

00-634-CD  
BENEFICIAL CONSUMER DISCOUNT COMPANY -vs- FRANK PATTERSON

Martha E. Von Rosenstiel, P.C.  
Martha E. Von Rosenstiel  
16 South Lansdowne Avenue  
P.O. Box 457  
Lansdowne, PA 19050  
610 623-2660  
Attorney I.D.# 52634

Attorney for Plaintiff

113 BENEFICIAL CONSUMER DISCOUNT  
COMPANY  
961 WEIGEL DRIVE  
ELMHURST, IL 60126  
PLAINTIFF

: COURT OF COMMON PLEAS  
: CLEARFIELD COUNTY  
:  
:  
:

: CASE NO: 00-634-CO

VS.

35 FRANK PATTERSON AND OR  
OCCUPANTS  
218 MORRISON STREET  
DUBOIS, PA 15801  
DEFENDANT

:  
:  
:  
:

### CIVIL ACTION - EJECTMENT

#### 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 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 OR CANNOT AFFORD ONE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

#### AVISO

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Hace falta a sentar una comparencia escrita o en persona o con un abogado y entregar a la corte en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona. Sea a visado que si usted no se defiende, la corte toma ra medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademas, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta demanda. Usted puede perder dinero o sus propiedades o otros de rechos importantes para usted.

**LLEVE ESTA DEMANDA A UN ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO O SI NO TIENE EL DINERO SUFICIENTE DE PAGAR TAL SERVICIO. VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA CUYA DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERIGUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.**

COURT ADMINISTRATOR  
CLEARFIELD COUNTY COURTHOUSE  
CLEARFIELD, PA 16830  
814-765-7891

**FILED**

**MAY 31 2000**

William A. Shaw  
Prothonotary

Martha E. Von Rosenstiel, P.C.  
Martha E. Von Rosenstiel  
16 South Lansdowne Avenue  
P.O. Box 457  
Lansdowne, PA 19050  
610 623-2660  
Attorney I.D.# 52634

Attorney for Plaintiff

BENEFICIAL CONSUMER DISCOUNT	:	COURT OF COMMON PLEAS
COMPANY	:	CLEARFIELD COUNTY
961 WEIGEL DRIVE	:	
ELMHURST, IL 60126	:	
PLAINTIFF	:	
	:	CASE NO:
VS.	:	
FRANK PATTERSON AND OR	:	
OCCUPANTS	:	
218 MORRISON STREET	:	
DUBOIS, PA 15801	:	
DEFENDANT	:	

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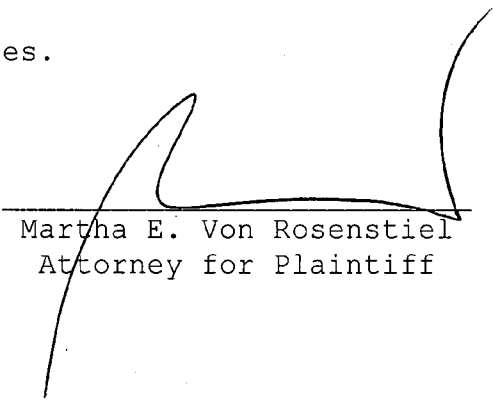
### CIVIL ACTION - EJECTMENT

1. Plaintiff, Beneficial Consumer Discount Company, is the owner of premises known as 218 Morrison Street, Dubois, PA 15801, more fully described in the legal description attached hereto as Exhibit I.

2. Plaintiff claims title to the aforesaid property by virtue of a Deed in lieu of foreclosure, dated April 8, 2000, in the Court of Common Pleas of Clearfield, County, PA. A copy of the Deed is attached hereto as exhibit II.

3. Plaintiff, by virtue of the aforesaid title, is the owner in fee of the said premises, and is entitled to possession thereof. The defendants Frank Patterson and or Occupants are occupying the said premises without right, and so far as the plaintiff is informed, without claim of title.

WHEREFORE, plaintiff brings this suit and seeks to recover possession of said premises.



---

Martha E. Von Rosenstiel  
Attorney for Plaintiff

**VERIFICATION**

I verify that the Statements made in the foregoing Complaint in Ejectment are true and correct.

I understand that false statements herein are made subject to penalties of 18 Pa C.S. Section 4904 relating to unsworn falsification to authorities.

By: \_\_\_\_\_

Martha E. Von Rosenstiel  
Attorney for Plaintiff

Dated: 05/30/2000  
7208EV

ALL THAT CERTAIN...piece or parcel of land situate, lying and being in the City of DuBois, Clearfield County, Commonwealth of Pennsylvania, bounded and described as follows:

**BEGINNING** at a post on the Westerly side of Morrison Street and the Southeasterly corner of lands now or formerly of Henry Klewans; thence Southerly by line of said Morrison Street 40 feet to a post at the corner of lands now or formerly of Algernon E. Goff, thence Westerly by line of said Goff lands, 146 feet, more or less, to Hamor Alley; thence Northerly by line of said alley, 40 feet to a post corner of lands now or formerly of said Henry Klewans; thence Easterly by line of said land now or formerly of Klewans, 150 feet, more or less, to a post at Morrison Street and place of beginning.

**BEING** known as 218 Morrison Street, DuBois, PA 15801.

**BEING ASSESSMENT PARCEL NUMBER:** 7.4-3-0-541

**DEED IN LIEU OF FORECLOSURE**

THIS DEED, made this *8<sup>th</sup>* day of *APRIL*, 2000,

Between <sup>K</sup>FRANLIN C. PATTERSON, singleman, (hereinafter called the "Grantor"), of the one part, and BENEFICIAL CONSUMER DISCOUNT COMPANY, d/b/a BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA, A PENNSYLVANIA CORPORATION, hereinafter called the "Grantee"), of the other part.

WITNESSETH, That in consideration of One (\$1.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, their successors and assigns,

ALL THAT CERTAIN...piece or parcel of land situate, lying and being in the City of DuBois, Clearfield County, Commonwealth of Pennsylvania, bounded and described as follows:

**BEGINNING** at a post on the Westerly side of Morrison Street and the Southeasterly corner of lands now or formerly of Henry Klewans; thence Southerly by line of said Morrison Street 40 feet to a post at the corner of lands now or formerly of Algernon E. Goff, thence Westerly by line of said Goff lands, 146 feet, more or less, to Hamor Alley; thence Northerly by line of said alley, 40 feet to a post corner of lands now or formerly of said Henry Klewans; thence Easterly by line of said land now or formerly of Klewans, 150 feet, more or less, to a post at Morrison Street and place of beginning.

**BEING** known as 218 Morrison Street, DuBois, PA 15801.

**BEING ASSESSMENT PARCEL NUMBER:** 7.4-3-0-541

BEING the same premises which, Ricky P. Buzard & Sherry M. Buzard, husband & wife by Deed dated 6/8/99, and recorded 11/12/99, in the Office of the Recorder in and for Clearfield County in Deed Book 1999 page 18695, granted and conveyed unto Franklin C. Patterson, singleman, in fee.

TOGETHER, with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, water, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any ways appertaining, the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title interest, property, claim and demand whatsoever of her, the said Grantors, as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground described hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their successors and assigns, to and for the only proper use and behoof of the said Grantee, their successors and assigns forever.

AND the said Grantor does hereby covenant to and with the said Grantee that the said Grantors SHALL and WILL Warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee, their successor and assigns, against the said Grantor and against every other person lawfully claiming or who shall hereafter claim the same or a part thereof, by, from or under them or any of them.

Nothing herein shall be construed to extinguish the existing mortgage or mortgages between grantor and grantee.

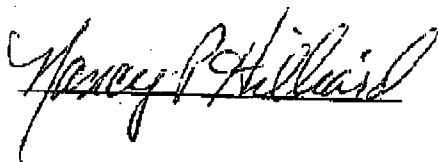
IN WITNESS HEREOF, the said Grantors has caused these presents to be duly executed,



the day and year first above written.

SEALED AND DELIVERED

In the Presence of:

  
Nancy P. Hillard

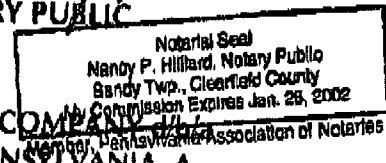
 (SEAL)  
FRANKLIN C. PATTERSON

STATE OF *PA*  
County of *Clearfield*

On this *8th* day of *April*, 2000, before me, the undersigned office,  
personally appeared Franklin C. Patterson, known to me (or satisfactorily proven) to be  
the person whose name is/are subscribed to the within instrument and acknowledged that  
he/she executed same for the purposes therein contained.

*Nancy P. Hillard*  
NOTARY PUBLIC

DEED FROM: FRANKLIN C. PATTERSON, singleman  
TO: BENEFICIAL CONSUMER DISCOUNT COMPANY, INC.  
BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA, A  
PENNSYLVANIA CORPORATION



PREMISES: 218 MORRISON STREET, DUBOIS, PA 15801  
CLEARFIELD, County

\*I HEREBY CERTIFY that the precise  
ADDRESS OF GRANTEE: 961 Weigel Drive  
P.O. Box 8632  
Elmhurst, IL 60126

X

MARC S. WEISBERG, ESQUIRE  
123 SOUTH BROAD STREET  
SUITE 2080  
PHILADELPHIA, PA 19109

FILED

2000

MAY 31 2000

m/12-55/MS

William A. Shaw

Prothonotary

PP 80--

BY ATTY

2 CENT TO SHFF

1 CENT TO ATTY

MARTHA E. VON ROSENSTIEL

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

BENEFICIAL CONSUMER DISCOUNT

00-634-CD

VS

PATTERSON, FRANK

COMPLAINT IN EJECTMENT

SHERIFF RETURNS

NOW JUNE 1, 2000 AT 1:53 PM DST SERVED THE WITHIN COMPLAINT  
IN EJECTMENT ON FRANK PATTERSON, DEFENDANT AT RESIDENCE 218  
MORRISON ST., DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA BY  
HANDING TO FRANK PATTERSON A TRUE AND ATTESTED COPY OF THE  
ORIGINAL COMPLAINT IN EJECTMENT AND MADE KNOWN TO HIM THE  
CONTENTS THEREOF.

SERVED BY: MCLEARY/MCINTOSH

NOW JUNE 1, 2000 AT 1:53 PM DST SERVED THE WITHIN COMPLAINT  
IN EJECTMENT ON OCCUPANT/TENANT (PATTERSON PROPERTY),  
DEFENDANT AT RESIDENCE 218 MORRISON ST., DUBOIS, CLEARFIELD  
COUNTY, PENNSYLVANIA BY HANDING TO FRANK PATTERSON A TRUE AN  
ATTESTED COPY OF THE ORIGINAL COMPLAINT IN EJECTMENT AND  
MADE KNOWN TO HIM THE CONTENTS THEREOF.

SERVED BY: MCCLEARY/MCINTOSH

33.88 SHFF. HAWKINS PAID BY: ATTY

20.00 SURCHARGE PAID BY: ATTY

SWORN TO BEFORE ME THIS

21st DAY OF June 2000  
William A. Shaw

WILLIAM A. SHAW  
Prothonotary  
My Commission Expires  
1st Monday in Jan. 2002  
Clearfield Co., Clearfield, PA.

SO ANSWERS,

Chester A. Hawkins  
by Marilyn Harris

CHESTER A. HAWKINS  
SHERIFF

FILED

JUN 21 2000  
01319 nccc  
William A. Shaw  
Prothonotary

Martha E. Von Rosenstiel, P.C.  
Martha E. Von Rosenstiel  
16 South Lansdowne Avenue  
P.O. Box 457  
Lansdowne, PA 19050  
610 623-2660  
Attorney I.D.# 52634

Attorney for Plaintiff

BENEFICIAL CONSUMER DISCOUNT  
COMPANY  
961 WEIGEL DRIVE  
ELMHURST, IL 60126  
PLAINTIFF

: COURT OF COMMON PLEAS  
: CLEARFIELD COUNTY  
:  
:  
:  
: CASE NO: 00-634-CD

VS.

FRANK PATTERSON AND OR  
OCCUPANTS  
218 MORRISON STREET  
DUBOIS, PA 15801  
DEFENDANT

:  
:  
:  
:

**PRAECIPE TO ENTER JUDGMENT**

TO THE PROTHONOTARY:

Enter judgment in the above captioned Ejectment action for failure of the above named defendants to file an answer within twenty days from date of service thereof. I hereby certify that Notice as provided in Rule 237.5 has been duly given, and that the time limits provided for in that notice have expired as evidenced by the attached Exhibit I.

Martha E. Von Rosenstiel  
Attorney for Plaintiff

**FILED**

JUL 17 2000

m/11:00/WR  
William A. Shaw PP  
Prothonotary 20 - 2

NOTICE TO DEPT.

Martha E. Von Rosenstiel, P.C.  
Martha E. Von Rosenstiel  
16 South Lansdowne Avenue  
P.O. Box 457  
Lansdowne, PA 19050  
610 623-2660  
Attorney I.D.# 52634

Attorney for Plaintiff

Beneficial Consumer Discount Company  
961 Weigel Drive  
Elmhurst, IL 60126  
Plaintiff

COURT OF COMMON PLEAS  
Clearfield COUNTY

vs.

Frank Patterson and or Occupants  
218 Morrison Street  
Dubois, PA 15801  
Defendant

CASE NO: 00-634-CD

TO: Frank Patterson and or Occupants  
218 Morrison Street  
Dubois, PA 15801

Date of Notice: June 27, 2000

### 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 NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

U.S. POSTAL SERVICE	
CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE—POSTMASTER	
Received From:	MARTHA E. VON ROSENSTIEL, P.C. 16 S. LANSDOWNE AVE. P.O. BOX 457 LANSDOWNE, PA 19050
One piece of ordinary mail addressed to:	Frank Patterson and or Occupants 218 Morrison Street Dubois, PA 15801 dmc

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.

TOR  
JRT HOUSE  
5830

Martha E. Von Rosenstiel, P.C.  
Martha E. Von Rosenstiel  
16 South Lansdowne Avenue  
P.O. Box 457  
Lansdowne, PA 19050  
610 623-2660  
Attorney I.D.# 52634

Attorney for Plaintiff

BENEFICIAL CONSUMER DISCOUNT  
COMPANY  
961 WEIGEL DRIVE  
ELMHURST, IL 60126  
PLAINTIFF

: COURT OF COMMON PLEAS  
: CLEARFIELD COUNTY  
:  
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: CASE NO: 00-634-CD

VS.

FRANK PATTERSON AND OR  
OCCUPANTS  
218 MORRISON STREET  
DUBOIS, PA 15801  
DEFENDANT

:  
:  
:  
:

#### AFFIDAVIT OF NON MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

: SS

COUNTY OF DELAWARE

:

**MARTHA E. VON ROSENSTIEL**, being duly sworn according to law deposes and says that she is the attorney for the plaintiff herein; that she is duly authorized to take this affidavit in behalf of the plaintiff, and that the defendants 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;

That Frank Patterson and or Occupants is/are over 21 years old and reside(s) at 218 Morrison Street Dubois, PA 15801.

MARTHA E. VON ROSENSTIEL

Sworn to and Subscribed  
Before me this 14th Day  
Of July, 2000

Diane M. Benner  
Notary Public

Notarial Seal  
Diane M. Benner, Notary Public  
Lansdowne Boro, Delaware County  
My Commission Expires Mar. 18, 2003  
Member, Pennsylvania Association of Notaries

Martha E. Von Rosenstiel, P.C. Attorney for Plaintiff  
Martha E. Von Rosenstiel  
16 South Lansdowne Avenue  
P.O. Box 457  
Lansdowne, PA 19050  
610 623-2660  
Attorney I.D.# 52634

BENEFICIAL CONSUMER DISCOUNT	:	COURT OF COMMON PLEAS
COMPANY	:	CLEARFIELD COUNTY
961 WEIGEL DRIVE	:	
ELMHURST, IL 60126	:	
PLAINTIFF	:	
	:	CASE NO: 00-634-CD
VS.	:	
FRANK PATTERSON AND OR	:	
OCCUPANTS	:	
218 MORRISON STREET	:	
DUBOIS, PA 15801	:	
DEFENDANT	:	

**NOTICE UNDER RULE 236**

TO: Frank Patterson and or Occupants  
218 Morrison Street  
Dubois, PA 15801

Pursuant to Rule 236 of the Supreme Court of Pennsylvania,  
you are hereby notified that a Default Judgment was entered  
against you on July 17, 2000 for possession of the  
above premises.

\_\_\_\_\_  
Prothonotary

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

**Martha E. Von Rosenstiel, Esquire**  
**(610) 623-2660**



Martha E. Von Rosenstiel, P.C. Attorney for Plaintiff  
Martha E. Von Rosenstiel  
16 South Lansdowne Avenue  
P.O. Box 457  
Lansdowne, PA 19050  
610 623-2660  
Attorney I.D.# 52634

BENEFICIAL CONSUMER DISCOUNT : COURT OF COMMON PLEAS  
COMPANY : CLEARFIELD COUNTY  
961 WEIGEL DRIVE :  
ELMHURST, IL 60126 :  
PLAINTIFF :  
VS. :  
FRANK PATTERSON AND OR :  
OCCUPANTS :  
218 MORRISON STREET :  
DUBOIS, PA 15801 :  
DEFENDANT

**PRAECIPE FOR THE WRIT OF POSSESSION**

TO THE PROTHONOTARY:

Kindly issue Writ of Possession in the above Ejectment matter.

218 Morrison Street  
Dubois, PA 15801

Martha E. Von Rosenstiel  
Attorney for Plaintiff

**FILED**

JUL 17 2000  
m/1:05/wj  
William A. Shaw  
Prothonotary PD  
2a-

6 WRITS TO SHERIFF *Q*

# Commonwealth of Pennsylvania

COURT OF COMMON PLEAS

Beneficial Consumer Discount  
v/s.

NO 00-634-CD

Frank Patterson and or Occupants

## WRIT OF POSSESSION

TO THE SHERIFF OF COUNTY:

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

Beneficial Consumer Discount

(2) To satisfy the costs against

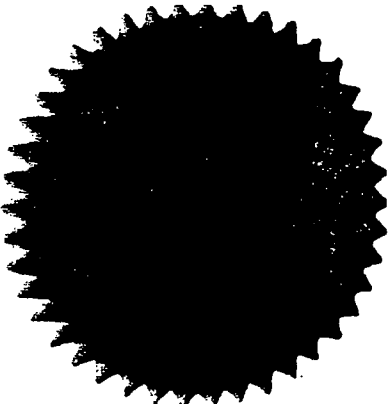
218 Morrison Street  
Dubois, PA 15801

directed to levy upon any property of

you are

and sell

interest therein.



*Prothonotary*

By \_\_\_\_\_  
Clerk

Date \_\_\_\_\_

**Court of Common Pleas**

N 000-634-CD

**FILED**

JUL 17 2000

William A. Shaw  
Prothonotary

Beneficial Consumer Discount

vs.

Frank Patterson and or Occupants  
218 Morrison Street  
Dubois, PA 15801

---

**WRIT OF POSSESSION**

---

Martha E. Von Rosenstiel, P.C.  
Martha E. Von Rosenstiel, Esquire  
16 South Lansdowne Avenue  
P.O. Box 457  
Lansdowne, PA 19050  
(610) 623-2660 Attorney I.D. #52634

# Commonwealth of Pennsylvania

COURT OF COMMON PLEAS

Beneficial Consumer Discount

v/s.

NO 00-634-CD

Frank Patterson and or Occupants

## WRIT OF POSSESSION

TO THE SHERIFF OF COUNTY:

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

Beneficial Consumer Discount

(2) To satisfy the costs against

218 Morrison Street  
Dubois, PA 15801

directed to levy upon any property of

you are

and sell

interest therein.

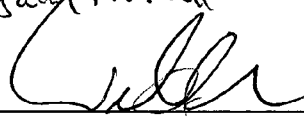
RECEIVED JUL 17 2000

@ 1:57 PM

Chester A. Hedges  
by Margaret H. Pitt

Prothonotary

By



Clerk

WILLIAM A. SHAW  
Prothonotary  
My Commission Expires  
1st Monday in Jan. 2002  
Clearfield Co. Clearfield, PA.

Date July 17, 2000

Court of Common Pleas

N 00-634-CD

Beneficial Consumer Discount

vs.

Frank Patterson and or Occupants  
218 Morrison Street  
Dubois, PA 15801

WRIT OF POSSESSION

Martha E. Von Rosenstiel, P.C.  
Martha E. Von Rosenstiel, Esquire  
16 South Lansdowne Avenue  
P.O. Box 457  
Lansdowne, PA 19050  
(610) 623-2660 Attorney I.D. #52634

RECEIVED

MAILED

NOV 1 1999

CLERK OF COURT

**In The Court of Common Pleas of Clearfield County, Pennsylvania**

Sheriff Docket # 9936

BENEFICIAL CONSUMER DISCOUNT

00-634-CD

VS.

PATTERSON, FRANK EX

WRIT OF POSSESSION

**SHERIFF RETURNS**

NOW, JULY 26, 2000, AT 12:20 PM O'CLOCK DEPUTY FOUND HOUSE EMPTY -  
ACCORDING TO NEIGHBORS - MOVED TO SYKESVILLE AREA.

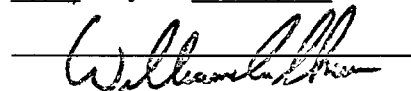
NOW, NOVEMBER 16, 2000, RETURN WRIT AS "NOT SERVED", DEFENDANTS  
HAVE MOVED.

SHERIFF COSTS \$27.88

SURCHARGE 20.00

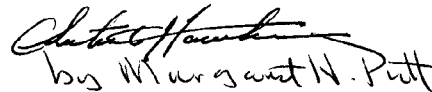
Sworn to Before Me This

17th Day Of November 2000



WILLIAM A. SHAW  
Prothonotary  
My Commission Expires  
1st Monday in Jan. 2002  
Clearfield Co. Clearfield, PA.

So Answers,

  
by Margaret H. Pitt

Chester A. Hawkins  
Sheriff

**FILED**

NOV 17 2000  
01:57  
William A. Shaw  
Prothonotary