

03-390-CD
EQUICREDIT CORP. OF PA. VS. B. MARION MAZENKO OR
OCCUPANTS

FEDERMAN AND PHELAN, LLP
By: Frank Federman, Esquire
Identification No. 12248
One Penn Center Plaza
Suite 1400
Philadelphia, PA 19103
(215) 563-7000

Attorney for Plaintiff

Equicredit Corporation of PA
10401 Deerwood Park Boulevard
Jacksonville, FL 32256

: Court of Common Pleas

: Civil Division

v.

: Clearfield County

: Term

B. Marion Mazenko
Or Occupants
P.O. Box 137 Hopkins Street
Irvona, PA 16656

: No. 03-390-CD

:

CIVIL ACTION – EJECTMENT – 3020
NOTICE

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

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

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

CLEARFIELD COUNTY
DAVID S. MEHOLICK, COURT ADMINISTRATOR
CLEARFIELD COUNTY COURTHOUSE
CLEARFIELD, PA 16830
(814) 765-2641


FILED

MAR 20 2003

William A. Shaw
Prothonotary

1. Plaintiff is Equicredit Corporation of PA.
2. Defendant is B. Marion Mazenko and Or Occupants.
3. Plaintiff is the owner of premises located at P.O. Box 137 Hopkins Street, Irvona, PA 16656, a legal description of which is attached.
4. Plaintiff became owner of said premises by a Deed from the Sheriff of Clearfield County, which Deed was lodged and settlement made with the Sheriff (Abstract of Title).
5. Plaintiff, by virtue of the above, is the owner of said premises, and is entitled to possession thereof. The defendant is occupying the said premises without right and so far as the plaintiff is informed, without claim of title.
6. Plaintiff has demanded possession of the said premises from the said defendant who has refused to deliver up possession of same.

WHEREFORE, plaintiff seeks to recover possession of said premises.


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN IRVONA BOROUGH, CLEARFIELD COUNTY, PENNSYLVANIA, MARKED AND NUMBERED IN THE PLAN OF SAID TOWN AS LOT NUMBER 282, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POST ON SOUTHWEST CORNER OF EMMA AND HOPKINS STREETS; THENCE SOUTH WESTWARDLY BY EMMA STREET ONE HUNDRED FIFTY (150) FEET TO AN ALLEY; THENCE BY SAME FIFTY (50) FEET TO LOT NO. 281; THENCE BY SAME ONE HUNDRED FIFTY (150) FEET TO HOPKINS STREET; THENCE BY THE SAME NORTHEASTWARDLY TO A POST AND PLACE OF BEGINNING.

EXCEPTING AND RESERVING ALL RESERVATIONS AS MAY APPEAR IN THE CHAIN OF TITLE HERETO.

BEING KNOWN AS PO BOX 137 HOPKINS STREET, IRVONA, PA 16656

TAX ID NO.: 011-H16-353-00076


TITLE TO SAID PREMISES IS VESTED IN WILLIAM MAZENKO AND B. MARION MAZENKO, HUSBAND AND WIFE, BY DEED FROM JAMES FREDERICK HELSEL AND PATRICIA E. HELSEL, HUSBAND AND WIFE, DATED 12/01/77, RECORDED 12/16/77, IN DEED BOOK 752, PAGE 151.

VERIFICATION

Frank Federman, Esquire hereby states that he is the Attorney for the Plaintiff in this matter, that Plaintiff is outside the jurisdiction of the court and/or the verification could not be obtained within the time allowed for the filing of the pleading, that he is authorized to take this Verification, pursuant to Pa. R.C.P. 1024 (c) and that the statements made in the foregoing Civil Action in Ejectment are true and correct to the best of his knowledge, information and belief. Furthermore, it is counsel's intention to substitute a verification from Plaintiff as soon as it is received by counsel.

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

Date: 3/18/03


Frank Federman, Esquire
Attorney for Plaintiff

FILED

1 cc SHS

0110:43-621
MAR 20 2003

Atty pd. 85.00

WAS William A. Shaw
WAS Prothonotary

In The Court of Common Pleas of Clearfield County, Pennsylvania

Sheriff Docket # 13816

EQUICREDIT CORPORATION OF PA.

03-390-CD

VS.

MAZENKO, B. MARION

COMPLAINT IN EJECTMENT

SHERIFF RETURNS

NOW APRIL 3, 2003 AT 11:09 AM SERVED THE WITHIN COMPLAINT IN EJECTMENT ON B. MARION MAZENKO, DEFENDANT AT RESIDENCE , PO BOX 137, HOPKINS ST., IRVONA, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO MAUREEN LAYO, DAUGHTER, A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN EJECTMENT AND MADE KNOWN TO HER THE CONTENTS THEREOF.

SERVED BY: DAVIS/MORGILLO

FILED
MAY 19 2003
012:45/ur
William A. Shaw
Prothonotary/Clerk of Courts

Return Costs

Cost	Description
70.65	SHERIFF HAWKINS PAID BY: ATTY CK# 262679
10.00	SURCHARGE PAID BY: ATTY CK# 262680

Sworn to Before Me This

19 Day Of April 2003

WILLIAM A. SHAW
Prothonotary
My Commission Expires
1st Monday in Jan. 2006
Clearfield Co., Clearfield, PA

So Answers,

Chester A. Hawkins
by *Maureen Layo*
Chester A. Hawkins
Sheriff

FEDERMAN AND PHELAN L.L.P.

BY: FRANK FEDERMAN

Identification No. 12248

One Penn Center @ Suburban Station, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

Equicredit Corporation of PA

COURT OF COMMON PLEAS

CIVIL DIVISION

vs

No. 03-390-CD

B. Marion Mazenko

Or Occupants

Clearfield County

P.O. Box 137 Hopkins Street


Irvona, PA 16656

PRAECIPE FOR JUDGMENT IN EJECTMENT

TO THE PROTHONOTARY:

Kindly enter Judgment in Ejectment in favor of the Plaintiff, **Equicredit Corporation of PA** and against the Defendant(s) **B. Marion Mazenko and Or Occupants** for possession of premises **P.O. Box 137 Hopkins Street, Irvona, PA 16656** for failure to file an Answer within twenty (20) days of service.

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

Default Judgment entered as indicated above.

DATE

FILED

MAY 21 2003

William A. Shaw
Prothonotary

FEDERMAN AND PHELAN L.L.P.

BY: FRANK FEDERMAN

Identification No. 12248

One Penn Center Plaza @ Suburban Station, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

Equicredit Corporation of PA

: COURT OF COMMON PLEAS

: CIVIL DIVISION

vs

: No. 03-390-CD

B. Marion Mazenko

Or Occupants

: Clearfield County

P.O. Box 137 Hopkins Street

Irvona, PA 16656

VERIFICATION OF NON-MILITARY SERVICE

FRANK FEDERMAN, ESQUIRE, hereby verifies that he is Attorney for Plaintiff in the above captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

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

(b) That defendant B. Marion Mazenko Or occupants, is over 18 years of age, and resides at P.O. Box 137 Hopkins Street, Irvona, PA 16656.

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN AND PHELAN
BY: FRANK FEDERMAN, ESQUIRE
Identification No. 12248
1617 John F. Kennedy Boulevard Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Attorney for Plaintiff

EQUICREDIT CORPORATION OF PA

: COURT OF COMMON PLEAS

Plaintiff

: CIVIL DIVISION

vs.

: CLEARFIELD COUNTY

B. MARION MAZENKO OR OCCUPANTS

: NO. 03-390-CD

Defendant

TO: B. MARION MAZENKO OR OCCUPANTS
P.O. BOX 137 HOPKINS STREET
IRVONA, PA 16656

FILE COPY


DATE OF NOTICE: MAY 9, 2003

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 (10) days from the date of this notice, a Judgment may be entered against you without a hearing and you may lose your property or other important rights. You should take this notice to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help:

CLEARFIELD COUNTY
DAVID S. MEHOLICK, COURT ADMINISTRATOR
CLEARFIELD COUNTY COURTHOUSE
CLEARFIELD, PA 16830
(814) 765-2641


Frank Federman, Esquire
Attorney for Plaintiff

FILE COPY

FILED

Moce

10/11/07
MAY 21 2003

Am. pd. 20.00

Notice to Def.

William A. Shaw
Prothonotary

WAS

OFFICE OF THE PROTHONOTARY

COURT OF COMMON PLEAS

COPY

TO: B. Marion Mazenko Or Occupants
P.O. Box 137 Hopkins Street
Irvona, PA 16656

Equicredit Corporation of PA

: COURT OF COMMON PLEAS

: CIVIL DIVISION

vs

: No. 03-390-CD

B. Marion Mazenko
Or Occupants
P.O. Box 137 Hopkins Street
Irvona, PA 16656

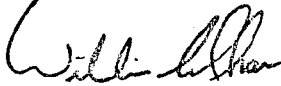
: Clearfield County

Attorney ID # 12248

NOTICE

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

Prothonotary



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

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

ATTORNEY: FRANK FEDERMAN Esquire, at this telephone number: (215) 563-7000.

PRAECIPE FOR WRIT OF POSSESSION

COMMONWEALTH OF PENNSYLVANIA

County of Clearfield

Equicredit Corporation of PA

: COURT OF COMMON PLEAS

: CIVIL DIVISION

vs

: No. 03-390-CD

B. Marion Mazenko

: Clearfield County

Or Occupants

P.O. Box 137 Hopkins Street

Irvona, PA 16656

PRAECIPE FOR WRIT OF POSSESSION

TO THE PROTHONOTARY:

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

P.O. Box 137 Hopkins Street,
Irvona, PA 16656

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

FILED

MAY 21 2003

William A. Shaw
Prothonotary

Being Known as No. P.O. Box 137 Hopkins Street


FRANK FEDERMAN, ESQUIRE
ATTORNEY FOR PLAINTIFF

FILED

MAY 11 10:10 AM
MAY 21 2003

Att'y pd. 20.00

1cc & 2 wnts w/ prop. descr.

Red to SHSF

William A. Shaw
Prothonotary

Commonwealth of Pennsylvania

EQUICREDIT CORPORATION OF PA

COUNTY OF CLEARFIELD

COURT OF COMMON PLEAS

vs.

2003-390-CD TERM, 19__

B. MARINO MAZENKO OR OCCUPANTS
P.O. BOX 137 HOPKINS STREET
IRVONA, PA 16656

NO. _____

WRIT OF POSSESSION

TO THE SHERIFF OF CLEARFIELD COUNTY:

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

(2) To satisfy the costs against

B. MARINO MAZENKO OR OCCUPANTS
P.O. BOX 137 HOPKINS STREET
IRVONA, PA 16656

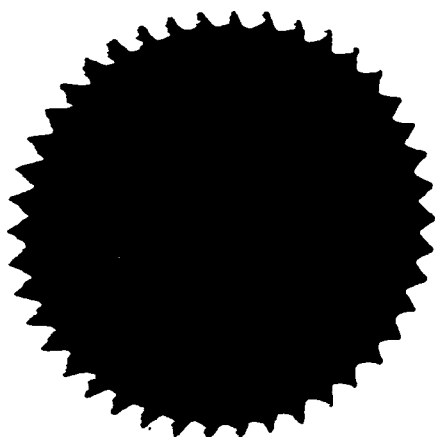
directed to levy upon any property of

B. MARINO MAZENKO OR OCCUPANTS
P.O. BOX 137 HOPKINS STREET
IRVONA, PA 16656

you are

and sell

interest therein.



Prothonotary

By _____
Clerk

Date _____

Court of Common Pleas

TERM, 19

NO. 2003-390-CD

EQUICREDIT CORPORATION OF PA

vs.

B. MARINO MAZENKO OR OCCUPANTS
P.O. BOX 137 HOPKINS STREET
IRVONA, PA 16656

WRIT OF POSSESSION

Federman and Phelan, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814

FRANK FEDELMAN



ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN IRVONA BOROUGH, CLEARFIELD COUNTY, PENNSYLVANIA, MARKED AND NUMBERED IN THE PLAN OF SAID TOWN AS LOT NUMBER 282, BOUNDED AND DESCRIBED AS FOLLOWS:

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EXCEPTING AND RESERVING ALL RESERVATIONS AS MAY APPEAR IN THE CHAIN OF TITLE HERETO.

BEING KNOWN AS PO BOX 137 HOPKINS STREET, IRVONA, PA 16656

TAX ID NO.: 011-H16-353-00076

TITLE TO SAID PREMISES IS VESTED IN WILLIAM MAZENKO AND B. MARION MAZENKO, HUSBAND AND WIFE, BY DEED FROM JAMES FREDERICK HELSEL AND PATRICIA E. HELSEL, HUSBAND AND WIFE, DATED 12/01/77, RECORDED 12/16/77, IN DEED BOOK 752, PAGE 151.

FEDERMAN AND PHELAN, LLP

By: Frank Federman, Esquire

Atty. I.D. No.: 12248

One Penn Center at Suburban Station

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

Attorney for Plaintiff

EQUICREDIT CORPORATION OF PA

Plaintiff

vs.

Court of Common Pleas

CLEARFIELD County

No. 03-390-CD

B. MARION MAZENKO OR OCCUPANTS

Defendant(s)

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

TO THE PROTHONOTARY:

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

10/17/03
Date

Frank Federman
Frank Federman
Attorney for Plaintiff

FILED

OCT 23 2003

William A. Shaw
Prothonotary/Clerk of Courts

~~FILED~~ NoCC
OCT 23 2003
Disc. to Atty
Copy to CIA
William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

COPY

CIVIL DIVISION

Equicredit Corporation of PA

Vs.

No. 2003-00390-CD

B. Marion Mazenko or
Occupants

CERTIFICATE OF DISCONTINUATION

Commonwealth of PA
County of Clearfield

I, William A. Shaw, Prothonotary of the Court of Common Pleas in and for the County and Commonwealth aforesaid do hereby certify that the above case was on October 23, 2003, marked:

Discontinued and Ended

Record costs in the sum of \$125.00 have been paid in full by Frank Federman.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal of this Court at Clearfield, Clearfield County, Pennsylvania this 23rd day of October A.D. 2003.

William A. Shaw, Prothonotary

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 14152
NO: 03-390-CD

PLAINTIFF: EQUICREDIT CORPORATION OF PA

VS.

DEFENDANT: MAZENKO, B. MARION

WRIT OF EXECUTION POSSESSION

SHERIFF RETURN

DATE RECEIVED WRIT: 5/22/2003

LEVY TAKEN @

POSTED @

SALE HELD

SOLD TO

SOLD FOR AMOUNT PLUS COSTS

WRIT RETURNED 4/8/2009

FILED

019:5181
APR 08 2009

William A. Shaw
Prothonotary/Clerk of Courts

DETAILS

6/5/2003 @ 9:45 AM SERVED B. MARION MAZENKO

SERVED . MARION MAXENKO, DEFENDANT, AT HIS/HER RESIDENCE P. O. BOX 137, HOPKINS STREET, IRVONA, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO MAUREEN LAYO, DAUGHTER OF THE DEFENDANT/ADULT AT RESIDENCE.

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF POSSESSION AND BY MAKING KNOWN TO HER THE CONTENTS THEREOF.

@

SERVED

LOCKOUT WAS SCHEDULED FOR JULY 29, 2003 AND RESCHEDULED FOR AUGUST 5, 2003 AT 10:30 A.M.

@

SERVED

NOW, APRIL 8, 2009 RETURN WRIT AS TIME EXPIRED.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 14152
NO: 03-390-CD

PLAINTIFF: EQUICREDIT CORPORATION OF PA
vs.
DEFENDANT: MAZENKO, B. MARION


WRIT OF EXECUTION POSSESSION

SHERIFF RETURN

SHERIFF HAWKINS \$75.00

SURCHARGE \$10.00 PAID BY ATTORNEY

So Answers,


Chester A. Hawkins
Sheriff

Commonwealth of Pennsylvania

EQUICREDIT CORPORATION OF PA

COUNTY OF CLEARFIELD

COURT OF COMMON PLEAS

vs.

2003-390-CD TERM, 19__

B. MARINO MAZENKO OR OCCUPANTS
P.O. BOX 137 HOPKINS STREET
IRVONA, PA 16656

NO. _____

WRIT OF POSSESSION

TO THE SHERIFF OF CLEARFIELD COUNTY:

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

(2) To satisfy the costs against

B. MARINO MAZENKO OR OCCUPANTS
P.O. BOX 137 HOPKINS STREET
IRVONA, PA 16656

directed to levy upon any property of

B. MARINO MAZENKO OR OCCUPANTS
P.O. BOX 137 HOPKINS STREET
IRVONA, PA 16656

you are

and sell

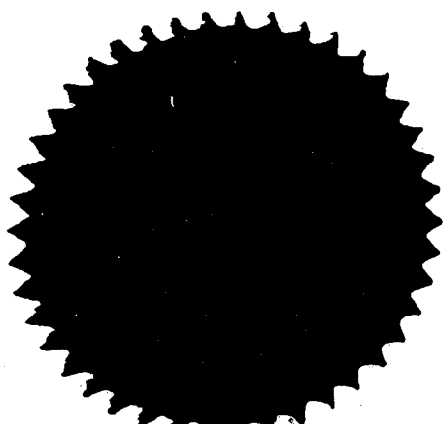
interest therein.

Prothonotary

By

William A. Hargis

Clerk



Received 5-22-03 @ 9:00am Date: 5/21/03
Cheston A. Hargis
Du. C. m. R. to. m. h.

Court of Common Pleas

_____, TERM, 19____

NO. 2003-390-CD

EQUICREDIT CORPORATION OF PA

vs.

B. MARINO MAZENKO OR OCCUPANTS
P.O. BOX 137 HOPKINS STREET
IRVONA, PA 16656

WRIT OF POSSESSION

Federman and Phelan, LLP
One Penn Center at Suburban Station
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Philadelphia, PA 19103-1814


FRANK FEDERMAN

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TAX ID NO.: 011-H16-353-00076

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**PERSONAL PROPERTY SALE
SCHEDULE OF DISTRIBUTION**

NAME B. MARION MAZENKO

NO. 03-390-CD

NOW, April 08, 2009, by virtue of the Writ hereunto attached, after having given due and legal notice of time and place of sale by handbills posted on the premises setting forth the date, time and place of sale, I exposed the within described real estate of Mazenko, B. Marion to public venue or outcry at which time and place I sold the same to he/she being the highest bidder, for the sum of and made the following appropriations, viz:

SHERIFF COSTS:

PLAINTIFF COSTS, DEBT AND INTEREST:

RDR	9.00
SERVICE	9.00
MILEAGE	19.44
LEVY	
MILEAGE	
POSTING	
HANDBILLS	
COMMISSION	0.00
POSTAGE	0.90
HANDBILLS	
DISTRIBUTION	
ADVERTISING	
ADD'L SERVICE	26.66
ADD'L POSTING	
ADD'L MILEAGE	
ADD'L LEVY	
BID/ SETTLEMENT AMOUNT	
RETURNS/DEPUTIZE	
COPIES	5.00
BILLING/PHONE/FAX	5.00
CONTINUED SALES	
MISCELLANEOUS	
TOTAL SHERIFF COSTS	\$75.00

DEBT-AMOUNT DUE	
INTEREST @ %	0.00
FROM TO	
PROTH SATISFACTION	
LATE CHARGES AND FEES	
COST OF SUIT-TO BE ADDED	
FORECLOSURE FEES	
ATTORNEY COMMISSION	
REFUND OF ADVANCE	
REFUND OF SURCHARGE	10.00
SATISFACTION FEE	
ESCROW DEFICIENCY	
PROPERTY INSPECTIONS	
INTEREST	
MISCELLANEOUS	
TOTAL DEBT AND INTEREST	\$85.00

COSTS:

ADVERTISING	0.00
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
DUE	
LIEN SEARCH	
ACKNOWLEDGEMENT	
SHERIFF COSTS	75.00
LEGAL JOURNAL COSTS	0.00
PROTHONOTARY	
MORTGAGE SEARCH	
MUNICIPAL LIEN	
TOTAL COSTS	\$75.00
TOTAL COSTS	\$85.00

COMMISSION 2% ON THE FIRST \$ 100,000 AND 1/2% ON ALL OVER THAT. 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