 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 Action of Congress of 1940 and its Amendments.

Date: \_\_\_\_\_

A handwritten signature is written over the horizontal line where the date would be. The signature is cursive and appears to read "Barbara Marie Kline".

GOLDBECK McCAFFERTY & MCKEEVER  
BY: Michael T. McKeever  
Attorney I.D. #56129  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

CITIFINANCIAL SERVICES, INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

Plaintiff  
vs.

DONALD J. KLINE JR.  
BARBARA MARIE KLINE  
(**Mortgagor(s) and Record owner(s)**)  
63 Penn Street  
Grampian, PA 16838

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 07-1654-CD

**ORDER FOR JUDGMENT**

Please enter Judgment in favor of CITIFINANCIAL SERVICES, INC., and against DONALD J. KLINE JR. and BARBARA MARIE KLINE for failure to file an Answer in the above action within (20) days (or sixty (60) days if defendant is the United States of America) from the date of service of the Complaint, in the sum of \$28,251.03.

Michael T. McKeever  
Attorney for Plaintiff

I hereby certify that the above names are correct and that the precise residence address of the judgment creditor is CITIFINANCIAL SERVICES, INC. 1111 Northpoint Drive Building 4, Suite 100 Coppell, TX 75019 and that the name(s) and last known address(es) of the Defendant(s) is/are DONALD J. KLINE JR., 63 Penn Street Grampian, PA 16838 and BARBARA MARIE KLINE, 63 Penn Street Grampian, PA 16838;

GOLDBECK McCAFFERTY & MCKEEVER  
BY: Michael T. McKeever  
Attorney for Plaintiff

**ASSESSMENT OF DAMAGES**

TO THE PROTHONOTARY:

Kindly assess the damages in this case to be as follows:

Principal Balance	\$22,966.47
Interest from 05/01/2007 through 01/31/2008	\$1,907.16
Reasonable Attorney's Fee	\$2,000.00
Late Charges	\$252.40
Costs of Suit and Title Search	\$900.00
Escrow Payments Due 4 X \$0.00	\$0.00
Appraisal Fee	\$225.00

\$28,251.03

GOLDBECK McCAFFERTY & McKEEVER  
BY: Michael T. McKeever  
Attorney for Plaintiff



AND NOW, this 1 day of FEB., 2008 damages are assessed as above.



\_\_\_\_\_  
Pro Prothy

Goldbeck McCafferty & McKeever  
BY: Michael T. McKeever  
Attorney I.D. #56129  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

CITIFINANCIAL SERVICES, INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

Plaintiff

vs.

DONALD J. KLINE JR.  
BARBARA MARIE KLINE  
(**Mortgagor(s) and Record Owner(s)**)  
63 Penn Street  
Grampian, PA 16838

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 07-1654-CD

**AFFIDAVIT PURSUANT TO RULE 3129**

CITIFINANCIAL SERVICES, INC., Plaintiff in the above action, by its attorney, Michael T. McKeever, Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

63 Penn Street  
Grampian, PA 16838

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

DONALD J. KLINE JR.  
63 Penn Street  
Grampian, PA 16838

BARBARA MARIE KLINE  
63 Penn Street  
Grampian, PA 16838

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

DONALD J. KLINE JR.  
63 Penn Street  
Grampian, PA 16838

BARBARA MARIE KLINE  
63 Penn Street  
Grampian, PA 16838

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432

Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF CLEARFIELD COUNTY  
230 E. Market Street  
Clearfield, PA 16830

FIRST NATIONAL BANK OF PA.  
ALSTAM MALL, APT/STE 207  
2526 MONROEVILLE BLVD.  
MONROEVILLE, PA 15146

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

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

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

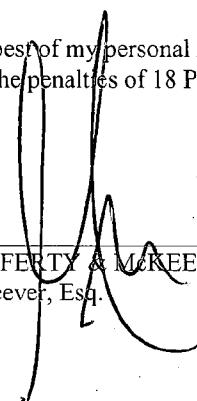
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
63 Penn Street  
Grampian, PA 16838

(attach separate sheet if more space is needed)

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. Section 4904 relating to unsworn falsification to authorities.

DATED: January 31, 2008

  
GOLDBECK McCAFFERTY & MCKEEVER  
BY: Michael T. McKeever, Esq.  
Attorney for Plaintiff

**GOLDBECK McCAFFERTY & MCKEEVER**

BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-825-6318  
Attorney for Plaintiff

CITIFINANCIAL SERVICES, INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019  
Plaintiff

vs.

DONALD J. KLINE JR.  
BARBARA MARIE KLINE  
**Mortgagor(s) and Record Owner(s)**

63 Penn Street  
Grampian, PA 16838

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 07-1654-CD

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO  
COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO  
COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE  
USED FOR THAT PURPOSE.**

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

TO: KLINE, BARBARA MARIE  
**BARBARA MARIE KLINE**  
63 Penn Street  
Grampian, PA 16838

Your house at 63 Penn Street, Grampian, PA 16838 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at 10:00 AM, in Clearfield County Courthouse, Clearfield, PA to enforce the court judgment of \$28,251.03 obtained by CITIFINANCIAL SERVICES, INC. against you.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to CITIFINANCIAL SERVICES, INC., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of 814-765-2641.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of 814-765-2641.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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 LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186

Harrisburg, PA 17108

800-692-7375

KEYSTONE LEGAL SERVICES

211 1/2 E. Locust Street

Clearfield, PA 16830

814-765-9646

Resources available for Homeowners in Foreclosure

**ACT NOW!**

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to **SAVE YOUR HOME FROM FORECLOSURE**.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 800-692-7375 or 814-765-9646.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 5). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homeretention@goldbecklaw.com](mailto:homeretention@goldbecklaw.com). Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of 56473FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

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

Michael T. McKeever  
Attorney I.D.#56129  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

FILED

FEB 01 2008

W/130/aw  
William A. Shaw  
Prothonotary/Clerk of Courts

CITIFINANCIAL SERVICES, INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

Plaintiff

vs.

DONALD J. KLINE JR.  
BARBARA MARIE KLINE  
**Mortgagor(s) and Record Owner(s)**  
63 Penn Street  
Grampian, PA 16838

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 07-1654-CD

PRAECLP FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due	
Interest from 02/01/2008 to Date of Sale at 10.9900%	\$28,251.03
(Costs to be added)	

Prothonotary costs

125.

GOLDBECK McCAFFERTY & McKEEVER  
BY: Michael T. McKeever  
Attorney for Plaintiff

Term  
No. 07-1654-CD  
**IN THE COURT OF COMMON PLEAS**  
CITIFINANCIAL SERVICES, INC.

vs.

DONALD J. KLINE JR. and  
BARBARA MARIE KLINE  
(Mortgagor(s) and Record Owner(s))  
63 Penn Street  
Grampian, PA 16838

---

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

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Michael T. McKeever  
Attorney for Plaintiff

---

**Goldbeck McCafferty & McKeever**  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322

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

BEGINNING at the Northeast corner of lot of Frank Rowles, formerly Alice I. Hahn; thence by line of Penn Street North 55  $\frac{3}{4}$  degrees West 60 feet to a corner of lot of A.C. Moore formerly Dr. Currier's lot thence by the same South 34  $\frac{1}{4}$  degrees West 185  $\frac{3}{4}$  degrees East 60 feet to a corner of Frank Rowles lot, formerly Alice I. Hahn's; thence by the same 34  $\frac{1}{4}$  degrees East 180 feet to the place of beginning. There is erected on this lot a house.

The property has previously been described as follows:

BEGINNING at the Northeast corner of lot of Frank Rowles, formerly Alice I. Hahn; thence by line of Penn Street North 55  $\frac{3}{4}$  degrees West 60 feet to a corner of lot of A.C. Moore formerly Dr. Currier's lot; thence by the same South 34  $\frac{1}{4}$  degrees West 180 feet to an alley; thence by the same South 55  $\frac{3}{4}$  degrees East 60 feet to a corner of Frank Rowles lot, formerly Alice I. Hahn's; thence by the same North 34  $\frac{1}{4}$  degrees East 180 feet to the place of beginning. There is erected on this lot a house.

Tax parcel no: 009-F11-341-00029

Prothonotary/Clerk of Courts  
William A. Shaw

FEB 01 2008

FILED

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

FILED

CITIFINANCIAL SERVICES, INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

FEB 01 2008

In the Court of Common Pleas  
William A. Shaw  
Prothonotary/Clerk of Courts  
Clearfield County

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6 wrens

to Shae

vs.

DONALD J. KLINE JR.  
BARBARA MARIE KLINE  
63 Penn Street  
Grampian, PA 16838

No. 07-1654-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:

PREMISES: 63 Penn Street Grampian, PA 16838

See Exhibit "A" attached

AMOUNT DUE	\$28,251.03
------------	-------------

Interest From 02/01/2008  
Through Date of Sale

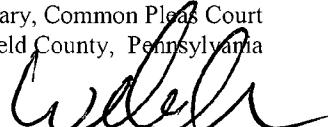
(Costs to be added)

Prothonotary costs \$ 125.00

Dated: 2-1-08

Prothonotary, Common Pleas Court  
of Clearfield County, Pennsylvania

Deputy



Term  
No. 07-1654-CD

IN THE COURT OF COMMON PLEAS  
CITIFINANCIAL SERVICES, INC.

vs.

DONALD J. KLINE JR. and  
BARBARA MARIE KLINE  
Mortagor(s)  
63 Penn Street Grampian, PA 16838

WRIT OF EXECUTION  
(Mortgage Foreclosure)

REAL DEBT	<u>\$28,251.03</u>
INTEREST from	<u>\$</u>
COSTS PAID:	<u>\$</u>
PROTHY	<u>\$</u>
SHERIFF	<u>\$</u>
STATUTORY	<u>\$</u>
COSTS DUE PROTHY	<u>\$</u>
Office of Judicial Support	<u>\$</u>
Judg. Fee	<u>\$</u>
Cr.	<u>\$</u>
Sat.	<u>\$</u>

Michael T. McKeever  
Attorney for Plaintiff

**Goldbeck McCafferty & McKeever**  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

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

BEGINNING at the Northeast corner of lot of Frank Rowles, formerly Alice I. Hahn; thence by line of Penn Street North 55 3/4 degrees West 60 feet to a corner of lot of A.C. Moore formerly Dr. Currier's lot thence by the same South 34 1/4 degrees West 185 3/4 degrees East 60 feet to a corner of Frank Rowles lot, formerly Alice I. Hahn's; thence by the same 34 1/4 degrees East 180 feet to the place of beginning. There is erected on this lot a house.

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Tax parcel no: 009-F11-341-00029

GOLDBECK McCAFFERTY & MCKEEVER  
BY: Michael T. McKeever  
Attorney I.D.#56129  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

CITIFINANCIAL SERVICES, INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

Plaintiff  
vs.

DONALD J. KLINE JR.  
BARBARA MARIE KLINE  
Mortgagor(s) and  
Record Owner(s)

63 Penn Street  
Grampian, PA 16838

Defendant(s)

FILED  
MAR 12 2008  
m/12/08 (w)  
William A. Shaw  
Prothonotary/Clerk of Courts  
no Cirno COPL

56473FC  
CF: 10/11/2007  
SD: 04/04/2008  
\$28,251.03

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 07-1654-CD

CERTIFICATE OF SERVICE  
PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

Michael T. McKeever, Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

Personal Service by the Sheriff's Office/competent adult (copy of return attached).  
 Certified mail by Michael T. McKeever (original green Postal return receipt attached).  
 Certified mail by Sheriff's Office.  
 Ordinary mail by Michael T. McKeever, Esquire to Attorney for Defendant(s) of record (proof of mailing attached).  
 Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).  
 Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

Premises was posted by Sheriff's Office/competent adult (copy of return attached).  
 Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).  
 Certified Mail & ordinary mail by Michael T. McKeever (original receipt(s) for Certified Mail attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Michael T. McKeever, Esquire (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,

Michael T. McKeever  
BY: Michael T. McKeever  
Attorney for Plaintiff



**GOLDBECK McCAFFERTY & McKEEVER**

BY: Michael T. McKeever  
Attorney I.D.#56129  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-825-6320  
Attorney for Plaintiff

CITIFINANCIAL SERVICES, INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

Plaintiff

vs.

DONALD J. KLINE JR.  
BARBARA MARIE KLINE  
**Mortgagor(s) and Record Owner(s)**

63 Penn Street  
Grampian, PA 16838

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 07-1654-CD

**AFFIDAVIT PURSUANT TO RULE 3129**

CITIFINANCIAL SERVICES, INC., Plaintiff in the above action, by its attorney, Michael T. McKeever, Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

63 Penn Street  
Grampian, PA 16838

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

DONALD J. KLINE JR.  
63 Penn Street  
Grampian, PA 16838

BARBARA MARIE KLINE  
63 Penn Street  
Grampian, PA 16838

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

DONALD J. KLINE JR.  
63 Penn Street  
Grampian, PA 16838

BARBARA MARIE KLINE  
63 Penn Street  
Grampian, PA 16838

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF CLEARFIELD COUNTY  
230 E. Market Street  
Clearfield, PA 16830

FIRST NATIONAL BANK OF PA.  
ALSTAM MALL, APT/STE 207  
2526 MONROEVILLE BLVD.  
MONROEVILLE, PA 15146

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

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

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

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.

TENANTS/OCCUPANTS  
63 Penn Street  
Grampian, PA 16838

(attach separate sheet if more space is needed)

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. Section 4904 relating to unsworn falsification to authorities.

DATED: March 11, 2008

Michael T. McKeever  
GOLDBECK McCAFFERTY & MCKEEVER  
BY: Michael T. McKeever, Esq.  
Attorney for Plaintiff

**GOLDBECK McCAFFERTY & MCKEEVER**

BY: Michael T. McKeever  
Attorney I.D. #56129  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

CITIFINANCIAL SERVICES, INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

Plaintiff

vs.

DONALD J. KLINE JR.  
BARBARA MARIE KLINE  
63 Penn Street  
Grampian, PA 16838

Defendants

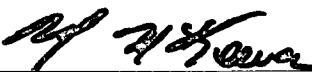
IN THE COURT OF COMMON PLEAS  
OF CLEARFIELD COUNTY

No. 07-1654-CD

**PRAECIPE TO VACATE JUDGMENT**

TO THE PROTHONOTARY:

Kindly vacate the judgment upon payment of your costs only.

  
MICHAEL T. MCKEEVER, ESQUIRE

FILED pd \$7.00 Atty  
m/2/20  
JUN 09 2008 NOCC  
William A. Shaw no cert requested  
Prothonotary/Clerk of Courts

**GOLDBECK McCAFFERTY & MCKEEVER**

BY: Michael T. McKeever  
Attorney I.D. #56129  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-825-6321  
Attorney for Plaintiff

CITIFINANCIAL SERVICES, INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

Plaintiff

vs.

DONALD J. KLINE JR.  
BARBARA MARIE KLINE  
63 Penn Street  
Grampian, PA 16838

Defendants

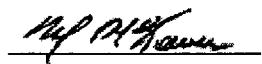
IN THE COURT OF COMMON PLEAS  
OF CLEARFIELD COUNTY

No. 07-1654-CD

**PRAECIPE TO DISCONTINUE AND END**

TO THE PROTHONOTARY:

Kindly mark the above case Discontinued and Ended upon payment of your costs only.

  
MICHAEL T. MCKEEVER, ESQUIRE

FILED No cc

5/22/08  
JUN 09 2008

William A. Shaw  
Prothonotary/Clerk of Courts

(m) no cert requested

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20726  
NO: 07-1654-CD

PLAINTIFF: CITIFINANCIAL SERVICES, INC.  
VS.  
DEFENDANT: DONALD J. KLINE, JR. AND BARBARA MARIE KLINE

Execution REAL ESTATE

**SHERIFF RETURN**

DATE RECEIVED WRIT: 2/1/2008

LEVY TAKEN 2/14/2008 @ 2:50 PM

POSTED 2/21/2008 @ 1:51 PM

SALE HELD

SOLD TO

SOLD FOR AMOUNT PLUS COSTS

WRIT RETURNED 7/22/2008

DATE DEED FILED NOT SOLD

**FILED**

JUL 22 2008  
6/3:45 PM  
William A. Shaw  
Prothonotary/Clerk of Courts

**DETAILS**

2/21/2008 @ 1:51 PM SERVED DONALD J. KLINE, JR.

SERVED DONALD J. KLINE, JR, DEFENDANT, AT HIS RESIDENCE 63 PENN STREET, GRAMPIAN, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO BARBARA KLINE, WIFE/CO-DEFENDANT

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

2/21/2008 @ 1:51 PM SERVED BARBARA MARIE KLINE

SERVED BARBARA MARIE KLINE, DEFENDANT, AT HER RESIDENCE 63 PENN STREET, GRAMPIAN, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO BARBARA KLINE

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

@ SERVED

NOW, APRIL 3, 2008 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO CONTINUE THE SHERIFF'S SALE SCHEDULED FOR APRIL 4, 2008 TO MAY 2, 2008.

@ SERVED

NOW, MAY 5, 2008 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF SALE SCHEDULED FOR MAY 2, 2008.



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20726  
NO. 07-1654-CD

PLAINTIFF: CITIFINANCIAL SERVICES, INC.

VS.

DEFENDANT: DONALD J. KLINE, JR. AND BARBARA MARIE KLINE

Execution REAL ESTATE

**SHERIFF RETURN**

---

SHERIFF HAWKINS \$215.39

SURCHARGE \$40.00 PAID BY ATTORNEY

So Answers,

  
by Arthur Butch Aegland  
Chester A. Hawkins  
Sheriff

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

CITIFINANCIAL SERVICES, INC.  
1111 Northpoint Drive  
Building 4, Suite 100  
Coppell, TX 75019

vs.

DONALD J. KLINE JR.  
BARBARA MARIE KLINE  
63 Penn Street  
Grampian, PA 16838

In the Court of Common Pleas of  
Clearfield County

No. 07-1654-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:

PREMISES: 63 Penn Street Grampian, PA 16838

See Exhibit "A" attached

AMOUNT DUE	\$28,251.03
------------	-------------

Interest From 02/01/2008  
Through Date of Sale

(Costs to be added)

Prothonotary costs 125

Dated: 2-1-08

Prothonotary, Common Pleas Court  
of Clearfield County, Pennsylvania

Deputy

Received this writ this 1st day  
of February A.D. 2008  
At 3:00 A.M./P.M.

Chester A. Hawkins  
Sheriff by Amberlyne

Term  
No. 07-1654-CD

IN THE COURT OF COMMON PLEAS  
CITIFINANCIAL SERVICES, INC.

vs.

DONALD J. KLINE JR. and  
BARBARA MARIE KLINE  
Mortagor(s)  
63 Penn Street Grampian, PA 16838

WRIT OF EXECUTION  
(Mortgage Foreclosure)

REAL DEBT	<u>\$28,251.03</u>
INTEREST from	\$ _____
COSTS PAID:	\$ _____
PROTHY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
COSTS DUE PROTHY	\$ _____
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

Michael T. McKeever  
Attorney for Plaintiff

**Goldbeck McCafferty & McKeever**  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

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

BEGINNING at the Northeast corner of lot of Frank Rowles, formerly Alice I. Hahn; thence by line of Penn Street North 55  $\frac{3}{4}$  degrees West 60 feet to a corner of lot of A.C. Moore formerly Dr. Currier's lot thence by the same South 34  $\frac{1}{4}$  degrees West 185  $\frac{3}{4}$  degrees East 60 feet to a corner of Frank Rowles lot, formerly Alice I. Hahn's; thence by the same 34  $\frac{1}{4}$  degrees East 180 feet to the place of beginning. There is erected on this lot a house.

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corner of Frank Rowles lot, formerly Alice I. Hahn's; thence by the same North 34  $\frac{1}{4}$  degrees East 180 feet to the place of beginning. There is erected on this lot a house.

Tax parcel no: 009-F11-341-00029

**REAL ESTATE SALE  
SCHEDULE OF DISTRIBUTION**

NAME DONALD J. KLINE, JR. NO. 07-1654-CD

NOW, July 22, 2008, 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 , I exposed the within described real estate of Donald J. Kline, Jr. And Barbara Marie Kline to public venue or outcry at which time and place I sold the same to he/she being the highest bidder, for the sum of and made the following appropriations, viz:

**SHERIFF COSTS:**

RDR	15.00
SERVICE	15.00
MILEAGE	12.12
LEVY	15.00
MILEAGE	12.12
POSTING	15.00
CSDS	10.00
COMMISSION	0.00
POSTAGE	6.15
HANDBILLS	15.00
DISTRIBUTION	25.00
ADVERTISING	15.00
ADD'L SERVICE	15.00
DEED	
ADD'L POSTING	
ADD'L MILEAGE	
ADD'L LEVY	
BID/SETTLEMENT AMOUNT	
RETURNS/DEPUTIZE	
COPIES	15.00
	5.00
BILLING/PHONE/FAX	5.00
CONTINUED SALES	20.00
MISCELLANEOUS	
<b>TOTAL SHERIFF COSTS</b>	<b>\$215.39</b>

**DEED COSTS:**

ACKNOWLEDGEMENT	
REGISTER & RECORDER	
TRANSFER TAX 2%	0.00
<b>TOTAL DEED COSTS</b>	<b>\$0.00</b>

**PLAINTIFF COSTS, DEBT AND INTEREST:**

DEBT-AMOUNT DUE	28,251.03
INTEREST @	0.00
FROM 02/01/2008 TO	
ATTORNEY FEES	
PROTH SATISFACTION	
LATE CHARGES AND FEES	
COST OF SUIT-TO BE ADDED	
FORECLOSURE FEES	
ATTORNEY COMMISSION	
REFUND OF ADVANCE	
REFUND OF SURCHARGE	40.00
SATISFACTION FEE	
ESCROW DEFICIENCY	
PROPERTY INSPECTIONS	
INTEREST	
MISCELLANEOUS	
<b>TOTAL DEBT AND INTEREST</b>	<b>\$28,291.03</b>
<b>COSTS:</b>	
ADVERTISING	390.58
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
DUE	
LIEN SEARCH	200.00
ACKNOWLEDGEMENT	
DEED COSTS	0.00
SHERIFF COSTS	215.39
LEGAL JOURNAL COSTS	144.00
PROTHONOTARY	125.00
MORTGAGE SEARCH	80.00
MUNICIPAL LIEN	
<b>TOTAL COSTS</b>	<b>\$1,154.97</b>

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

GOLDBECK McCAFFERTY & McKEEVER  
A PROFESSIONAL CORPORATION  
SUITE 5000 - MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
FAX (215) 627-7734

April 3, 2008

Chester A. Hawkins  
SHERIFF OF CLEARFIELD COUNTY  
Sheriff's Office  
Clearfield, PA 16830  
FAX: 814-765-5915

Clearfield

BOOK WRIT

RE: CITIFINANCIAL SERVICES, INC.  
vs.  
DONALD J. KLINE JR. and BARBARA MARIE KLINE  
Term No. 07-1654-CD

Property address:

63 Penn Street  
Grampian, PA 16838

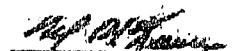
Sheriff's Sale Date: April 04, 2008

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for April 04, 2008 to May 02, 2008.

Thank you for your cooperation.

Very truly yours,



Michael T. McKeever

MTM/jlb

cc: Anand Kagda  
CITIFINANCIAL SERVICES, INC.  
Acct. #2000510220662

GOLDBECK McCAFFERTY & McKEEVER  
 A PROFESSIONAL CORPORATION  
 SUITE 5000 - MELLON INDEPENDENCE CENTER  
 701 MARKET STREET  
 PHILADELPHIA, PA 19106-1532  
 (215) 627-1322  
 FAX (215) 627-7734

May 1, 2008

Clearfield

Chester A. Hawkins  
 SHERIFF OF CLEARFIELD COUNTY  
 Sheriff's Office  
 Clearfield, PA 16830  
 FAX: 814-765-5915

**BOOK WRIT**

RE: CITIFINANCIAL SERVICES, INC.  
 vs.  
 DONALD J. KLINE JR. and BARBARA MARIE KLINE  
 Term No. 07-1654-CD

Property address:

63 Penn Street  
 Grampian, PA 16838

Sheriff's Sale Date: May 02, 2008

Dear Sir/Madam:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. I collected \$ towards my client's debt.

Will advise the amount collected ASAP.

Thank you for your cooperation.

Very truly yours,

  
 MICHAEL T. MCKEEVER

MTM/jlb

cc: Anand Kagda  
 CITIFINANCIAL SERVICES, INC.  
 Acct. #2000510220662