

04-539-CD  
GREAT SENECA FINANCIAL CORP. vs. BARBARA GELNERT et al.

**Great Seneca Finan. Corp vs Barbara Gelnnett  
2004-539-CD**

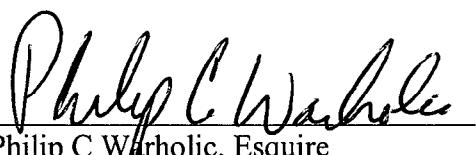
IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

GREAT SENECA FINANCIAL CORP., : No. 2004-00539-CD  
A MARYLAND CORPORATION, :  
ASSIGNEE OF FORWARD PROPERTIES :  
ASSIGNEE OF BANKFIRST :  
Plaintiff :  
vs. :  
BARBARA L GELNETT AND :  
ROBERT GELNETT :  
Defendant :  
:

**ENTRY OF APPEARANCE**

Please enter the Appearance of Philip C Warholic, Esquire, as counsel for Plaintiff in the  
above captioned action.

Respectfully submitted,

  
Philip C Warholic, Esquire  
WOLPOFF & ABRAMSON, LLP  
267 East Market Street  
York, PA 17403  
(717) 846-1252  
ID No. 86341  
Attorney for Plaintiff

Date: 7/1/04

FILED *No. 2881 cc*  
*AS* JUL 14 2004

William A. Shaw  
Prothonotary/Clerk of Courts

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF: CLEARFIELD

Mag. Dist. No.:

46-3-03

DJ Name: Hon.

MICHAEL A. RUDELLA

Address: 131 ROLLING STONE ROAD  
P.O. BOX 210  
KYLERTOWN, PA

Telephone: (814) 345-6789

16847-0444

% WOLFSON & ASSOCIATES, P.C.  
267 EAST MARKET ST.  
YORK, PA 17403

108119905  
NOTICE OF JUDGMENT/TRANSCRIPT  
CIVIL CASE

PLAINTIFF:

NAME and ADDRESS

GREAT SENECA FIN. CORP.  
267 EAST MARKET ST.  
YORK, PA 17403

VS.

DEFENDANT:

NAME and ADDRESS

GELNETT, BARBARA L., ET AL.  
R.R.1 BOX 645  
MORRISDALE, PA 16858

Docket No.: CV-0000394-03  
Date Filed: 12/29/03



THIS IS TO NOTIFY YOU THAT:

Judgment:

DEFAULT JUDGMENT PLTF

Judgment was entered for: (Name) GREAT SENECA FIN. CORP.

Judgment was entered against: (Name) GELNETT, BARBARA L.

in the amount of \$ 1,255.92 on: (Date of Judgment) 1/20/04

Defendants are jointly and severally liable. (Date & Time) \_\_\_\_\_

Damages will be assessed on: \_\_\_\_\_

This case dismissed without prejudice. \_\_\_\_\_

Amount of Judgment Subject to Attachment/42 Pa.C.S. § 8127 \$ \_\_\_\_\_

Portion of Judgment for physical damages arising out of residential lease \$ \_\_\_\_\_

FILED

APR 19 2004

William A. Shaw  
Prothonotary/Clerk of Courts

Amount of Judgment	\$ 1,179.92
Judgment Costs	\$ 76.00
Interest on Judgment	\$ .00
Attorney Fees	\$ .00
<b>Total</b>	<b>\$ 1,255.92</b>
Post Judgment Credits	\$ —
Post Judgment Costs	\$ —
<b>Certified Judgment Total</b>	<b>\$ 1255.92</b>

ANY PARTY HAS THE RIGHT TO APPEAL WITHIN 30 DAYS AFTER THE ENTRY OF JUDGMENT BY FILING A NOTICE OF APPEAL WITH THE PROTHONOTARY/CLERK OF THE COURT OF COMMON PLEAS, CIVIL DIVISION. YOU MUST INCLUDE A COPY OF THIS NOTICE OF JUDGMENT/TRANSCRIPT FORM WITH YOUR NOTICE OF APPEAL.

EXCEPT AS OTHERWISE PROVIDED IN THE RULES OF CIVIL PROCEDURE FOR DISTRICT JUSTICES, IF THE JUDGMENT HOLDER ELECTS TO ENTER THE JUDGMENT IN THE COURT OF COMMON PLEAS, ALL FURTHER PROCESS MUST COME FROM THE COURT OF COMMON PLEAS AND NO FURTHER PROCESS MAY BE ISSUED BY THE DISTRICT JUSTICE.

UNLESS THE JUDGMENT IS ENTERED IN THE COURT OF COMMON PLEAS, ANYONE INTERESTED IN THE JUDGMENT MAY FILE A REQUEST FOR ENTRY OF SATISFACTION WITH THE DISTRICT JUSTICE IF THE JUDGMENT DEBTOR PAYS IN FULL, SETTLES, OR OTHERWISE COMPLIES WITH THE JUDGMENT.

1-20-04 Date

M A Ruelle

, District Justice

I certify that this is a true and correct copy of the record of the proceedings containing the judgment.

3/10/04 Date

M A Ruelle

, District Justice

My commission expires first Monday of January, 2006 .

SEAL

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF: **CLEARFIELD**

Mag. Dist. No.:

**46-3-03**

DJ Name: Hon.

**MICHAEL A. RUDELLA**

Address: **131 ROLLING STONE ROAD  
P.O. BOX 210  
KYLERTOWN, PA**

Telephone: **(814) 345-6789**      **16847-0444**

**% WOLFSON & ASSOCIATES, P.C.  
267 EAST MARKET ST.  
YORK, PA 17403**

**NOTICE OF JUDGMENT/TRANSCRIPT  
CIVIL CASE**

PLAINTIFF: **GREAT SENECA FIN. CORP.** NAME and ADDRESS

**267 EAST MARKET ST.  
YORK, PA 17403**

VS.

DEFENDANT: **GELNETT, BARBARA L., ET AL.** NAME and ADDRESS

**R.R.1 BOX 645  
MORRISDALE, PA 16858**

Docket No.: **CV-0000394-03**  
Date Filed: **12/29/03**



**THIS IS TO NOTIFY YOU THAT:**

Judgment:

**DEFAULT JUDGMENT PLTF**

Judgment was entered for: (Name) **GREAT SENECA FIN. CORP.**

Judgment was entered against: (Name) **GELNETT, ROBERT**

in the amount of \$ **1,255.92** on: (Date of Judgment) **1/20/04**

Defendants are jointly and severally liable.

(Date & Time) \_\_\_\_\_

Damages will be assessed on:

Amount of Judgment	\$ <b>1,179.92</b>
Judgment Costs	\$ <b>76.00</b>
Interest on Judgment	\$ <b>.00</b>
Attorney Fees	\$ <b>.00</b>
<b>Total</b>	\$ <b>1,255.92</b>

This case dismissed without prejudice.

Post Judgment Credits	\$ <b>—</b>
Post Judgment Costs	\$ <b>—</b>
<b>Certified Judgment Total</b>	\$ <b>1255.92</b>

Amount of Judgment Subject to  
Attachment/42 Pa.C.S. § 8127 \$ \_\_\_\_\_

Portion of Judgment for physical  
damages arising out of residential  
lease \$ \_\_\_\_\_

ANY PARTY HAS THE RIGHT TO APPEAL WITHIN 30 DAYS AFTER THE ENTRY OF JUDGMENT BY FILING A NOTICE OF APPEAL WITH THE PROTHONOTARY/CLERK OF THE COURT OF COMMON PLEAS, CIVIL DIVISION. YOU MUST INCLUDE A COPY OF THIS NOTICE OF JUDGMENT/TRANSCRIPT FORM WITH YOUR NOTICE OF APPEAL.

EXCEPT AS OTHERWISE PROVIDED IN THE RULES OF CIVIL PROCEDURE FOR DISTRICT JUSTICES, IF THE JUDGMENT HOLDER ELECTS TO ENTER THE JUDGMENT IN THE COURT OF COMMON PLEAS, ALL FURTHER PROCESS MUST COME FROM THE COURT OF COMMON PLEAS AND NO FURTHER PROCESS MAY BE ISSUED BY THE DISTRICT JUSTICE.

UNLESS THE JUDGMENT IS ENTERED IN THE COURT OF COMMON PLEAS, ANYONE INTERESTED IN THE JUDGMENT MAY FILE A REQUEST FOR ENTRY OF SATISFACTION WITH THE DISTRICT JUSTICE IF THE JUDGMENT DEBTOR PAYS IN FULL, SETTLES, OR OTHERWISE COMPLIES WITH THE JUDGMENT.

1-20-04 Date

*M. A. RudeLLA*

, District Justice

I certify that this is a true and correct copy of the record of the proceedings containing the judgment.

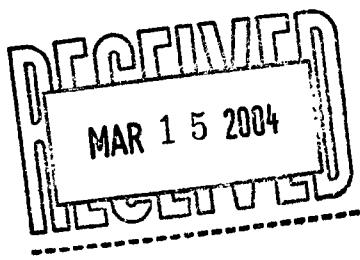
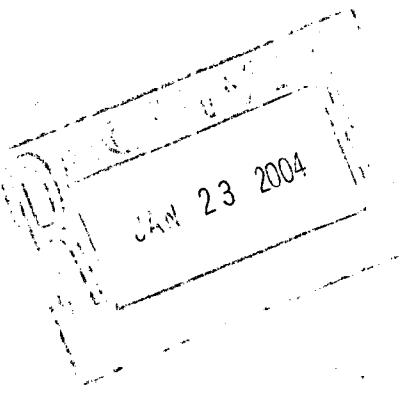
3/10/04 Date

*M. A. RudeLLA*

, District Justice

My commission expires first Monday of January, **2006** .

SEAL



**FILED**

Amy Wolfson

Mar 19 2004 pd. \$0.00

APR 19 2004

William A. Shaw

cc on Notice  
to Defendants

*RECEIVED*

Prothonotary/Clerk of Courts

*Statement to Amy Wolfson*

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

GREAT SENECA FINANCIAL CORP.,  
A MARYLAND CORPORATION,  
ASSIGNEE OF FORWARD PROPERTIES  
ASSIGNEE OF BANKFIRST  
Plaintiff

No.

vs.

BARBARA L GELNETT AND  
ROBERT GELNETT

Defendant

**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA

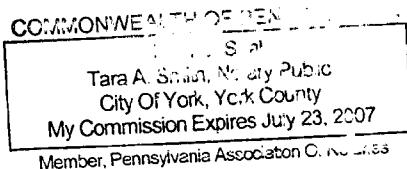
COUNTY OF YORK

I, Amy F. Wolfson, Esquire, being duly sworn according to law, depose and say that I am the Attorney for the Plaintiff in the above-captioned matter, and that to the best of my knowledge, information and belief Defendant, ROBERT GELNETT, above named, is over 21 years of age; is last known to reside at RD 1 BOX 636 SINGTON RD, MORRISDALE PA 16858-9524, County, Pennsylvania; is not in the military 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 and its Amendments.

  
Amy F. Wolfson, Esquire  
Attorney for the Plaintiff  
Attorney ID# 87062  
Wolpoff & Abramson, LLP  
267 East Market Street  
York, PA 17403

SWORN and SUBSCRIBED  
to before me this 6 day  
of April, 2004.

Tara A. Smith  
Notary Public



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

GREAT SENECA FINANCIAL CORP.,  
A MARYLAND CORPORATION,  
ASSIGNEE OF FORWARD PROPERTIES  
ASSIGNEE OF BANKFIRST  
Plaintiff

VS.

## BARBARA L GELNETT AND ROBERT GELNETT

Defendant

## AFFIDAVIT OF NON-MILITARY SERVICE

## COMMONWEALTH OF PENNSYLVANIA

## COUNTY OF YORK

I, Amy F. Wolfson, Esquire, being duly sworn according to law, depose and say that I am the Attorney for the Plaintiff in the above-captioned matter, and that to the best of my knowledge, information and belief Defendant, BARBARA L GELNETT, above named, is over 21 years of age; is last known to reside at RD 1 BOX 636 SINGTON RD, MORRISDALE PA 16858-9524, County, Pennsylvania; is not in the military 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 and its Amendments.

Amy F. Wolfson, Esquire  
Attorney for the Plaintiff  
Attorney ID# 87062  
Wolpoff & Abramson, LLP  
267 East Market Street  
York, PA 17403

---

## Notary Public

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

GREAT SENECA FINANCIAL CORP., : No.  
A MARYLAND CORPORATION, :  
ASSIGNEE OF FORWARD PROPERTIES :  
ASSIGNEE OF BANKFIRST :  
Plaintiff :  
vs. :  
BARBARA L GELNETT AND :  
ROBERT GELNETT :  
Defendant :  
:

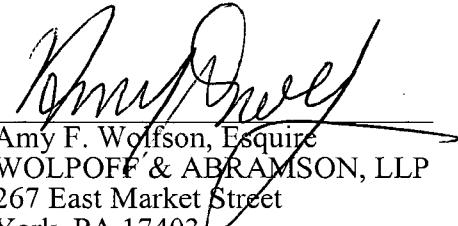
**CERTIFICATE OF RESIDENCE**

I, Amy F. Wolfson, Esquire, due hereby certify that the last known address of the above referenced Defendant is as follows:

BARBARA L GELNETT AND ROBERT GELNETT  
RD 1 BOX 636 SINGTON RD  
MORRISDALE PA 16858-9524

Date: 4/5/04

Respectfully submitted,

  
\_\_\_\_\_  
Amy F. Wolfson, Esquire  
WOLPOFF & ABRAMSON, LLP  
267 East Market Street  
York, PA 17403  
(717) 846-1252  
ID No. 87062  
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

**GREAT SENECA FINANCIAL CORP.,  
A MARYLAND CORPORATION,  
ASSIGNEE OF FORWARD PROPERTIES  
ASSIGNEE OF BANKFIRST  
Plaintiff**

vs.

# BARBARA L GELNETT AND ROBERT GELNETT

**Defendant**

No.

04-539-CD

## **NOTICE OF ORDER, DECREE OR JUDGMENT**

TO: BARBARA L GELNETT AND ROBERT GELNETT  
RD 1 BOX 636 SINGTON RD  
MORRISDALE PA 16858-9524

You are hereby notified that the following ORDER, DECREE or JUDGMENT has been entered against you on 4/19/04 in accordance with the provisions of Pa. R.C.P. 236

By:

---

## Prothonotary

If you have any questions regarding this Notice, please contact the filing party.

Amy F. Wolfson, Esquire  
267 East Market Street  
York, PA 17403  
(717) 846-1252

(This Notice is given in accordance with Pa.R.C.P. 236.)

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

COPY

Great Seneca Financial Corporation  
Plaintiff(s)

No.: 2004-00539-CD

Real Debt: \$1,255.92

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Barbara L. Gelnett  
Robert Gelnett  
Defendant(s)

Entry: \$20.00

Instrument: DJ Judgment

Date of Entry: April 19, 2004

Expires: April 19, 2009

Certified from the record this 19th day of April, 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

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

GREAT SENECA FINANCIAL CORP., : NO. 2004-00539-cd  
A MARYLAND CORPORATION, :  
ASSIGNEE OF FORWARD PROPERTIES :  
ASSIGNEE OF BANKFIRST :  
Plaintiff :  
vs. :  
BARBARA L GELNETT AND :  
ROBERT GELNETT :  
Defendant :  
:

**PRAECIPE TO VACATE JUDGMENT**

***TO THE PROTHONOTARY OF SAID COURT:***

Please vacate the above captioned judgment entered on April 19, 2004.

Respectfully submitted,

Date: 7/11/04

  
Philip C Warholic, Esquire  
WOLPOFF & ABRAMSON, LLP  
267 East Market Street  
York, PA 17403  
(717) 846-1252  
ID No. 86341  
Attorney for Plaintiff

FILED *7/11/2004* No CC  
*7/11/2004*  
JUL 14 2004

William A. Shaw  
Prothonotary/Clerk of Courts



**FILED**

**JUL 14 2004**

William A. Shaw  
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

GREAT SENECA FINANCIAL CORP.,	:	NO. 2004-00539-cd
A MARYLAND CORPORATION,	:	
ASSIGNEE OF FORWARD PROPERTIES	:	
ASSIGNEE OF BANKFIRST	:	
Plaintiff	:	
vs.	:	
BARBARA L GELNETT AND	:	
ROBERT GELNETT	:	
	:	
Defendant	:	

**CERTIFICATE OF SERVICE**

AND NOW, this 20 day of July, 2004, I, Philip C Warholic, Esquire, do hereby certify that I have served a copy of the foregoing Praeclipe to Vacate Judgment upon the parties or counsel of record by Regular Mail - Postage Pre-Paid, addressed as follows:

BARBARA L GELNETT AND ROBERT GELNETT  
RD 1 BOX 636 SINGTON RD  
MORRISDALE PA 16858-9524

*Philip C. Warholic*  
Philip C Warholic, Esquire  
WOLPOFF & ABRAMSON, LLP  
267 East Market Street  
York, PA 17403  
(717) 846-1252  
ID No. 86341  
Attorney for Plaintiff

FILED  
M 11 4 2004  
JUL 22 2004  
fue  
NO CC

William A. Shaw  
Prothonotary/Clerk of Courts

2102997

FILED

S OCT 28 2011  
will 12:10/  
William A. Shaw  
Prothonotary/Clerk of Courts

I went to Atty

GORDON & WEINBERG, P.C.  
BY: FREDERIC I. WEINBERG, ESQUIRE  
Identification No.: 41360  
JOEL M. FLINK, ESQUIRE  
Identification No.: 41200  
1001 E. Hector Street, Ste 220  
Conshohocken, PA 19428  
484/351-0500

GREAT SENECA FINANCIAL CORP.,  
A MARYLAND CORPORATION  
ASSIGNEE OF FORWARD PROPERTIES  
INC., ASSIGNEE OF BANKFIRST  
CORPORATION, INC.

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY

vs.

DOCKET NO. : 2004-00539-CD

BARBARA L GELNETT

ENTRY OF APPEARANCE

TO THE PROTHONOTARY:

Kindly enter my appearance on behalf of the plaintiff in the  
above-captioned matter.

GORDON & WEINBERG, P.C.

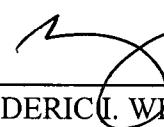
BY: 

FREDERIC I. WEINBERG, ESQUIRE  
JOEL M. FLINK, ESQUIRE  
Attorney for Plaintiff

P012

**CERTIFICATION OF SERVICE**

I, **FREDERIC I. WEINBERG, ESQUIRE**, hereby certify that I, on the date below, served a copy of the Substitution of Attorney and Entry of Appearance Pursuant to Pa.R.C.P. 1028(c)(1), via First Class Mail, postage pre-paid, to all other parties or their counsel of record.

  
**FREDERIC I. WEINBERG, ESQUIRE**

Dated: 10/25/11