

04-1049-CD  
CITIFINANCIAL SERVICES, INC VS LAURA J WICKSTROM, et al

Citifinancial vs Larua Wickstrom et al  
2004-1049-CD

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

CITIFINANCIAL SERVICES, INC.,  
7467 New Ridge Road, Suite 200  
Hanover, MD 21076,

Plaintiff

vs.

LAURA J. WICKSTROM and/or  
OCCUPANT(S)  
812 Stone Street  
Osceola Mills, Pa. 16666

Defendant

NO. 2004-1049-CJ

CIVIL ACTION - EJECTMENT

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO  
COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED  
FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.**

**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 have been served. To defend against the aforementioned claims, a written appearance stating your defenses and Objections must be entered and filed in writing by you, the defendant, or by an attorney. You are warned that if you fail to take action against these claims, the court may proceed without you and a judgment for any money claimed in the complaint or for any other claim required by the plaintiff may be entered against you by the court without further notice. You may lose money, 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]. THIS OFFICE CAN  
PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

DAVID S. MEHOLICK, COURT ADMINISTRATOR  
CLEARFIELD COUNTY COURTHOUSE  
200 E. MARKET STREET  
CLEARFIELD, PA. 16830  
TELEPHONE (814) 765-2641 EXT. 5982

FRANK L. MAJCZAN, JR., ESQUIRE  
ATTORNEY FOR PLAINTIFF  
ATTORNEY I.D. NO. 17638

FILED

JUL 09 2004  
11:30 AM  
William A. Shaw  
Prothonotary/Clerk of Courts  
1 CENT TO SHW  
1 CENT TO A-007

MAJCZAN-SCHAEDLER-KELLEHER  
901 W. Lehigh Street, Suite 200  
Bethlehem, PA 18018  
(610) 882-2111

Attorney for Plaintiff

CITIFINANCIAL SERVICES, INC.,  
7467 New Ridge Road, Suite 200  
Hanover, MD 21076,

Plaintiff

vs.

LAURA J. WICKSTROM and/or  
OCCUPANT(S)  
812 Stone Street  
Osceola Mills, Pa. 16666

Defendant

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

: NO.

: **CIVIL ACTION - EJECTMENT**

## COMPLAINT

Plaintiff, CITIFINANCIAL SERVICES, INC., by its attorneys, MAJCZAN-SCHAEDLER-KELLEHER, respectfully presents the following Complaint for consideration by Your Honorable Court:

### COUNT I

1. Plaintiff, CITIFINANCIAL SERVICES, INC., is a corporation with an office for the conduct of its business at 7467 New Ridge Road, Suite 200, Hanover, MD 21076.
2. Defendant, LAURA J. WICKSTROM, and/or OCCUPANT(S), is an adult individual whose address is 812 Stone Street, Osceola Mills, Clearfield County, Pennsylvania 16666 and is

the current Occupant of premises situated in the Borough of Osceola Mills, Clearfield County, Pennsylvania, Pennsylvania, and being known as 812 Stone Street, Osceola Mills, Clearfield County, Pennsylvania 16666.

3. Chester A. Hawkins, Sheriff of the County of Clearfield, conveyed to Plaintiff all that certain lot or piece of ground, situate in the Borough of Osceola Mills, Clearfield County, Commonwealth of Pennsylvania, and known as 812 Stone Street, Osceola Mills, Pennsylvania 16666, as more fully described in a deed recorded on June 23, 2004 in the Office of the Recorder of Deeds of Clearfield County to Instrument Number 200410100. Plaintiff had been the successful bidder at a Sheriff's Sale of the aforementioned premises conducted in Clearfield, Clearfield County, Pennsylvania, on May 7, 2004.

4. On May 18, 2004, notice was sent by Certified Mail/Return Receipt Requested and First Class Mail/Certificate of Mailing to Defendant to vacate the subject premises. A true and correct copy of said notice is attached hereto, marked Exhibit "A", and is intended to become a part hereof.

5. Plaintiff avers that Defendant is in possession of the subject premises, and claims the right to possession by virtue of the fact that it is the undisputed owner of the aforementioned premises in fee simple and that all acts requisite to eviction have been complied with.

6. Plaintiff avers that the right to possession and title to the aforementioned lot or piece of ground, with the buildings and improvements thereon erected and with the appurtenances, is in it

and not in Defendant, to the damage of said Plaintiff. An abstract of the Plaintiff's title is attached hereto, marked Exhibit "B", and is intended to become a part hereof.

**WHEREFORE**, Plaintiff seeks to take possession of said premises.

## **COUNT II**

7. Paragraphs one (1) through six (6) inclusive of Count I are herein incorporated by reference and made a part hereof as though the same were herein set forth at length.

8. Plaintiff further avers that since it acquired title and right to possession of said premises, it has been deprived of the profits from same due to Defendant's refusal to vacate said premises and that it will continue to be deprived of same until it recovers possession.

9. Defendant has been improperly and unjustly occupying said premises since May 7, 2004.

10. Due to Defendant's refusal to vacate the said premises, Plaintiff was required to commence the instant litigation, thereby incurring significant attorney fees for the prosecution of same.

**WHEREFORE**, Plaintiff demands damages from Defendant in the form of rent from May 7, 2004, to present, in the amount of Five Hundred and 00/100 (\$500.00) Dollars per

month, plus reasonable attorney fees in the amount of Two Thousand Five Hundred and 00/100  
(\$2,500.00) Dollars, interest and all costs of suit.

MAJCZAN-SCHAEDLER-KELLEHER

A large, stylized handwritten signature in black ink, likely belonging to Frank L. Majczan, Jr., is written over the printed name and title.

DATED: JULY 6, 2004

By: \_\_\_\_\_  
FRANK L. MAJCZAN, JR., ESQUIRE  
ATTORNEY FOR PLAINTIFF  
ATTORNEY I.D. NO. 17638

**VERIFICATION**

I, Lisa K. Snowden, of Citifinancial Services, Inc., hereby verifies that the statements made in the foregoing Complaint in Ejectment are true and correct to the best of my knowledge, information and belief.

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

DATED: 6/23/04

Lisa K. Snowden

LAW OFFICES  
MAJCZAN-SCHAEDLER-KELLEHER

Frank L. Majczan, Jr.  
Richard J. Schaedler  
Kevin J. Kelleher

901 West Lehigh Street  
Suite 200  
Bethlehem, PA 18018

Telephone 610-882-2111  
Facsimile 610-882-2588

May 18, 2004

Laura J. Wickstrom and/or Occupant(s)  
812 Stone Street  
Osceola Mills, Pa. 16666

Dear Ms. Wickstrom and/or Occupant(s):

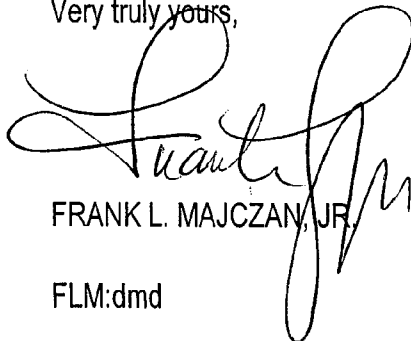
As you may or may not be aware, Citifinancial Services, Inc.. was the successful bidder at a Sheriff's Sale held on Friday, May 7, 2004, on the real estate previously owned/occupied by you situate in the Borough of Osceola Mills, Clearfield County, Pennsylvania and known as 812 Stone Street, Osceola Mills, Pennsylvania 16666.

Formal demand is hereby made for you to vacate the subject premises on or before **Monday, June 21, 2004**. In the event you have not complied with this request by that time, ejectment proceedings will be immediately instituted against you in the Court of Common Pleas in and for the County of Clearfield, Pennsylvania.

I sincerely hope the legal action mentioned above will be rendered unnecessary by virtue of your voluntary compliance with this request.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,



FRANK L. MAJCZAN, JR.

FLM:dmd

CERTIFIED MAIL/RETURN RECEIPT REQUESTED  
FIRST CLASS MAIL/CERTIFICATE OF MAILING

EXHIBIT "A"



NAME:

PERIOD:

CITIFINANCIAL SERVICES, INC.

MAY 7, 2004 TO PRESENT

LAURA J. WICKSTROM and/or  
OCCUPANT(S)

NOVEMBER 21, 2000 TO MAY 7, 2004

EXHIBIT 'B'

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

CITIFINANCIAL SERVICES INC.

VS.

WICKSTROM, LAURA J. and or occupant

COMPLAINT IN EJECTMENT

Sheriff Docket #

15940

04-1049-CD

**SHERIFF RETURNS**

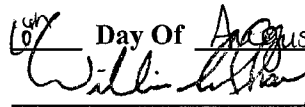
NOW JULY 22, 2004 AT 1:53 PM SERVED THE WITHIN COMPLAINT IN EJECTMENT ON LAURA J. WICKSTROM and or OCCUPANTS AT REED HOUSE, 132 CURTIN ST. APT. #9, OSCEOLA MILLS, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO LAURA J. WICKSTROM A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN EJECTMENT AND MADE KNOWN TO HER THE CONTENTS THEREOF.  
SERVED BY: NEVLING/HUNTER

**Return Costs**

Cost	Description
33.00	SHERIFF HAWKINS PAID BY: ATTY CK# 2300
10.00	SURCHARGE PAID BY: ATTY CK# 2301


**Sworn to Before Me This**

6<sup>th</sup> Day Of August 2004

  
WILLIAM A. SHAW  
Prothonotary

My Commission Expires  
1st Monday in Jan. 2006  
Clearfield Co., Clearfield, PA

**So Answers,**

  
Chester A. Hawkins  
Sheriff

**FILED**

9/8:50/31  
AUG 06 2004  
E/85

William A. Shaw  
Prothonotary/Clerk of Courts

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

CITIFINANCIAL SERVICES, INC.  
7467 New Ridge Road, Suite 200  
Hanover, MD 21076,

Plaintiff

vs.

LAURA J. WICKSTROM and/or OCCUPANT(S)  
812 Stone Street  
Osceola Mills, Pa. 16666

Defendant

No. 2004-1049-CD

**CIVIL ACTION - EJECTMENT**

**FILED** *Atty pd.*  
*4:00 PM*  
**AUG 30 2004** *1cc Notice to Def.*  
*William A. Shaw* *1cc, Notice, Statement to Atty Majczan*  
Prothonotary/Clerk of Courts

**PRAECIPE FOR JUDGMENT**

**Enter Judgment in favor of Plaintiff and against:** Defendant, Laura J. Wickstrom and/or Occupant(s)  
for (Count I) possession of the subject premises situate in the Borough of Osceola Mills, Clearfield County, Pennsylvania, and being known as 812 Stone Street, Osceola Mills, Pennsylvania 16666, as more fully described at Instrument #200410100 and (Count II) rent from May 7, 2004 to present in the amount of \$500.00 per month, plus reasonable attorney fees in the amount of \$2,500.00, for want of an appearance and/or responsive pleading.

( x ) Assess damages as follows:

Debt -----	<u>\$ 1,500.00</u>
Attorney's Commission -----	<u>\$ 2,500.00</u>
TOTAL -----	<u>\$ 4,000.00</u>

( x ) I certify that the foregoing assessment of damages is for specified amounts alleged to be due in the complaint and is calculable as a sum certain from the complaint.

( ) Pursuant to Pa.R.C.P. 237 (notice of praecipe for final judgment or decree), I certify that a copy of this praecipe has been mailed to each other party who has appeared in the action or to his/her Attorney of Record.

( x ) Pursuant to Pa.R.C.P. 237.1, I certify that written notice of the intention to file this praecipe was mailed or delivered to the party against whom judgment is to be entered and to his/her Attorney of Record, if any, after the default occurred and at least ten days prior to the date of the filing of this Praecipe and a copy of the notice is attached.

DATE: August 26, 2004

Signature: *Frank L. Majczan, Jr.*  
Print Name: FRANK L. MAJCZAN, JR., ESQUIRE  
Attorney for: PLAINTIFF  
Address: 901 W. LEHIGH STREET, SUITE 200  
BETHLEHEM, PA 18018  
Telephone: (610) 882-2111  
Supreme Court ID No.: 17638

NOW, August 30, 2004, JUDGMENT IS ENTERED AS ABOVE.

*William A. Shaw*  
Prothonotary/Clerk, Civil Division

by: \_\_\_\_\_

Deputy

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

CITIFINANCIAL SERVICES, INC.  
7467 New Ridge Road, Suite 200  
Hanover, MD 21076,

Plaintiff

vs.

LAURA J. WICKSTROM and/or  
OCCUPANT(S)  
812 Stone Street  
Osceola Mills, Pa. 16666  
Defendant

NO. 2004-1049-CD

CIVIL ACTION - EJECTMENT

TO: LAURA J. WICKSTROM AND/OR OCCUPANT(S)  
812 STONE STREET  
OSCEOLA MILLS, PA. 16666

DATE OF NOTICE: AUGUST 12, 2004

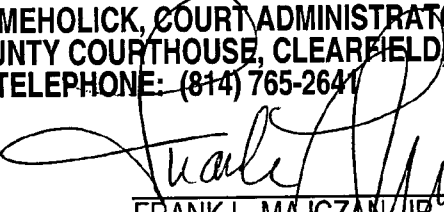
IMPORTANT NOTICE

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.

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]. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

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

  
FRANK L. MAJCZAN, JR., ESQUIRE  
ATTORNEY FOR PLAINTIFF  
ATTORNEY I.D. NO. 17638  
901 W. LEHIGH STREET, SUITE 200  
BETHLEHEM, PA 18018  
(610) 882-2111  
(610) 882-2588 (FAX)

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

CITIFINANCIAL SERVICES, INC.  
7467 New Ridge Road, Suite 200  
Hanover, MD 21076,

Plaintiff

vs.

LAURA J. WICKSTROM and/or  
OCCUPANT(S)  
812 Stone Street  
Osceola Mills, Pa. 16666

Defendant

NO. 2004-1049-CD

CIVIL ACTION - EJECTMENT

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF *Maryland*  
COUNTY OF *Howard*

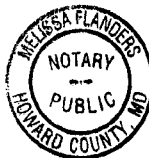
} SS.:

The undersigned, being duly sworn according to law, deposes and says that to the best of his/her knowledge, information and belief, the Defendant, Laura J. Wickstrom, is an adult individual; that her last known address is 812 Stone Street, Osceola Mills, Pennsylvania 16666; that her employment is in private industry; and that she is not in the Military or Naval Service of the United States of America or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, and/or its amendments.

SWORN TO AND SUBSCRIBED  
before me this 26<sup>th</sup> day  
of *August*, 2004.

*Melissa Flanders*  
NOTARY PUBLIC

*Lisa K. Wickstrom*  
CITIFINANCIAL SERVICES, INC.



Melissa Flanders, Notary Public  
Howard County  
State of Maryland  
My Commission Expires April 2, 2005

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

COPY

CITIFINANCIAL SERVICES, INC.  
7467 New Ridge Road, Suite 200  
Hanover, MD 21076,

Plaintiff

vs.

LAURA J. WICKSTROM and/or  
OCCUPANT(S)  
812 Stone Street  
Osceola Mills, Pa. 16666

Defendant

:  
:  
:  
: NO. 2004-1049-CD  
:  
:

: CIVIL ACTION - EJECTMENT  
:  
:

: NOTICE OF FILING JUDGMENT

( x ) Notice is hereby given that a Judgment in the above-captioned matter has  
been entered against you in the amount of \$4,000.00 on August 30, 2004.

( x ) A copy of all documents filed with the Prothonotary in support of the within judgment  
are enclosed.

\_\_\_\_\_  
Prothonotary/Clerk, Civil Division

by: \_\_\_\_\_

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

NAME: FRANK L. MAJCZAN, JR., ESQUIRE  
ADDRESS: 901 W. Lehigh Street, Suite 200  
Bethlehem, PA 18018  
TELEPHONE NO. (610) 882-2111

(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

CitiFinancial Services, Inc.  
Plaintiff(s)

No.: 2004-01049-CD

Real Debt: \$4,000.00

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Laura J. Wickstrom and/or  
Occupant  
Defendant(s)

Entry: \$20.00

Instrument: Default Judgment

Date of Entry: August 30, 2004

Expires: August 30, 2009

Certified from the record this 30th day of August, 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  
CIVIL DIVISION

CITIFINANCIAL SERVICES, INC.,  
7467 New Ridge Road, Suite 200  
Hanover, MD 21076

Plaintiff

vs.

LAURA J. WICKSTROM and/or  
OCCUPANT(S)  
812 Stone Street  
Osceola Mills, Pa. 16666

Defendant

: NO. 2004-1049-CD

: COSTS (to be completed by Prothonotary

Prothonotary costs

\$125.00

: Pltf. Paid \_\_\_\_\_

: Deft. Paid \_\_\_\_\_

: Due Prothonotary \_\_\_\_\_

: Other Costs \_\_\_\_\_

: CIVIL ACTION-EJECTMENT

PRAECIPE FOR WRIT OF POSSESSION

TO THE PROTHONOTARY/CLERK OF SAID COURT:

(Check appropriate block)

( ☒ ) Issue writ of possession in the above-captioned case and direct Sheriff to deliver possession of the following property to plaintiff(s):

( ☐ ) To satisfy the costs against the defendant(s), direct Sheriff to levy upon the interest of the defendant(s) in the following described property and to sell the same:

( ☒ ) Personal property as follows: N/A

( ☒ ) Real Estate as per the attached description

DATE: SEPTEMBER 13, 2004

Signature: \_\_\_\_\_

Print Name: Frank L. Majczan, Jr., Esquire

Address: 901 W. Lehigh Street, Suite 200

Bethlehem, PA 18018

Attorney for Plaintiff

Telephone: (610) 882-2111

Supreme Court ID No. 17628

WRIT OF POSSESSION

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF CLEARFIELD)

TO THE SHERIFF OF SAID COUNTY:

- (1) To satisfy the judgment for possession in the above-captioned case, you are directed to deliver to the plaintiff(s) possession of the above described property.
- (2) To satisfy the costs against \_\_\_\_\_, you are directed to levy upon any property of \_\_\_\_\_ and to sell his or her interest therein.

DATE: 9/16/04

William A. Shaw  
Prothonotary

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

Deputy

FILED

m/11:33/04

SEP 16 2004

Atty pd  
20.00  
rec w/ writ  
to Shff

William A. Shaw  
Prothonotary/Clerk of Courts



**FILED**

**SEP 16 2004**

William A. Shaw  
Prothonotary/Clerk of Courts

Prothonotary costs

**IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA**

DOCKET # 16484  
NO: 04-1049-CD

PLAINTIFF: CITIFINANCIAL SERVICES, INC.

vs.

DEFENDANT: WICKSTROM, LAURA J.

WRIT OF EXECUTION POSSESSION

**SHERIFF RETURN**

DATE RECEIVED WRIT: 09/16/2004

LEVY TAKEN @

POSTED @

SALE HELD

SOLD TO

SOLD FOR AMOUNT PLUS COSTS

WRIT RETURNED 06/13/2005

DATE DEED FILED

PROPERTY ADDRESS 812 STONE STREET OSCEOLA MILLS , PA 16666

**FILED**  
0/10:26 AM  
JUN 13 2005  
William A. Shaw  
Prothonotary/Clerk of Courts

**SERVICES**

@ SERVED LAURA J. WICKSTROM  
DEPUTIES UNABLE TO SERVE LAURA J. WICKSTROM HOUSE EMPTY.

@ SERVED  
NOW, JUNE 13, 2005 RETURN WRIT AS BEING NOT SERVED, HOUSE EMPTY.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 16484  
NO: 04-1049-CD

PLAINTIFF: CITIFINANCIAL SERVICES, INC.  
vs.  
DEFENDANT: WICKSTROM, LAURA J.

WRIT OF EXECUTION POSSESSION

SHERIFF RETURN

---



SHERIFF HAWKINS \$33.00

SURCHARGE \$10.00 PAID BY ATTORNEY

Sworn to Before Me This

\_\_\_\_\_ Day of \_\_\_\_\_ 2005  
\_\_\_\_\_

So Answers,

  
  
Chester A. Hawkins  
Sheriff

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

CITIFINANCIAL SERVICES, INC.,  
7467 New Ridge Road, Suite 200  
Hanover, MD 21076

Plaintiff

vs.

LAURA J. WICKSTROM and/or  
OCCUPANT(S)  
812 Stone Street  
Osceola Mills, Pa. 16666

Defendant

: NO. 2004-1049-CD

: COSTS (to be completed by Prothonotary)

: Pltf. Paid \_\_\_\_\_

: Deft. Paid \_\_\_\_\_

**Prothonotary costs**

\$ 125.00

: Due Prothonotary \_\_\_\_\_

: Other Costs \_\_\_\_\_

I hereby certify this to be a true  
and attested copy of the original  
statement filed in this case.

: CIVIL ACTION-EJECTMENT

SEP 16 2004

**PRAECIPE FOR WRIT OF POSSESSION**

TO THE PROTHONOTARY/CLERK OF SAID COURT:

Attest.

(Check appropriate block)

☒ Issue writ of possession in the above-captioned case and direct Sheriff to deliver  
possession of the following property to plaintiff(s):

☐ To satisfy the costs against the defendant(s), direct Sheriff to levy upon the interest  
of the defendant(s) in the following described property and to sell the same:

☒ Personal property as follows: N/A

☒ Real Estate as per the attached description

DATE: SEPTEMBER 13, 2004

Signature: \_\_\_\_\_

Print Name: Frank L. Majczan, Jr., Esquire

Address: 901 W. Lehigh Street, Suite 200

Bethlehem, PA 18018

Attorney for Plaintiff

Telephone: (610) 882-2111

Supreme Court ID No. 17628

**WRIT OF POSSESSION**

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF CLEARFIELD)

TO THE SHERIFF OF SAID COUNTY:

- (1) To satisfy the judgment for possession in the above-captioned case, you are directed  
to deliver to the plaintiff(s) possession of the above described property.
- (2) To satisfy the costs against \_\_\_\_\_, you are directed  
to levy upon any property of \_\_\_\_\_ and to sell his or  
her interest therein.

DATE: 9/16/04

William L. B...

Prothonotary

Received September 16, 2004 @ 3:00 P.M. By: \_\_\_\_\_

Chastin A. Hawkins

Sgt. Cynthia Butler-Coughlin

Deputy

**FILED**

**JUN 13 2005**

**William A. Shaw  
Prothonotary/Clerk of Courts**