

08-1136-CD

Citimortgage Inc. vs Darice Bock al

FILED *ATTY PAID 95.00*
M. William G. K.
JUN 23 2008 *1 Compt. to Sheriff*
William A. Shaw
Prothonotary/Clerk of Courts

PHELAN HALLINAN & SCHMIEG, LLP
LAWRENCE T. PHELAN, ESQ., Id. No. 32227
FRANCIS S. HALLINAN, ESQ., Id. No. 62695
DANIEL G. SCHMIEG, ESQ., Id. No. 62205
MICHELE M. BRADFORD, ESQ., Id. No. 69849
JUDITH T. ROMANO, ESQ., Id. No. 58745
SHEETAL SHAH-JANI, ESQ., Id. No. 81760
JENINE R. DAVEY, ESQ., Id. No. 87077
LAUREN R. TABAS, ESQ., Id. No. 93337
VIVEK SRIVASTAVA, ESQ., Id. No. 202331
JAY B. JONES, ESQ., Id. No. 86657
PETER MULCAHY, ESQ., Id. No. 61791
ANDREW SPIVACK, ESQ., Id. No. 84439
JAIME MCGUINNESS, ESQ., Id. No. 90134
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103
(215) 563-7000 179547

ATTORNEY FOR PLAINTIFF

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL
RESIDENTIAL MORTGAGE, INC.
5280 CORPORATE DRIVE
MS1011
FREDERICK, MD 21703

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

Plaintiff

NO. 2008-1136-CD

v.

CLEARFIELD COUNTY

DARICE JOY BOCK
2721 SHILOH ROAD
A/K/A, RR 1 BOX 199
A/K/A 2721 SR-1012
WOODLAND, PA 16881

Defendant

CIVIL ACTION - LAW
COMPLAINT IN MORTGAGE FORECLOSURE

NOTICE

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

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

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

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

Notice to Defend:
Daniel J. Nelson, Court Administrator
Clearfield County Courthouse
2nd 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

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL
RESIDENTIAL MORTGAGE, INC.
5280 CORPORATE DRIVE
MS1011
FREDERICK, MD 21703

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

DARICE JOY BOCK
2721 SHILOH ROAD
A/K/A, RR 1 BOX 199
A/K/A 2721 SR-1012
WOODLAND, PA 16881

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

3. On 11/21/2001 mortgagor(s) made, executed and delivered a mortgage upon the premises

hereinafter described to CSB BANK which mortgage is recorded in the Office of the

Recorder of CLEARFIELD County, in Mortgage Instrument No. 200118930. By

Assignment of Mortgage recorded 12/21/2001 the mortgage was assigned to PLAINTIFF

which Assignment is recorded in Assignment of Mortgage Instrument No. 200120503.

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 11/01/2007 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	\$40,011.07
Interest	\$2,046.22
10/01/2007 through 06/18/2008 (Per Diem \$7.81)	
Attorney's Fees	\$1,250.00
Cumulative Late Charges	\$101.36
11/21/2001 to 06/18/2008	
Cost of Suit and Title Search	\$550.00
Subtotal	\$43,958.65
Escrow	
Credit	\$0.00
Deficit	\$3,641.19
Subtotal	\$3,641.19
TOTAL	\$47,599.84

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 91 of 1983 because the mortgage premises is not the principal residence of Defendant(s).

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$47,599.84, together with interest from 06/18/2008 at the rate of \$7.81 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: 
LAWRENCE T. PHELAN, ESQUIRE
FRANCIS S. HALLINAN, ESQUIRE
DANIEL G. SCHMIEG, ESQUIRE
MICHELE M. BRADFORD, ESQUIRE
JUDITH T. ROMANO, ESQUIRE
SHEETAL R. SHAH-JANI, ESQUIRE
JENINE R. DAVEY, ESQUIRE
LAUREN R. TABAS, ESQUIRE
VIVEK SRIVASTAVA, ESQUIRE
✓ JAY B. JONES, ESQUIRE 86657
PETER MULCAHY, ESQUIRE
ANDREW SPIVACK, ESQUIRE
JAIME MCGUINNESS, ESQUIRE
Attorneys for Plaintiff

LEGAL DESCRIPTION

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

BEGINNING at a chestnut stump Northwest corner of lands formerly of David Dale; thence by same South eighty-six (86) degrees and fifteen (15) minutes East twenty hundred and fifty-eight (2058) feet to post; thence by same South six (6) degrees West six hundred and twenty (620) feet to post; thence by the same and land now or late of Joseph Knepp North eighty-five (85) degrees and forty-five (45) minutes West twenty hundred and eight (2080) feet; thence by lands now or late of Edmund Dale North six (6) degrees and fifteen (15) minutes East six hundred and two (602) feet to stump and post and the place of beginning. Containing twenty-eight (28) acres and a half with the usual allowance.

EXCEPTING AND RESERVING, therefrom, the following parcels of land:

First: The conveyance from David N. Loder and Laura E. Loder, his wife, to Bassie M.

Bumbarger dated the 10th day of May 1934 and recorded in Deed Book 301, Page 255.

Second: The conveyance from David M Loder and Laura E. Loder, his wife, to C.E. Williams and Bessie V. Williams, his wife, Trustees for Syble June Williams and Charley Edward Williams, dated the 22nd day of June, 1937 and recorded in Deed Book 314, Page 209.

Third: The conveyance from David M. Loder and Laura E. Loder, his wife, to George W. Bock and Edna M. Bock, husband and wife, dated the 11th day of September 1937 and which deed is recorded in Deed Book 314, Page 249.

BEING the same premises as were conveyed to Darice Joy Bock by Deed of Duane Calvin Bock, et al dated May 10, 1985 and entered for record in the Recorder's Office of Clearfield County to Deeds & Records Book Volume 1015, Page 378.

Together with all improvements constructed upon, affixed to or located upon the above described real property, including without limitation any residential dwelling located upon or to be located thereon, which dwelling is or may be a manufactured home, which is or upon placement and affixation shall be conclusively deemed to be real estate.

PARCEL NO. 008-000-00022

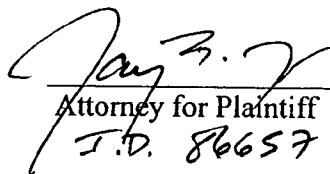
PROPERTY BEING:

VERIFICATION

I hereby state that I am the attorney for Plaintiff in this matter, that Plaintiff is outside the jurisdiction of the Court and/or the verification could not be obtained within the time allowed for the filing 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.

Furthermore, counsel intends to substitute a verification from Plaintiff upon receipt.

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.



Attorney for Plaintiff
J.D. 86657

DATE: 6-18-08

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

NO: 08-1136-CD

CITIMORTGAGE, INC. s/b/m
vs
DARICE JOY BOCK

SERVICE # 1 OF 1

COMPLAINT IN MORTGAGE FORECLOSURE

SERVE BY: 07/23/2008 HEARING: PAGE: 104316

DEFENDANT: DARICE JOY BOCK
ADDRESS: 2721 SHILOH ROAD AKA RR#1 BOX 199
aka 2721 SR-1012, WOODLAND, PA 16881

ALTERNATE ADDRESS

SERVE AND LEAVE WITH: DEFENDANT/AAR

CIRCLE IF THIS HIGHLIGHTED ADDRESS IS: VACANT

OCCUPIED

FILED

07/30/2008
JUN 30 2008

William A. Shaw

Prothonotary/Clerk of Courts

ATTEMPTS

SHERIFF'S RETURN

NOW 125 30th day of June 2008 AT 2:25 AM / PM Ⓢ SERVED THE WITHIN

COMPLAINT IN MORTGAGE FORECLOSURE ON DARICE JOY BOCK, DEFENDANT

BY HANDING TO Darice Bock / Ref

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

ADDRESS SERVED 2721 Shiloh Rd. Woodland

NOW _____ AT _____ AM / PM POSTED THE WITHIN

COMPLAINT IN MORTGAGE FORECLOSURE FOR DARICE JOY BOCK

AT (ADDRESS) _____

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

I MAKE RETURN OF **NOT FOUND** AS TO DARICE JOY BOCK

REASON UNABLE TO LOCATE _____

SWORN TO BEFORE ME THIS

_____ DAY OF _____ 2008

So Answers: CHESTER A. HAWKINS, SHERIFF

BY: Dep George F. DeHaven
Deputy Signature

Dep George F DeHaven
Print Deputy Name

PHELAN HALLINAN & SCHMIEG, LLP
FRANCIS S. HALLINAN, ESQ., Id. No. 62695
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103
(215) 563-7000

ATTORNEY FOR PLAINTIFF

CITIMORTGAGE, INC., S/B/M TO
PRINCIPAL RESIDENTIAL
MORTGAGE, INC.

Plaintiff

vs.

DARICE JOY-BOCK

Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-1136-CD
:
: CLEARFIELD COUNTY
:
:
:
:

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.

Phelan Hallinan & Schmieg, LLP
Attorney for Plaintiff

By: Francis S. Hallinan
Francis S. Hallinan, Esquire

Date: 07-15-08

PHS #: 179547

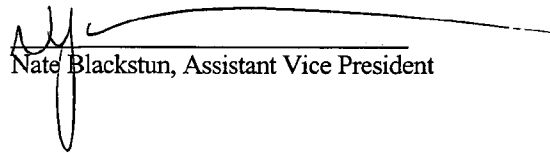
FILED NO CC
JUL 17 2008
EW

William A. Shaw
Prothonotary/Clerk of Courts

VERIFICATION

Nate Blackstun

_____ hereby states that he/she is
Assistant Vice President of CITIMORTGAGE, INC., S/B/M TO PRINCIPAL
RESIDENTIAL MORTGAGE, INC., 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.



Nate Blackstun, Assistant Vice President

DATE: June 20, 2008

Company: CITIMORTGAGE, INC., S/B/M TO
PRINCIPAL RESIDENTIAL MORTGAGE,
INC.

Loan: 3660387

PHELAN HALLINAN & SCHMIEG, LLP
LAWRENCE T. PHELAN, ESQ., Id. No. 32227
FRANCIS S. HALLINAN, ESQ., Id. No. 62695
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103
(215) 563-7000

ATTORNEY FOR PLAINTIFF

**CITIMORTGAGE, INC., S/B/M TO
PRINCIPAL RESIDENTIAL
MORTGAGE, INC.**

Plaintiff

vs.

DARICE JOY-BOCK

Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2008-1136-CD**
:
: **CLEARFIELD COUNTY**
:
:
:

CERTIFICATE OF SERVICE

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

DARICE JOY-BOCK
2721 SHILOH ROAD
WOODLAND, PA 16881

Phelan Hallinan & Schmieg, LLP
Attorney for Plaintiff

By: Francis S. Hallinan
Francis S. Hallinan, Esquire

Date: 07-15-08

FILED ^{NO CC}
m/11/03/01
AUG 13 2008 (GK)

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

CitiMortgage, Inc., s/b/m to Principal
Residential Mortgage, Inc.
5280 Corporate Drive
MS1011
Frederick, MD 21703
Plaintiff

Court of Common Pleas

Civil Division

vs.

Clearfield County

Darice Joy-Bock
2721 Shiloh Road
a/k/a RR 1 Box 199
a/k/a 2721 SR-1012
Woodland, PA 16881
Defendant

No. 08-CD-1136

MOTION TO DIRECT THE SHERIFF TO FILE AFFIDAVIT OF SERVICE

1. Plaintiff commenced the instant mortgage foreclosure action by filing a Complaint on June 23, 2008. 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 Defendant.

3. On July 28, 2008, the Sheriff's office verbally advised counsel for Plaintiff that Darice Joy-Bock was served on June 30, 2008.

4. On July 29, 2008, Plaintiff sent the Defendant a ten day letter notifying her 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 June 30, 2008.

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 \$7.81 per day on this mortgage account. Additionally, the Plaintiff continues to advance funds for real estate taxes and hazard insurance at its own expense.

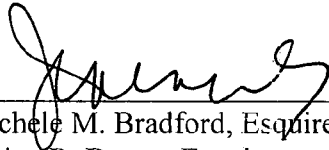
7. The Plaintiff is greatly prejudiced by the delay in the filing of the Sheriff's Affidavit of Service.

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

8/12/08

Date



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

EXHIBIT A

FILED
JUN 23 2008

William A. Shaw
Prothonotary/Clerk of Courts

PHELAN HALLINAN & SCHMIEG, LLP
LAWRENCE T. PHELAN, ESQ., Id. No. 32227
FRANCIS S. HALLINAN, ESQ., Id. No. 62695
DANIEL G. SCHMIEG, ESQ., Id. No. 62205
MICHELE M. BRADFORD, ESQ., Id. No. 69849
JUDITH T. ROMANO, ESQ., Id. No. 58745
SHEETAL SHAH-JANI, ESQ., Id. No. 81760
JENINE R. DAVEY, ESQ., Id. No. 87077
LAUREN R. TABAS, ESQ., Id. No. 93337
VIVEK SRIVASTAVA, ESQ., Id. No. 202331
JAY B. JONES, ESQ., Id. No. 86657
PETER MULCAHY, ESQ., Id. No. 61791
ANDREW SPIVACK, ESQ., Id. No. 84439
JAIME MCGUINNESS, ESQ., Id. No. 90134
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103
(215) 563-7000

179547

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL
RESIDENTIAL MORTGAGE, INC.
5280 CORPORATE DRIVE
MS1011
FREDERICK, MD 21703

Plaintiff

v.

DARICE JOY BOCK
2721 SHILOH ROAD
A/K/A, RR 1 BOX 199
A/K/A 2721 SR-1012
WOODLAND, PA 16881

Defendant

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

NO. 2008-1136-CD

CLEARFIELD COUNTY

CIVIL ACTION - LAW

ATTORNEY FILE COPY COMPLAINT IN MORTGAGE FORECLOSURE
PLEASE RETURN

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

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:
Daniel J. Nelson, Court Administrator
Clearfield County Courthouse
2nd 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

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL
RESIDENTIAL MORTGAGE, INC.
5280 CORPORATE DRIVE
MS1011
FREDERICK, MD 21703

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

DARICE JOY BOCK
2721 SHILOH ROAD
A/K/A, RR 1 BOX 199
A/K/A 2721 SR-1012
WOODLAND, PA 16881

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

3. On 11/21/2001 mortgagor(s) made, executed and delivered a mortgage upon the premises hereinafter described to CSB BANK which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Mortgage Instrument No. 200118930. By Assignment of Mortgage recorded 12/21/2001 the mortgage was assigned to PLAINTIFF which Assignment is recorded in Assignment of Mortgage Instrument No. 200120503. 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 11/01/2007 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	\$40,011.07
Interest	\$2,046.22
10/01/2007 through 06/18/2008 (Per Diem \$7.81)	
Attorney's Fees	\$1,250.00
Cumulative Late Charges	\$101.36
11/21/2001 to 06/18/2008	
Cost of Suit and Title Search	<u>\$550.00</u>
Subtotal	\$43,958.65
Escrow	
Credit	\$0.00
Deficit	\$3,641.19
Subtotal	<u>\$3,641.19</u>
TOTAL	\$47,599.84

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 91 of 1983 because the mortgage premises is not the principal residence of Defendant(s).

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$47,599.84, together with interest from 06/18/2008 at the rate of \$7.81 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: 

LAWRENCE T. PHELAN, ESQUIRE
FRANCIS S. HALLINAN, ESQUIRE
DANIEL G. SCHMIEG, ESQUIRE
MICHELE M. BRADFORD, ESQUIRE
JUDITH T. ROMANO, ESQUIRE
SHEETAL R. SHAH-JANI, ESQUIRE
JENINE R. DAVEY, ESQUIRE
LAUREN R. TABAS, ESQUIRE
VIVEK SRIVASTAVA, ESQUIRE
✓ JAY B. JONES, ESQUIRE 86657
PETER MULCAHY, ESQUIRE
ANDREW SPIVACK, ESQUIRE
JAIME MCGUINNESS, ESQUIRE
Attorneys for Plaintiff

LEGAL DESCRIPTION

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

BEGINNING at a chestnut stump Northwest corner of lands formerly of David Dale; thence by same South eighty-six (86) degrees and fifteen (15) minutes East twenty hundred and fifty-eight (2058) feet to post; thence by same South six (6) degrees West six hundred and twenty (620) feet to post; thence by the same and land now or late of Joseph Knepp North eighty-five (85) degrees and forty-five (45) minutes West twenty hundred and eight (2080) feet; thence by lands now or late of Edmund Dale North six (6) degrees and fifteen (15) minutes East six hundred and two (602) feet to stump and post and the place of beginning. Containing twenty-eight (28) acres and a half with the usual allowance.

EXCEPTING AND RESERVING, therefrom, the following parcels of land:

First: The conveyance from David N. Loder and Laura E. Loder, his wife, to Bassie M. Bumbarger dated the 10th day of May 1934 and recorded in Deed Book 301, Page 255.

Second: The conveyance from David M Loder and Laura E. Loder, his wife, to C.E. Williams and Bessie V. Williams, his wife, Trustees for Syble June Williams and Charley Edward Williams, dated the 22nd day of June, 1937 and recorded in Deed Book 314, Page 209.

Third: The conveyance from David M. Loder and Laura E. Loder, his wife, to George W. Bock and Edna M. Bock, husband and wife, dated the 11th day of September 1937 and which deed is recorded in Deed Book 314, Page 249.

BEING the same premises as were conveyed to Darice Joy Bock by Deed of Duane Calvin Bock, et al dated May 10, 1985 and entered for record in the Recorder's Office of Clearfield County to Deeds & Records Book Volume 1015, Page 378.

Together with all improvements constructed upon, affixed to or located upon the above described real property, including without limitation any residential dwelling located upon or to be located thereon, which dwelling is or may be a manufactured home, which is or upon placement and affixation shall be conclusively deemed to be real estate.

PARCEL NO. 008-000-00022

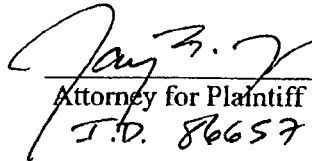
PROPERTY BEING:

VERIFICATION

I hereby state that I am the attorney for Plaintiff in this matter, that Plaintiff is outside the jurisdiction of the Court and/or the verification could not be obtained within the time allowed for the filing 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.

Furthermore, counsel intends to substitute a verification from Plaintiff upon receipt.

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.



Attorney for Plaintiff
I.D. 86657

DATE: 6-18-08

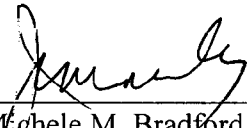
VERIFICATION

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.

Date

8/12/08

PHELAN HALLINAN & SCHMIEG, LLP



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

FILED

AUG 13 2008

William A. Shaw
Prothonotary/Clerk of Courts

FILED

AUG 13 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

CitiMortgage, Inc., s/b/m to Principal
Residential Mortgage, Inc.
5280 Corporate Drive
MS1011
Frederick, MD 21703
Plaintiff

Court of Common Pleas

Civil Division

vs.

Clearfield County

Darice Joy-Bock
2721 Shiloh Road
a/k/a RR 1 Box 199
a/k/a 2721 SR-1012
Woodland, PA 16881
Defendant

No. 08-CD-1136

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:

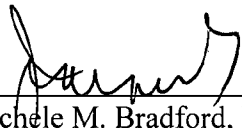
Chester A. Hawkins
Sheriff of Clearfield County
230 East Market Street
Clearfield, PA 16830

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

Darice Joy-Bock
2721 Shiloh Road
a/k/a RR 1 Box 199
a/k/a 2721 SR-1012
Woodland, PA 16881

8/12/08
Date

PHELAN HALLINAN & SCHMIEG, LLP


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

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CitiMortgage, Inc., s/b/m to Principal	:	Court of Common Pleas
Residential Mortgage, Inc.	:	
5280 Corporate Drive	:	
MS1011	:	
Frederick, MD 21703	:	Civil Division
Plaintiff	:	
vs.	:	
	:	Clearfield County
Darice Joy-Bock	:	
2721 Shiloh Road	:	
a/k/a RR 1 Box 199	:	
a/k/a 2721 SR-1012	:	No. 08-CD-1136
Woodland, PA 16881	:	
Defendant	:	

RULE

AND NOW, this _____ day of _____ 2008, a Rule is entered upon the Defendant and/or the Sheriff of Clearfield County to show cause why an Order should not be entered granting Plaintiff's Motion to Direct Sheriff to File Affidavit of Service.

Rule Returnable on the _____ day of _____ 2008, at _____ at the Clearfield County Courthouse, Clearfield Pennsylvania.

BY THE COURT,

J.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CitiMortgage, Inc., s/b/m to Principal	:	Court of Common Pleas
Residential Mortgage, Inc.	:	
5280 Corporate Drive	:	
MS1011	:	
Frederick, MD 21703	:	Civil Division
Plaintiff	:	
vs.	:	
	:	Clearfield County
Darice Joy-Bock	:	
2721 Shiloh Road	:	
a/k/a RR 1 Box 199	:	
a/k/a 2721 SR-1012	:	No. 08-CD-1136
Woodland, PA 16881	:	
Defendant	:	

ORDER

AND NOW, this _____ day of _____, 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:

J.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 104316
NO: 08-1136-CD
SERVICES 1
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: CITIMORTGAGE, INC. s/b/m
vs.
DEFENDANT: DARICE JOY BOCK

SHERIFF RETURN

RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	PHELAN	706168	10.00
SHERIFF HAWKINS	PHELAN	706168	23.05

FILED
012:55/61
OCT 03 2008
William A. Shaw
Prothonotary/Clerk of Courts

Sworn to Before Me This

_____ Day of _____ 2008

So Answers,



Chester A. Hawkins
Sheriff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center Plaza
1617 JFK Boulevard, Ste. 1400
Philadelphia, PA 19103
(215) 320-0007

Attorney for Plaintiff

CITIMORTGAGE, INC., S/B/M TO : **CLEARFIELD COUNTY**
PRINCIPAL RESIDENTIAL MORTGAGE, INC. :
 : **COURT OF COMMON PLEAS**
 :
vs. : **CIVIL DIVISION**
 :
DARICE JOY BOCK : **NO. 2008-1136-CD**
2721 SHILOH ROAD, A/K/A RR 1 BOX 199, :
A/K/A 2721 SR-1012 :
WOODLAND, PA 16881 :

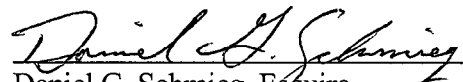
**PRAECIPE FOR IN REM JUDGMENT FOR FAILURE TO
ANSWER AND ASSESSMENT OF DAMAGES**

TO THE PROTHONOTARY:

Kindly enter judgment in favor of the Plaintiff and against **DARICE JOY BOCK**, Defendant(s) for failure to file an Answer to Plaintiff's Complaint within 20 days from service thereof and for foreclosure and sale of the mortgaged premises, and assess Plaintiff's damages as follows:

As set forth in Complaint	\$47,599.84
Interest - 6/19/08 - 10/30/08	<u>\$1,046.54</u>
TOTAL	\$48,646.38

I hereby certify that (1) the addresses of the Defendant(s) are as shown above, and (2) that 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: 11/3/08


William A. Shaw
Prothonotary/Clerk of Courts

PHS# 179547

PRO PROTHY

FILED Att'y pd. 20.00
m/11:13/08
NOV 03 2008 ICC Notice to Def.

5 William A. Shaw
Prothonotary/Clerk of Courts Statement to Att'y

(G10)

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

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL
RESIDENTIAL MORTGAGE, INC.

: COURT OF COMMON PLEAS

Plaintiff

: CIVIL DIVISION

Vs.

: CLEARFIELD COUNTY

DARICE JOY BOCK

: NO. 2008-1136-CD

Defendants

TO: **DARICE JOY BOCK**
2721 SHILOH ROAD A/K/A RR 1 BOX 199 A/K/A 2721 SR-1012
WOODLAND, PA 16881

DATE OF NOTICE: JULY 29, 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 SEIDMAN, Legal Assistant

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center Plaza
1617 JFK Boulevard, Ste.1400
Philadelphia, PA 19103
(215) 320-0007

Attorney for Plaintiff

CITIMORTGAGE, INC., S/B/M TO : **CLEARFIELD COUNTY**
PRINCIPAL RESIDENTIAL MORTGAGE, :
INC. : **COURT OF COMMON PLEAS**
: **CIVIL DIVISION**
vs. : **NO. 2008-1136-CD**
DARICE JOY BOCK :
:

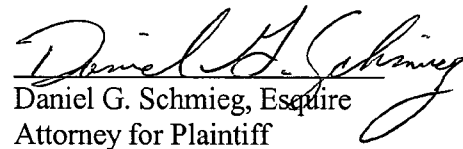
VERIFICATION OF NON-MILITARY SERVICE

Daniel G. Schmieg, Esquire, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

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

(b) that defendant **DARICE JOY BOCK** is over 18 years of age and resides at **2721 SHILOH ROAD, A/K/A RR 1 BOX 199, A/K/A 2721 SR-1012, WOODLAND, PA 16881.**

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


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

COPY

CITIMORTGAGE, INC., S/B/M TO
PRINCIPAL RESIDENTIAL MORTGAGE,
INC.

: CLEARFIELD COUNTY
:
: COURT OF COMMON PLEAS
:
:

vs.

: CIVIL DIVISION
:
:

: NO. 2008-1136-CD
:
:

DARICE JOY BOCK
2721 SHILOH ROAD, A/K/A RR 1 BOX 199,
A/K/A 2721 SR-1012
WOODLAND, PA 16881

Notice is given that a Judgment in the above captioned matter has been entered
against you on November 3, 2008.

By: Will. L. Schmiege DEPUTY
301

If you have any questions concerning this matter please contact:

Daniel G. Schmiege
Daniel G. Schmiege, Esquire
Attorney or Party Filing
1617 JFK Boulevard, Ste. 1400
Philadelphia, PA 19103
(215) 563-7000

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

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

COPY

Citimortgage Inc.
Principal Residential Mortgage, Inc.
Plaintiff(s)

No.: 2008-01136-CD

Real Debt: \$48,646.38

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Darice Joy Bock
Defendant(s)

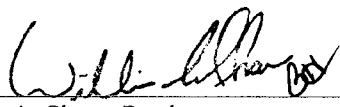
Entry: \$20.00

Instrument: In Rem Judgment

Date of Entry: November 3, 2008

Expires: November 3, 2013

Certified from the record this 3rd day of November, 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

CITIMORTGAGE, INC., S/B/M.TO
PRINCIPAL RESIDENTIAL
MORTGAGE, INC.

vs.

DARICE JOY BROCK

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. 2008-1136-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

\$48,646.38

Prothonotary costs

135.00

Interest from 10/31/08 to Sale

\$ _____

Per diem \$8.00

Add'l Costs

\$2,570.00

Writ Total

\$

Attorney for the Plaintiff(s)

Note: Please attach description of Property.

179547

FILED

JAN 23 2009

William A. Shaw
Prothonotary/Clerk of Courts

Att'y pd 20.00

100 & Lewitts

w/prop desc.

to Sheriff

(10)

No. 2008-1136-CD Term 20A.D.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

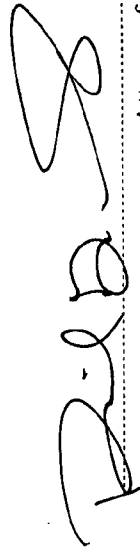
CITIMORTGAGE, INC., S/B/M TO PRINCIPAL
RESIDENTIAL MORTGAGE, INC.

vs.

DARICE JOY BROCK

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed:



Attorney for Plaintiff(s)

Address: DARICE JOY BROCK
2721 SHILOH ROAD,
A/K/A RR 1 BOX 199,
A/K/A/ 2721 SR-1012
WOODLAND, PA 16881

FILED

JAN 23 2009

William A. Shaw
Prothonotary/Clerk of Courts

**CITIMORTGAGE, INC., S/B/M TO
PRINCIPAL RESIDENTIAL MORTGAGE,
INC.
5280 CORPORATE DRIVE, MS 1011
FREDERICK, MD 21703**

Plaintiff,

v.

**DARICE JOY BROCK
2721 SHILOH ROAD,
A/K/A RR 1 BOX 199,
A/KA/ 2721 SR-1012
WOODLAND, PA 16881**

Defendant(s).

**CLEARFIELD COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2008-1136-CD**

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

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL RESIDENTIAL MORTGAGE, INC. ,
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
2721 SHILOH ROAD, A/K/A RR 1 BOX 199, A/KA/ 2721 SR-1012, WOODLAND, PA 16881.

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

NAME

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

DARICE JOY BROCK

**2721 SHILOH ROAD,
A/K/A RR 1 BOX 199,
A/KA/ 2721 SR-1012
WOODLAND, PA 16881**

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

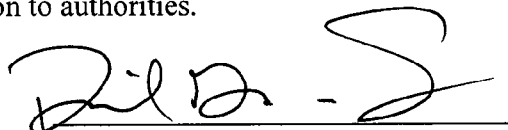
NAME

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.

JANUARY 22, 2009
Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

**CITIMORTGAGE, INC., S/B/M TO
PRINCIPAL RESIDENTIAL MORTGAGE,
INC.
5280 CORPORATE DRIVE, MS 1011
FREDERICK, MD 21703**

Plaintiff,

v.

**DARICE JOY BROCK
2721 SHILOH ROAD,
A/K/A RR 1 BOX 199,
A/KA/ 2721 SR-1012
WOODLAND, PA 16881**

Defendant(s).

**:
:
: CLEARFIELD COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-1136-CD
:
:
:
:
:**

AFFIDAVIT PURSUANT TO RULE 3129

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL RESIDENTIAL MORTGAGE, INC. ,
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
2721 SHILOH ROAD, A/K/A RR 1 BOX 199, A/KA/ 2721 SR-1012, WOODLAND, PA 16881.

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.)

None

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

2721 SHILOH ROAD, A/K/A RR 1 BOX 199,
A/KA/ 2721 SR-1012
WOODLAND, PA 16881

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

6th Floor, Strawberry Sq., Dept 28061
Harrisburg, PA 17128

Internal Revenue Service
Federated Investors Tower

13TH Floor, Suite 1300
1001 Liberty Avenue
Pittsburgh, PA 15222

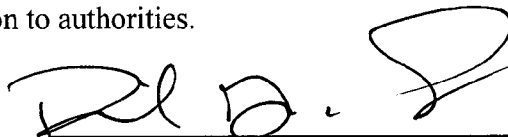
Department of Public Welfare
TPL Casualty Unit
Estate Recovery Program

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.

JANUARY 22, 2009

Date



DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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

ATTORNEY FOR PLAINTIFF

CITIMORTGAGE, INC., S/B/M TO
PRINCIPAL RESIDENTIAL MORTGAGE,
INC.
5280 CORPORATE DRIVE, MS 1011
FREDERICK, MD 21703

Plaintiff,

v.

DARICE JOY BROCK
2721 SHILOH ROAD,
A/K/A RR 1 BOX 199,
A/KA/ 2721 SR-1012
WOODLAND, PA 16881

Defendant(s).

CLEARFIELD COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

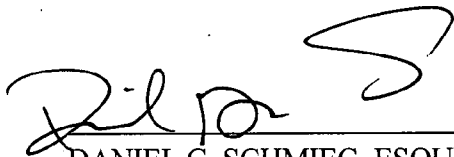
NO. 2008-1136-CD

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

COPY

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

CITIMORTGAGE, INC., S/B/M.TO
PRINCIPAL RESIDENTIAL
MORTGAGE, INC.

vs.

DARICE JOY BROCK

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. Term 20

No. 2008-1136-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: 2721 SHILOH ROAD, A/K/A RR 1 BOX 199, A/KA/ 2721 SR-1012, WOODLAND, PA 16881
(See Legal Description attached)

Amount Due

Interest from 10/31/08 to Sale

Per diem \$8.00

Add'l Costs

Writ Total

\$48,646.38

Prothonotary costs 135.00

\$ _____

\$2,570.00

William L. Lush
CLERK

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

Dated 1/23/09
(SEAL)

No. 2008-1136-CD Term 20A.D.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL
RESIDENTIAL MORTGAGE, INC.

vs.

DARICE JOY BROCK

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Real Debt \$48,646.38

Int. from 10/31/08

To Date of Sale (\$8.00 per diem)

Costs

Prothy Pd. 135.00

Sheriff

[Signature]
Attorney for Plaintiff(s)

Address: DARICE JOY BROCK
2721 SHILOH ROAD,
A/K/A RR 1 BOX 199,
A/K/A/ 2721 SR-1012
WOODLAND, PA 16881

LEGAL DESCRIPTION

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

BEGINNING at a chestnut stump Northwest corner of lands formerly of David Dale; thence by same South eighty-six (86) degrees and fifteen (15) minutes East twenty hundred and fifty-eight (2058) feet to post; thence by same South six (6) degrees West six hundred and twenty (620) feet to post; thence by the same and land now or late of Joseph Knepp North eighty-five (85) degrees and forty-five (45) minutes West twenty hundred and eight (2080) feet; thence by lands now or late of Edmund Dale North six (6) degrees and fifteen (15) minutes East six hundred and two (602) feet to stump and post and the place of beginning.

Containing twenty-eight (28) acres and a half with the usual allowance.

TITLE TO SAID PREMISES IS VESTED IN Darice Joy Bock, by Deed from Duane Calvin Bock, individually and as Executor of the Estate of Madeline Edna Bock, aka, Edna M. (Hauser) Bock, deceased and Darice Joy Bock, single, dated 05/10/1985, recorded 05/31/1985 in Book 1015, Page 378.

Premises being: 2721 SHILOH ROAD, A/K/A RR 1 BOX 199, A/KA/ 2721 SR-1012
WOODLAND, PA 16881

Tax Parcel No. 008-000-00022

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

CITIMORTGAGE, INC., S/B/M.TO
PRINCIPAL RESIDENTIAL
MORTGAGE, INC.

vs.

DARICE JOY-BOCK

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. 2008-1136-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

Interest from 10/31/08 to Sale
Per diem \$8.00
Add'l Costs
Writ Total

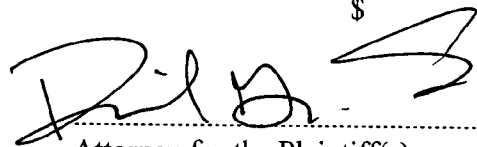
Prothonotary costs

\$48,646.38
155.00

\$ _____

\$2,570.00

\$



Attorney for the Plaintiff(s)

Note: Please attach description of Property.

179547

FILED

FEB 23 2009

William A. Shaw
Prothonotary/Clerk of Courts

Att'y pd. 20.00
w/prop desc
to Sheriff
(61)

No. 2008-1136-CD..... Term 20A.D.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL
RESIDENTIAL MORTGAGE, INC.

vs.

DARICE JOY-BOCK

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

Filed:



Attorney for Plaintiff(s)

Address: DARICE JOY-BOCK
2721 SHILOH ROAD,
A/K/A RR 1 BOX 199,
A/K/A/ 2721 SR-1012
WOODLAND, PA 16881

FILED

FEB 23 2009

William A. Shaw
Prothonotary/Clerk of Courts

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

**CITIMORTGAGE, INC., S/B/M TO
PRINCIPAL RESIDENTIAL MORTGAGE,
INC.**

5280 CORPORATE DRIVE, MS 1011

FREDERICK, MD 21703

Plaintiff,

v.

DARICE JOY-BOCK

2721 SHILOH ROAD,

A/K/A RR 1 BOX 199,

A/KA/ 2721 SR-1012

WOODLAND, PA 16881

Defendant(s).

**CLEARFIELD COUNTY
COURT OF COMMON PLEAS**

CIVIL DIVISION

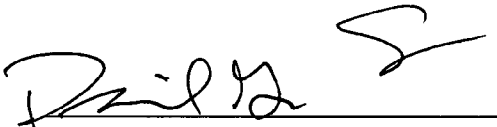
NO. 2008-1136-CD

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

COPY

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

CITIMORTGAGE, INC., S/B/M.TO
PRINCIPAL RESIDENTIAL
MORTGAGE, INC.

vs.

DARICE JOY-BOCK

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. Term 20
No. 2008-1136-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: 2721 SHILOH ROAD, A/K/A RR 1 BOX 199, A/K/A/ 2721 SR-1012, WOODLAND, PA 16881
(See Legal Description attached)

Amount Due

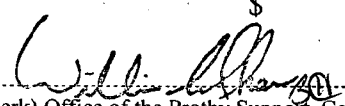
Interest from 10/31/08 to Sale
Per diem \$8.00
Add'l Costs
Writ Total

Prothonotary costs \$48,646.38
155.00

\$ _____

\$2,570.00

\$


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

Dated

2/23/09

(SEAL)

No. 2008-1136-CD..... Term 20A.D.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL
RESIDENTIAL MORTGAGE, INC.

vs.

DARICE JOY-BOCK

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Real Debt \$48,646.38

Int. from 10/31/08

To Date of Sale (\$8.00 per diem)

Prothonotary costs

Costs 155.00

Prothy Pd.

Sheriff



Attorney for Plaintiff(s)

Address: DARICE JOY-BOCK
2721 SHILOH ROAD,
A/K/A RR 1 BOX 199,
A/K/A/ 2721 SR-1012
WOODLAND, PA 16881

LEGAL DESCRIPTION

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

BEGINNING at a chestnut stump Northwest corner of lands formerly of David Dale; thence by same South eighty-six (86) degrees and fifteen (15) minutes East twenty hundred and fifty-eight (2058) feet to post; thence by same South six (6) degrees West six hundred and twenty (620) feet to post; thence by the same and land now or late of Joseph Knepp North eighty-five (85) degrees and forty-five (45) minutes West twenty hundred and eight (2080) feet; thence by lands now or late of Edmund Dale North six (6) degrees and fifteen (15) minutes East six hundred and two (602) feet to stump and post and the place of beginning.

Containing twenty-eight (28) acres and a half with the usual allowance.

TITLE TO SAID PREMISES IS VESTED IN Darice Joy Bock, by Deed from Duane Calvin Bock, individually and as Executor of the Estate of Madeline Edna Bock, aka, Edna M. (Hauser) Bock, deceased and Darice Joy Bock, single, dated 05/10/1985, recorded 05/31/1985 in Book 1015, Page 378.

Premises being: 2721 SHILOH ROAD, A/K/A RR 1 BOX 199, A/K/A/ 2721 SR-1012
WOODLAND, PA 16881

Tax Parcel No. 008-000-00022

FILED NOCC
MAR 06 2009
William A. Shaw
Prothonotary/Clerk of Courts

PHELAN HALLINAN & SCHMIEG, LLP

by: Michele M. Bradford, Esquire

Atty. I.D. No. 69849

One Penn Center, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL
RESIDENTIAL MORTGAGE, INC.

Plaintiff

Court of Common Pleas

Civil Division

v.

CLEARFIELD County

DARICE JOY BOCK

No. 2008-1136-CD

Defendant

PLAINTIFF'S MOTION TO REASSESS DAMAGES

Plaintiff, by its Attorney, Michele M. Bradford, Esquire, moves the Court to direct the Prothonotary to amend the judgment in this matter, and in support thereof avers the following:

1. Plaintiff commenced this foreclosure action by filing a Complaint on June 23, 2008, a true and correct copy of which is attached hereto, made part hereof, and marked as Exhibit "A".
2. Judgment was entered on November 3, 2008 in the amount of \$48,646.38. A true and correct copy of the praecipe for judgment is attached hereto, made part hereof, and marked as Exhibit "B".

3. Pursuant to Pennsylvania Rule of Civil Procedure 1037(b)(1), a default judgment containing a dollar amount must be entered for the amount claimed in the complaint and any item which can be calculated from the complaint, i.e. bringing the interest current. However, new items cannot be added at the time of entry of the judgment.

4. The Property is listed for Sheriff's Sale on May 1, 2009.

5. Additional sums have been incurred or expended on Defendant's behalf since the Complaint was filed and Defendant has been given credit for any payments that have been made since the judgment. The amount of damages should now read as follows:

Principal Balance	\$40,011.07
Interest Through May 1, 2009	\$4,513.83
Per Diem \$7.81	
Late Charges	\$260.64
Legal fees	\$1,325.00
Cost of Suit and Title	\$675.00
Sheriff's Sale Costs	\$0.00
Property Inspections/ Property Preservation	\$239.90
Appraisal/Brokers Price Opinion	\$0.00
Mortgage Insurance Premium /	\$0.00
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$57.51)
Escrow Deficit	\$5,675.17
TOTAL	\$52,643.10

6. The judgment formerly entered is insufficient to satisfy the amounts due on the Mortgage.

7. Under the terms of the Mortgage and Pennsylvania law, Plaintiff is entitled to inclusion of the figures set forth above in the amount of judgment against the Defendant.

8. Plaintiff's foreclosure judgment is in rem only and does not include personal liability, as addressed in Plaintiff's attached brief.

WHEREFORE, Plaintiff respectfully requests that this Honorable Court amend the judgment as requested.

DATE: 3/5/09

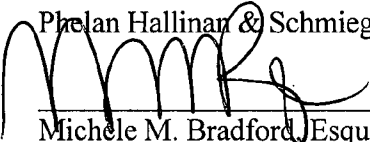
By:  Phelan Hallinan & Schmieg, LLP
Michele M. Bradford, Esquire
Attorney for Plaintiff

Exhibit “A”

FILED
11:14am
JUN 23 2008

William A. Shaw
Prothonotary/Clerk of Courts

PHELAN HALLINAN & SCHMIEG, LLP
LAWRENCE T. PHELAN, ESQ., Id. No. 32227
FRANCIS S. HALLINAN, ESQ., Id. No. 62695
DANIEL G. SCHMIEG, ESQ., Id. No. 62205
MICHELE M. BRADFORD, ESQ., Id. No. 69849
JUDITH T. ROMANO, ESQ., Id. No. 58745
SHEETAL SHAH-JANI, ESQ., Id. No. 81760
JENINE R. DAVEY, ESQ., Id. No. 87077
LAUREN R. TABAS, ESQ., Id. No. 93337
VIVEK SRIVASTAVA, ESQ., Id. No. 202331
JAY B. JONES, ESQ., Id. No. 86657
PETER MULCAHY, ESQ., Id. No. 61791
ANDREW SPIVACK, ESQ., Id. No. 84439
JAIME MCGUINNESS, ESQ., Id. No. 90134
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103
(215) 563-7000

179547

ATTORNEY FOR PLAINTIFF

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL
RESIDENTIAL MORTGAGE, INC.
5280 CORPORATE DRIVE
MS1011
FREDERICK, MD 21703

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

Plaintiff

NO. 2008-1136-CD

v.

CLEARFIELD COUNTY

DARICE JOY BOCK
2721 SHILOH ROAD
A/K/A, RR 1 BOX 199
A/K/A 2721 SR-1012
WOODLAND, PA 16881

Defendant

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

CIVIL ACTION - LAW

ATTORNEY FILE COPY COMPLAINT IN MORTGAGE FORECLOSURE
PLEASE RETURN

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:
Daniel J. Nelson, Court Administrator
Clearfield County Courthouse
2nd 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

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL
RESIDENTIAL MORTGAGE, INC.
5280 CORPORATE DRIVE
MS1011
FREDERICK, MD 21703

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

DARICE JOY BOCK
2721 SHILOH ROAD
A/K/A, RR 1 BOX 199
A/K/A 2721 SR-1012
WOODLAND, PA 16881

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

3. On 11/21/2001 mortgagor(s) made, executed and delivered a mortgage upon the premises hereinafter described to CSB BANK which mortgage is recorded in the Office of the Recorder of CLEARFIELD County, in Mortgage Instrument No. 200118930. By Assignment of Mortgage recorded 12/21/2001 the mortgage was assigned to PLAINTIFF which Assignment is recorded in Assignment of Mortgage Instrument No. 200120503.

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 11/01/2007 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:

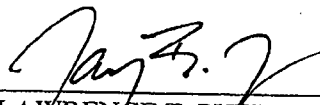
Principal Balance	\$40,011.07
Interest	\$2,046.22
10/01/2007 through 06/18/2008 (Per Diem \$7.81)	
Attorney's Fees	\$1,250.00
Cumulative Late Charges	\$101.36
11/21/2001 to 06/18/2008	
Cost of Suit and Title Search	<u>\$550.00</u>
Subtotal	\$43,958.65
Escrow	
Credit	\$0.00
Deficit	\$3,641.19
Subtotal	<u>\$3,641.19</u>
TOTAL	\$47,599.84

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 91 of 1983 because the mortgage premises is not the principal residence of Defendant(s).

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$47,599.84, together with interest from 06/18/2008 at the rate of \$7.81 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: 
LAWRENCE T. PHELAN, ESQUIRE
FRANCIS S. HALLINAN, ESQUIRE
DANIEL G. SCHMIEG, ESQUIRE
MICHELE M. BRADFORD, ESQUIRE
JUDITH T. ROMANO, ESQUIRE
SHEETAL R. SHAH-JANI, ESQUIRE
JENINE R. DAVEY, ESQUIRE
LAUREN R. TABAS, ESQUIRE
VIVEK SRIVASTAVA, ESQUIRE
JAY B. JONES, ESQUIRE 86657
PETER MULCAHY, ESQUIRE
ANDREW SPIVACK, ESQUIRE
JAIME MCGUINNESS, ESQUIRE
Attorneys for Plaintiff

LEGAL DESCRIPTION

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

BEGINNING at a chestnut stump Northwest corner of lands formerly of David Dale; thence by same South eighty-six (86) degrees and fifteen (15) minutes East twenty hundred and fifty-eight (2058) feet to post; thence by same South six (6) degrees West six hundred and twenty (620) feet to post; thence by the same and land now or late of Joseph Knepp North eighty-five (85) degrees and forty-five (45) minutes West twenty hundred and eight (2080) feet; thence by lands now or late of Edmund Dale North six (6) degrees and fifteen (15) minutes East six hundred and two (602) feet to stump and post and the place of beginning. Containing twenty-eight (28) acres and a half with the usual allowance.

EXCEPTING AND RESERVING, therefrom, the following parcels of land:

First: The conveyance from David N. Loder and Laura E. Loder, his wife, to Bassie M. Bumbarger dated the 10th day of May 1934 and recorded in Deed Book 301, Page 255.

Second: The conveyance from David M Loder and Laura E. Loder, his wife, to C.E. Williams and Bessie V. Williams, his wife, Trustees for Syble June Williams and Charley Edward Williams, dated the 22nd day of June, 1937 and recorded in Deed Book 314, Page 209.

Third: The conveyance from David M. Loder and Laura E. Loder, his wife, to George W. Bock and Edna M. Bock, husband and wife, dated the 11th day of September 1937 and which deed is recorded in Deed Book 314, Page 249.

BEING the same premises as were conveyed to Darice Joy Bock by Deed of Duane Calvin Bock, et al dated May 10, 1985 and entered for record in the Recorder's Office of Clearfield County to Deeds & Records Book Volume 1015, Page 378.

Together with all improvements constructed upon, affixed to or located upon the above described real property, including without limitation any residential dwelling located upon or to be located thereon, which dwelling is or may be a manufactured home, which is or upon placement and affixation shall be conclusively deemed to be real estate.

PARCEL NO. 008-000-00022

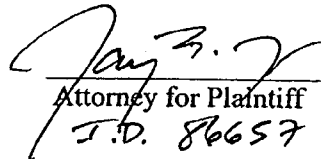
PROPERTY BEING:

VERIFICATION

I hereby state that I am the attorney for Plaintiff in this matter, that Plaintiff is outside the jurisdiction of the Court and/or the verification could not be obtained within the time allowed for the filing 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.

Furthermore, counsel intends to substitute a verification from Plaintiff upon receipt.

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.



Attorney for Plaintiff
J.D. 86657

DATE: 6-18-08

Exhibit “B”

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center Plaza
1617 JFK Boulevard, Ste. 1400
Philadelphia, PA 19103
(215) 320-0007

Attorney for Plaintiff

- CITIMORTGAGE, INC., S/B/M TO : CLEARFIELD COUNTY
PRINCIPAL RESIDENTIAL MORTGAGE, :
INC. : COURT OF COMMON PLEAS
vs. : CIVIL DIVISION
DARICE JOY BOCK : NO. 2008-1136-CD
2721 SHILOH ROAD, A/K/A RR 1 BOX 199, :
A/K/A 2721 SR-1012 :
WOODLAND, PA 16881 :

ATTORNEY FILE COPY
PLEASE RETURN

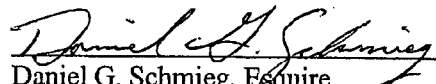
**PRAECIPE FOR IN REM JUDGMENT FOR FAILURE TO
ANSWER AND ASSESSMENT OF DAMAGES**

TO THE PROTHONOTARY:

Kindly enter judgment in favor of the Plaintiff and against DARICE JOY BOCK, Defendant(s) for failure to file an Answer to Plaintiff's Complaint within 20 days from service thereof and for foreclosure and sale of the mortgaged premises, and assess Plaintiff's damages as follows:

As set forth in Complaint	\$47,599.84
Interest - 6/19/08 - 10/30/08	<u>\$1,046.54</u>
TOTAL	\$48,646.38

I hereby certify that (1) the addresses of the Defendant(s) are as shown above, and (2) that 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: 11/3/08

PHS# 179547


PRO PROTHY

ATTORNEY FILE COPY
PLEASE RETURN

FILED
11/3
NOV 03 2008

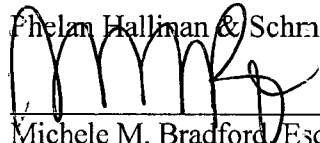
William A. Shaw
Prothonotary/Clerk of Courts

VERIFICATION

Michele M. Bradford, Esquire, hereby states that she is the attorney for Plaintiff in this action, that she is authorized to make this verification, and that the statements made in the foregoing Motion to Reassess Damages are true and correct to the best of her 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.

DATE: 3/5/09

By:

Phelan Hallinan & Schnieg, LLP

Michele M. Bradford Esquire
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

by: Michele M. Bradford, Esquire, Atty. I.D. No. 69849

1617 John F. Kennedy Boulevard, Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL
RESIDENTIAL MORTGAGE, INC.

Plaintiff

Court of Common Pleas

Civil Division

v.

CLEARFIELD County

DARICE JOY BOCK

No. 2008-1136-CD

Defendant

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of Plaintiff's Motion to Reassess Damages, and Brief in Support thereof were sent to the following individuals on the date indicated below.

DARICE JOY BOCK
2721 SHILOH ROAD
WOODLAND, PA 16881

DARICE JOY BOCK
2721 SHILOH ROAD
A/K/A RR 1 BOX 199
A/K/A 2721 SR-1012
WOODLAND, PA 16881

DATE:

3/5/09

By:

Phelan Hallinan & Schmieg, LLP

Michele M. Bradford, Esquire
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY
PENNSYLVANIA

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL
RESIDENTIAL MORTGAGE, INC.

Plaintiff

v.

DARICE JOY BOCK

Defendant

Court of Common Pleas

Civil Division

CLEARFIELD County

No. 2008-1136-CD

RULE

AND NOW, this 9th day of March 2009, a Rule is entered upon the
Defendant to show cause why an Order should not be entered granting Plaintiff's Motion to
Reassess Damages.

Rule Returnable on the 8th day of April 2009, at 10:30 in the Clearfield
County Courthouse, Clearfield, Pennsylvania. AM. Courtroom #1

BY THE COURT

Frederick J. Zimmerman
J.

179547

FILED

MAR 09 2009

icc

My Bradford

William A. Shaw
Prothonotary/Clerk of Courts

(61)

FILED

MAR 09 2009

William A. Shaw
Prothonotary/Clerk of Courts

DATE: 3/9/09

☒ 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:

5
FILED NOCC
MAR 17 2009
William A. Shaw
Prothonotary/Clerk of Courts

PHELAN HALLINAN & SCHMIEG, LLP

by: Michele M. Bradford, Esquire, Atty. I.D. No. 69849
1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL
RESIDENTIAL MORTGAGE, INC.

Plaintiff

: Court of Common Pleas

: Civil Division

v.

: CLEARFIELD County

DARICE JOY BOCK

: No. 2008-1136-CD

Defendant

CERTIFICATION OF SERVICE

I hereby certify that a true and correct copy of the Court's March 9, 2009 Rule directing the Defendant to show cause as to why Plaintiff's Motion to Reassess Damages should not be granted was served upon the following individuals on the date indicated below.

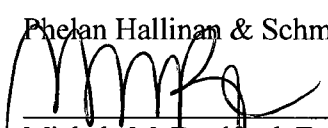
DARICE JOY BOCK
2721 SHILOH ROAD
WOODLAND, PA 16881

DARICE JOY BOCK
2721 SHILOH ROAD A/K/A
RR 1 BOX 199 A/K/A 2721 SR-1012
WOODLAND, PA 16881

DATE: 3/16/09

By:

Phelan Hallinan & Schmieg, LLP


Michele M. Bradford, Esquire
Attorney for Plaintiff

FILED

APR 08 2009

William A. Shaw
Prothonotary/Clerk of Courts

3cc

Any Lhota
(will serve)

(610)

IN THE COURT OF COMMON PLEAS
CLEARFIELD COUNTY, PENNSYLVANIA

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL
RESIDENTIAL MORTGAGE, INC.

Plaintiff

v.

DARICE JOY BOCK

Defendant

Court of Common Pleas

Civil Division

CLEARFIELD County

No. 2008-1136-CD

ORDER

AND NOW, this 8 day of April, 2009 the Prothonotary is ORDERED to
amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this
case as follows:

Principal Balance	\$40,011.07
Interest Through May 1, 2009	\$4,513.83
Per Diem \$7.81	
Late Charges	\$260.64
Legal fees	\$1,325.00
Cost of Suit and Title	\$675.00
Sheriff's Sale Costs	\$0.00
Property Inspections/ Property Preservation	\$239.90
Appraisal/Brokers Price Opinion	\$0.00
Mortgage Insurance Premium /	\$0.00
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00

ORIGINAL

Suspense/Misc. Credits
Escrow Deficit

(\$57.51)

\$5,675.17

TOTAL

\$52,643.10

Plus interest from May 1, 2009 through the date of sale at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT

J.

179547

FILED
01315301 2cc
APR 08 2009 Amy Lhotka
William A. Shaw
Prothonotary/Clerk of Courts (Clt)

PHELAN HALLINAN & SCHMIEG, LLP

by: Michele M. Bradford, Esquire, Atty. I.D. No. 69849

1617 John F. Kennedy Boulevard, Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL
RESIDENTIAL MORTGAGE, INC.

Plaintiff

v.

DARICE JOY BOCK

Defendant

Court of Common Pleas

Civil Division

CLEARFIELD County

No. 2008-1136-CD

PRAECIPE

TO THE PROTHONOTARY:

Please amend the judgment amount pursuant to Court Order dated April 8, 2009.

DATE: 4/8/09

By:

Phelan Hallinan & Schmieg, LLP

Michele M. Bradford, Esquire
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF CLEARFIELD COUNTY, PENNSYLVANIA

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL
RESIDENTIAL MORTGAGE, INC.

Plaintiff,

v.

DARICE JOY BOCK

Defendant(s)

: CLEARFIELD COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-1136-CD
:

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: 2721 SHILOH ROAD, A/K/A RR 1 BOX 199, A/K/A/ 2721 SR-1012, WOODLAND, PA 16881.

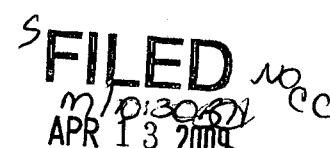
As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address set forth on the Affidavit No. 2 (previously filed) and/or Amended Affidavit No. 2 on the date indicated. A copy of 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: March 31, 2009


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.

179547


FILED
APR 13 2009
William A. Shaw
Prothonotary/Clerk of Courts

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

Name and
 Address
 of Sender

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1		TENANT/OCCUPANT 2721 SHILOH ROAD, A/K/A RR 1 BOX 199, A/K/A/ 2721 SR-1012 WOODLAND, PA 16881	 <p>UNITED STATES POSTAGE 02 1M 0004218010 MAILED FROM ZIP CODE 19103 SPS FEB 20 2008 \$ 02.20 PRINCEY BOWES</p>	
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 th Floor, Strawberry Sq., Dept 28061, Harrisburg, PA 17128		
5		Internal Revenue Service, Federated Investors Tower, 13 TH Floor, Suite 1300, 1001 Liberty Avenue, Pittsburgh, PA 15222		
6		Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program, P.O. Box 8486, Willow Oak Building, Harrisburg, PA 17105		
7				
8				
9				
10				
11				
12				
Total Number of Pieces Listed by Sender		Re: DARICE JOY BROCK	179547	TEAM 4
Total Number of Pieces Received at Post Office		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.		

FILED NOCC
APR 13 2009
William A. Shaw
Prothonotary/Clerk of Courts

PHELAN HALLINAN & SCHMIEG, LLP

by: Michele M. Bradford, Esquire, Atty. I.D. No. 69849

1617 John F. Kennedy Boulevard, Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL

RESIDENTIAL MORTGAGE, INC.

Plaintiff

v.

DARICE JOY BOCK

Defendant

ATTORNEY FOR PLAINTIFF

Court of Common Pleas

Civil Division

CLEARFIELD County

No. 2008-1136-CD

CERTIFICATION OF SERVICE

I hereby certify that a true and correct copy of the Court's April 8, 2009 Order was served upon the following individuals on the date indicated below.

DARICE JOY BOCK
2721 SHILOH ROAD
WOODLAND, PA 16881

DARICE JOY BOCK
2721 SHILOH ROAD A/K/A
RR 1 BOX 199 A/K/A 2721 SR-1012
WOODLAND, PA 16881

DATE: 4/9/09

By

Phelan Hallinan & Schmieg, LLP

Michele M. Bradford, Esquire
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG
BY: DANIEL G. SCHMIEG, ESQUIRE
I.D. NO. 62205
ONE PENN CENTER AT SUBURBAN
STATION, SUITE 1400
1617 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19103-1814

ATTORNEY FOR PLAINTIFF

179547

CITIMORTGAGE, INC., S/B/M TO
PRINCIPAL RESIDENTIAL MORTGAGE,
INC.

: CLEARFIELD COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-1136-CD

v.

DARICE JOY BOCK

SUGGESTION OF RECORD CHANGE NUNC PRO TUNC
RE: NAME CHANGE DUE TO TYPOGRAPHICAL ERROR

TO THE PROTHONOTARY:

DANIEL G. SCHMIEG, ESQUIRE, attorney for the plaintiff, hereby certifies that, to the best of his knowledge, information and belief, the defendant(s)' name was erroneously listed on the Writ of Execution as:

DARICE JOY BROCK

The correct name for the defendant(s) is/are:

DARICE JOY BOCK

Kindly change the information on the Writ of Execution to reflect this correction.


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

FILED ^{ice}
m/10-2261 Sheriff
APR 13 2009 ^{GW}

William A. Shaw
Prothonotary/Clerk of Courts

PHELAN HALLINAN & SCHMIEG, LLP
By: Daniel G. Schmieg, Esquire, ID No. 62205
One Penn Center at Suburban Station
Suite 1400
Philadelphia, PA 1903-1814
215-563-7000

Attorney for Plaintiff

179547

CITIMORTGAGE, INC., S/B/M TO
PRINCIPAL RESIDENTIAL MORTGAGE,
INC.

COURT OF COMMON PLEAS
CIVIL DIVISION

vs.

CLEARFIELD COUNTY

DARICE JOY BOCK

No.: 2008-1136-CD


PRAECIPE TO SUBSTITUTE LEGAL DESCRIPTION

TO THE PROTHONOTARY:

Kindly substitute the attached legal description for the legal description originally filed
with the Writ of Execution in the instant matter.

March 31, 2009
Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

FILED ^{icc}
m110125/01 Sheriff
APR 13 2009 
William A. Shaw
Prothonotary/Clerk of Courts

LEGAL DESCRIPTION

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

BEGINNING at a chestnut stump Northwest corner of lands formerly of David Dale; thence by same South eighty-six (86) degrees and fifteen (15) minutes East twenty hundred and fifty-eight (2058) feet to post; thence by same South six (6) degrees West six hundred and twenty (620) feet to post; thence by the same and land now or late of Joseph Knepp North eighty-five (85) degrees and forty-five (45) minutes West twenty hundred and eight (2080) feet; thence by lands now or late of Edmund Dale North six (6) degrees and fifteen (15) minutes East six hundred and two (602) feet to stump and post and the place of beginning. Containing twenty-eight (28) acres and a half with the usual allowance.

EXCEPTING AND RESERVING, therefrom, the following parcels of land:

First: The conveyance from David N. Loder and Laura E. Loder, his wife, to Bassie M. Bumbarger dated the 10th day of May 1934 and recorded in Deed Book 301, Page 255.

Second: The conveyance from David M Loder and Laura E. Loder, his wife, to C.E. Williams and Bessie V. Williams, his wife, Trustees for Syble June Williams and Charley Edward Williams, dated the 22nd day of June, 1937 and recorded in Deed Book 314, Page 209.

Third: The conveyance from David M. Loder and Laura E. Loder, his wife, to George W. Bock and Edna M. Bock, husband and wife, dated the 11th day of September 1937 and which deed is recorded in Deed Book 314, Page 249.

BEING the same premises as were conveyed to Darice Joy Bock by Deed of Duane Calvin Bock, et al dated May 10, 1985 and entered for record in the Recorder's Office of Clearfield County to Deeds & Records Book Volume 1015, Page 378.

TITLE TO SAID PREMISES IS VESTED IN Darice Joy Bock, by Deed from Duane Calvin Bock, individually and as Executor of the Estate of Madeline Edna Bock, aka, Edna M. (Hauser) Bock, deceased and Darice Joy Bock, single, dated 05/10/1985, recorded 05/31/1985 in Book 1015, Page 378.

Premises being: 2721 SHILOH ROAD, A/K/A RR 1 BOX 199, A/K/A/ 2721 SR-1012
WOODLAND, PA 16881

Tax Parcel No. 106000800000022

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20913
NO: 08-1136-CD

PLAINTIFF: CITIMORTGAGE, INC. S/B/M TO PRINCIPAL RESIDENTIAL MORTGAGE, INC.
vs.
DEFENDANT: DARICE JOY BOCK

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 1/23/2009

LEVY TAKEN 2/18/2009 @ 11:43 AM

POSTED 2/18/2009 @ 11:43 AM

SALE HELD 5/1/2009

SOLD TO FEDERAL HOME LOAN MORTGAGE CORPORATION

SOLD FOR AMOUNT \$1.00 PLUS COSTS

WRIT RETURNED 6/1/2009

DATE DEED FILED 6/1/2009

PROPERTY ADDRESS 2721 SHILOH ROAD A/K/A RR 1, BOX 199 A/K/A 2721 SR-1012 WOODLAND , PA 16881

SERVICES

2/18/2009 @ 11:46 AM SERVED DARICE JOY BROCK

SERVED DARICE JOY BOCK, DEFENDANT, AT HER RESIENCE, 2721 SHILOH ROAD A/K/A RR 1 BOX 199 A/K/A 2721 SR-1012, WOODLAND, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO DARICE JOY BOCK

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, FEBRUARY 23, 2009 THE PLAINTIFF FILED AN AMENDED WRIT TO CHANGE NAME FROM BROCK TO BOCK. THE NEW WRIT WAS MAILED TO DEFENDANT 2/24/09.

@ SERVED

NOW, JUNE 1, 2009 RETURNED THE JANUARY 23, 2009 WRIT AND THE FEBRUARY 23, 2009 WRIT.

FILED
01/11/2009
JUN 01 2009
William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20913
NO: 08-1136-CD

PLAINTIFF: CITIMORTGAGE, INC. S/B/M TO PRINCIPAL RESIDENTIAL MORTGAGE, INC.
vs.
DEFENDANT: DARICE JOY BOCK

Execution REAL ESTATE

SHERIFF RETURN


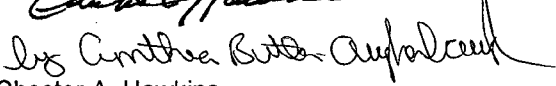
SHERIFF HAWKINS \$202.46

SURCHARGE \$20.00 PAID BY ATTORNEY

Sworn to Before Me This

_____ Day of _____ 2008

So Answers,



Chester A. Hawkins
Sheriff

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

CITIMORTGAGE, INC., S/B/M TO
PRINCIPAL RESIDENTIAL
MORTGAGE, INC.

vs.

DARICE JOY-BOCK

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. Term 20
No. 2008-1136-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: 2721 SHILOH ROAD, A/K/A RR 1 BOX 199, A/K/A/ 2721 SR-1012, WOODLAND, PA 16881
(See Legal Description attached)

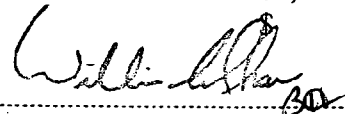
Amount Due

Interest from 10/31/08 to Sale
Per diem \$8.00
Add'l Costs
Writ Total

\$48,646.38
Prothonotary costs 155.00

\$ _____

\$2,570.00



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

Dated 2/23/09
(SEAL)

179547

Received this writ this 23rd day
of February A.D. 2009
At 1:50 A.M./P.M.

Charles A. Hunkeler
Sheriff by Antonia Butler-Aufhauser

No. 2008-1136-CD..... Term 20A.D.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL
RESIDENTIAL MORTGAGE, INC.

vs.

DARICE JOY-BOCK

WRIT OF EXECUTION
(Mortgage Foreclosure)

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

Costs

Real Debt

\$48,646.38

Int. from 10/31/08

To Date of Sale (\$8.00 per diem)

Costs

155.00

Prothonotary costs

Prothy Pd.

Sheriff



Attorney for Plaintiff(s)

Address: DARICE JOY-BOCK
2721 SHILOH ROAD,
A/K/A RR 1 BOX 199,
A/K/A/ 2721 SR-1012
WOODLAND, PA 16881

LEGAL DESCRIPTION

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

BEGINNING at a chestnut stump Northwest corner of lands formerly of David Dale; thence by same South eighty-six (86) degrees and fifteen (15) minutes East twenty hundred and fifty-eight (2058) feet to post; thence by same South six (6) degrees West six hundred and twenty (620) feet to post; thence by the same and land now or late of Joseph Knepp North eighty-five (85) degrees and forty-five (45) minutes West twenty hundred and eight (2080) feet; thence by lands now or late of Edmund Dale North six (6) degrees and fifteen (15) minutes East six hundred and two (602) feet to stump and post and the place of beginning.

Containing twenty-eight (28) acres and a half with the usual allowance.

TITLE TO SAID PREMISES IS VESTED IN Darice Joy Bock, by Deed from Duane Calvin Bock, individually and as Executor of the Estate of Madeline Edna Bock, aka, Edna M. (Hauser) Bock, deceased and Darice Joy Bock, single, dated 05/10/1985, recorded 05/31/1985 in Book 1015, Page 378.

Premises being: 2721 SHILOH ROAD, A/K/A RR 1 BOX 199, A/K/A/ 2721 SR-1012
WOODLAND, PA 16881

Tax Parcel No. 008-000-00022

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

CITIMORTGAGE, INC., S/B/M TO
PRINCIPAL RESIDENTIAL
MORTGAGE, INC.

vs.

DARICE JOY BROCK

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

No. Term 20
No. 2008-1136-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: 2721 SHILOH ROAD, A/K/A RR 1 BOX 199, A/K/A/ 2721 SR-1012, WOODLAND, PA 16881
(See Legal Description attached)

Amount Due

Interest from 10/31/08 to Sale
Per diem \$8.00
Add'l Costs
Writ Total

\$48,646.38

Prothonotary costs 135.00

\$ _____

\$2,570.00

\$

William L. Hays

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

Dated

1/23/09

(SEAL)

179547

Received this writ this 23rd day
of January A.D. 2009
At 1:30 A.M./P.M.

Charles A. Hays
Sheriff *By Cynthia Butler-Aufhauser*

No. 2008-1136:CD..... Term 20A.D.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL
RESIDENTIAL MORTGAGE, INC.

vs.

DARICE JOY BROCK

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Real Debt \$48,646.38

Int. from 10/31/08
To Date of Sale (\$8.00 per diem)

Costs

Prothy Pd. 135.00

Sheriff

[Signature]

Attorney for Plaintiff(s)

Address: DARICE JOY BROCK
2721 SHILOH ROAD,
A/K/A RR 1 BOX 199,
A/K/A/ 2721 SR-1012
WOODLAND, PA 16881

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

LEGAL DESCRIPTION

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

BEGINNING at a chestnut stump Northwest corner of lands formerly of David Dale; thence by same South eighty-six (86) degrees and fifteen (15) minutes East twenty hundred and fifty-eight (2058) feet to post; thence by same South six (6) degrees West six hundred and twenty (620) feet to post; thence by the same and land now or late of Joseph Knepp North eighty-five (85) degrees and forty-five (45) minutes West twenty hundred and eight (2080) feet; thence by lands now or late of Edmund Dale North six (6) degrees and fifteen (15) minutes East six hundred and two (602) feet to stump and post and the place of beginning.

Containing twenty-eight (28) acres and a half with the usual allowance.

TITLE TO SAID PREMISES IS VESTED IN Darice Joy Bock, by Deed from Duane Calvin Bock, individually and as Executor of the Estate of Madeline Edna Bock, aka, Edna M. (Hauser) Bock, deceased and Darice Joy Bock, single, dated 05/10/1985, recorded 05/31/1985 in Book 1015, Page 378.

Premises being: 2721 SHILOH ROAD, A/K/A RR 1 BOX 199, A/K/A/ 2721 SR-1012
WOODLAND, PA 16881

Tax Parcel No. 008-000-00022

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME DARICE JOY BROCK

NO. 08-1136-CD

NOW, June 01, 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 May 01, 2009, I exposed the within described real estate of Darice Joy Brock to public venue or outcry at which time and place I sold the same to FEDERAL HOME LOAN MORTGAGE CORPORATION he/she being the highest bidder, for the sum of \$1.00 plus costs and made the following appropriations, viz:

SHERIFF COSTS:

RDR	15.00
SERVICE	15.00
MILEAGE	5.50
LEVY	15.00
MILEAGE	5.50
POSTING	15.00
CSDS	10.00
COMMISSION	0.00
POSTAGE	5.46
HANDBILLS	15.00
DISTRIBUTION	25.00
ADVERTISING	15.00
ADD'L SERVICE	
DEED	30.00
ADD'L POSTING	
ADD'L MILEAGE	
ADD'L LEVY	
BID AMOUNT	1.00
RETURNS/DEPUTIZE	
COPIES	15.00
	5.00
BILLING/PHONE/FAX	10.00
CONTINUED SALES	
MISCELLANEOUS	

TOTAL SHERIFF COSTS \$202.46

DEED COSTS:

ACKNOWLEDGEMENT	5.00
REGISTER & RECORDER	29.00
TRANSFER TAX 2%	0.00
TOTAL DEED COSTS	\$29.00

PLAINTIFF COSTS, DEBT AND INTEREST:

DEBT-AMOUNT DUE	48,646.38
INTEREST @ 8.0000 %	1,456.00
FROM 10/31/2008 TO 05/01/2009	

PROTH SATISFACTION	
LATE CHARGES AND FEES	
COST OF SUIT-TO BE ADDED	
FORECLOSURE FEES	
ATTORNEY COMMISSION	
REFUND OF ADVANCE	
REFUND OF SURCHARGE	20.00
SATISFACTION FEE	
ESCROW DEFICIENCY	
PROPERTY INSPECTIONS	
INTEREST	
MISCELLANEOUS	

TOTAL DEBT AND INTEREST \$50,122.38

COSTS:

ADVERTISING	376.00
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
DUE	
LIEN SEARCH	100.00
ACKNOWLEDGEMENT	5.00
DEED COSTS	29.00
SHERIFF COSTS	202.46
LEGAL JOURNAL COSTS	351.00
PROTHONOTARY	135.00
MORTGAGE SEARCH	40.00
MUNICIPAL LIEN	

TOTAL COSTS \$1,238.46

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