

07-2072-CD

Deutsche Bank vs G. Finley et al

**FILED**

DEC 20 2007

m/12:40/w  
William A. Shaw  
Prothonotary/Clerk of Courts  
4 CERT TO SHR

PHELAN HALLINAN & SCHMIEG, LLP  
FRANCIS S. HALLINAN, ESQ., Id. No. 62695  
DANIEL G. SCHMIEG, ESQ., Id. No. 62205  
MICHELE M. BRADFORD, ESQ., Id. No. 69849  
SHEETAL SHAH-JANI, ESQ., Id. No. 81760  
JUDITH T. ROMANO, ESQ., Id. No. 58745  
JENINE R. DAVEY, ESQ., Id. No. 87077  
MICHAEL E. CARLETON, ESQ., Id. No. 203009  
ONE PENN CENTER PLAZA, SUITE 1400  
PHILADELPHIA, PA 19103  
(215) 563-7000 165042

ATTORNEY FOR PLAINTIFF

DEUTSCHE BANK TRUST COMPANY  
AMERICAS AS TRUSTEE  
1100 VIRGINIA DRIVE  
P.O. BOX 8300  
FORT WASHINGTON, PA 19034

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

Plaintiff

NO. 2007-2072-CV

v.

CLEARFIELD COUNTY

GLENN L. FINLEY  
AMADEUS FINLEY  
257 KIWANIS TRAIL  
DUBOIS, PA 15801

Defendants

**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

DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE  
1100 VIRGINIA DRIVE  
P.O. BOX 8300  
FORT WASHINGTON, PA 19034

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

GLENN L. FINLEY  
AMADEUS FINLEY  
257 KIWANIS TRAIL  
DUBOIS, PA 15801

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

3. On 08/22/2006 mortgagor(s) made, executed, and delivered a mortgage upon the premises hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS A NOMINEE FOR HOMECOMINGS FINANCIAL NETWORK, INC. which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Instrument No: 200614319. PLAINTIFF is now the legal owner of the mortgage and is in the process of formalizing an assignment of same. The mortgage and assignment(s), if any, are matters of public record and are incorporated herein by reference in accordance with Pa.R.C.P. 1019(g); which Rule relieves the Plaintiff from its obligations to attach documents to pleadings if those documents are of public record.
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 07/01/2007 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	\$206,601.33
Interest	\$9,003.14
06/01/2007 through 12/19/2007 (Per Diem \$44.57)	
Attorney's Fees	\$1,250.00
Cumulative Late Charges	\$301.60
08/22/2006 to 12/19/2007	
Cost of Suit and Title Search	<u>\$550.00</u>
Subtotal	\$217,706.07
Escrow	
Credit	\$0.00
Deficit	\$0.00
Subtotal	<u>\$0.00</u>
<b>TOTAL</b>	<b>\$217,706.07</b>

7. If the mortgage is reinstated prior to a Sheriff's Sale, the attorney's fee set forth above may be less than the amount demanded based on work actually performed. The attorney's fees requested are in conformity with the mortgage and Pennsylvania law. Plaintiff reserves its right to collect attorney's fees up to 5% of the remaining principal balance in the event the property is sold to a third party purchaser at Sheriff's Sale, or if the complexity of the action requires additional fees in excess of the amount demanded in the Action.
8. Plaintiff is not seeking a judgment of personal liability (or an in personam judgment) against the Defendant(s) in the Action; however, Plaintiff reserves its right to bring a separate Action to establish that right, if such right exists. If Defendant(s) has/have received a discharge of personal liability in a bankruptcy proceeding, this Action of Mortgage Foreclosure is in no way an attempt to reestablish such personal liability discharged in bankruptcy, but only to foreclose the mortgage and sell the mortgaged premises pursuant to Pennsylvania Law.

9. 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.
10. This action does not come under Act 6 of 1974 because the original mortgage amount exceeds \$50,000.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$217,706.07, together with interest from 12/19/2007 at the rate of \$44.57 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. HALLINAN, ESQUIRE

✓ DANIEL G. SCHMIEG, ESQUIRE 62205

MICHELE M. BRADFORD, ESQUIRE

SHEETAL R. SHAH-JANI, ESQUIRE

JUDITH T. ROMANO, ESQUIRE

JENINE R. DAVEY, ESQUIRE

MICHAEL E. CARLETON, ESQUIRE

Attorneys for Plaintiff



## LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate, lying and being in the Township of Sandy, Clearfield County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin at the Southeast corner of Lot No. 4, said iron pin also being at the Westerly line of Kiwanis Trail; thence along the Westerly line of Kiwanis Trail, South 34 degrees 34 minutes 25 seconds East a distance of 250.0 feet to an iron pin at the Northerly line of a 50 foot right of way; thence along the Northerly line of said 50 foot right of way, North 55 degrees 25 minutes 35 seconds West a distance of 522.72 feet to an iron pin; thence North 34 degrees 34 minutes 25 seconds East a distance of 250.0 feet to an iron pin; thence along the Westerly line of other lands of Clearco, Inc. and said Lot No. 4, South 55 degrees 25 minutes 35 seconds East a distance of 522.72 feet to an iron pin and place of beginning. Containing 3.0 acres and being Lot No. 3 in the Clearco Plan of Lots.

BEING the same premises conveyed to Gregory L. Wilson and Donna F. Wilson, husband and wife, by deed of Clearco, Inc. dated May 18, 1981, and recorded in Clearfield County Deed Book Volume 813, Page 131. And further being premises subject to an Agreement of Sale between Gregory L. Wilson and Donna F. Wilson as Sellers, and C. E. Nelson a/k/a Chuck Nelson as Buyer. Said Agreement of Sale was dated August 25, 2005, and recorded in Clearfield County as Instrument No. 200513818. This agreement can be construed to pass equitable title to the Buyer, C. E. Nelson, who joins in this conveyance as Grantor.

257 KIWANIS TRAIL, DUBOIS, PA 15801

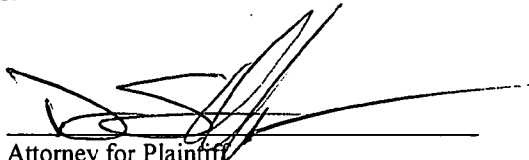
PARCEL NUMBER A03-000-00099

**VERIFICATION**

I hereby states that I am the attorney for the 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 of the pleading, that I am 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 my knowledge, information and belief.

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

DATE: 12-19-07

  
\_\_\_\_\_  
Attorney for Plaintiff

D. Salvo  
#62205

CR

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

Deutsche Bank Trust Company Americas as Trustee	:	Court of Common Pleas
1100 Virginia Drive	:	
PO Box 8300	:	
Fort Washington, PA 19034	:	Civil Division
Plaintiff	:	
vs.	:	Clearfield County
Glenn L. Finley	:	
Amadeus Finley	:	No. 07-2072-CD
257 Kiwanis Trail	:	
DuBois, PA 15801	:	
Defendants	:	

ORDER

AND NOW, this 28<sup>th</sup> day of February, 2008, upon consideration of Plaintiff's Motion to Direct Sheriff to File Affidavit of Service, and any response thereto, it is hereby:

ORDERED and DECREED that the Sheriff of Clearfield County is hereby directed to complete and file an Affidavit of Service of the foreclosure Complaint within seven days of the date of this Order.

BY THE COURT:

Judith J. Armentrout  
J.

**FILED**  
019:056H  
FEB 29 2008  
William A. Shaw  
Prothonotary/Clerk of Courts  
ICC Atty Dawey  
ICC Sheriff  
(without memo)  
GK

FILED

FEB 28 2008

William A. Shaw  
Prothonotary/Clerk of Courts

PHELAN HALLINAN & SCHMIEG, LLP  
BY: Michele M. Bradford, Esquire, ID No. 69849  
Jenine R. Davey, Esquire, ID No. 87077  
One Penn Center at Suburban Station  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

Deutsche Bank Trust Company Americas as Trustee :  
1100 Virginia Drive :  
PO Box 8300 :  
Fort Washington, PA 19034 :  
Plaintiff :

vs. :

Glenn L. Finley :  
Amadeus Finley :  
257 Kiwanis Trail :  
DuBois, PA 15801 :

Defendants :

ATTORNEYS FOR PLAINTIFF

Court of Common Pleas

Civil Division

Clearfield County

No. 07-2072-CD

**MOTION TO DIRECT THE SHERIFF TO FILE AFFIDAVIT OF SERVICE**

1. Plaintiff commenced the instant mortgage foreclosure action by filing a Complaint on December 20, 2007. A true and correct copy of the Complaint is attached hereto, made part hereof, and marked as Exhibit "A".

2. The Sheriff of Clearfield County was requested to serve the Complaint upon the Defendants.

3. On February 20, 2008, the Sheriff's office verbally advised counsel for Plaintiff that Glenn L. Finley accepted service on behalf of himself and Amadeus Finley on December 31, 2007.

4. On February 20, 2008, Plaintiff sent the Defendants a ten day letter notifying them of its intention to file a default judgment.

5. To date, the Clearfield County Sheriff's office has not filed the Affidavit of Service, which was made on December 31, 2007.

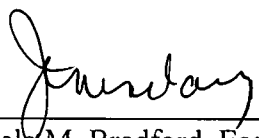
6. Plaintiff is unable to enter judgment and praecipe for a writ of execution until the Sheriff's Office files the Affidavit of Service of the Complaint with the Prothonotary. Interest accrues at the rate of \$44.57 per day on this mortgage account.

7. The Plaintiff is greatly prejudiced by the delay in the filing of the Sheriff's Affidavit of Service.

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

Respectfully submitted,  
PHELAN HALLINAN & SCHMIEG, LLP

2/27/08  
Date

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

## **EXHIBIT A**

DEC 20 2007

William A. Shaw  
Prothonotary/Clerk of Courts

PHILAN HALLINAN & SCHMIEG, LLP  
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165042

ATTORNEY FOR PLAINTIFF

DEUTSCHE BANK TRUST COMPANY  
AMERICAS AS TRUSTEE  
1100 VIRGINIA DRIVE  
P.O. BOX 8300  
FORT WASHINGTON, PA 19034

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

Plaintiff

NO. 2007-2072-CO

v.

CLEARFIELD COUNTY

GLENN L. FINLEY  
AMADEUS FINLEY  
257 KIWANIS TRAIL  
DUBOIS, PA 15801

Defendants

We hereby certify the  
within to be a true and  
correct copy of the  
original filed of record

**ATTORNEY FILE COPY**  
**PLEASE RETURN**

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

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

GLENN L. FINLEY  
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Principal Balance	\$206,601.33
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<b>TOTAL</b>	<b>\$217,706.07</b>

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WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$217,706.07, together with interest from 12/19/2007 at the rate of \$44.57 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. HALLINAN, ESQUIRE

✓ DANIEL G. SCHMIEG, ESQUIRE 62205

MICHELE M. BRADFORD, ESQUIRE

SHEETAL R. SHAH-JANI, ESQUIRE

JUDITH T. ROMANO, ESQUIRE

JENINE R. DAVEY, ESQUIRE

MICHAEL E. CARLETON, ESQUIRE

Attorneys for Plaintiff

## LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate, lying and being in the Township of Sandy, Clearfield County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin at the Southeast corner of Lot No. 4, said iron pin also being at the Westerly line of Kiwanis Trail; thence along the Westerly line of Kiwanis Trail, South 34 degrees 34 minutes 25 seconds East a distance of 250.0 feet to an iron pin at the Northerly line of a 50 foot right of way; thence along the Northerly line of said 50 foot right of way, North 55 degrees 25 minutes 35 seconds West a distance of 522.72 feet to an iron pin; thence North 34 degrees 34 minutes 25 seconds East a distance of 250.0 feet to an iron pin; thence along the Westerly line of other lands of Clearco, Inc. and said Lot No. 4, South 55 degrees 25 minutes 35 seconds East a distance of 522.72 feet to an iron pin and place of beginning. Containing 3.0 acres and being Lot No. 3 in the Clearco Plan of Lots.

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257 KIWANIS TRAIL, DUBOIS, PA 15801

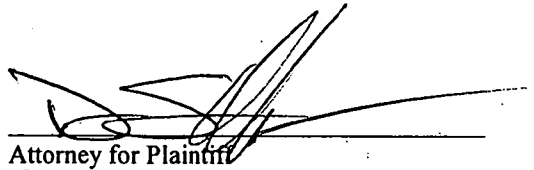
PARCEL NUMBER A03-000-00099

**VERIFICATION**

I hereby states that I am the attorney for the 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 of the pleading, that I am 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 my knowledge, information and belief.

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

DATE: 12-19-07

  
\_\_\_\_\_  
Attorney for Plaintiff

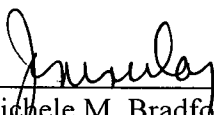
D. Salvino  
#62205

VERIFICATION

The undersigned hereby state that they are the attorneys for the Plaintiff in this action, that they are authorized to make this Verification, and that the statements made in the foregoing Motion to Direct Sheriff to file Affidavit of Service and Brief in support thereof are true and correct to the best of their knowledge, information and belief. The undersigned understands that this statement herein is made subject to the penalties of 18 Pa.C.S. 4904 relating to unsworn falsification to authorities.

PHELAN HALLINAN & SCHMIEG, LLP

2/29/08  
Date

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



FILED

FEB 28 2008

William A. Shaw  
Prothonotary/Clerk of Courts

PHELAN HALLINAN & SCHMIEG, LLP  
BY: Michele M. Bradford, Esquire, ID No. 69849  
Jenine R. Davey, Esquire, ID No. 87077  
One Penn Center at Suburban Station  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEYS FOR PLAINTIFF

Deutsche Bank Trust Company Americas as Trustee :  
1100 Virginia Drive :  
PO Box 8300 :  
Fort Washington, PA 19034 :  
Plaintiff :

Court of Common Pleas

Civil Division

vs.

Clearfield County

Glenn L. Finley •  
Amadeus Finley  
257 Kiwanis Trail  
DuBois, PA 15801  
Defendants

No. 07-2072-CD

### CERTIFICATE OF SERVICE

I hereby certify that true and correct copies of Plaintiff's Motion to Direct Sheriff to File Affidavit of Service and Brief in Support thereof were served upon the following interested parties via first class mail on the date indicated below:

Chester A. Hawkins  
Sheriff of Clearfield County  
230 East Market Street  
Clearfield, PA 16830

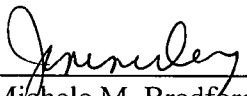
Peter F. Smith, Esquire  
30 South 2<sup>nd</sup> Street  
PO Box 130  
Clearfield, PA 16830-2347  
(Sheriff's Solicitor)

Glenn L. Finley  
Amadeus Finley  
257 Kiwanis Trail  
DuBois, PA 15801

Glenn L. Finley  
Amadeus Finley  
713 Treasure Lake  
DuBois, PA 15801

PHELAN HALLINAN & SCHMIEG, LLP

2/27/08  
Date

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

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 103558  
NO: 07-2072-CD  
SERVICE # 1 OF 4  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: DEUTSCHE BANK TRUST COMPANY

vs.

DEFENDANT: GLENN L. FINLEY and AMADEUS FINLEY

SHERIFF RETURN

NOW, December 31, 2007 AT 2:00 PM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON GLENN L. FINLEY DEFENDANT AT 713 TREASURE LAKE, DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO GLENN FINLEY, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: NEVLING / COUDRIET

FILED  
02/29/08  
FEB 29 2008

William A. Shaw  
Prothonotary/Clerk of Courts

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

DOCKET # 103558  
NO: 07-2072-CD  
SERVICE # 2 OF 4  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: DEUTSCHE BANK TRUST COMPANY  
vs.  
DEFENDANT: GLENN L. FINLEY and AMADEUS FINLEY

**SHERIFF RETURN**

---

NOW, December 31, 2007 AT 2:00 PM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON AMADEUS FINLEY DEFENDANT AT 713 TREASURE LAKE, DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO GLENN FINLEY, HUSBAND A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: NEVLING / COUDRIET

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

DOCKET # 103558  
NO: 07-2072-CD  
SERVICE # 3 OF 4  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: DEUTSCHE BANK TRUST COMPANY  
vs.  
DEFENDANT: GLENN L. FINLEY and AMADEUS FINLEY

**SHERIFF RETURN**

---

NOW, December 31, 2007 AT 2:00 PM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON GLENN L. FINLEY DEFENDANT AT 713 TREASURE LAKE, DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO GLENN FINELEY, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: NEVLING / COUDRIET

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

DOCKET # 103558  
NO: 07-2072-CD  
SERVICE # 4 OF 4  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: DEUTSCHE BANK TRUST COMPANY

VS.

DEFENDANT: GLENN L. FINLEY and AMADEUS FINLEY

**SHERIFF RETURN**

---

NOW, December 31, 2007 AT 2:00 PM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON AMADEUS FINLEY DEFENDANT AT 713 TREASURE LAKE, DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO GLENN FINLEY, HUSBAND A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: NEVLING / COUDRIET

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 103558  
NO: 07-2072-CD  
SERVICES 4  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: DEUTSCHE BANK TRUST COMPANY  
vs.  
DEFENDANT: GLENN L. FINLEY and AMADEUS FINLEY

SHERIFF RETURN

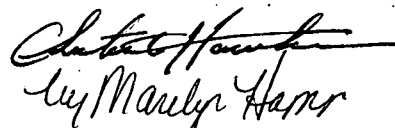
RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	PHELAN	653212	40.00
SHERIFF HAWKINS	PHELAN	653212	60.00

Sworn to Before Me This

\_\_\_\_\_ Day of \_\_\_\_\_ 2008

So Answers,



Chester A. Hawkins  
Sheriff

FILED <sup>MP CC</sup>  
MAR 14 2008  
William A. Shaw  
Prothonotary/Clerk of Courts

PHELAN HALLINAN & SCHMIEG, LLP

BY: Michele M. Bradford, Esquire, ID No. 69849

Jenine R. Davey, Esquire, ID No. 87077

One Penn Center at Suburban Station

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

Deutsche Bank Trust Company Americas as Trustee :

1100 Virginia Drive :

PO Box 8300 :

Fort Washington, PA 19034 :

Plaintiff :

vs. :

Glenn L. Finley :

Amadeus Finley :

257 Kiwanis Trail :

DuBois, PA 15801 :

Defendants :

ATTORNEYS FOR PLAINTIFF

Court of Common Pleas

Civil Division

Clearfield County

No. 07-2072-CD

**CERTIFICATE OF SERVICE**

I hereby certify that true and correct copies of the February 28, 2008 Order granting Plaintiff's Motion to Direct Sheriff were served upon the following interested parties via first class mail on the date indicated below:

Chester A. Hawkins  
Sheriff of Clearfield County  
230 East Market Street  
Clearfield, PA 16830

Peter F. Smith, Esquire  
30 South 2<sup>nd</sup> Street  
PO Box 130  
Clearfield, PA 16830-2347  
(Sheriff's Solicitor)

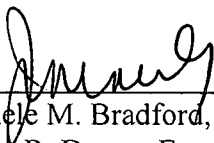


Glenn L. Finley  
Amadeus Finley  
257 Kiwanis Trail  
DuBois, PA 15801

Glenn L. Finley  
Amadeus Finley  
713 Treasure Lake  
DuBois, PA 15801

PHELAN HALLINAN & SCHMIEG, LLP

3/11/08  
\_\_\_\_\_  
Date

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

PHELAN HALLINAN & SCHMIEG  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station - Suite 1400  
1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814 Attorney for Plaintiff  
(215) 563-7000

DEUTSCHE BANK TRUST COMPANY  
AMERICAS AS TRUSTEE  
1100 VIRGINIA DRIVE P.O. BOX 8300  
FORT WASHINGTON, PA 19034

Plaintiff,

v.

GLENN L. FINLEY  
AMADEUS FINLEY  
713 TREASURE LAKE  
DUBOIS, PA 15801

Defendant(s).

CLEARFIELD COUNTY  
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2007-2072-CD

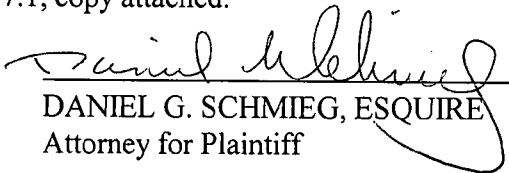
PRAECIPE FOR IN REM JUDGMENT FOR FAILURE TO  
ANSWER AND ASSESSMENT OF DAMAGES

TO THE OFFICE OF THE PROTHONOTARY:

Kindly enter an in rem judgment in favor of the Plaintiff and against GLENN L. FINLEY and AMADEUS FINLEY, 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	\$ 217,706.07
Interest - 12/20/2007 TO 03/26/2008	\$4,367.86
TOTAL	<u>\$ 222,073.93</u>

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, ESQUIRE  
Attorney for Plaintiff

DAMAGES ARE HEREBY ASSESSED AS INDICATED.

DATE: 3/27/08

165042

  
PRO PROTHY

**FILED** *Att. pd.*  
*3/10:57 PM* *20.00*  
MAR 27 2008 *1cc - Notice to Def.*  
William A. Shaw  
Prothonotary/Clerk of Courts

*Statement to*  
*Att.*  
*OK*

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

DEUTSCHE BANK TRUST COMPANY AMERICAS : COURT OF COMMON PLEAS  
AS TRUSTEE

Plaintiff

: CIVIL DIVISION

Vs.

: CLEARFIELD COUNTY

GLENN L. FINLEY  
AMADEUS FINLEY

: NO. 2007-2072-CD

Defendants

TO: GLENN L. FINLEY  
713 TREASURE LAKE  
DUBOIS, PA 15801

DATE OF NOTICE: **FEBRUARY 20, 2008**

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

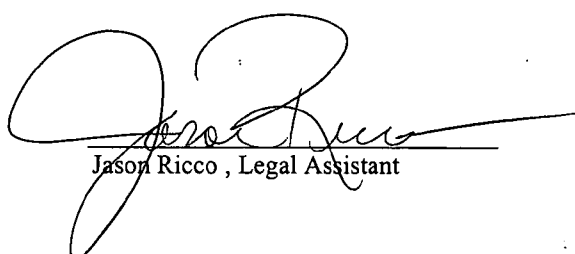
YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT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

  
Jason Ricco, Legal Assistant

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

DEUTSCHE BANK TRUST COMPANY AMERICAS : COURT OF COMMON PLEAS  
AS TRUSTEE

Plaintiff

: CIVIL DIVISION

Vs.

: CLEARFIELD COUNTY

GLENN L. FINLEY  
AMADEUS FINLEY

: NO. 2007-2072-CD

Defendants

TO: AMADEUS FINLEY  
713 TREASURE LAKE  
DUBOIS, PA 15801

DATE OF NOTICE: FEBRUARY 20, 2008

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

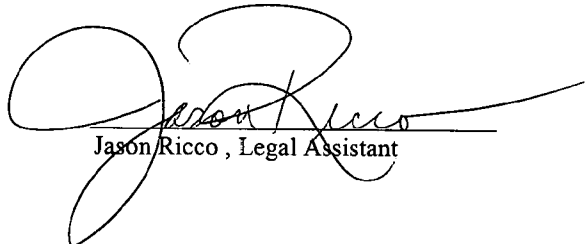
YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT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


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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

  
Jason Ricco, Legal Assistant

FILE COPY

  
DANIEL G. SCHMIEG, ESQUIRE

IN THE COURT OF COMMON PLEAS  
CLEARFIELD PENNSYLVANIA

DEUTSCHE BANK TRUST COMPANY  
AMERICAS AS TRUSTEE  
1100 VIRGINIA DRIVE P.O. BOX 8300  
FORT WASHINGTON, PA 19034

Plaintiff,

v.

GLENN L. FINLEY  
AMADEUS FINLEY  
713 TREASURE LAKE  
DUBOIS, PA 15801

Defendant(s).

CLEARFIELD COUNTY  
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2007-2072-CD

COPY

Notice is given that a Judgment in the above captioned matter has been entered against you  
on March 27, 2008.

BY [Signature] DEPUTY

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

[Signature]  
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.

COPY

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

Deutsche Bank Trust Company Americas as  
Trustee  
Plaintiff(s)

No.: 2007-02072-CD

Real Debt: \$222,073.93

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Glenn L. Finley  
Amadeus Finley  
Defendant(s)

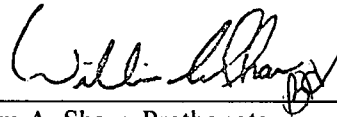
Entry: \$20.00

Instrument: In Rem Judgment

Date of Entry: March 27, 2008

Expires: March 27, 2013

Certified from the record this 27th day of March, 2008.



William A. Shaw, Prothonotary

\*\*\*\*\*

SIGN BELOW FOR SATISFACTION

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

\_\_\_\_\_  
Plaintiff/Attorney

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

DEUTSCHE BANK TRUST  
COMPANY AMERICAS AS  
TRUSTEE

vs.

GLENN L. FINLEY  
AMADEUS FINLEY

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

No. 2007-2072-CD Term 20.

PRAECIPE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)

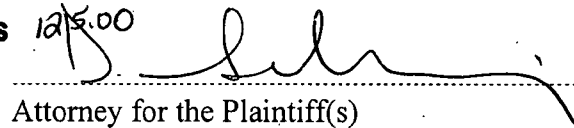
To the Director of the Office of Judicial Support

Issue writ of execution in the above matter:

Amount Due	\$222,073.93
Interest from 3/27/08 to Sale	\$ _____
Per diem \$36.51	
Add'l Costs	\$3,636.00
Writ Total	\$ _____

Prothonotary costs

125.00

  
Attorney for the Plaintiff(s)

Note: Please attach description of Property.

165042

**FILED** Any pd  
m 12:09 PM 20.00  
APR 17 2008 100 @ 6 wnts  
William A. Shaw w/ prop desc.  
Prothonotary/Clerk of Courts to Sheriff

(62)



No. 2007-2072-CD..... Term 20

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

DEUTSCHE BANK TRUST COMPANY AMERICAS  
AS TRUSTEE


vs.

GLENN L. FINLEY  
AMADEUS FINLEY

---

PRAECIPE FOR WRIT OF EXECUTION  
(Mortgage Foreclosure)

Filed:

  
.....  
Attorney for Plaintiff(s)

Address: GLENN L. FINLEY      AMADEUS FINLEY  
713 TREASURE LAKE      713 TREASURE LAKE  
DUBOIS, PA 15801      DUBOIS, PA 15801

**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**

**DEUTSCHE BANK TRUST COMPANY**

**AMERICAS AS TRUSTEE**

**1100 VIRGINIA DRIVE, P.O. BOX 8300**

**FORT WASHINGTON, PA 19034**

**Plaintiff,**

**v.**

**GLENN L. FINLEY**

**AMADEUS FINLEY**

**713 TREASURE LAKE**

**DUBOIS, PA 15801**

**Defendant(s).**

**CLEARFIELD COUNTY  
COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO. 2007-2072-CD**

**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

DEUTSCHE BANK TRUST COMPANY  
AMERICAS AS TRUSTEE  
1100 VIRGINIA DRIVE, P.O. BOX 8300  
FORT WASHINGTON, PA 19034

Plaintiff,

v.

GLENN L. FINLEY  
AMADEUS FINLEY  
713 TREASURE LAKE  
DUBOIS, PA 15801

Defendant(s).

CLEARFIELD COUNTY  
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2007-2072-CD

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

DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, 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 **257 KIWANIS TRAIL, DUBOIS, PA 15801**.

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

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

GLENN L. FINLEY	713 TREASURE LAKE DUBOIS, PA 15801
-----------------	---------------------------------------

AMADEUS FINLEY	713 TREASURE LAKE DUBOIS, PA 15801
----------------	---------------------------------------

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.

4/14/08  
Date

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

DEUTSCHE BANK TRUST COMPANY  
AMERICAS AS TRUSTEE  
1100 VIRGINIA DRIVE, P.O. BOX 8300  
FORT WASHINGTON, PA 19034

Plaintiff,

v.

GLENN L. FINLEY  
AMADEUS FINLEY  
713 TREASURE LAKE  
DUBOIS, PA 15801

Defendant(s).

CLEARFIELD COUNTY  
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2007-2072-CD

**AFFIDAVIT PURSUANT TO RULE 3129**

DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, 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 **257 KIWANIS TRAIL, DUBOIS, PA 15801**.

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
None	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
HOMEcomings FINANCIAL NETWORK, INC.	9 SYLVAN WAY, SUITE 100 PARSIPPANY, NJ 07054
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.	P.O. BOX 2026 FLINT, MI 48501-2026
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.	3300 SW 34 <sup>TH</sup> AVE., STE. 101 OCALA, FL 34474

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
None	

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

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

TENANT/OCCUPANT	257 KIWANIS TRAIL DUBOIS, PA 15801
-----------------	---------------------------------------

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
---------------------------------	--

Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6 <sup>th</sup> Floor, Strawberry Sq., Dept 28061 Harrisburg, PA 17128
--	---

Internal Revenue Service Federated Investors Tower	13 <sup>TH</sup> Floor, Suite 1300 1001 Liberty Avenue Pittsburgh, PA 15222
---	---

Department of Public Welfare TPL Casualty Unit Estate Recovery Program	P.O. Box 8486 Willow Oak Building 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.

4/14/08

Date

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

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

3  
COPY

DEUTSCHE BANK TRUST  
COMPANY AMERICAS AS  
TRUSTEE

vs.

GLENN L. FINLEY  
AMADEUS FINLEY

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

No. .... Term 20  
No. 2007-2072-CD ..... Term 20  
No. .... Term 20

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 property  
(specifically described property below):

PREMISES: 257 KIWANIS TRAIL, DUBOIS, PA 15801  
(See Legal Description attached)

Amount Due \$222,073.93

Interest from 3/27/08 to Sale \$ .....

Per diem \$36.51

Add'l Costs \$3,636.00

Writ Total \$

Prothonotary costs

125.00

*Willie L. L. L.*  
Clerk

(Clerk) Office of the Prothy Support, Common Pleas Cou.  
of CLEARFIELD County, Penna.

Dated 4/17/08  
(SEAL)

No. 2007-2072-CD..... Term 20

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

DEUTSCHE BANK TRUST COMPANY AMERICAS  
AS TRUSTEE

vs.

GLENN L. FINLEY  
AMADEUS FINLEY

---

WRIT OF EXECUTION  
(Mortgage Foreclosure)

---

Costs

Real Debt                      \$222,073.93


Int. from 3/27/08

To Date of Sale (\$36.51 per diem)

Costs

Prothy Pd.                      125.00

Sheriff

  
.....  
Attorney for Plaintiff(s)

Address: GLENN L. FINLEY                      AMADEUS FINLEY  
713 TREASURE LAKE                      713 TREASURE LAKE  
DUBOIS, PA 15801                      DUBOIS, PA 15801

## LEGAL DESCRIPTION

**ALL that certain piece or parcel of land situate, lying and being in the Township of Sandy, Clearfield County, Pennsylvania, bounded and described as follows, to wit:**

**BEGINNING at an iron pin at the Southeast corner of Lot No. 4, said iron pin also being at the Westerly line of Kiwanis Trail; thence along the Westerly line of Kiwanis Trail, South 34 degrees 34 minutes 25 seconds East a distance of 250.0 feet to an iron pin at the Northerly line of a 50 foot right of way; thence along the Northerly line of said 50 foot right of way, North 55 degrees 25 minutes 35 seconds West a distance of 522.72 feet to an iron pin; thence North 34 degrees 34 minutes 25 seconds East a distance of 250.0 feet to an iron pin; thence along the Westerly line of other lands of Clearco, Inc. and said Lot No. 4, South 55 degrees 25 minutes 35 seconds East a distance of 522.72 feet to an iron pin and place of beginning. Containing 3.0 acres and being Lot No. 3 in the Clearco Plan of Lots.**

TITLE TO SAID PREMISES IS VESTED IN Glenn L. Finley, an individual, by Deed from Gregory L. Wilson and Donna F. Wilson, husband and wife and C. E. Nelson, a/k/a Chuck Nelson, an individual, with the joinder of his wife and Brenda Nelson, dated 08/22/2006, recorded 08/24/2006, in Deed Mortgage Inst# 200614318.

Premises being: 257 KIWANIS TRAIL  
DUBOIS, PA 15801

Tax Parcel No. 1280A0300000099



IN THE COURT OF COMMON PLEAS  
OF CLEARFIELD COUNTY, PENNSYLVANIA

DEUTSCHE BANK TRUST COMPANY AMERICAS AS	:	CLEARFIELD COUNTY
TRUSTEE	:	COURT OF COMMON PLEAS
Plaintiff,	:	
v.	:	CIVIL DIVISION
	:	
GLENN L. FINLEY	:	NO. 2007-2072-CD
AMADEUS FINLEY	:	
Defendant(s)	:	

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA       )  
COUNTY OF CLEARFIELD                )       SS:

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 257 KIWANIS TRAIL, DUBOIS, PA 15801.

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders 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 Affidavit No. 2 (previously filed) and/or Amended Affidavit No. 2 on the date indicated. 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, ESQUIRE  
Attorney for Plaintiff

Date: June 19, 2008

**IMPORTANT NOTICE:** This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

FILED No cc,  
m/11:00am  
JUN 20 2008 (m)

William A. Shaw  
Prothonotary/Clerk of Courts





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

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

<b>Citibank (South Dakota), N.A.</b>	<b>701 East 60<sup>th</sup> Street N Sioux Falls, SD 57117</b>
--	--

<b>Citibank (south Dakota), N.A.</b>	<b>C/O Brit J. Suttell, Esquire 1060 Andrew Drive, Suite 170 West Chester, PA 19380</b>
--	---

<b>Discover Bank</b>	<b>6500 New Albany Road New Albany, OH 43054</b>
----------------------	--

<b>Discover Bank</b>	<b>C/O James C. Warmbrodt 436 Seventh Avenue, Suite 1400 Pittsburgh, PA 15219</b>
----------------------	---

<b>Bank of America, N.A.</b>	<b>NC 4-105-02-63 4161 Piedmont Parkway Greensboro, NC 27410-8110</b>
------------------------------	---

<b>Bank of America, N.A.</b>	<b>C/O/ Gregory Javardian 1310 Industrial Boulevard 1<sup>st</sup> Floor, Suite 101 Southampton, PA 18966</b>
------------------------------	---

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.)
------	---

<b>None</b>	
-------------	--

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.)
------	---

TENANT/OCCUPANT	257 KIWANIS TRAIL DUBOIS, PA 15801
-----------------	---------------------------------------

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
---------------------------------	--


Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6 <sup>th</sup> Floor, Strawberry Sq., Dept 28061 Harrisburg, PA 17128
--	---

Internal Revenue Service Federated Investors Tower	13 <sup>TH</sup> Floor, Suite 1300 1001 Liberty Avenue Pittsburgh, PA 15222
---	---

Department of Public Welfare TPL Casualty Unit Estate Recovery Program	P.O. Box 8486 Willow Oak Building 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.

4/14/08  
Date

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

Name and Address of Sender

CQS  
 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		Citibank (South Dakota), N.A. 701 East 60 <sup>th</sup> Street N Sioux Falls, SD 57117		
2		Citibank (south Dakota), N.A. C/O Brit J. Suttell, Esquire 1060 Andrew Drive, Suite 170 West Chester, PA 19380		
3		Discover Bank 6500 New Albany Road New Albany, OH 43054		
4		Discover Bank C/O James C. Warmbrodt 436 Seventh Avenue, Suite 1400 Pittsburgh, PA 15219		
5		Bank of America, N.A. NC 4-105-02-63 4161 Piedmont Parkway Greensboro, NC 27410-8110		
6		Bank of America, N.A. C/O Gregory Javardian 1310 Industrial Boulevard 1 <sup>st</sup> Floor, Suite 101 Southampton, PA 18966		
7				
8				
9		Re: GLENN L. FINLEY		
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.

165042 TEAM 4



TEAM 4

WRR

Name and Address of Sender

CQS  
**PHILAN 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 257 KIWANIS TRAIL DUBOIS, PA 15801		
2		DOMESTIC RELATIONS CLEARFIELD COUNTY CLEARFIELD COUNTY COURTHOUSE 230 EAST MARKET STREET CLEARFIELD, PA 16830		
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE PO BOX 2675 HARRISBURG, PA 17105		
4		Commonwealth of Pennsylvania, Bureau of Individual Tax, Inheritance Tax Division, 6 <sup>th</sup> Floor, Strawberry Sq., Dept 28061, Harrisburg, PA 17128		
5		Internal Revenue Service, Federated Investors Tower, 13 <sup>TH</sup> Floor, Suite 1300, 1001 Liberty Aven Pittsburgh, PA 15222		
6		Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program, P.O. Box 8486, W Oak Building, Harrisburg, PA 17105		
7		HOMECONINGS FINANCIAL NETWORK, INC. 9 SYLVAN WAY, SUITE 100, PARSIPPANY, NJ 07054		
8		MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. P.O. BOX 2026, FLINT, MI 48501-2026		
9		MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. 3300 SW 34 <sup>TH</sup> AVE., STE. 101 OCALA, FL 34474		
10				
11				
12		<b>Re: GLENN L. FINLEY</b>  <b>165042 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 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.



UNITED STATES POSTAGE  
 02 1M  
 0004218010  
**\$ 03.620**  
 MAY 15 2008  
 MAILED FROM ZIP CODE 19103

33A

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20761  
NO: 07-2072-CD

PLAINTIFF: DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE

VS.

DEFENDANT: GLENN FINLEY AND AMADEUS FINLEY

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 4/17/2008

LEVY TAKEN 4/23/2008 @ 1:53 PM

POSTED 4/23/2008 @ 1:53 PM

SALE HELD

SOLD TO

SOLD FOR AMOUNT PLUS COSTS

WRIT RETURNED 1/12/2009

DATE DEED FILED NOT SOLD

5  
FILED  
019:0231  
JAN 12 2009  
William A. Shaw  
Prothonotary/Clerk of Courts

DETAILS

5/2/2008 @ 1:20 PM SERVED GLENN L. FINLEY

SERVED GLENN L. FINLEY, DEFENDANT, AT HIS RESIDENCE 713 TREASURE LAKE, DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO AMADEUS FINLEY, 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.

5/2/2008 @ 1:20 PM SERVED AMADEUS FINLEY

SERVED AMADEUS FINLEY, DEFENDANT, AT HER RESIDENCE 713 TREASURE LAKE, DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO AMADEUS FINLEY

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, JUNE 17, 2008 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO POSTPONE THE SHERIFF SALE SCHEDULED FOR JULY 11, 2008 TO AUGUST 1, 2008.

@ SERVED

NOW, JULY 30, 2008 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO POSTPONE THE SHERIFF SALE SCHEDULED FOR AUGUST 1, 2008 TO OCTOBER 3, 2008 DUE TO LOSS MITIGATION.

@ SERVED

NOW, SEPTEMBER 25, 2008 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF SALE SCHEDULED FOR OCTOBER 3, 2008 DUE TO LOAN MODIFICATION. \$1, 508.14 WAS RECEIVED TO CURE THE DEFAULT.



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20761  
NO: 07-2072-CD

PLAINTIFF: DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE  
vs.  
DEFENDANT: GLENN FINLEY AND AMADEUS FINLEY

Execution REAL ESTATE

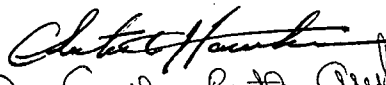
SHERIFF RETURN

---

SHERIFF HAWKINS \$280.92

SURCHARGE \$40.00 PAID BY ATTORNEY

So Answers,

  
Chester A. Hawkins  
Sheriff

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

DEUTSCHE BANK TRUST  
COMPANY AMERICAS AS  
TRUSTEE

vs.

GLENN L. FINLEY  
AMADEUS FINLEY

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

No. .... Term 20  
No. 2007-2072-CD ..... Term 20  
No. .... Term 20

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 property  
(specifically described property below):

PREMISES: 257 KIWANIS TRAIL, DUBOIS, PA 15801  
(See Legal Description attached)

Amount Due \$222,073.93

Interest from 3/27/08 to Sale \$ .....

Per diem \$36.51

Add'l Costs \$3,636.00

Writ Total \$

Prothonotary costs 125.00

(Clerk) Office of the Prothy Support, Common Pleas Cou.  
of CLEARFIELD County, Penna.

Dated 4/17/08  
(SEAL)

165042

Received this writ this 17<sup>th</sup> day  
of April A.D. 2008  
At 2:00 A.M. P.M.

Charles A. Harkins  
Sheriff by Cynthia Butler-Caplan

No. 2007-2072-CD..... Term 20

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

DEUTSCHE BANK TRUST COMPANY AMERICAS  
AS TRUSTEE

vs.

GLENN L. FINLEY  
AMADEUS FINLEY

---

WRIT OF EXECUTION  
(Mortgage Foreclosure)

---

Costs

Real Debt                      \$222,073.93

Int. from 3/27/08

To Date of Sale (\$36.51 per diem)

Costs

125.00

Prothy Pd.

Sheriff

Attorney for Plaintiff(s)

Address: GLENN L. FINLEY                      AMADEUS FINLEY  
713 TREASURE LAKE                      713 TREASURE LAKE  
DUBOIS, PA 15801                      DUBOIS, PA 15801

## LEGAL DESCRIPTION

**ALL that certain piece or parcel of land situate, lying and being in the Township of Sandy, Clearfield County, Pennsylvania, bounded and described as follows, to wit:**

**BEGINNING at an iron pin at the Southeast corner of Lot No. 4, said iron pin also being at the Westerly line of Kiwanis Trail; thence along the Westerly line of Kiwanis Trail, South 34 degrees 34 minutes 25 seconds East a distance of 250.0 feet to an iron pin at the Northerly line of a 50 foot right of way; thence along the Northerly line of said 50 foot right of way, North 55 degrees 25 minutes 35 seconds West a distance of 522.72 feet to an iron pin; thence North 34 degrees 34 minutes 25 seconds East a distance of 250.0 feet to an iron pin; thence along the Westerly line of other lands of Clearco, Inc. and said Lot No. 4, South 55 degrees 25 minutes 35 seconds East a distance of 522.72 feet to an iron pin and place of beginning. Containing 3.0 acres and being Lot No. 3 in the Clearco Plan of Lots.**

TITLE TO SAID PREMISES IS VESTED IN Glenn L. Finley, an individual, by Deed from Gregory L. Wilson and Donna F. Wilson, husband and wife and C. E. Nelson, a/k/a Chuck Nelson, an individual, with the joinder of his wife and Brenda Nelson, dated 08/22/2006, recorded 08/24/2006, in Deed Mortgage Inst# 200614318.

Premises being: 257 KIWANIS TRAIL  
DUBOIS, PA 15801

Tax Parcel No. 1280A0300000099

**REAL ESTATE SALE  
SCHEDULE OF DISTRIBUTION**

NAME GLENN L. FINLEY

NO. 07-2072-CD

NOW, January 11, 2009, 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 October 03, 2008, I exposed the within described real estate of Glenn Finley And Amadeus Finley 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 \$1,508.14 and made the following appropriations, viz:

**SHERIFF COSTS:**

RDR	15.00
SERVICE	15.00
MILEAGE	19.19
LEVY	15.00
MILEAGE	19.19
POSTING	15.00
CSDS	10.00
COMMISSION	30.16
POSTAGE	7.38
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	1,508.14
RETURNS/DEPUTIZE	
COPIES	15.00
	5.00
BILLING/PHONE/FAX	5.00
CONTINUED SALES	40.00
MISCELLANEOUS	
<b>TOTAL SHERIFF COSTS</b>	<b>\$280.92</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	222,073.93
INTEREST @ 36.5100	6,936.90
FROM 03/27/2008 TO 10/03/2008	
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	3,636.00
<b>TOTAL DEBT AND INTEREST</b>	<b>\$232,686.83</b>

**COSTS:**

ADVERTISING	1,446.60
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
DUE	
LIEN SEARCH	
ACKNOWLEDGEMENT	
DEED COSTS	0.00
SHERIFF COSTS	280.92
LEGAL JOURNAL COSTS	126.00
PROTHONOTARY	125.00
MORTGAGE SEARCH	
MUNICIPAL LIEN	
<b>TOTAL COSTS</b>	<b>\$1,978.52</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

**Phelan Hallinan & Schmieg, L.L.P.**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Representing Lenders in  
Pennsylvania and New Jersey

Foreclosure Manager

June 17, 2008

Office of the Sheriff  
Clearfield County Courthouse  
1 North Second Street  
Clearfield, PA 16830

Attn: Real Estate Department

Fax Number: 814-765-5915

Re: DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE v.  
GLENN L. FINLEY and AMADEUS FINLEY  
257 KIWANIS TRAIL DUBOIS, PA 15801  
Court No. 2007-2072-CD

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for July 11, 2008 due to the following: Other.

The Property is to be relisted for the August 1, 2008 Sheriff Sale.

Thank you for your correspondence in this matters.

Very Truly Yours,  
MICHELLE GRAGO for  
Phelan Hallinan & Schmieg, LLP

**Phelan Hallinan & Schmieg, L.L.P.**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Representing Lenders in  
Pennsylvania and New Jersey

Foreclosure Manager

July 30, 2008

Office of the Sheriff  
Clearfield County Courthouse  
1 North Second Street  
Clearfield, PA 16830

Attn: Real Estate Department

Fax Number: 814-765-5915

Re: DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE v.  
GLENN L. FINLEY and AMADEUS FINLEY  
257 KIWANIS TRAIL DUBOIS, PA 15801  
Court No. 2007-2072-CD

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for August 1, 2008 due to the following: Loss Mitigation.

The Property is to be relisted for the October 3, 2008 Sheriff Sale.

Thank you for your correspondence in this matters.

Very Truly Yours,  
CHRISTINE SCHOFFLER for  
Phelan Hallinan & Schmieg, LLP

**Phelan Hallinan & Schmieg, L.L.P.**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Representing Lenders in  
Pennsylvania and New Jersey

Foreclosure Manager

September 25, 2008

Office of the Sheriff  
Clearfield County Courthouse  
1 North Second Street  
Clearfield, PA 16830

Attn: Real Estate Department

Fax Number: 814-765-5915

Re: DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE v.  
GLENN L. FINLEY and AMADEUS FINLEY  
257 KIWANIS TRAIL DUBOIS, PA 15801  
Court No. 2007-2072-CD

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for October 3, 2008 due to the following: LOAN MODIFICATION.

~~\$1,508.14~~ was received in consideration of the stay.

You are hereby directed to immediate discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible..

Thank you for your correspondence in this matters.

Very Truly Yours,  
CHRISTINE SCHOFFLER for  
Phelan Hallinan & Schmieg, LLP

PHS # 165042



PHELAN HALLINAN & SCHMIEG, LLP  
By: Francis S. Hallinan, Esquire  
IDENTIFICATION NO. 62695  
1617 JFK Boulevard, Suite 1400  
PHILADELPHIA, PA 19103  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

Deutsche Bank Trust Company  
Americas As Trustee

Plaintiff

vs.

Glenn L. Finley  
Amadeus Finley

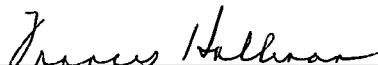
Defendant(s)

: Clearfield County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2007-2072-CD  
:  
:  
:

PRAECIPE TO SUBSTITUTE VERIFICATION  
TO CIVIL ACTION COMPLAINT  
IN MORTGAGE FORECLOSURE

TO THE PROTHONOTARY:

Kindly substitute the attached verification for the  
verification originally filed with the complaint in the instant  
matter.

  
Francis S. Hallinan, Esquire  
Attorney for Plaintiff

Dated: March 18, 2008

FILED Noce  
MAR 20 2008  
MAR 10 2008

William A. Shaw  
Prothonotary/Clerk of Courts

**VERIFICATION**

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

DATE: 12/28/07

Name: 

**Jeffrey Stephan**  
**Limited Signing Officer**

Title:

Company: HOMECOMINGS FINANCIAL,  
LLC

Loan: 7429753817

PHELAN HALLINAN & SCHMIEG, LLP  
By: Francis S. Hallinan, Esquire  
IDENTIFICATION NO. 62695  
1617 JFK Boulevard, Suite 1400  
PHILADELPHIA, PA 19103  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

Deutsche Bank Trust Company  
Americas As Trustee

Plaintiff

vs.

Glenn L. Finley  
Amadeus Finley

Defendant(s)

: Clearfield County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2007-2072-CD  
:  
:  
:

CERTIFICATE OF SERVICE

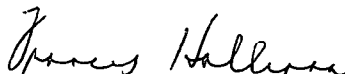
I hereby certify that a true and correct copy of  
Plaintiff's Praecipe to Substitute Verification was sent via  
first class mail to the following on the date indicated below:

Glenn L. Finley  
257 Kiwanis Trail  
Dubois, PA 15801

Amadeus Finley  
257 Kiwanis Trail  
Dubois, PA 15801

Glenn L. Finley  
713 Treasure Lake  
Dubois, PA 15801

Amadeus Finley  
713 Treasure Lake  
Dubois, PA 15801

  
\_\_\_\_\_  
Francis S. Hallinan, Esquire  
Attorney for Plaintiff

Dated: March 18, 2008