

08-843-CD

Fannie Mae vs Richard Groul

Phelan, Hallinan & Schmieg, LLP
By: Francis S. Hallinan, Esquire
Identification No. 62695
One Penn Center A Suburban Station
Suite 1400
Philadelphia, PA 19103
(215) 563-7000

Attorney for Plaintiff

Fannie Mae
14221 Dallas Parkway
Dallas, TX 75254-2916

: Court of Common Pleas

v.

: Civil Division

Richard E. Grout
Or Occupants
19 South Highland Street
Dubois, PA 15801

: Clearfield County

: Term

: No. 08-843-CD

CIVIL ACTION - EJECTMENT

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

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 (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 and other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help. 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
DANIEL J. NELSON, COURT ADMINISTRATOR
CLEARFIELD COUNTY COURTHOUSE
CLEARFIELD, PA 16830
(814) 765-2641 Ext. 5982

PHS #: 172708

July 10, 2008 Document
Reinstated/Reissued to Sheriff/Attorney
for service.
William A. Shaw GK
Deputy Prothonotary

FILED Any pd. \$95.00
MAY 06 2008
William A. Shaw
Prothonotary/Clerk of Courts
100 Sheriff

1. Plaintiff is Fannie Mae.
2. Defendant is Richard E. Grout Or Occupants.
3. Plaintiff is the record owner of premises located at 19 South Highland Street, Dubois, PA 15801, a legal description of which is attached.
4. Plaintiff became the owner of said premises as a result of the foreclosure and judicial sale by the Sheriff of Clearfield County, on February, 1, 2008, as evidenced by the Sheriff's deed recorded February 22, 2008 in the Office of the Recorder of Clearfield County in Instrument Number 200802461 a true and correct copy of which is attached hereto, made party hereof, and marked as Exhibit "A".
5. Plaintiff, by virtue of the above, is the record owner of said premises, and is entitled to possession thereof. The defendant is occupying the said premises without right and so far as the plaintiff is informed, without claim of title.
6. Plaintiff has demanded possession of the said premises from the said defendant who has refused to deliver up possession of same.

WHEREFORE, plaintiff seeks to recover possession of said premises.

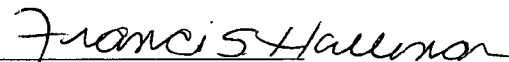

Francis S. Hallinan, Esquire
Attorney for Plaintiff

EXHIBIT "A"

**CLEARFIELD COUNTY
RECORDER OF DEEDS**

**Maurene E. Inlow, Recorder
Betty L. Lansberry - Chief Deputy**

P.O. Box 361
1 North Second Street, Suite 103
Clearfield, Pennsylvania 16830

AFFIDAVIT No.

145453
40856

***RETURN DOCUMENT TO:
CLEARFIELD CO SHERIFF**

Instrument Number - 200802461

Recorded On 2/22/2008 At 1:53:23 PM

* Instrument Type - DEED

* Total Pages - 5

Invoice Number - 180973

* Grantor - CLEARFIELD CO SHERIFF

* Grantee - FANNIE MAE

* Customer - CLEARFIELD CO SHERIFF

*** FEES**

STATE WRIT TAX \$0.50

JCS/ACCESS TO JUSTICE \$10.00

RECORDING FEES - \$13.00

RECORDER

RECORDER IMPROVEMENT \$3.00

FUND

COUNTY IMPROVEMENT FUND \$2.00

TOTAL PAID \$28.50

I hereby CERTIFY that this document
is recorded in the Recorder's Office of
Clearfield County, Pennsylvania.



Maurene E. Inlow

Maurene E. Inlow
Recorder of Deeds

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

Know all Men by these Presents,

That I, Chester A. Hawkins, High Sheriff of the County of Clearfield, in the State of Pennsylvania, for and in consideration of the sum of \$1.00 plus costs, to me in hand, do hereby grant and convey to FANNIE MAE, the following described property, to wit:

LEGAL DESCRIPTION

ALL that certain lot or parcel of land situate in City of DuBois, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a post at a corner formed by the intersection of the Easterly side of South Highland Street, with the Northerly side of East Washington Avenue; thence North 48 degrees 20 minutes East by line of South Highland Street, 50 feet to a post at a corner of Lot No. 6, (lands now or formerly of Sarah G.D. Milliren); thence South 39 degrees 40 minutes East by line of said Lot No. 6, 150 feet to a post at alley; thence South 48 degrees 20 minutes West by line of said alley 50 feet to a post at East Washington Avenue; thence by East Washington Avenue 150 feet to a post at South Highland Street, the place of beginning.

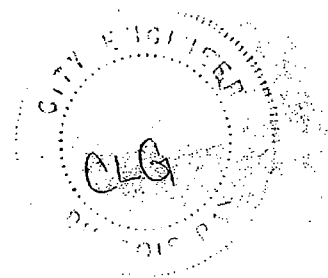
BEING PARCEL NO. 7.2-4-869

TITLE TO SAID PREMISES IS VESTED IN Richard E. Grout, by Deed from Chad A. Hidinger and Kathy A. Hidinger, husband and wife, dated 10/03/2005, recorded 10/11/2005, in Deed Mortgage Inst# 200517198.

Premises being: 19 SOUTH HIGHLAND STREET
DUBOIS, PA 15801

Tax Parcel No. 7.2-4-869

SEIZED, taken in execution and sold as the property of RICHARD E. GROUT, at the suit of CITIMORTGAGE, INC. JUDGMENT NO. 06-2088-CD



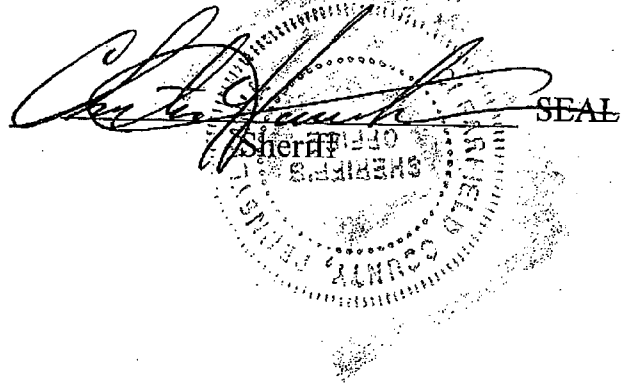
Now, February 20, 2008 the same having been sold by me to the said grantee on February 01, 2008 after due advertisement according to law, under and by virtue of writ of execution issued on November 20, 2007 out of the Court of Common Pleas of said County of Clearfield as of case number 06-2088-CD at the suit of

CITIMORTGAGE, INC.

against

RICHARD E. GROUT

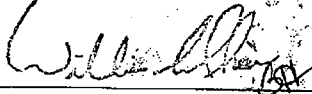
IN WITNESS WHEREOF, I have hereunto affixed by signature the day February 20, 2008

A handwritten signature in cursive script is written over a circular official seal. The seal contains the text "SHERIFF" and "CLEARFIELD COUNTY, PENNSYLVANIA". To the right of the seal, the word "SEAL" is printed.

State of Pennsylvania
County of Clearfield

On February 20, 2008 before me a Prothonotary, the undersigned officer personally appeared, **Chester A. Hawkins**, High Sheriff of the State of Pennsylvania known to me, (or satisfactory proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity thereinstated and for the purposes therein contained.

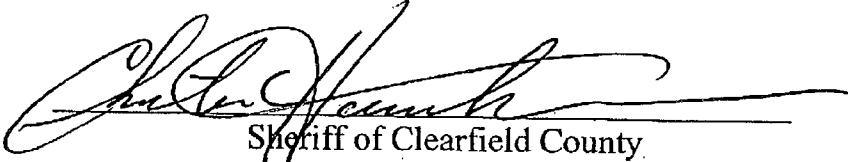
In witness whereof, I have hereunto set my hand and official seal.


Prothonotary, Title of Officer

WILLIAM A. SHAW
Prothonotary
My Commission Expires
1st Monday in Jan. 2010
Clearfield Co. Clearfield, PA

CERTIFICATE OF RESIDENCE

"I hereby Certify that the percise Residence of the Grantee or Grantees is,


Sheriff of Clearfield County

FANNIE MAE
1900 MARKET STREET, SUITE 800
PHILADELPHIA, PA 19103

Deed - Poll

No.

Chester A. Hawkins
High Sheriff of Clearfield County
TO

FANNIE MAE
1900 MARKET STREET, SUITE 800
PHILADELPHIA, PA 19103

SHERIFF DEED

Dated February 20, 2008

For \$1.00 + COSTS

Sold as the property of

RICHARD E. GROUT

Sold on 06-2088-CD

VERIFICATION

Francis S. Hallinan hereby states that he is the attorney for the Plaintiff in this eviction action and is authorized to make this verification. The statements made in the foregoing Civil Action - Ejectment are correct to the best of my knowledge, information, and belief. I was the attorney for the Plaintiff or Plaintiff's predecessor in interest in the underlying foreclosure action. I am with the law firm on the writ of execution, and my law firm or an agent of my firm purchased the property on behalf of the Plaintiff by bidding on the property at the sheriff's sale. I am making this verification rather than a representative of the Plaintiff because I have personal knowledge of the purchase of this property at sheriff's sale.

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

5/5/08
Date

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

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

NO: 08-843-CD

FANNIE MAE

vs

RICHARD E. GROUT or OCCUPANTS

COMPLAINT IN EJECTMENT

SERVICE # 1 OF 1

SERVE BY: 06/05/2008

HEARING:

PAGE: 104137

DEFENDANT: RICHARD E. GROUT or OCCUPANTS

ADDRESS: 19 SOUTH HIGHLAND ST.
DUBOIS, PA 15801

ALTERNATE ADDRESS

SERVE AND LEAVE WITH: DEFENDANT or OCCUPANTS

CIRCLE IF THIS HIGHLIGHTED ADDRESS IS:

VACANT

OCCUPIED

ATTEMPTS

5-14-08 - N/A

05-28-08 N/A

05-30-08

Power OFF / No Person
Living @ Prop.

FILED

08:30 am

JUN 03 2008

William A. Shaw
Prothonotary/Clerk of Courts

SHERIFF'S RETURN

NOW, _____ AT _____ AM / PM **SERVED** THE WITHIN

COMPLAINT IN EJECTMENT ON RICHARD E. GROUT or OCCUPANTS, DEFENDANT

BY HANDING TO _____ / _____

A TRUE AND ATTESTED COPY OF THE ORIGINAL DOCUMENT AND MADE KNOW TO HIM / HER THE CONTENTS THEREOF.

ADDRESS SERVED _____

NOW _____ AT _____ AM / PM **POSTED** THE WITHIN

COMPLAINT IN EJECTMENT FOR RICHARD E. GROUT or OCCUPANTS

AT (ADDRESS) _____

NOW THIS 3RD DAY OF JUNE ²⁰⁰⁸ AT 3:00 AM / PM AFTER DILIGENT SEARCH IN MY BAILIWICK,

I MAKE RETURN OF **NOT FOUND** AS TO RICHARD E. GROUT or OCCUPANTS

REASON UNABLE TO LOCATE _____

SWORN TO BEFORE ME THIS

_____ DAY OF _____ 2008

So Answers: CHESTER A. HAWKINS, SHERIFF

BY:

Deputy Signature

Mark A. Courrier

Print Deputy Name

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

MAY 06 2008

Attest.

William A. Shaw
Prothonotary/
Clerk of Courts

Phelan, Hallinan & Schmieg, LLP
By: Francis S. Hallinan, Esquire
Identification No. 62695
One Penn Center A Suburban Station
Suite 1400
Philadelphia, PA 19103
(215) 563-7000

Attorney for Plaintiff

Fannie Mae
14221 Dallas Parkway
Dallas, TX 75254-2916

: Court of Common Pleas

v.

: Civil Division

Richard E. Grout
Or Occupants
19 South Highland Street
Dubois, PA 15801

: Clearfield County

: Term

: No. 08-843-CD

CIVIL ACTION - EJECTMENT

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You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help. 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
DANIEL J. NELSON, COURT ADMINISTRATOR
CLEARFIELD COUNTY COURTHOUSE
CLEARFIELD, PA 16830
(814) 765-2641 Ext. 5982

PHS #: 172708

*This hereby certify the
statement to be a true and
correct copy of the
original filed of record
WILLIAM A. SHAW*

1. Plaintiff is Fannie Mae.
2. Defendant is Richard E. Grout Or Occupants.
3. Plaintiff is the record owner of premises located at 19 South Highland Street, Dubois, PA 15801, a legal description of which is attached.
4. Plaintiff became the owner of said premises as a result of the foreclosure and judicial sale by the Sheriff of Clearfield County, on February, 1, 2008, as evidenced by the Sheriff's deed recorded February 22, 2008 in the Office of the Recorder of Clearfield County in Instrument Number 200802461 a true and correct copy of which is attached hereto, made party hereof, and marked as Exhibit "A".
5. Plaintiff, by virtue of the above, is the record owner of said premises, and is entitled to possession thereof. The defendant is occupying the said premises without right and so far as the plaintiff is informed, without claim of title.
6. Plaintiff has demanded possession of the said premises from the said defendant who has refused to deliver up possession of same.

WHEREFORE, plaintiff seeks to recover possession of said premises.

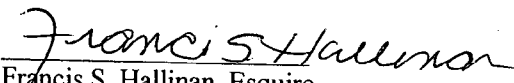

Francis S. Hallinan, Esquire
Attorney for Plaintiff

EXHIBIT "A"

**CLEARFIELD COUNTY
RECORDER OF DEEDS**

Maurene E. Inlow, Recorder
Betty L. Lansberry - Chief Deputy
P.O. Box 361

1 North Second Street, Suite 103
Clearfield, Pennsylvania 16830

AFFIDAVIT No. 145453
40856

***RETURN DOCUMENT TO:
CLEARFIELD CO SHERIFF**

Instrument Number - 200802461

Recorded On 2/22/2008 At 1:53:23 PM

* Instrument Type - DEED

* Total Pages - 5

Invoice Number - 180973

* Grantor - CLEARFIELD CO SHERIFF

* Grantee - FANNIE MAE

* Customer - CLEARFIELD CO SHERIFF

*** FEES**

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$10.00
RECORDING FEES - RECORDER	\$13.00
RECORDER IMPROVEMENT FUND	\$3.00
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL PAID	\$28.50

I hereby CERTIFY that this document
is recorded in the Recorder's Office of
Clearfield County, Pennsylvania.



Maurene E. Inlow

Maurene E. Inlow
Recorder of Deeds

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Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

Know all Men by these Presents,

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LEGAL DESCRIPTION

ALL that certain lot or parcel of land situate in City of DuBois, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a post at a corner formed by the intersection of the Easterly side of South Highland Street, with the Northerly side of East Washington Avenue; thence North 48 degrees 20 minutes East by line of South Highland Street, 50 feet to a post at a corner of Lot No. 6, (lands now or formerly of Sarah G.D. Milliren); thence South 39 degrees 40 minutes East by line of said Lot No. 6, 150 feet to a post at alley; thence South 48 degrees 20 minutes West by line of said alley 50 feet to a post at East Washington Avenue; thence by East Washington Avenue 150 feet to a post at South Highland Street, the place of beginning.

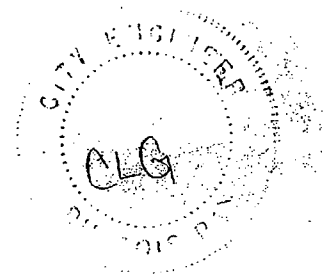
BEING PARCEL NO. 7.2-4-869

TITLE TO SAID PREMISES IS VESTED IN Richard E. Grout, by Deed from Chad A. Hidinger and Kathy A. Hidinger, husband and wife, dated 10/03/2005, recorded 10/11/2005, in Deed Mortgage Inst# 200517198.

Premises being: 19 SOUTH HIGHLAND STREET
DUBOIS, PA 15801

Tax Parcel No. 7.2-4-869

SEIZED, taken in execution and sold as the property of RICHARD E. GROUT, at the suit of CITIMORTGAGE, INC. JUDGMENT NO. 06-2088-CD



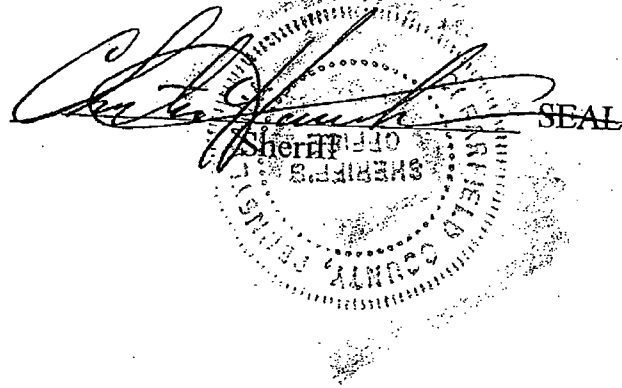
Now, February 20, 2008 the same having been sold by me to the said grantee on February 01, 2008 after due advertisement according to law, under and by virtue of writ of execution issued on November 20, 2007 out of the Court of Common Pleas of said County of Clearfield as of case number 06-2088-CD at the suit of

CITIMORTGAGE, INC.

against

RICHARD E. GROUT


IN WITNESS WHEREOF, I have hereunto affixed by signature the day February 20, 2008



State of Pennsylvania
County of Clearfield

On February 20, 2008 before me a Prothonotary, the undersigned officer personally appeared, **Chester A. Hawkins**, High Sheriff of the State of Pennsylvania known to me, (or satisfactory proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity thereinstated and for the purposes therein contained.

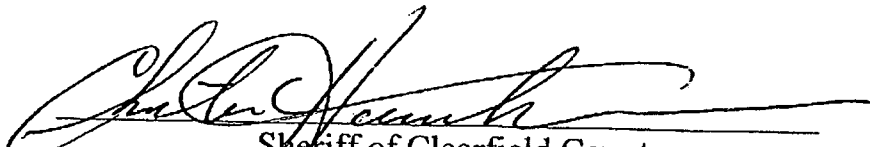
In witness whereof, I have hereunto set my hand and official seal.


Prothonotary, Title of Officer

WILLIAM A. SHAW
Prothonotary
My Commission Expires
1st Monday in Jan. 2010
Clearfield Co. Clearfield, PA

CERTIFICATE OF RESIDENCE


"I hereby Certify that the percise Residence of the Grantee or Grantees is,


Sheriff of Clearfield County

FANNIE MAE
1900 MARKET STREET, SUITE 800
PHILADELPHIA, PA 19103

On February 20, 2008 before me a Prothonotary, the undersigned officer personally appeared, **Chester A. Hawkins**, High Sheriff of the State of Pennsylvania known to me, (or satisfactory proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity thereinstated and for the purposes therein contained.

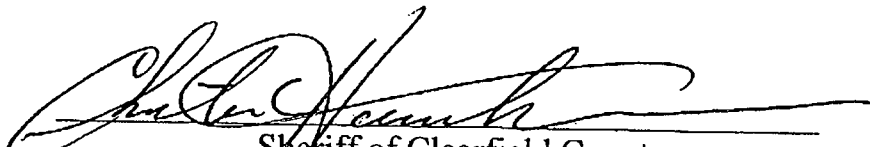
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WILLIAM A. SHAW
Prothonotary
My Commission Expires
1st Monday in Jan. 2010
Clearfield Co. Clearfield, PA

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Sheriff of Clearfield County

FANNIE MAE
1900 MARKET STREET, SUITE 800
PHILADELPHIA, PA 19103

Deed - Poll

No.

Chester A. Hawkins
High Sheriff of Clearfield County
TO

FANNIE MAE
1900 MARKET STREET, SUITE 800
PHILADELPHIA, PA 19103

SHERIFF DEED

Dated February 20, 2008

For \$1.00 + COSTS

Sold as the property of

RICHARD E. GROUT

Sold on 06-2083-CD

VERIFICATION

Francis S. Hallinan hereby states that he is the attorney for the Plaintiff in this eviction action and is authorized to make this verification. The statements made in the foregoing Civil Action - Ejectment are correct to the best of my knowledge, information, and belief. I was the attorney for the Plaintiff or Plaintiff's predecessor in interest in the underlying foreclosure action. I am with the law firm on the writ of execution, and my law firm or an agent of my firm purchased the property on behalf of the Plaintiff by bidding on the property at the sheriff's sale. I am making this verification rather than a representative of the Plaintiff because I have personal knowledge of the purchase of this property at sheriff's sale.

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

5/5/08
Date

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

Phelan Hallinan & Schmieg, L.L.P.
By: Daniel G. Schmieg, Esquire No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Attorney for Plaintiff

Fannie Mae

:

COURT OF COMMON PLEAS

:

:

CIVIL DIVISION

vs.

Richard E. Grout
Or occupants

:

CLEARFIELD COUNTY

:

NO. 08-843 CD

MOTION FOR SERVICE PURSUANT TO
SPECIAL ORDER OF COURT

Plaintiff, by its counsel, Phelan Hallinan & Schmieg, L.L.P., moves this Honorable Court for an Order directing service of the Complaint upon the above-captioned Defendant, Richard E. Grout and Or occupants by posting a copy of the complaint to the premises, as well as sending first class mail and certified mail to the mortgaged premises, 19 South Highland Street, Dubois, PA 15801, and in support thereof avers the following:

1. Plaintiff, by and through its counsel, initiated the above referenced Complaint if Ejectment Action on May 6, 2008 . As indicated by the copy of said complaint attached hereto as Exhibit "A".

FILED

M 11:25 a.m. GK

JUL 01 2008 NO CC

William A. Shaw
Prothonotary/Clerk of Courts

(GK)

2. Said complaint was forwarded to the Office of the Sheriff on or about May 6, 2008 for service to be completed on the Defendant, Richard E. Grout and Or occupants at the premises, 19 South Highland Street, Dubois, PA 15801. Plaintiff was advised by the Sheriff's Office that there was no service made at this address. Plaintiff is unable to append a copy of the Return of Service as a result of a backlog in completing the Affidavit at the Sheriff's Office. Plaintiff's Affidavit of Service is attached hereto and marked as Exhibit "B".

3. Pursuant to Pa.R.C.P. 430, Plaintiff has made a good faith effort to locate the Defendant. An Affidavit of Reasonable Investigation setting forth the specific inquiries made and the results is attached hereto as Exhibit "C".

4. Plaintiff submits that it has made a good faith effort to locate the Defendant but has been unable to do so.

WHEREFORE, Plaintiff respectfully requests this Honorable Court enter an Order pursuant to Pa.R.C.P. 430 directing service of the Complaint by posting, first class mail and certified mail.

Respectfully submitted,
Phelan Hallinan & Schmieg, L.L.P.

By: Daniel G. Schmieg
Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Date: June 30, 2008

Phelan Hallinan & Schmieg, L.L.P.
By: Daniel G. Schmieg, Esquire No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Attorney for Plaintiff

Fannie Mae	:	COURT OF COMMON PLEAS
	:	
	:	CIVIL DIVISION
vs.	:	
Richard E. Grout	:	CLEARFIELD COUNTY
Or occupants	:	
	:	NO. 08-843 CD

MEMORANDUM OF LAW

Pa. R.C.P. 430(a) specifically provides:

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

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

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

As indicated by the Plaintiff's Affidavit of Service, attached hereto and marked as Exhibit "B", the Sheriff has been unable to serve the Complaint. A good faith effort to discover the whereabouts of the Defendant has been made as evidenced by the attached Affidavit of Reasonable Investigation, marked Exhibit "C".

WHEREFORE, Plaintiff respectfully requests this Honorable Court enter an Order pursuant to Pa.R.C.P. 430 directing service of the Complaint by posting, first class mail and certified mail.

Respectfully submitted,
Phelan Hallinan & Schmieg, L.L.P.

By: Daniel G. Schmieg
Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Date: June 30, 2008

EXHIBIT "A"

Phelan, Hallinan & Schmieg, LLP
By: Francis S. Hallinan, Esquire
Identification No. 62695
One Penn Center A Suburban Station
Suite 1400
Philadelphia, PA 19103
(215) 563-7000

Attorney for Plaintiff

ATTORNEY FILE COPY
PLEASE RETURN

Fannie Mae
14221 Dallas Parkway
Dallas, TX 75254-2916

: Court of Common Pleas

v.

: Civil Division

Richard E. Grout
Or Occupants
19 South Highland Street
Dubois, PA 15801

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: Term

: No. 08-843-CD

FILED
10:48
MAY 06 2008
William A. Shaw
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You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help. 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
DANIEL J. NELSON, COURT ADMINISTRATOR
CLEARFIELD COUNTY COURTHOUSE
CLEARFIELD, PA 16830
(814) 765-2641 Ext. 5982

PHS #: 172708

ATTORNEY FILE COPY
PLEASE RETURN

1. Plaintiff is Fannie Mae.
2. Defendant is Richard E. Grout Or Occupants.
3. Plaintiff is the record owner of premises located at 19 South Highland Street, Dubois, PA 15801, a legal description of which is attached.
4. Plaintiff became the owner of said premises as a result of the foreclosure and judicial sale by the Sheriff of Clearfield County, on February, 1, 2008, as evidenced by the Sheriff's deed recorded February 22, 2008 in the Office of the Recorder of Clearfield County in Instrument Number 200802461 a true and correct copy of which is attached hereto, made party hereof, and marked as Exhibit "A".
5. Plaintiff, by virtue of the above, is the record owner of said premises, and is entitled to possession thereof. The defendant is occupying the said premises without right and so far as the plaintiff is informed, without claim of title.
6. Plaintiff has demanded possession of the said premises from the said defendant who has refused to deliver up possession of same.

WHEREFORE, plaintiff seeks to recover possession of said premises.

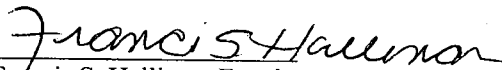

Francis S. Hallinan, Esquire
Attorney for Plaintiff

EXHIBIT "A"

145453

**CLEARFIELD COUNTY
RECORDER OF DEEDS**

Maurene E. Inlow, Recorder
Betty L. Lansberry - Chief Deputy
P.O. Box 361

1 North Second Street, Suite 103
Clearfield, Pennsylvania 16830

AFFIDAVIT No. 40856

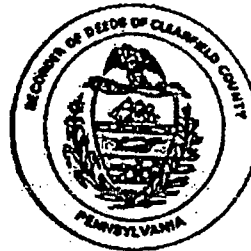
***RETURN DOCUMENT TO:**
CLEARFIELD CO SHERIFF

Instrument Number - 200802461
Recorded On 2/22/2008 At 1:53:23 PM
* Instrument Type - DEED
* Total Pages - 5
Invoice Number - 180973
* Grantor - CLEARFIELD CO SHERIFF
* Grantee - FANNIE MAE
* Customer - CLEARFIELD CO SHERIFF

*** FEES**

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$10.00
RECORDING FEES -	\$13.00
RECORDER	
RECORDER IMPROVEMENT	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL PAID	\$28.50

I hereby CERTIFY that this document
is recorded in the Recorder's Office of
Clearfield County, Pennsylvania.



Maurene E. Inlow

Maurene E. Inlow
Recorder of Deeds

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

Know all Men by these Presents,

That I, Chester A. Hawkins, High Sheriff of the County of Clearfield, in the State of Pennsylvania, for and in consideration of the sum of \$1.00 plus costs, to me in hand, do hereby grant and convey to FANNIE MAE, the following described property, to wit:

LEGAL DESCRIPTION

ALL that certain lot or parcel of land situate in City of DuBois, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a post at a corner formed by the intersection of the Easterly side of South Highland Street, with the Northerly side of East Washington Avenue; thence North 48 degrees 20 minutes East by line of South Highland Street, 50 feet to a post at a corner of Lot No. 6, (lands now or formerly of Sarah G.D. Milliren); thence South 39 degrees 40 minutes East by line of said Lot No. 6, 150 feet to a post at alley; thence South 48 degrees 20 minutes West by line of said alley 50 feet to a post at East Washington Avenue; thence by East Washington Avenue 150 feet to a post at South Highland Street, the place of beginning.

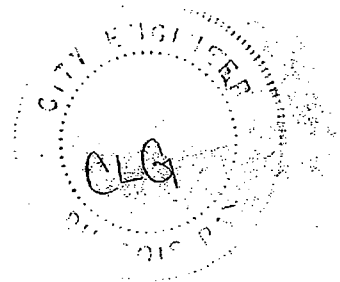
BEING PARCEL NO. 7.2-4-869

TITLE TO SAID PREMISES IS VESTED IN Richard E. Grout, by Deed from Chad A. Hidinger and Kathy A. Hidinger, husband and wife, dated 10/03/2005, recorded 10/11/2005, in Deed Mortgage Inst# 200517198.

Premises being: 19 SOUTH HIGHLAND STREET
DUBOIS, PA 15801

Tax Parcel No. 7.2-4-869

SEIZED, taken in execution and sold as the property of RICHARD E. GROUT, at the suit of CITIMORTGAGE, INC. JUDGMENT NO. 06-2088-CD



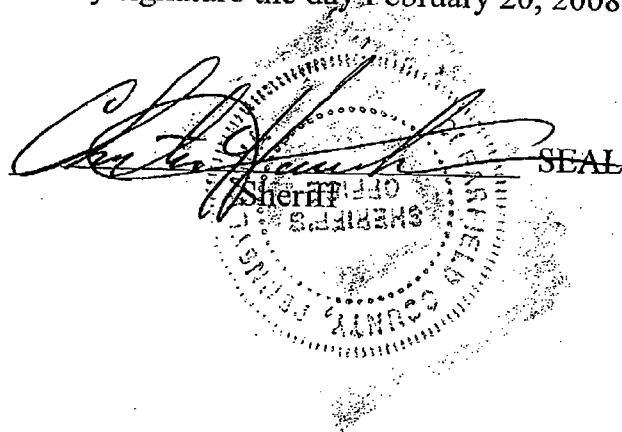
Now, February 20, 2008 the same having been sold by me to the said grantee on February 01, 2008 after due advertisement according to law, under and by virtue of writ of execution issued on November 20, 2007 out of the Court of Common Pleas of said County of Clearfield as of case number 06-2088-CD at the suit of

CITIMORTGAGE, INC.

against

RICHARD E. GROUT

IN WITNESS WHEREOF, I have hereunto affixed by signature the day February 20, 2008




The image shows a handwritten signature in cursive, which appears to be "C. J. H. H.", written over a circular official seal. The seal contains the text "CLEARFIELD COUNTY SHERIFF'S OFFICE" and "SEAL".

State of Pennsylvania
County of Clearfield

On February 20, 2008 before me a Prothonotary, the undersigned officer personally appeared, **Chester A. Hawkins**, High Sheriff of the State of Pennsylvania known to me, (or satisfactory proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity thereinstated and for the purposes therein contained.

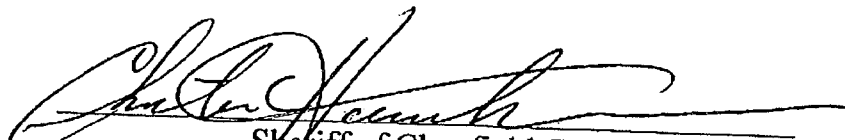
In witness whereof, I have hereunto set my hand and official seal.


Prothonotary, Title of Officer

WILLIAM A. SHAW
Prothonotary
My Commission Expires
1st Monday in Jan. 2010
Clearfield Co. Clearfield, PA

CERTIFICATE OF RESIDENCE

"I hereby Certify that the percise Residence of the Grantee or Grantees is,


Sheriff of Clearfield County

FANNIE MAE
1900 MARKET STREET, SUITE 800
PHILADELPHIA, PA 19103

Deed - Poll[®]

No.

Chester A. Hawkins
High Sheriff of Clearfield County

TO

FANNIE MAE
1900 MARKET STREET, SUITE 800
PHILADELPHIA, PA 19103

SHERIFF DEED

Dated February 20, 2008

For \$1.00 + COSTS

Sold as the property of

RICHARD E. GROUT

Sold on 06-2088-CD

VERIFICATION

Francis S. Hallinan hereby states that he is the attorney for the Plaintiff in this eviction action and is authorized to make this verification. The statements made in the foregoing Civil Action - Ejectment are correct to the best of my knowledge, information, and belief. I was the attorney for the Plaintiff or Plaintiff's predecessor in interest in the underlying foreclosure action. I am with the law firm on the writ of execution, and my law firm or an agent of my firm purchased the property on behalf of the Plaintiff by bidding on the property at the sheriff's sale. I am making this verification rather than a representative of the Plaintiff because I have personal knowledge of the purchase of this property at sheriff's sale.

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

5/5/08
Date

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

EXHIBIT "B"

Phelan Hallinan & Schmieg, L.L.P.
By: Daniel G. Schmieg, Esquire No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Attorney for Plaintiff

Fannie Mae

COURT OF COMMON PLEAS

CIVIL DIVISION

vs.

Richard E. Grout
Or occupants

CLEARFIELD COUNTY

NO. 08-843 CD

AFFIDAVIT OF SERVICE

Plaintiff's Counsel, Phelan Hallinan & Schmieg, LLP, does hereby swear and subscribe that it contacted the Sheriff's Office of Clearfield County on June 2, 2008 and was advised that the Sheriff was unable to complete personal service on Richard E. Grout and Or occupants at the premises, 19 South Highland Street, Dubois, PA 15801. On June 2, 2008, the Plaintiff, by its Counsel, called the Sheriff's Office inquiring if a Return of Service was complete. The Sheriff's Office advised the Plaintiff's Counsel that they are behind with getting the returns typed up and out the door. However, they did confirm that the Defendant, Richard E. Grout and Or occupants, were not served at the premises, 19 South Highland Street, Dubois, PA 15801 because the premises appeared vacant.

Respectfully submitted,
Phelan Hallinan & Schmieg, L.L.P.

By: Daniel G. Schmieg
Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Sworn to and subscribed before me on this June 30, 2008

Notary Public

EXHIBIT "C"

**FULL SPECTRUM LEGAL SERVICES, INC.
AFFIDAVIT OF GOOD FAITH INVESTIGATION**

File Number: 172708
Attorney Firm: **Phelan, Hallinan & Schmieg, LLP**
Subject: Richard E. Grout

Property Address: 19 South Highland Street, Dubois, PA 15801

I, Brendan Booth, being duly sworn according to law, do hereby depose and state as follows, I have conducted an investigation into the whereabouts of the above-noted individual(s) and have discovered the following:

I. CREDIT INFORMATION

A. SOCIAL SECURITY NUMBER

Our search verified the following information to be true and correct
Richard E. Grout - xxx-xx-9877

B. EMPLOYMENT SEARCH

Richard E. Grout - A review of the credit reporting agencies provided no employment information.

C. INQUIRY OF CREDITORS

Our inquiry of creditors indicated that Richard E. Grout reside(s) at: 35315 Bryant Court, Yucaipa, CA 92399.

II. INQUIRY OF TELEPHONE COMPANY

A. DIRECTORY ASSISTANCE SEARCH

Our office contacted directory assistance, which had no listing for Richard E. Grout.

B. On 02-19-08 our office made a telephone call to the phone number (909) 790-4177 and received the following information: wrong number. On 02-19-08 our office made a telephone call to the phone number (814) 372-3644 and received the following information: disconnected.

III. INQUIRY OF NEIGHBORS

On 02-19-08 our office made several phone calls in an attempt to contact Christopher J. Shaw & Manda J. Shaw (814) 371-1247, 10 South Highland Street, Du Bois, PA 15801: no answer.

On 02-19-08 our office made several phone calls in an attempt to contact Lisa M. Shenkle (814) 371-6452, 7 South Highland Street, Du Bois, PA 15801: answering machine.

On 02-19-08 our office made a phone call in an attempt to contact J. Griech (814) 375-2446, 8 South Highland Street, Du Bois, PA 15801: spoke with an unidentified female who could not confirm that the subject reside(s) at 19 South Highland Street, Dubois, PA 15801.

IV. ADDRESS INQUIRY

A. NATIONAL ADDRESS UPDATE

On 02-19-08 we reviewed the National Address database and found the following information: Richard E. Grout - P.O. Box 273, Du Bois, PA 15801.

B. ADDITIONAL ACTIVE MAILING ADDRESSES

Per our inquiry of creditors, the following is a possible mailing address: P.O. Box 273, Du Bois, PA 15801.

V. DRIVERS LICENSE INFORMATION

A. MOTOR VEHICLE & DMV OFFICE

Per the PA Department of Motor Vehicles, we were unable to obtain address information on Richard E. Grout.

VI. OTHER INQUIRIES

A. DEATH RECORDS

As of 02-19-08 Vital Records and all public databases have no death record on file for Richard E. Grout.

B. COUNTY VOTER REGISTRATION

The county voter registration was unable to confirm a registration for Richard E. Grout residing at: last registered address.

VII. ADDITIONAL INFORMATION OF SUBJECT

A. DATE OF BIRTH

Richard E. Grout - 07-03-1946

B. A.K.A.

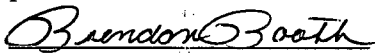
Richard Everett Grout

*** Our accessible databases have been checked and cross-referenced for the above named individual(s).**

*** Please be advised our database information indicates the subject resides at the current address.**

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing states made by me are willfully false, I am subject to punishment.

I hereby verify that the statements made herein are true and correct to the best of my knowledge, information and belief and that this affidavit of investigation is made subject to the penalties of 18 Pa C.S. Sec. 4904 relating to unsworn falsification to authorities.



AFFIANT - Brendan Booth
Full Spectrum Legal Services, Inc.

Sworn to and subscribed before me this 19th day of February, 2008.

VERIFICATION

Daniel G. Schmieg, Esquire, hereby states that he is the Attorney for the Plaintiff in this action, that he is authorized to make this Affidavit, and that the statements made in the foregoing MOTION FOR SERVICE PURSUANT TO SPECIAL ORDER OF COURT are true and correct to the best of his knowledge, information and belief

The undersigned understands that the statements made are subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

Respectfully submitted,
Phelan Hallinan & Schmieg, L.L.P.

By: Daniel G. Schmieg
Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Date: June 30, 2008

Phelan Hallinan & Schmieg, L.L.P.
By: Daniel G. Schmieg, Esquire No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Attorney for Plaintiff

Fannie Mae

:

COURT OF COMMON PLEAS

:

:

CIVIL DIVISION

vs.

Richard E. Grout
Or occupants

:

CLEARFIELD COUNTY

:

NO. 08-843 CD

CERTIFICATION OF SERVICE

I, Daniel G. Schmieg, Esquire, hereby certify that a copy of the foregoing Motion for Service Pursuant to Special Order of Court, Memorandum of Law, Proposed Order and attached exhibits have been sent to the individual as indicated below by first class mail, postage prepaid, on the date listed below.

Richard E. Grout
Or occupants
19 South Highland Street
Dubois, PA 15801

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

Respectfully submitted,
Phelan Hallinan & Schmieg, L.L.P.

By: Daniel G. Schmieg
Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Date: June 30, 2008

CA

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

FANNIE MAE,
Plaintiff

vs.

NO. 08-843-CD

RICHARD E. GROUT,
Or OCCUPANTS
Defendants

ORDER

NOW, this 2nd day of July, 2008, upon consideration of Plaintiff's Motion for Special Service Pursuant to Special Order of Court, it is the ORDER of this Court that Plaintiff may obtain service of the Complaint and all future pleadings on Defendant Richard E. Grout and "or occupants" by:

1. Posting of the premises, 19 South Highland Street, DuBois, PA 15801.
2. First class mail to Richard E. Grout and Or Occupants at the premises 19 South Highland Street, DuBois, PA 15801 and first class mail to Richard E. Grout at 35315 Bryant court, Yucaipa, CA 92399.
3. Certified mail, return receipt requested, to Richard E. Grout and Or Occupants at the premises 19 South Highland Street, DuBois, PA 15801 and certified mail, return receipt requested, to Richard E. Grout at 35315 Bryant court, Yucaipa, CA 92399.

Service of the aforementioned publication and mailings is effective upon the date of publication and mailing and is to be done by Plaintiff's attorney, who will file Affidavits of Service with the Prothonotary of Clearfield County.

BY THE COURT

Fredric J. Ammerman
FREDRIC J. AMMERMAN
President Judge

FILED

0/2:41cm

JUL 03 2008

William A. Shaw

Prothonotary/Clerk of Courts

3cc AH
Schmieg

DATE: 7-3-2008

☒ 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

JUL 03 2008

William A. Shaw
Prothonotary/Clerk of Courts

FILED

IN 11:23 a.m. GK

JUL 10 2008

ATTY PAID 7.00

+ REINSTATE C.O.M.P.

ICC ATTY

SHFF.

(GK)

William A. Shaw
Prothonotary/Clerk of Courts

PHELAN HALLINAN & SCHMIEG, LLP

BY: Francis S. Hallinan, Esquire

Identification No. 62695

One Penn Center at Suburban Station

1617 JFK Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

Attorney for Plaintiff

Fannie Mae

: Court of Common Pleas

Plaintiff

: Civil Division

vs.

: NO. 08-843-cd

Richard E. Grout

:

Or occupants

:

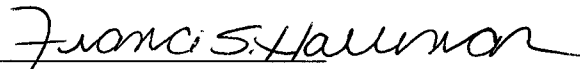
Clearfield County

Defendants

PRAECIPE TO REINSTATE CIVIL ACTION/EJECTMENT

TO THE PROTHONOTARY:

Kindly reinstate the Civil Action in Ejectment with reference to the above captioned matter.



Francis S. Hallinan, Esquire

Attorney for Plaintiff

Date: July 8, 2008

Phelan, Hallinan & Schmieg, LLP
By: Francis S. Hallinan, Esquire
Identification No. 62695
One Penn Center A Suburban Station
Suite 1400
Philadelphia, PA 19103
(215) 563-7000

Fannie Mae
14221 Dallas Parkway
Dallas, TX 75254-2916

v.

Richard E. Grout
Or Occupants
19 South Highland Street
Dubois, PA 15801

Attorney for Plaintiff

ATTORNEY FILE COPY
PLEASE RETURN

: Court of Common Pleas
: Civil Division
: Clearfield County
: Term
: No. 08-843-CD

FILED
10:48
MAY 06 2008
William A. Shaw
Prothonotary/Clerk of Courts

CIVIL ACTION - EJECTMENT

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

NOTICE

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You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help. 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
DANIEL J. NELSON, COURT ADMINISTRATOR
CLEARFIELD COUNTY COURTHOUSE
CLEARFIELD, PA 16830
(814) 765-2641 Ext. 5982

PHS #: 172708

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5. Plaintiff, by virtue of the above, is the record owner of said premises, and is entitled to possession thereof. The defendant is occupying the said premises without right and so far as the plaintiff is informed, without claim of title.
6. Plaintiff has demanded possession of the said premises from the said defendant who has refused to deliver up possession of same.

WHEREFORE, plaintiff seeks to recover possession of said premises.

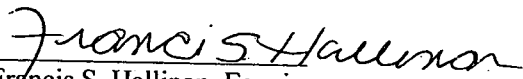

Francis S. Hallinan, Esquire
Attorney for Plaintiff

EXHIBIT "A"

145453

**CLEARFIELD COUNTY
RECORDER OF DEEDS**

Maurene E. Inlow, Recorder
Betty L. Lansberry - Chief Deputy

P.O. Box 361
1 North Second Street, Suite 103
Clearfield, Pennsylvania 16830

AFFIDAVIT No. 40856

***RETURN DOCUMENT TO:
CLEARFIELD CO SHERIFF**

Instrument Number - 200802461
Recorded On 2/22/2008 At 1:53:23 PM
* Instrument Type - DEED
* Total Pages - 5
Invoice Number - 180973
* Grantor - CLEARFIELD CO SHERIFF
* Grantee - FANNIE MAE
* Customer - CLEARFIELD CO SHERIFF

*** FEES**

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$10.00
RECORDING FEES - RECORDER	\$13.00
RECORDER IMPROVEMENT FUND	\$3.00
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL PAID	\$28.50

I hereby CERTIFY that this document
is recorded in the Recorder's Office of
Clearfield County, Pennsylvania.



Maurene E. Inlow

Maurene E. Inlow
Recorder of Deeds

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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LEGAL DESCRIPTION

ALL that certain lot or parcel of land situate in City of DuBois, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a post at a corner formed by the intersection of the Easterly side of South Highland Street, with the Northerly side of East Washington Avenue; thence North 48 degrees 20 minutes East by line of South Highland Street, 50 feet to a post at a corner of Lot No. 6, (lands now or formerly of Sarah G.D. Milliren); thence South 39 degrees 40 minutes East by line of said Lot No. 6, 150 feet to a post at alley; thence South 48 degrees 20 minutes West by line of said alley 50 feet to a post at East Washington Avenue; thence by East Washington Avenue 150 feet to a post at South Highland Street, the place of beginning.

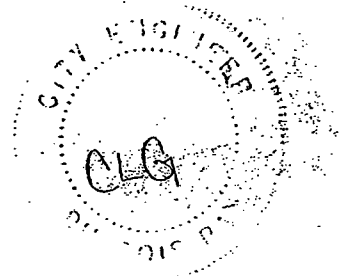
BEING PARCEL NO. 7.2-4-869

TITLE TO SAID PREMISES IS VESTED IN Richard E. Grout, by Deed from Chad A. Hiding and Kathy A. Hiding, husband and wife, dated 10/03/2005, recorded 10/11/2005, in Deed Mortgage Inst# 200517198.

Premises being: 19 SOUTH HIGHLAND STREET
DUBOIS, PA 15801

Tax Parcel No. 7.2-4-869

SEIZED, taken in execution and sold as the property of RICHARD E. GROUT, at the suit of CITIMORTGAGE, INC. JUDGMENT NO. 06-2088-CD



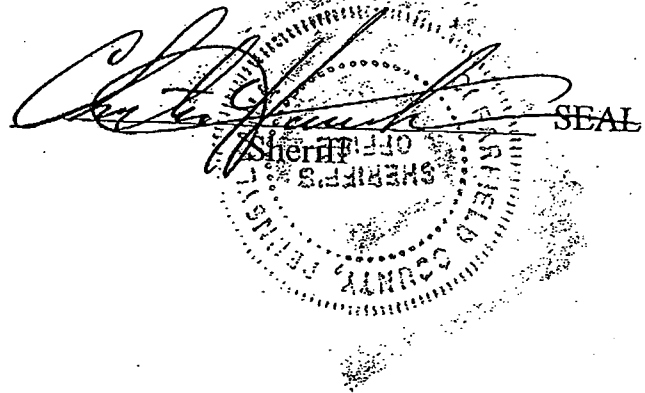
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CITIMORTGAGE, INC.

against

RICHARD E. GROUT


IN WITNESS WHEREOF, I have hereunto affixed by signature the day February 20, 2008



State of Pennsylvania
County of Clearfield

On February 20, 2008 before me a Prothonotary, the undersigned officer personally appeared, **Chester A. Hawkins**, High Sheriff of the State of Pennsylvania known to me, (or satisfactory proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.


In witness whereof, I have hereunto set my hand and official seal.


Prothonotary, Title of Officer

WILLIAM A. SHAW
Prothonotary
My Commission Expires
1st Monday in Jan. 2010
Clearfield Co. Clearfield, PA

CERTIFICATE OF RESIDENCE

"I hereby Certify that the precise Residence of the Grantee or Grantees is,


Sheriff of Clearfield County

FANNIE MAE
1900 MARKET STREET, SUITE 800
PHILADELPHIA, PA 19103

Deed - Poll.

No.

Chester A. Hawkins
High Sheriff of Clearfield County
TO

FANNIE MAE
1900 MARKET STREET, SUITE 800
PHILADELPHIA, PA 19103

SHERIFF DEED

Dated February 20, 2008

For \$1.00 + COSTS

Sold as the property of

RICHARD E. GROUT

Sold on 06-2088-CD

VERIFICATION

Francis S. Hallinan hereby states that he is the attorney for the Plaintiff in this eviction action and is authorized to make this verification. The statements made in the foregoing Civil Action - Ejectment are correct to the best of my knowledge, information, and belief. I was the attorney for the Plaintiff or Plaintiff's predecessor in interest in the underlying foreclosure action. I am with the law firm on the writ of execution, and my law firm or an agent of my firm purchased the property on behalf of the Plaintiff by bidding on the property at the sheriff's sale. I am making this verification rather than a representative of the Plaintiff because I have personal knowledge of the purchase of this property at sheriff's sale.

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

5/5/08
Date

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

PHELAN HALLINAN & SCHMIEG, LLP.

BY: Francis S. Hallinan, Esquire

I.D. #62695

1617 JFK Boulevard

Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

(215) 563-7000

ATTORNEY FOR PLAINTIFF

Fannie Mae

: Court of Common Pleas

: Civil Division

: Clearfield County

V.

Richard E. Grout

or occupants

: No. 08-843-CD

FILED
JUL 18 2008
William A. Shaw
Prothonotary/Clerk of Courts

AFFIDAVIT OF SERVICE VIA REGULAR & CERTIFIED MAIL

I hereby certify that a true and correct copy of the Complaint in Ejectment in the above captioned matter was sent by Regular and certified Mail, return receipt requested, on July 17, 2008 pursuant to court order dated July 2, 2008 to the following:

Richard E. Grout or occupants
19 South Highland Street
Dubois, PA 15801

And

Richard E. Grout
35315 Bryant Court
Yucaipa, CA 92399

The undersigned understands that this is subject to the Penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn Falsification to authorities.

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

Date: July 17, 2008

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
NO: 08-843-CD

FANNIE MAE

vs

RICHARD E. GROUT or OCCUPANTS

SERVICE # 1 OF 1

COMPLAINT IN EJECTMENT, PRAECIPE & ORDER

SERVE BY: 08/09/2008

HEARING:

PAGE: 104391

DEFENDANT: RICHARD E. GROUT or OCCUPANTS

ADDRESS: 19 SOUTH HIGHLAND ST.
DUBOIS, PA 15801

ALTERNATE ADDRESS

SERVE AND LEAVE WITH: POST ON PROPERTY

CIRCLE IF THIS HIGHLIGHTED ADDRESS IS:

VACANT

OCCUPIED

ATTEMPTS

SHERIFF'S RETURN

NOW, _____ AT _____ AM / PM **SERVED** THE WITHIN

COMPLAINT IN EJECTMENT, PRAECIPE & ORDER ON RICHARD E. GROUT or OCCUPANTS, DEFENDANT

BY HANDING TO _____ / _____

A TRUE AND ATTESTED COPY OF THE ORIGINAL DOCUMENT AND MADE KNOW TO HIM / HER THE CONTENTS THEREOF.

ADDRESS SERVED _____

NOW 7/18/08 AT 1:46 AM (PM) **POSTED** THE WITHIN

COMPLAINT IN EJECTMENT, PRAECIPE & ORDER FOR RICHARD E. GROUT or OCCUPANTS

AT (ADDRESS) 19 South Highland ST. DuBois, PA-15801

NOW _____ AT _____ AM / PM AFTER DILIGENT SEARCH IN MY BAILIWICK,

I MAKE RETURN OF **NOT FOUND** AS TO RICHARD E. GROUT or OCCUPANTS

REASON UNABLE TO LOCATE _____

SWORN TO BEFORE ME THIS

_____ DAY OF _____ 2008

So Answers: CHESTER A. HAWKINS, SHERIFF

BY: Jerome M. Nexling
Deputy Signature

Jerome M. Nexling
Print Deputy Name

FILED
08:45 AM
JUL 22 2008
William A. Shaw
Prothonotary/Clerk of Courts

PHELAN HALLINAN & SCHMIEG

ATTORNEY FOR PLAINTIFF

By: Francis S. Hallinan, Esquire
Identification No. 62695
One Penn Center Plaza, Suite 1400
Philadelphia, PA 19103
(215) 563-7000

Fannie Mae

vs

Richard E. Grout
Or Occupants
19 South Highland Street
Dubois, PA 15801

COURT OF COMMON PLEAS
CIVIL DIVISION
No. 08-843-CD

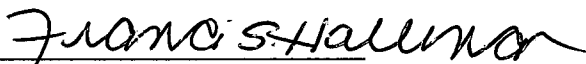
Clearfield County

PRAECIPE FOR JUDGMENT IN EJECTMENT

TO THE PROTHONOTARY:

Kindly enter Judgment in Ejectment in favor of the Plaintiff, Fannie Mae and against the Defendant(s) Richard E. Grout and Or Occupants for possession of premises 19 South Highland Street, Dubois, PA 15801 for failure to file an Answer within twenty (20) days of service.

I hereby certify that according to Rule 237.1, written 10-day notice of Plaintiff's intention to file a Praecipe for Entry of default Judgment was mailed to Defendant(s), a true and correct copy of which is attached hereto.


Francis S. Hallinan, Esquire
Attorney for Plaintiff

Default Judgment entered as indicated above.

DATE

FILED Any pd.
m/12/44/81 \$20.00
SEP 09 2008 Notice to
Def.

William A. Shaw
Prothonotary/Clerk of Courts

Phelan, Hallinan and Schmieg, LLP.
Francis S. Hallinan, Esquire
ID# 62695
One Penn Center, Suite 1400
1617 JFK Boulevard
Philadelphia, PA 19103
(215) 563-7000

ATTORNEY FOR PLAINTIFF

Fannie Mae

: Court of Common Pleas
: Civil Division

v.

Richard E. Grout
Or occupants

: CLEARFIELD COUNTY
: No. 08-843 CD

To: Richard E. Grout or occupants
19 South Highland Street
Dubois, PA 15801

DATE OF NOTICE: August 21, 2008

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

IMPORTANT NOTICE

You are in default because you have failed to enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. Unless you act within ten (10) days from the date of this notice, a Judgment may be entered against you without a hearing and you may lose your property or other important rights. You should take this notice to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help:

**DANIEL J. NELSON, COURT ADMINISTRATOR
CLEARFIELD COUNTY COURTHOUSE
CLEARFIELD, PA 16830
(814) 765-2641 EXT. 5892**


Francis S. Hallinan, Esquire
Attorney for Plaintiff

Phelan, Hallinan and Schmieg, LLP.
Francis S. Hallinan, Esquire
ID# 62695
One Penn Center, Suite 1400
1617 JFK Boulevard
Philadelphia, PA 19103
(215) 563-7000

ATTORNEY FOR PLAINTIFF

Fannie Mae

: Court of Common Pleas
: Civil Division

v.

Richard E. Grout
Or occupants

: CLEARFIELD COUNTY
: No. 08-843 CD

To: Richard E. Grout
35315 Bryant Court
Yucaipa, CA 92399

DATE OF NOTICE: August 21, 2008


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CLEARFIELD COUNTY COURTHOUSE
CLEARFIELD, PA 16830
(814) 765-2641 EXT. 5892**


Francis S. Hallinan, Esquire
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG

ATTORNEY FOR PLAINTIFF

By: Francis S. Hallinan, Esquire
Identification No. 62695
One Penn Center Plaza, Suite 1400
Philadelphia, PA 19103
(215) 563-7000

Fannie Mae

vs

Richard E. Grout
Or Occupants
19 South Highland Street
Dubois, PA 15801

COURT OF COMMON PLEAS
CIVIL DIVISION
No. 08-843-CD

Clearfield County


VERIFICATION OF NON-MILITARY SERVICE

Francis S. Hallinan, Esquire, hereby verifies that he is Attorney for Plaintiff in the above captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

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

(b) That defendant Richard E. Grout Or Occupants Or occupants, is over 18 years of age, and resides at 19 South Highland Street, Dubois, PA 15801 .

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


Francis S. Hallinan, Esquire
Attorney for Plaintiff

COPY

OFFICE OF THE PROTHONOTARY

COURT OF COMMON PLEAS

TO: Richard E. Grout Or Occupants
19 South Highland Street
Dubois, PA 15801

Fannie Mae : COURT OF COMMON PLEAS
: CIVIL DIVISION

vs : No. 08-843-CD

Richard E. Grout
Or Occupants : Clearfield County
19 South Highland Street
Dubois, PA 15801

Attorney ID # 62695

NOTICE

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a Judgment has been entered against you in the above proceeding as indicated below.

Prothonotary

Willie L. Shaw 9/9/08

- ☐ Judgment by Default
- ☐ Money Judgment
- ☐ Judgment in Replevin
- ☒ Judgment for Possession
- ☐ Judgment on Award of Arbitration
- ☐ Judgment on Verdict
- ☐ Judgment on Court Findings

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE, PLEASE CALL:

ATTORNEY: Francis S. Hallinan Esquire, at this telephone number: (215) 563-7000.

PRAECIPE FOR WRIT OF POSSESSION
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Clearfield

Fannie Mae	:	COURT OF COMMON PLEAS
	:	CIVIL DIVISION
	:	
vs	:	No. 08-843-CD
Richard E. Grout	:	
Or Occupants	:	Clearfield County
19 South Highland Street		
Dubois, PA 15801		

PRAECIPE FOR WRIT OF POSSESSION


TO THE PROTHONOTARY:

Issue Writ of Possession in the above matter for possession of:

19 South Highland Street, Dubois, PA 15801

****PLEASE SEE THE ATTACHED LEGAL DESCRIPTION****

Being Known as No. 19 South Highland Street


Francis S. Hallinan, Esquire
ATTORNEY FOR PLAINTIFF

FILED *Atty. pd.*
m/12:50/611 *08 20.00*
SEP 09 2008 *ICCD Lowrits*
William A. Shaw *W/prop desc.*
Prothonotary/Clerk of Courts *to Sheriff*
(610)

Commonwealth of Pennsylvania

County of Clearfield

Fannie Mae
vs.

NO.08-843-CD

Richard E. Grout
Or Occupants
19 South Highland Street
Dubois, PA 15801

Court of Common Pleas

Writ of Possession

TO THE SHERIFF OF Clearfield COUNTY:

(1) To satisfy the judgment for possession in the above matter you are directed to deliver Possession of the following described property to:

Fannie Mae

(2) To satisfy the costs against

Richard E. Grout
Or Occupants
19 South Highland Street
Dubois, PA 15801

directed to levy upon any property of

you are

Richard E. Grout
Or Occupants
19 South Highland Street
Dubois, PA 15801

and sell

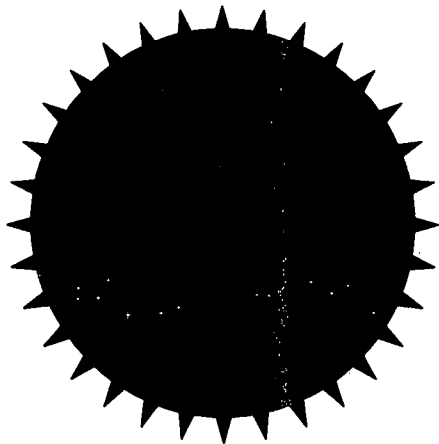
interest therein.

\$142.00 Prothonotary costs

Prothonotary

By William L. Shanahan
Clerk

Date 9/9/08



NO. 08-843-CD

vs.

WRIT OF POSSESSION

Francis S. Hallinan

Know all Men by these Presents,

That I, Chester A. Hawkins, High Sheriff of the County of Clearfield, in the State of Pennsylvania, for and in consideration of the sum of \$1.00 plus costs, to me in hand, do hereby grant and convey to FANNIE MAE, the following described property, to wit:

LEGAL DESCRIPTION

ALL that certain lot or parcel of land situate in City of DuBois, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a post at a corner formed by the intersection of the Easterly side of South Highland Street, with the Northerly side of East Washington Avenue; thence North 48 degrees 20 minutes East by line of South Highland Street, 50 feet to a post at a corner of Lot No. 6, (lands now or formerly of Sarah G.D. Milliren); thence South 39 degrees 40 minutes East by line of said Lot No. 6, 150 feet to a post at alley; thence South 48 degrees 20 minutes West by line of said alley 50 feet to a post at East Washington Avenue; thence by East Washington Avenue 150 feet to a post at South Highland Street, the place of beginning.

BEING PARCEL NO. 7.2-4-869

TITLE TO SAID PREMISES IS VESTED IN Richard E. Grout, by Deed from Chad A. Hidinger and Kathy A. Hidinger, husband and wife, dated 10/03/2005, recorded 10/11/2005, in Deed Mortgage Inst# 200517198.

Premises being: 19 SOUTH HIGHLAND STREET
DUBOIS, PA 15801

Tax Parcel No. 7.2-4-869

SEIZED, taken in execution and sold as the property of RICHARD E. GROUT, at the suit of CITIMORTGAGE, INC. JUDGMENT NO. 06-2088-CD



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

NO: 08-843-CD

FANNIE MAE
vs
RICHARD E. GROUT

SERVICE # 1 OF 1

FILED
09:33 a.m. 6/11
SEP 15 2008

William A. Shaw
Prothonotary/Clerk of Courts

WRIT OF POSSESSION

SERVE BY: 09/23/2008 *ASAP* HEARING: PAGE: 104618

DEFENDANT: RICHARD E. GROUT or OCCUPANTS
ADDRESS: 19 SOUTH HIGHLAND ST.
DUBOIS, PA 15801

INFORM INDIVIDUAL(s) SERVED THAT
THEY HAVE **TEN (10) DAYS** FROM
DATE OF SERVICE TO VACATE
PREMISES

ALTERNATE ADDRESS

SERVE AND LEAVE WITH: POST ON PROPERTY 7

CIRCLE IF THIS HIGHLIGHTED ADDRESS IS: VACANT OCCUPIED

ATTEMPTS _____

SHERIFF'S RETURN

NOW, _____ AT _____ AM / PM **SERVED** THE WITHIN

WRIT OF POSSESSION ON RICHARD E. GROUT or OCCUPANTS, DEFENDANT

BY HANDING TO _____ / _____

A TRUE AND ATTESTED COPY OF THE ORIGINAL DOCUMENT AND MADE KNOW TO HIM / HER THE CONTENTS
THEREOF.

ADDRESS SERVED _____

NOW 9-12-08 AT 1:32 AM / PM **POSTED** THE WITHIN

WRIT OF POSSESSION FOR RICHARD E. GROUT or OCCUPANTS

AT (ADDRESS) 19 South Highland ST- Dubois, Pa- 15801

NOW _____ AT _____ AM / PM AFTER DILIGENT SEARCH IN MY BAILIWICK,

I MAKE RETURN OF **NOT FOUND** AS TO RICHARD E. GROUT or OCCUPANTS

REASON UNABLE TO LOCATE _____

SWORN TO BEFORE ME THIS

_____ DAY OF _____ 2008

So Answers: CHESTER A. HAWKINS, SHERIFF

BY: Jerome M. Nexline
Deputy Signature

Jerome M. Nexline
Print Deputy Name

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 104137
NO: 08-843-CD
SERVICES 1
COMPLAINT IN EJECTMENT

PLAINTIFF: FANNIE MAE
vs.
DEFENDANT: RICHARD E. GROUT or OCCUPANTS

SHERIFF RETURN

RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	PHELAN	692016	10.00
SHERIFF HAWKINS	PHELAN	692016	71.57



FILED
013:20cm
SEP 19 2008

William A. Shaw
Prothonotary/Clerk of Courts

Sworn to Before Me This

_____ Day of _____ 2008

So Answers,

A handwritten signature in cursive, appearing to read "Chester A. Hawkins".

Chester A. Hawkins
Sheriff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 104391
NO: 08-843-CD
SERVICES 1
COMPLAINT IN EJECTMENT, PRAECIPE & ORDER

PLAINTIFF: FANNIE MAE
vs.
DEFENDANT: RICHARD E. GROUT or OCCUPANTS

SHERIFF RETURN

RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	PHELAN	712651	10.00
SHERIFF HAWKINS	PHELAN	712651	31.65



FILED
8/3:20LM
SEP 19 2008
William A. Shaw
Prothonotary/Clerk of Courts

Sworn to Before Me This

_____ Day of _____ 2008

So Answers,

A handwritten signature in cursive script, appearing to read "Chester A. Hawkins".

Chester A. Hawkins
Sheriff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
NO. 08-843-CD

FANNIE MAE
-VS-
RICHARD E. GROUT

Page: 104618

SHERIFF'S RETURN --- POSSESSION/LOCKOUT

DEFENDANT (s): RICHARD GROUT or OCCUPANTS

Person Served: Posted on Property per Court Order

ADDRESS: 19 South Highland St.
DuBois, Pa.

POSSESSION SERVED: 9/12/2008 SERVED BY: Nevling

LOCKOUT DATE: September 25, 2008 @ 11:00am

LOCKOUT COMPLETED: Date: 09-25-08 Time: 12:05 pm

COMMENTS: MET WITH KYLE J. FORSYTHE, HE CHANGED
CHANGED THE LOCKS @ RESIDENCE

SWORN TO BEFORE ME THIS

____ DAY OF _____

So Answers: CHESTER A. HAWKINS,

BY:

Mark A. Conkist
Deputy Signature

Mark A. Conkist
Print Deputy Name

FILED

09:00am
SEP 29 2008

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 104618
NO: 08-843-CD
SERVICES 1
WRIT OF POSSESSION

PLAINTIFF: FANNIE MAE
vs.
DEFENDANT: RICHARD E. GROUT

SHERIFF RETURN

RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	PHELAN	728895	10.00
SHERIFF HAWKINS	PHELAN	728895	90.00

FILED
0/3:03/04
SEP 29 2008
William A. Shaw
Prothonotary/Clerk of Courts

Sworn to Before Me This

_____ Day of _____ 2008

So Answers,



Chester A. Hawkins
Sheriff

Commonwealth of Pennsylvania

County of Clearfield

Fannie Mae

NO.08-843-CD

vs.

Richard E. Grout

Or Occupants

19 South Highland Street

Dubois, PA 15801

Court of Common Pleas

Writ of Possession

TO THE SHERIFF OF Clearfield COUNTY:

(1) To satisfy the judgment for possession in the above matter you are directed to deliver Possession of the following described property to:

Fannie Mae

(2) To satisfy the costs against

Richard E. Grout

Or Occupants

19 South Highland Street

Dubois, PA 15801

directed to levy upon any property of

you are

Richard E. Grout

Or Occupants

19 South Highland Street

Dubois, PA 15801

and sell

interest therein.

\$ 142.00 Prothonotary costs

Prothonotary

By

William L. Hannon

Clerk

Date

9/9/08

Received this writ this 9 day
of Sept A.D. 2008
At 3:00 A.M. P.M.

Christopher A. Hannon
Sheriff *Larry M. Hannon*

Court of Common Pleas

NO. 08-843-CD

Fannie Mae

vs.

Richard E. Groul
Or Occupants
19 South Highland Street
Dubois, PA 15801

WRIT OF POSSESSION

Phelan, Hallinan and Schmieg, LLP
One Penn Center at Suburban Station
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Francis S. Hallinan
Francis S. Hallinan, Esquire

Printed on 10/1/08

Know all Men by these Presents,

That I, Chester A. Hawkins, High Sheriff of the County of Clearfield, in the State of Pennsylvania, for and in consideration of the sum of \$1.00 plus costs, to me in hand, do hereby grant and convey to FANNIE MAE, the following described property, to wit:

LEGAL DESCRIPTION

ALL that certain lot or parcel of land situate in City of DuBois, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a post at a corner formed by the intersection of the Easterly side of South Highland Street, with the Northerly side of East Washington Avenue; thence North 48 degrees 20 minutes East by line of South Highland Street, 50 feet to a post at a corner of Lot No. 6, (lands now or formerly of Sarah G.D. Milliren); thence South 39 degrees 40 minutes East by line of said Lot No. 6, 150 feet to a post at alley; thence South 48 degrees 20 minutes West by line of said alley 50 feet to a post at East Washington Avenue; thence by East Washington Avenue 150 feet to a post at South Highland Street, the place of beginning.

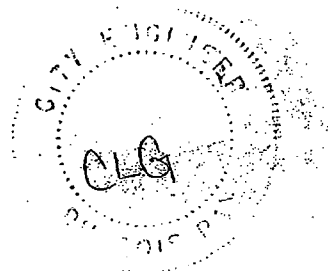
BEING PARCEL NO. 7.2-4-869

TITLE TO SAID PREMISES IS VESTED IN Richard E. Grout, by Deed from Chad A. Hiding and Kathy A. Hiding, husband and wife, dated 10/03/2005, recorded 10/11/2005, in Deed Mortgage Inst# 200517198.

Premises being: 19 SOUTH HIGHLAND STREET
DUBOIS, PA 15801

Tax Parcel No. 7.2-4-869

SEIZED, taken in execution and sold as the property of RICHARD E. GROUT, at the suit of CITIMORTGAGE, INC. JUDGMENT NO. 06-2088-CD



Commonwealth of Pennsylvania

County of Clearfield

Fannie Mae
vs.

NO.08-843-CD

Richard E. Grout
Or Occupants
19 South Highland Street
Dubois, PA 15801

Court of Common Pleas

Writ of Possession

TO THE SHERIFF OF Clearfield COUNTY:

(1) To satisfy the judgment for possession in the above matter you are directed to deliver Possession of the following described property to:

Fannie Mae

(2) To satisfy the costs against

Richard E. Grout
Or Occupants
19 South Highland Street
Dubois, PA 15801

directed to levy upon any property of

you are

Richard E. Grout
Or Occupants
19 South Highland Street
Dubois, PA 15801

interest therein.

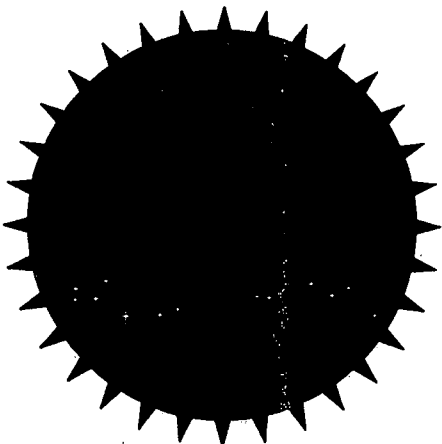
and sell

\$ 142.00 Prothonotary costs

Prothonotary

By William L. Hahn
Clerk

Date 9/9/08



Received this writ this 9 day
of Sept A.D. 2008
At 3:00 A.M. (P.M.)

Christopher A. Hambrick
Sheriff by Mandy Hambrick

Court of Common Pleas

NO. 08-843-CD

Fannie Mae

vs.

Richard E. Groat
Or Occupants
19 South Highland Street
Dubois, PA 15801

WRIT OF POSSESSION

Phelan, Hallinan and Schmieg, LLP
One Penn Center at Suburban Station
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Francis S. Hallinan
Francis S. Hallinan, Esquire

For filing only

Know all Men by these Presents,

That I, Chester A. Hawkins, High Sheriff of the County of Clearfield, in the State of Pennsylvania, for and in consideration of the sum of \$1.00 plus costs, to me in hand, do hereby grant and convey to FANNIE MAE, the following described property, to wit:

LEGAL DESCRIPTION

ALL that certain lot or parcel of land situate in City of DuBois, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a post at a corner formed by the intersection of the Easterly side of South Highland Street, with the Northerly side of East Washington Avenue; thence North 48 degrees 20 minutes East by line of South Highland Street, 50 feet to a post at a corner of Lot No. 6, (lands now or formerly of Sarah G.D. Milliren); thence South 39 degrees 40 minutes East by line of said Lot No. 6, 150 feet to a post at alley; thence South 48 degrees 20 minutes West by line of said alley 50 feet to a post at East Washington Avenue; thence by East Washington Avenue 150 feet to a post at South Highland Street, the place of beginning.

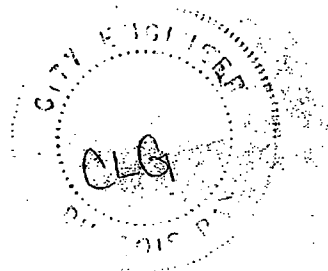
BEING PARCEL NO. 7.2-4-869

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Premises being: 19 SOUTH HIGHLAND STREET
DUBOIS, PA 15801

Tax Parcel No. 7.2-4-869

SEIZED, taken in execution and sold as the property of RICHARD E. GROUT, at the suit of CITIMORTGAGE, INC. JUDGMENT NO. 06-2088-CD



Commonwealth of Pennsylvania

County of Clearfield

Fannie Mae

NO.08-843-CD

vs.

Richard E. Grout
Or Occupants
19 South Highland Street
Dubois, PA 15801

Court of Common Pleas

Writ of Possession

TO THE SHERIFF OF Clearfield COUNTY:

(1) To satisfy the judgment for possession in the above matter you are directed to deliver Possession of the following described property to:

Fannie Mae

(2) To satisfy the costs against

Richard E. Grout
Or Occupants
19 South Highland Street
Dubois, PA 15801

directed to levy upon any property of

you are

Richard E. Grout
Or Occupants
19 South Highland Street
Dubois, PA 15801

interest therein.

and sell

\$142.00 Prothonotary costs

Prothonotary

By

William A. Haggerty
Clerk

Date

9/9/08

Received this writ this 9 day
of Sept A.D. 2008
At Clearfield A.M. (P.M.)

Chester A. Hampers
Sheriff
by Mary Hampers

Court of Common Pleas

NO. 08-843-CD

Fannie Mae

vs.

Richard E. Groat
Or Occupants
19 South Highland Street
Dubois, PA 15801

WRIT OF POSSESSION

Phelan, Hallinan and Schmieg, LLP
One Penn Center at Suburban Station
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Francis S. Hallinan
Francis S. Hallinan, Esquire

2
A.D.
A.D.
received this writ this
yab

Know all Men by these Presents,

That I, Chester A. Hawkins, High Sheriff of the County of Clearfield, in the State of Pennsylvania, for and in consideration of the sum of \$1.00 plus costs, to me in hand, do hereby grant and convey to FANNIE MAE, the following described property, to wit:

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ALL that certain lot or parcel of land situate in City of DuBois, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a post at a corner formed by the intersection of the Easterly side of South Highland Street, with the Northerly side of East Washington Avenue; thence North 48 degrees 20 minutes East by line of South Highland Street, 50 feet to a post at a corner of Lot No. 6, (lands now or formerly of Sarah G.D. Milliren); thence South 39 degrees 40 minutes East by line of said Lot No. 6, 150 feet to a post at alley; thence South 48 degrees 20 minutes West by line of said alley 50 feet to a post at East Washington Avenue; thence by East Washington Avenue 150 feet to a post at South Highland Street, the place of beginning.

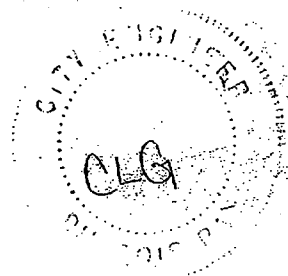
BEING PARCEL NO. 7.2-4-869

TITLE TO SAID PREMISES IS VESTED IN Richard E. Grout, by Deed from Chad A. Hiding and Kathy A. Hiding, husband and wife, dated 10/03/2005, recorded 10/11/2005, in Deed Mortgage Inst# 200517198.

Premises being: 19 SOUTH HIGHLAND STREET
DUBOIS, PA 15801

Tax Parcel No. 7.2-4-869

SEIZED, taken in execution and sold as the property of RICHARD E. GROUT, at the suit of CITIMORTGAGE, INC. JUDGMENT NO. 06-2088-CD



Commonwealth of Pennsylvania

County of Clearfield

Fannie Mae
vs.

NO.08-843-CD

Richard E. Grout
Or Occupants
19 South Highland Street
Dubois, PA 15801

Court of Common Pleas

Writ of Possession

TO THE SHERIFF OF Clearfield COUNTY:

(1) To satisfy the judgment for possession in the above matter you are directed to deliver Possession of the following described property to:

Fannie Mae

(2) To satisfy the costs against

Richard E. Grout
Or Occupants
19 South Highland Street
Dubois, PA 15801

directed to levy upon any property of

you are

Richard E. Grout
Or Occupants
19 South Highland Street
Dubois, PA 15801

interest therein.

and sell

\$142.00 Prothonotary costs

Prothonotary

By

William L. Hays

Clerk

Date

9/9/08

Received this writ this 9 day
of Sept A.D. 2008
At P.W. A.M./P.M.

Chester R. Hamlin

Sheriff

Myra L. Hamlin

Court of Common Pleas

NO. 08-843-CD

Fannie Mae

vs.

Richard E. Groul
Or Occupants
19 South Highland Street
Dubois, PA 15801

WRIT OF POSSESSION

Phelan, Hallinan and Schmieg, LLP
One Penn Center at Suburban Station
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Francis S. Hallinan
Francis S. Hallinan, Esquire

Received this writ this _____ day
of _____ A.D. _____
A.W.B.W.

Know all Men by these Presents,

That I, Chester A. Hawkins, High Sheriff of the County of Clearfield, in the State of Pennsylvania, for and in consideration of the sum of \$1.00 plus costs, to me in hand, do hereby grant and convey to FANNIE MAE, the following described property, to wit:

LEGAL DESCRIPTION

ALL that certain lot or parcel of land situate in City of DuBois, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a post at a corner formed by the intersection of the Easterly side of South Highland Street, with the Northerly side of East Washington Avenue; thence North 48 degrees 20 minutes East by line of South Highland Street, 50 feet to a post at a corner of Lot No. 6, (lands now or formerly of Sarah G.D. Milliren); thence South 39 degrees 40 minutes East by line of said Lot No. 6, 150 feet to a post at alley; thence South 48 degrees 20 minutes West by line of said alley 50 feet to a post at East Washington Avenue; thence by East Washington Avenue 150 feet to a post at South Highland Street, the place of beginning.

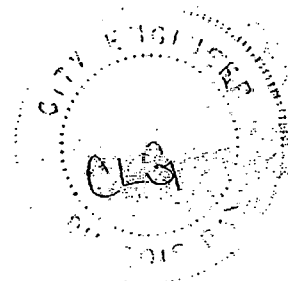
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Premises being: 19 SOUTH HIGHLAND STREET
DUBOIS, PA 15801

Tax Parcel No. 7.2-4-869

SEIZED, taken in execution and sold as the property of RICHARD E. GROUT, at the suit of CITIMORTGAGE, INC. JUDGMENT NO. 06-2088-CD



PHELAN HALLINAN & SCHMIEG, LLP

By: Francis S. Hallinan Esquire

Atty. I.D. No.: 62695

One Penn Center at Suburban Station

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

Attorney for Plaintiff

Fannie Mae

Plaintiff

vs.

Court of Common Pleas

Clearfield County

No. 08-843-CD

**Richard E. Grout
or occupants**

Defendant(s)

S
FILED *cc \$7.00 Atty*
m/2:00pm of ICC + 1 cert
FEB 27 2009 *disc. issued*
to Atty Hallinan
William A. Shaw
Prothonotary/Clerk of Courts

PRAECIPE TO WITHDRAW COMPLAINT,
SATISFY JUDGMENT AND DISCONTINUE AND
END ACTION, WITHOUT PREJUDICE

TO THE PROTHONOTARY:

Kindly withdraw the complaint filed in the instant matter, without prejudice, satisfy the judgment entered on this case discontinued and ended, upon payment of your costs only.

2/24/09
Date

Francis S Hallinan
Francis S. Hallinan
Attorney for Plaintiff

PHS# 172708

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

Fannie Mae

Vs.

No. 2008-00843-CD

Richard E. Grout
Occupants

CERTIFICATE OF DISCONTINUATION

Commonwealth of PA
County of Clearfield

I, William A. Shaw, Prothonotary of the Court of Common Pleas in and for the County and Commonwealth aforesaid do hereby certify that the above case was on February 27, 2009, marked:

Discontinued and ended, without prejudice

Record costs in the sum of \$149.00 have been paid in full by Francis S. Hallinan Esq.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal of this Court at Clearfield, Clearfield County, Pennsylvania this 27th day of February A.D. 2009.



William A. Shaw, Prothonotary