

04-104-CD
CORTING FEDERAL CREDIT UNION vs. RAENELLE MEDZIE, et al.

Corning Federal vs. Raenelle Medzie, et al
2004-104-CD

COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW

CORNING FEDERAL CREDIT UNION,)
Plaintiff)
)
v.) Case No.: 04-104-CD
)
RAENELLE MEDZIE and)
THOMAS C. MEDZIE,)
Defendants)

CERTIFICATION OF LAST KNOWN ADDRESS

Coming Credit Union, Plaintiff in the above action, by and through its attorneys, The Mazza Law Group, P.C., certifies that the last known addresses of the parties are as follows:

Raenelle Medzie
202 Weller Circle, A14
Philipsburg, PA 16866

Thomas C. Medzie
202 Weller Circle, A14
Philipsburg, PA 16866

FILED *m/b:31/04* *cc Shaff*
b6 AUG 03 2004
William A. Shaw
Prothonotary/Clerk of Courts

8-2-04
Date



Mark S. Weaver
Attorney for Plaintiff
Attorney ID No.: 63044
The Mazza Law Group, P.C.
1315 South Allen Street, Suite 302
State College, PA 16801-5923
Telephone: (814) 237-6255
Facsimile: (814) 237-5752
E-mail: weaver@mazzalaw.com

FILED

AUG 03 2004

William A. Shaw
Prothonotary/Clerk of Courts

In The Court of Common Pleas of Clearfield County, Pennsylvania

CORNING FEDERAL CREDIT UNION

Sheriff Docket # 15154

VS.

04-104-CD

MEDZIE, RAENELLE & THOMAS C.

COMPLAINT IN MORTGAGE FORECLOSURE

SHERIFF RETURNS

NOW FEBRUARY 26, 2004 AT 6:50 PM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON THOMAS C. MEDZIE, DEFENDANT AT RESIDENCE, 202 WELLER CIRCLE A14, PHILIPSBURG, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO THOMAS MEDZIE A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN TO HIM THE CONTENTS THEREOF.
SERVED BY: DAVIS

NOW FEBRUARY 26, 2004 AT 6:50 PM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON RAENELLE MEDZIE, DEFENDANT AT RESIDENCE, 202 WELLER CIRCLE A14, PHILIPSBURG, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO THOMAS MEDZIE, HUSBAND A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN TO HIM THE CONTENTS THEREOF.

SERVED BY: DAVIS

Return Costs

Cost	Description
75.00	SHERIFF HAWKINS PAID BY: ATTY CK# 8175
20.00	SURCHARGE PAID BY: ATTY CK# 8176

Sworn to Before Me This

29th Day Of April 2004
William A. Shaw

So Answers,

Chester A. Hawkins
by Marilyn Hause
Chester A. Hawkins
Sheriff

FILED

APR 29 2004
010:43 Q-2

William A. Shaw
Prothonotary

CA
FILED

JAN 24 2005

REC'D in 2:20/um
William A. Shaw
Prothonotary
1 court to ATTS

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

ORIGINAL

CORNING CREDIT UNION, :
Plaintiff : No. 04-104-CD
v. : Type of Case: CIVIL
RAENELLE MEDZIE and, :
THOMAS C. MEDZIE, :
Defendants : Type of Pleading:
 : PROOF OF SERVICE
 : Filed on Behalf of:
 : PLAINTIFF
 : Counsel of Record for this party:
 : MARK S. WEAVER
 : PA ID No. 63044
 : The Mazza Law Group, P.C.
 : 1315 South Allen Street
 : Suite 302
 : State College, PA 16801
 : Telephone: (814) 237-6255
 : Facsimile: (814) 237-5752
 : Email: weaver@mazzalaw.com

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

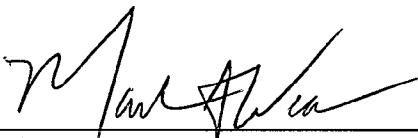
CORNING CREDIT UNION, :
Plaintiff :
:
v. : No. 04-104-CD
:
RAENELLE MEDZIE and, :
THOMAS C. MEDZIE, :
Defendants :
:

PROOF OF SERVICE

AND NOW comes the Plaintiff, Corning Credit Union, by and through its attorneys, The Mazza Law Group, P.C., and submits the following Proof of Service pursuant to Pa. R.C.P. 3129.2(c)(2):

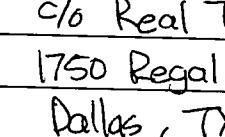
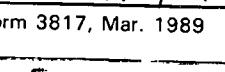
1. Notice of Sheriff's Sale of Real Property scheduled for March 4, 2005 at 10:00 a.m. was served on Empire Corp, c/o Real Time Resolutions, 1750 Regal Row, Suite 150, Dallas, TX 75235, via U.S.P.S. First Class Mail on January 20, 2005.
2. PS Form 3817 – Certificate of Mailing, is attached hereto as Exhibit "A."

Respectfully submitted,



1-20-05
Date

Mark S. Weaver
Attorney for Plaintiff
PA ID No.: 63044
The Mazza Law Group, P.C.
1315 South Allen Street, Suite 302
State College, PA 16801-5923
Telephone: (814) 237-6255
Facsimile: (814) 237-5752
E-mail: weaver@mazzalaw.com

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL; DOES NOT PROVIDE FOR INSURANCE—POSTMASTER			
Received From:		Affix or me post Postm	
<u>The Mazza Law Group, P.C.</u> <u>1315 S. Allen St; Ste 302</u> <u>State College, PA 16801</u>		    	
One piece of ordinary mail addressed to:			
<u>Empire Funding Corp</u> <u>c/o Real Time Resolutions</u> <u>1750 Regal Row; Ste 150</u> <u>Dallas, TX 75235</u>			
 			



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 16487
NO: 04-104-CD

PLAINTIFF: CORNING FEDERAL CREDIT UNION

vs.

DEFENDANT: RAENELLE MEDZIE AND THOMAS C. MEDZIE

WRIT OF EXECUTION REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 08/03/2004

LEVY TAKEN 10/21/2004 @ 3:10 PM

POSTED 10/21/2004 @ 3:10 PM

SALE HELD 03/04/2005

SOLD TO CORNING FEDERAL CREDIT UNION

SOLD FOR AMOUNT \$1.00 PLUS COSTS

WRIT RETURNED 05/10/2005

DATE DEED FILED 05/10/2005

PROPERTY ADDRESS RR#2, BOX 162 A/K/A 1508 OLD TURNPIKE ROAD ALLPORT, PA 16821

FILED
011:30 AM
MAY 10 2005

William A. Shaw
Prothonotary/Clerk of Courts

SERVICES

10/28/2004 @ 2:20 PM SERVED THOMAS C. MEDZIE

SERVED THOMAS C. MEDZIE, DEFENDANT, AT HIS RESIDENCE 202 WELLER CIRCLE, A14, PHILIPSBURG, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO THOMAS C. MEDZIE.

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.

10/28/2004 @ 2:20 PM SERVED RAENELLE MEDZIE

SERVED RAENELLE MEDZIE, DEFENDANT, AT HER RESIDENCE 202 WELLER CIRCLE, A14, PHILIPSBURG, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO THOMAS C. MEDZIE, HUSBAND/DEFENDANT

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE, AND COPY OF THE LEVY AND BY MAKING KNOW TO HIM / HER THE CONTENTS THEREOF.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 16487
NO: 04-104-CD

PLAINTIFF: CORNING FEDERAL CREDIT UNION

vs.

DEFENDANT: RAENELLE MEDZIE AND THOMAS C. MEDZIE

WRIT OF EXECUTION REAL ESTATE

SHERIFF RETURN

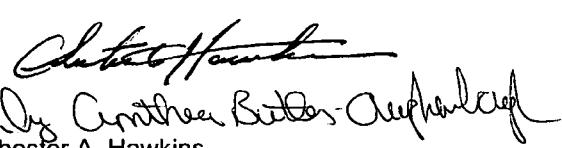
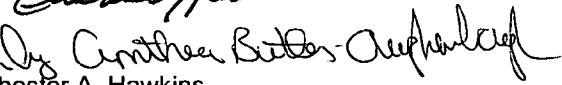
SHERIFF HAWKINS \$244.44

SURCHARGE \$40.00 PAID BY ATTORNEY

Sworn to Before Me This

So Answers,

____ Day of _____ 2005


By: 
Chester A. Hawkins
Sheriff

COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW

CORNING FEDERAL CREDIT UNION,)	
Plaintiff)	
)	
v.)	Case No.: 04-104-CD
)	
RAENELLE MEDZIE and)	
THOMAS C. MEDZIE,)	
Defendants)	

WRIT OF EXECUTION

Commonwealth of Pennsylvania/County of Clearfield
TO THE SHERIFF OF CLEARFIELD COUNTY:

To satisfy the judgment, interest, costs and attorney's commission against the Defendants above:

1. You are directed to levy upon the real estate owned by the Defendants as follows and sell their interest therein:

The parcel of real estate subject to this action has an address of RR # 2, Box 162, Allport, Clearfield County, Pennsylvania 16821, and is more particularly described as follows:

All that certain messuage, tenement and tract of land situate in the Township of Morris, County of Clearfield, and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the northerly right of way line of State Route No. S.R. 2032 (Old Turnpike Road), and marking the southwest corner of the herein described lot, and the southeast corner of lands now or formerly of Charles R. Medzie et ux (D.B. 497, pg. 318, Tax Parcel No. 09-673-05); thence along said lands of Medzie N 32° 45' 00" E a distance of 205.00 feet to an iron pin marking a corner of Medzie, and being on line of Lot No. 2 of the Arthur J. and Alice S. Franek Subdivision; thence along said lot No. 2 S 57° 15' 00" E a distance of 136.00 feet to an iron pine marking a corner of Lots 1 and 2 and being on the west side of an alley to S. R. 2032, and the end of an un-named street to S.R. 0053; thence along said alley S 32°

45' 00" W a distance of 205.00 feet; thence along said right of way line N 57° 15' 00" W a distance of 136.00 feet to an iron pin marking the place of beginning.

CONTAINING 0.640 acres and being Lot No. 1 as shown on a plan prepared by Stephen W. Norfolk P.L.S., titled, "Arthur J. and Alice S. Franek Subdivision," dated November 4, 1996, and recorded in the office of the Recorder of Deeds in Clearfield County on January 28, 1997 in Map Book 1294.

EXCEPTING AND RESERVING THEREFROM a 15 foot wide sewer line easement partially along the first course herein described and as shown on said subdivision plan, in favor of lands of Charles R. Medzie et ux (DB 497, Pg 318, Tax Parcel No. 09-673-05), also a 15 foot wide water line easement along the third course herein described and as shown on said subdivision plan in favor of Lot 3 of said subdivision plan.

2. Amounts Due:

a) Principal Balance	\$ 28,758.33
b) Interest due to January 1, 2004	\$ 1,605.68
c) Interest accruing after January 1, 2004 at \$6.5987/day to May 27, 2004	\$ 1,167.96
d) Late charges	\$ 17.55
e) Costs of Suit	\$ 2,760.00
f) Escrow Advances	\$ _____
g) Attorneys' fees (to be added)	\$ 2,250.00
h) Satisfaction Fee	\$ _____
PRELIMINARY TOTAL	\$ 36,559.52
i) Prothonotary Costs	\$ <u>125.00</u>
FINAL TOTAL	\$ _____

Date: 8/3/04

By:

Willie L. Shan
6/1

Received August 3, 2004 @ 3:00 PM,
Chester A. Waukis
by Cynthia Sutton-Augherbaugh

COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW

CORNING FEDERAL CREDIT UNION,)
Plaintiff)
)
v.) Case No.: 04-104-CD
)
RAENELLE MEDZIE and)
THOMAS C. MEDZIE,)
Defendants)

**WRIT OF EXECUTION
NOTICE**

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may also have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300.00. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly: (1) Fill out the attached claim form and demand for a prompt hearing; and, (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to Court ready to explain your exemption. If you do not come to Court to prove your exemptions, you may lose some of your property.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Court Administrator, David S. Meholic
Clearfield County Courthouse
Clearfield, PA 16830
(814) 765-2641 ext.5982

**REAL ESTATE SALE
SCHEDULE OF DISTRIBUTION**

NAME THOMAS C. MEDZIE NO. 04-104-CD

NOW, May 10, 2005, 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 March 04, 2005, I exposed the within described real estate of Raenelle Medzie And Thomas C. Medzie to public venue or outcry at which time and place I sold the same to CORNING FEDERAL CREDIT UNION he/she being the highest bidder, for the sum of \$1.00 plus costs and made the following appropriations, viz:

SHERIFF COSTS:

PLAINTIFF COSTS, DEBT AND INTEREST:

RDR	15.00	DEBT-AMOUNT DUE	28,758.33
SERVICE	15.00	INTEREST @ %	0.00
MILEAGE	12.00	FROM TO 03/04/2005	
LEVY	15.00		
MILEAGE	12.00	PROTH SATISFACTION	
POSTING	15.00	LATE CHARGES AND FEES	17.55
CSDS	10.00	COST OF SUIT-TO BE ADDED	5,010.00
COMMISSION	0.00	FORECLOSURE FEES	
POSTAGE	4.44	ATTORNEY COMMISSION	
HANDBILLS	15.00	REFUND OF ADVANCE	
DISTRIBUTION	25.00	REFUND OF SURCHARGE	40.00
ADVERTISING	15.00	SATISFACTION FEE	
ADD'L SERVICE	15.00	ESCROW DEFICIENCY	
DEED	30.00	PROPERTY INSPECTIONS	
ADD'L POSTING		INTEREST	2,773.64
ADD'L MILEAGE		MISCELLANEOUS	
ADD'L LEVY			
BID AMOUNT	1.00	TOTAL DEBT AND INTEREST	\$36,599.52
RETURNS/DEPUTIZE			
COPIES	15.00	COSTS:	
	5.00		
BILLING/PHONE/FAX	5.00	ADVERTISING	407.88
CONTINUED SALES	20.00	TAXES - COLLECTOR	145.36
MISCELLANEOUS		TAXES - TAX CLAIM	
TOTAL SHERIFF COSTS	\$244.44	DUE	
		LIEN SEARCH	200.00
DEED COSTS:		ACKNOWLEDGEMENT	5.00
ACKNOWLEDGEMENT	5.00	DEED COSTS	28.50
REGISTER & RECORDER	28.50	SHERIFF COSTS	244.44
TRANSFER TAX 2%	0.00	LEGAL JOURNAL COSTS	180.00
TOTAL DEED COSTS	\$28.50	PROTHONOTARY	125.00
		MORTGAGE SEARCH	80.00
		MUNICIPAL LIEN	
		TOTAL COSTS	
			\$1,416.18

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

THE MAZZA LAW GROUP, P.C.

ATTORNEYS AT LAW

1315 SOUTH ALLEN STREET, SUITE 302, STATE COLLEGE, PA 16801
(814) 237-6255 (814) 237-5752 FAX
www.mazzalaw.com

January 4, 2005

VIA U.S. MAIL & FACSIMILE (814) 765-5915

Clearfield County Sheriff's Office
230 East Market Street
Clearfield, PA 16830
ATTN: Cynthia Butler-Aughenbaugh

Re: Corning Federal Credit Union v. Raenelle Mcenzie & Thomas C. Mcenzie
No. 04-104-CD

Dear Ms. Butler-Aughenbaugh:

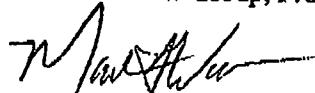
Pursuant to our telephone conversation earlier today, I write to request that the Sheriff's Sale scheduled in the above matter for Friday, January 7, 2005 be postponed. Unfortunately, a junior lien holder was not notified of the sale.

Accordingly, would you kindly reschedule the sale for March 4, 2005 and see that the new sale date is announced to those assembled on Friday by the Sheriff?

With regard to the tax assessment number for the property involved, our records indicate the tax parcel number to be 124-Q9-673-23. This number is not referenced in the legal description provided to your office, a copy of which is attached. The number which you indicated was provided to your office, number 09-673-05, appears to be the number referenced in the actual deed description for a neighboring property. Please note that this number does not identify the property subject to sale.

Thank you for your attention to this matter. At your convenience, please confirm the date and time of the sale to this office.

Very truly yours,
The Mazza Law Group, P.C.



Mark S. Weaver

MSW/cmm
Enclosures

c: Linda Bennett, Corning Federal Credit Union

WILLIAM I. ARBUCKLE, III, ROBERT H. BASCOM, JR., DESIREE F. FRALICK, KELLEY S. GILLETTE-WALKER,
S. PAUL MAZZA, CHARLES A. SCHNEIDER, MARK S. WEAVER

**COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

CORNING FEDERAL CREDIT UNION,)
Plaintiff)
)
v.) Case No.: 04-104-CD
)
RAENELLE MEDZIE and)
THOMAS C. MEDZIE,)
Defendants)

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Kindly issue a writ of execution in the above matter,

(1) Against Defendants Raenelle Medzie and Thomas C. Medzie:

REAL DEBT	\$ 28,758.33
INTEREST <i>due to May 27, 2004</i>	\$ 2,773.64
LATE CHARGES	\$ 17.55
COSTS OF SUIT	\$ 5,010.00
ESCROW ADV.	\$
PRELIMINARY TOTAL	\$ 36,559.52
PROTHONOTARY COSTS	\$ 125.00

Respectfully Submitted,

Date

8-2-04

Mark S. Weaver
Attorney for Plaintiff
Attorney ID No.: 63044
The Mazza Law Group, P.C.
1315 South Allen Street, Suite 302
State College, PA 16801-5923
Telephone: (814) 237-6255

FILED Atty pd. 20.00
12:31 P.M. AUG 03 2004 1ccode writers
to Shiff
B&D
William A. Shaw
Prothonotary/Clerk of Courts

COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

COPY

CORNING FEDERAL CREDIT UNION,)
Plaintiff)
)
v.) Case No.: 04-104-CD
)
RAENELLE MEDZIE and)
THOMAS C. MEDZIE,)
Defendants)

WRIT OF EXECUTION

Commonwealth of Pennsylvania/County of Clearfield
TO THE SHERIFF OF CLEARFIELD COUNTY:

To satisfy the judgment, interest, costs and attorney's commission against the Defendants above:

1. You are directed to levy upon the real estate owned by the Defendants as follows and sell their interest therein:

The parcel of real estate subject to this action has an address of RR # 2, Box 162, Allport, Clearfield County, Pennsylvania 16821, and is more particularly described as follows:

All that certain messuage, tenement and tract of land situate in the Township of Morris, County of Clearfield, and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the northerly right of way line of State Route No. S.R. 2032 (Old Turnpike Road), and marking the southwest corner of the herein described lot, and the southeast corner of lands now or formerly of Charles R. Medzie et ux (D.B. 497, pg. 318, Tax Parcel No. 09-673-05); thence along said lands of Medzie N 32° 45' 00" E a distance of 205.00 feet to an iron pin marking a corner of Medzie, and being on line of Lot No. 2 of the Arthur J. and Alice S. Franek Subdivision; thence along said lot No. 2 S 57° 15' 00" E a distance of 136.00 feet to an iron pine marking a corner of Lots 1 and 2 and being on the west side of an alley to S. R. 2032, and the end of an un-named street to S.R. 0053; thence along said alley S 32°

45' 00" W a distance of 205.00 feet; thence along said right of way line N 57° 15' 00" W a distance of 136.00 feet to an iron pin marking the place of beginning.

CONTAINING 0.640 acres and being Lot No. 1 as shown on a plan prepared by Stephen W. Norfolk P.L.S., titled, "Arthur J. and Alice S. Franek Subdivision," dated November 4, 1996, and recorded in the office of the Recorder of Deeds in Clearfield County on January 28, 1997 in Map Book 1294.

EXCEPTING AND RESERVING THEREFROM a 15 foot wide sewer line easement partially along the first course herein described and as shown on said subdivision plan, in favor of lands of Charles R. Medzie et ux (DB 497, Pg 318, Tax Parcel No. 09-673-05), also a 15 foot wide water line easement along the third course herein described and as shown on said subdivision plan in favor of Lot 3 of said subdivision plan.

2. Amounts Due:

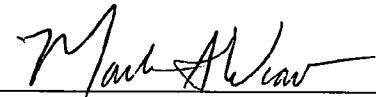
a) Principal Balance	\$ 28,758.33
b) Interest due to January 1, 2004	\$ 1,605.68
c) Interest accruing after January 1, 2004 at \$6.5987/day to May 27, 2004	\$ 1,167.96
d) Late charges	\$ 17.55
e) Costs of Suit	\$ 2,760.00
f) Escrow Advances	\$ _____
g) Attorneys' fees (to be added)	\$ 2,250.00
h) Satisfaction Fee	\$ _____
PRELIMINARY TOTAL	\$ 36,559.52
i) Prothonotary Costs	\$ <u>125.00</u>
FINAL TOTAL	\$ _____

Date: 8/3/04 By: _____

WHEREFORE, Plaintiff requests judgment in its favor as specified in Paragraph 10 above, authority to foreclose its mortgage against the real estate, and such other relief as the court deems just.

Respectfully submitted,

1-22-04
Date



Mark S. Weaver
Attorney for Plaintiff
Attorney ID No.: 63044
The Mazza Law Group, P.C.
1315 South Allen Street, Suite 302
State College, PA 16801-5923
Telephone: (814) 237-6255
Facsimile: (814) 237-5752

AFFIDAVIT

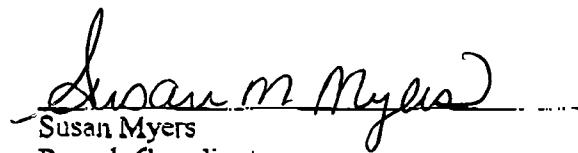
STATE OF PENNSYLVANIA

: SS

COUNTY OF CENTRE

:

SUSAN MYERS, being duly sworn according to law, deposes and says that she is Branch Coordinator for CORNING FEDERAL CREDIT UNION, and, as such, is duly authorized to make this Affidavit, and further, that the facts set forth in the foregoing Complaint are true and correct to the best of her knowledge, information and belief.



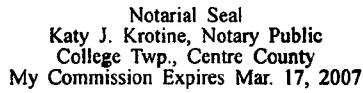
Susan Myers
Branch Coordinator

SWORN TO AND SUBSCRIBED

before me this 14 day of
January, 2004.

Notary Public

COMMONWEALTH OF PENNSYLVANIA



FILED *Atty Ad.*

M 2:00 PM *85.00*
JAN 23 2004

3cc Atty Weaver

William A. Shaw
Prothonotary/Clerk of Courts

COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW

CORNING FEDERAL CREDIT UNION,)
Plaintiff)
)
v.) Case No.: 04-104-CD
)
RAENELLE MEDZIE and)
THOMAS C. MEDZIE,)
Defendants)

**WRIT OF EXECUTION
NOTICE**

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may also have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300.00. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly: (1) Fill out the attached claim form and demand for a prompt hearing; and, (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to Court ready to explain your exemption. If you do not come to Court to prove your exemptions, you may lose some of your property.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Court Administrator, David S. Meholic
Clearfield County Courthouse
Clearfield, PA 16830
(814) 765-2641 ext.5982

COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW

CORNING FEDERAL CREDIT UNION,)
Plaintiff)
v.)
RAENELLE MEDZIE and)
THOMAS C. MEDZIE,)
Defendants)

Case No.: 04-104-CD

FILED

MAY 28 2004

PRAECIPE FOR ENTRY OF JUDGMENT BY DEFAULT

William A. Shaw
Prothonotary

TO THE PROTHONOTARY:

Please enter judgment of default in favor of Plaintiff Corning Federal Credit Union and against Defendants, Raenelle Medzie and Thomas C. Medzie, for the Defendants failure to plead to the complaint in this action within the required time. The complaint contains a notice to defend within 20 days from the date of service thereof.

Defendants were served with the complaint on February 26, 2004 and February 26, 2004, respectively. Defendants' answers were due to be filed on March 17, 2004 and March 17, 2004, respectively.

Attached as Exhibit "A-1" and "A-2" are copies of Plaintiff's written Notices of Intention to File Praecipe for Entry of Default Judgment, which I certify were mailed by regular mail to the Defendant Raenelle Medzie's last known address on May 3, 2004 and to the Defendant Thomas C. Medzie's last known address on May 3, 2004, which is at least 10 days prior to the filing of this Praecipe.

Please assess Plaintiff's damages as follows:

a)	Principal Balance	\$ 28,758.33
b)	Interest due to January 1, 2004	\$ 1,605.68
c)	Interest accruing after January 1, 2004 at \$6.5987 per day to May 27, 2004	\$ 1,167.96
d)	Late charges	\$ 17.55
e)	Costs of Suit	\$ 200.00
f)	Escrow Advances	\$ _____

g)	Attorneys' fees	\$ 2,250.00
h)	Satisfaction Fee	\$ _____
	PRELIMINARY TOTAL	\$ 33,999.52
	FINAL TOTAL	\$ _____

Respectfully submitted,

5-27-04
Date



Mark S. Weaver
Attorney for Plaintiff
Attorney ID No.: 63044
The Mazza Law Group, P.C.
1315 South Allen Street, Suite 302
State College, PA 16801-5923
Telephone: (814) 237-6255
Facsimile: (814) 237-5752
E-mail: weaver@mazzalaw.com

COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW

CORNING FEDERAL CREDIT UNION,)
Plaintiff)
)
v.) Case No.: 04-104-CD
)
RAENELLE MEDZIE and)
THOMAS C. MEDZIE,)
Defendants)

To: Raenelle Medzie

Date of Notice: 05-03-04

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:

Court Administrator
Centre County Courthouse
Bellefonte, PA 16823
(814) 355-6727

5-3-04
Date



Mark S. Weaver
Attorney for Plaintiff
Attorney ID No.: 63044
The Mazza Law Group, P.C.
1315 South Allen Street, Suite 302
State College, PA 16801-5923
Telephone: (814) 237-6255
Facsimile: (814) 237-5752
E-mail: weaver@mazzalaw.com



COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

CORNING FEDERAL CREDIT UNION,
Plaintiff

v.

RAENELLE MEDZIE and
THOMAS C. MEDZIE,

Defendants

)
)
)
)
)
)

Case No.: 04-104-CD

To: Thomas C. Medzie

Date of Notice: 05-03-04

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:

Court Administrator
Centre County Courthouse
Bellefonte, PA 16823
(814) 355-6727

5-3-04

Date


Mark S. Weaver

Attorney for Plaintiff

Attorney ID No.: 63044

The Mazza Law Group, P.C.

1315 South Allen Street, Suite 302

State College, PA 16801-5923

Telephone: (814) 237-6255

Facsimile: (814) 237-5752

E-mail: weaver@mazzalaw.com



FILED

in 1:35 CR 04
Notice to Party
that to entry.

MAY 28 2004

William A. Shaw
Prothonotary

COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW

CORNING FEDERAL CREDIT UNION,)
Plaintiff)
)
v.) Case No.: 04-104-CD
)
RAENELLE MEDZIE and)
THOMAS C. MEDZIE,)
Defendants)

TO: THOMAS C. MEDZIE
202 WELLER CIRCLE, A14
PHILIPSBURG, PA 16866

NOTICE

Pursuant to Rule 236, you are hereby notified that a judgment has been entered on the verdict (*or decision, or decree nisi*) in the above-entitled proceeding.

(*or*)

Pursuant to Rule 236, please be advised that the Court has entered an

Order

Decree

 Judgment

Opinion

in the above-entitled proceeding, and a copy thereof is enclosed.

Date

Prothonotary

COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW

CORNING FEDERAL CREDIT UNION,)
Plaintiff)
)
v.) Case No.: 04-104-CD
)
RAENELLE MEDZIE and)
THOMAS C. MEDZIE,)
Defendants)

TO: RAENELLE MEDZIE
202 WELLER CIRCLE, A14
PHILIPSBURG, PA 16866

NOTICE

Pursuant to Rule 236, you are hereby notified that a judgment has been entered on the verdict (*or decision, or decree nisi*) in the above-entitled proceeding.

(*or*)

Pursuant to Rule 236, please be advised that the Court has entered an

Order

Decree

Judgment

Opinion

in the above-entitled proceeding, and a copy thereof is enclosed.

Date

Prothonotary

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

Corning Federal Credit Union

Plaintiff(s)

No.: 2004-00104-CD

Real Debt: \$33,999.52

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Raenelle Medzie

Thomas C. Medzie

Defendant(s)

Entry: \$20.00

Instrument: Default Judgment

Date of Entry: May 28, 2004

Expires: May 28, 2009

Certified from the record this 28th day of May, 2004



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

COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW

CORNING FEDERAL CREDIT UNION,)
Plaintiff)
v.) Case No.: 04-104-CD
RAENELLE MEDZIE and)
THOMAS C. MEDZIE,)
Defendants)

FILED *ICC*

m12:31/01 Shff
AUG 03 2004

Blk William A. Shaw
Prothonotary/Clerk of Courts

AFFIDAVIT PURSUANT TO RULE 3129.1

Corning Credit Union, Plaintiff in the above action, by and through its attorneys, The Mazza Law Group, P.C., sets forth as of the date the Praecept for the Writ of Execution was filed the following information concerning the real property located at 1508 Old Turnpike Road, Allport, PA 16821. The full legal description of said property is attached hereto as Exhibit "A."

1. Name and address of owner(s) or reputed owner(s): (If address cannot be reasonably ascertained, please so indicate.)

Owner Name	Owner Address
Raenelle Medzie	202 Weller Circle, A14, Philipsburg, PA 16866
Thomas C. Medzie	202 Weller Circle, A14, Philipsburg, PA 16866

2. Name and address of Defendant(s) in the judgment: (If address cannot be reasonably ascertained, please so indicate.)

Defendant Name	Defendant Address
Raenelle Medzie	202 Weller Circle, A14, Philipsburg, PA 16866
Thomas C. Medzie	202 Weller Circle, A14, Philipsburg, PA 16866

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold: (If address cannot be reasonably ascertained, please so indicate.)

Judgment Creditor	Judgment Creditor Address
None	

4. Name and address of the last recorded holder of every mortgage of record: (If address cannot be reasonably ascertained, please so indicate.)

Last Recorded Holder	Last Recorded Holder Address
Corning Credit Union (Plaintiff)	1050-1 Benner Pike, State College, PA 16801
Empire Funding Corp	c/o Real Time Resolutions 1750 Regal Row, Dallas, Texas, 75235

5. Name and address of every other person who has any record lien on the property: (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: (If address cannot be reasonably ascertained, please so indicate.) None

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale: (If address cannot be reasonably ascertained, please so indicate.) None

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and 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.

8-2-04
Date

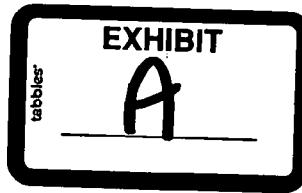


Mark S. Weaver
Attorney for Plaintiff
Attorney ID No.: 63044
The Mazza Law Group, P.C.
1315 South Allen Street, Suite 302
State College, PA 16801-5923
Telephone: (814) 237-6255
Facsimile: (814) 237-5752
E-mail: weaver@mazzalaw.com

PROPERTY DESCRIPTION

All that certain messuage, tenement and tract of land situate in the Township of Morris, County of Clearfield, and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the northerly right of way line of State Route No. S.R. 2032 (Old Turnpike Road), and marking the southwest corner of the herein described lot, and the southeast corner of lands now or formerly of Charles R. Medzie et ux (D.B. 497, pg. 318, Tax Parcel No. 09-673-05); thence along said lands of Medzie N 32° 45' 00" E a distance of 205.00 feet to an iron pin marking a corner of Medzie, and being on line of Lot No. 2 of the Arthur J. and Alice S. Franek Subdivision; thence along said lot No. 2 S 57° 15' 00" E a distance of 136.00 feet to an iron pine marking a corner of Lots 1 and 2 and being on the west side of an alley to S. R. 2032, and the end of an un-named street to S.R. 0053; thence along said alley S 32° 45' 00" W a distance of 205.00 feet; thence along said right of way line N 57° 15' 00" W a distance of 136.00 feet to an iron pin marking the place of beginning.



COMMONWEALTH OF PENNSYLVANIA
IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY

CORNING FEDERAL CREDIT UNION,)
Plaintiff)
)
)
vs.) Case No. 04-104-CD
)
)
RAENELLE MEDZIE AND)
THOMAS C. MEDZIE)
Defendants)

NOTICE TO DEFEND

TO: RAENELLE MEDZIE AND THOMAS C. MEDZIE

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 claims 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.

David S. Meholic, Court Administrator
Clearfield County Courthouse
Clearfield, PA 16830
(814) 765-2641 ext.5982

FILED

JAN 23 2004

William A. Shaw
Prothonotary/Clerk of Courts

AMERICANS WITH DISABILITIES ACT OF 1990

The Court of Common Pleas of Clearfield County is required by law to comply with the Americans with Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the Court, please contact the Court. You must attend a scheduled conference or hearing.

David S. Meholick, Court Administrator
Clearfield County Courthouse
Clearfield, PA 16830
(814) 765-2641 ext.5982

COMMONWEALTH OF PENNSYLVANIA
IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY

CORNING FEDERAL CREDIT UNION,)
Plaintiff)
)
)
vs.) Case No. _____
)
)
RAENELLE MEDZIE AND)
THOMAS C. MEDZIE,)
Defendants)

COMPLAINT TO FORECLOSE MORTGAGE

COMES NOW, CORNING FEDERAL CREDIT UNION, by and through its attorneys, The Mazza Law Group, P.C., who pursuant to Pa.R.C.P. 1147, pleads as follows:

1. Plaintiff, Corning Federal Credit Union (hereinafter "Plaintiff"), is a federal credit union having an office at 1050-1 Benner Pike, State College, PA 16801, Pennsylvania.
2. The name of the first Defendant is RAENELLE MEDZIE whose last known address is RR # 2, Box 162, Allport, Pennsylvania 16821.
3. The name of the second Defendant is , THOMAS C. MEDZIE whose last known address is RR # 2, Box 162, Allport, Pennsylvania 16821 .
4. The parcel of real estate subject to this action has an address of RR # 2, Box 162, Allport, Clearfield County, Pennsylvania 16821, and is more particularly described as follows:

All that certain messuage, tenement and tract of land situate in the Township of Morris, County of Clearfield, and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the northerly right of way line of State Route No. S.R. 2032 (Old Turnpike Road), and marking the southwest corner of the herein described lot, and the southeast corner of lands now or formerly of Charles R. Medzie et ux (D.B. 497, pg. 318, Tax Parcel No. 09-673-05); thence along said lands of Medzie N 32° 45' 00" E a distance of 205.00

feet to an iron pin marking a corner of Medzie, and being on line of Lot No. 2 of the Arthur J. and Alice S. Franek Subdivision; thence along said lot No. 2 S 57° 15' 00" E a distance of 136.00 feet to an iron pine marking a corner of Lots 1 and 2 and being on the west side of an alley to S. R. 2032, and the end of an un-named street to S.R. 0053; thence along said alley S 32° 45' 00" W a distance of 205.00 feet; thence along said right of way line N 57° 15' 00" W a distance of 136.00 feet to an iron pin marking the place of beginning.

CONTAINING 0.640 acres and being Lot No. 1 as shown on a plan prepared by Stephen W. Norfolk P.L.S., titled, "Arthur J. and Alice S. Franek Subdivision," dated November 4, 1996, and recorded in the office of the Recorder of Deeds in Clearfield County on January 28, 1997 in Map Book 1294.

EXCEPTING AND RESERVING THEREFROM a 15 foot wide sewer line easement partially along the first course herein described and as shown on said subdivision plan, in favor of lands of Charles R. Medzie et ux (DB 497, Pg 318, Tax Parcel No. 09-673-05), also a 15 foot wide water line easement along the third course herein described and as shown on said subdivision plan in favor of Lot 3 of said subdivision plan.

BEING the same premises conveyed to the Mortgagors by Deed recorded in the Clearfield County Clerk's Office on even date herewith.

5. Defendants mortgaged the property described above to Corning Federal Credit Union, Plaintiff, by instrument dated March 21, 1997, for principal debt of \$34,000.00, together with interest. Said mortgage was recorded in Clearfield County Record Book 1827, Page 461. A true and correct copy of said mortgage is attached hereto and incorporated herein as Exhibit "A."

6. Defendants also executed a Note in favor of Corning Federal Credit Union together with the foregoing mortgage evidencing their personal obligation to pay the \$34,000.00 borrowed from Plaintiff, together with interest and other charges as specified therein. A true and correct copy of said Note is attached hereto and incorporated herein as Exhibit "B".

7. Plaintiff has not assigned this mortgage or note.
8. No judgment has been entered in any jurisdiction upon this mortgage or underlying obligation to pay the note.

9. Defendants are entitled to no credits or set-offs.

10. The mortgage is in default because of Defendants' failure to make the payments due on June 2003, July 2003, August 2003, September 2003, October 2003, November 2003, December 2003 and January 2004 and the following amounts are due on the mortgage:

a)	Principal Balance	\$ 28,758.33
b)	Interest due to January 1, 2004	\$ 1,605.68
c)	Interest accruing after January 1, 2004 at \$6.5987 per day (to be added)	\$ _____
d)	Late charges	\$ 17.55
e)	Costs of Suit (to be added)	\$ _____
f)	Escrow Advances	\$ _____
g)	Attorneys' fees (to be added)	\$ _____
h)	Satisfaction Fee	\$ _____
	PRELIMINARY TOTAL	\$ 30,381.56
	FINAL TOTAL	\$ _____

11. Defendants have not cured the default.

12. Defendants notified Plaintiff on or about September 8, 2003, that they had abandoned the mortgaged property and did not intend to return.

13. Since the Defendants have abandoned the property, notice pursuant to Act No. 6 of 1974, 41 P.S. §403 *et seq.*, and the Homeowner's Emergency Mortgage Assistance Act, 1959, Dec. 3, P.L. 385, No. 91, Section 2, 35 P.S. §1680.401c *et seq.*, is not required.