

07-688-CD

HSBC Bank vs Beth A. Maines

HSBC Bank vs Beth Maines et al
2007-688-CD

COURT OF COMMON PLEAS OF CLEARFIELD COUNTY
CIVIL ACTION-LAW

BRADLEY D. SISLEY, ESQUIRE
STERN AND Eisenberg
410 The Pavilion
Jenkintown, PA 19046
(215) 572-8111
I.D. #200040

FILED
M 2:40p.m. 6th
APR 30 2007
2CC SHERIFF

William A. Shaw
Prothonotary/Clerk of Courts

HSBC BANK USA, N.A., AS TRUSTEE for the
registered holders of the Renaissance Home Equity
Loan Asset-Backed Certificates, Series 2004-4,
by its attorney in fact, Ocwen Loan Servicing, LLC.
1661 Worthington Road Suite 100
West Palm Beach, FL 33409

VS.

: NO. 2007-688-CD

Beth M. Maines
967 Asheland Road
Osceola Mills, PA 16666
And
John Doe
967 Asheland Road
Oseceola Mills, PA 16666

NOTICE

You have been sued in Court. If you wish to defend the claims set forth in the following pages, you must take action within twenty (20) days after this Civil Action and notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defense 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 Civil Action or for any other claim or relief requested by the plaintiff. You may lose money or property of other rights important to you.

YOU SHOULD TAKE THIS PAPER TO A 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.

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1. Plaintiff is HSBC Bank USA, N.A., as trustee by its attorney in fact , LLC.
Successor to Ocwen Federal Bank, 1661 Worthington Road, Suite 100, West Palm Beach, FL
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2. Defendant, Beth Maines is an adult individual with a last known address of
967 Asheland Road, Oseceola Mills, PA.16666.
3. Defendant, John/Jane Doe, represents any other individual who may be
residing from time to time at 967 Asheland Road, Oseceola Mills, PA. 16666
4. On April 13, 2007, premises 967 Asheland Road, Oseceola Mills, PA 16666,
(hereinafter the premises) was sold by the Sheriff of Clearfield County at Sheriff's Sale after due

advertisement according to law and under and by virtue of a Writ of Execution issued out of the Court of Common Pleas of Clearfield County, No. 06-1580-CD at the suit of HSBC Bank USA, N.A. vs. Beth Maines

5. By letter dated April 27, 2007 Plaintiff settled with the Sheriff and requested a deed be prepared in the name of HSBC BANK USA, N.A., as Trustee for the registered holders of the Renaissance Home Equity Loan Asset-Backed Certificates Series 2004-4, by its attorney in fact, Ocwen Loan Servicing, LLC. A copy of the letter is attached as Exhibit "A"

6. An accurate description of the premises is attached hereto and made a part hereof as Exhibit "B".

7. By virtue of the Sheriff's Sale, Plaintiff is entitled to possession of the premises.

8. Defendant(s) is/are presently in possession of the said premises and has/have failed to deliver possession thereof to Plaintiff.

WHEREFORE, Plaintiff, HSBC BANK USA, N.A., as Trustee as Trustee by its attorney in fact , LLC. Successor to Ocwen Federal Bank, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, demands that a Judgment in Ejectment be entered in its favor and against defendant(s).

STERN AND EISENBERG

BY: 
BRADLEY D. SISLEY, ESQUIRE
Attorney for Plaintiff

VERIFICATION

JESSICA DYBAS is the Foreclosure Facilitator of OCWEN LOAN SERVICING LLC successor to Ocwen Federal Bank and is authorized to sign this Verification on behalf of same, and states that she verifies the foregoing Civil Action-Eviction against Beth M. Maines and John Doe and avers the statements of fact therein contained are made subject to the penalties of 18 PA C.S. Section 4904 relating to the unsworn falsification to authorities, and that same are true upon the signer's personal knowledge or information and belief.

Jessica Dybas
JESSICA DYBAS
Foreclosure Facilitator

Date April 27, 2007



LAW OFFICES

Stern and Eisenberg LLP
(successor to Stern and Stercho)

261 Old York Road • The Pavilion • Suite 410 • Jenkintown, PA 19046-3722 • Telephone: (215) 572.8111 • Facsimile: (215) 572.5025
New Jersey Office: 22 North Main Street • Lambertville, NJ 08530

April 27, 2007

RE: HSBC BANK USA ET AL
VS: BETH MAINES
C.C.P. CLEARFIELD COUNTY, NO. 06-1580CD

Sheriff's Office
Clearfield County Courthouse
230 E. Market Street
Clearfield, PA 16830

To Whom It May Concern:

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C/o Ocwen Loan Servicing LLC
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Enclosed please find Realty Transfer Tax Affidavits in duplicate. Kindly prepare the Sheriff's deed,
have it recorded and returned to our office in the envelope enclosed. Please let us know if you
require any additional information. Thank you.

Sincerely,


RICHARD F. STERN

RFS/hc
Enclosures



Richard F. Stern/rstern@sterneisenberg.com • Steven K. Eisenberg*/seisenberg@sterneisenberg.com • Bradley D. Sisley*/bsisley@sterneisenberg.com

*Admitted to practice in PA & NJ

Olena W. Stercho (1955-2003)

BEGINNING AT A POINT IN THE MIDDLE OF LEGISLATIVE ROUTE 17049 APPROXIMATELY 5600 FEET FROM THE INTERSECTION OF LEGISLATIVE ROUTE 17050; THENCE ALONG THE CENTER LINE OF LEGISLATIVE ROUTE 17049, SOUTH THREE HUNDRED THIRTY-EIGHT AND ZERO HUNDREDTHS (338.00) FEET TO A POINT ON THE CENTER LINE OF LEGISLATIVE ROUTE 17049; THENCE ALONG THE CENTER LINE OF A PRIVATE DRIVE THE FOLLOWING COURSES AND DISTANCES: SOUTH FIFTY-SEVEN DEGREES THIRTY-FOUR MINUTES WEST (S. 57 DEGREES 34' W.), ONE HUNDRED SIXTY-TWO AND TWENTY-THREE HUNDREDTHS (162.23) FEET TO AN IRON PIPE; SOUTH EIGHTY-EIGHT DEGREES TWENTY MINUTES WEST (S. 88 DEGREES 20' W.), THREE HUNDRED EIGHTY-ONE AND TWENTY-TWO HUNDREDTHS (381.22) FEET TO AN IRON PIPE IN THE CENTER LINE OF PRIVATE DRIVE; THENCE NORTH ZERO DEGREES FIFTY-EIGHT MINUTES WEST (N. 0 DEGREES 58' W.), FOUR HUNDRED EIGHTY AND THIRTY HUNDREDTHS (480.30) FEET ALONG THE LAND OF GRANTOR TO AN IRON PIPE, BEING A COMMON CORNER OF GRANTOR, GRANTEE AND ALBERT KROUSE; THENCE ALONG LAND OF ALBERT KROUSE, SOUTH EIGHTY-THREE DEGREES TWENTY-FIVE MINUTES EAST (S. 83 DEGREES 25' E.), FOUR HUNDRED FOURTEEN AND ZERO HUNDREDTHS (414.00) FEET TO AN IRON PIPE; THENCE ALONG SAME LINE, A DISTANCE OF THIRTY-SIX AND ZERO HUNDREDTHS (36.00) FEET TO A POINT IN ROAD, LEGISLATIVE ROUTE 17049, AND PLACE OF BEGINNING.

CONTAINING 5.13 ACRES, LESS 0.13 FOR RIGHT OF WAY WHICH IS 16.5 FEET FROM CENTER LINE OF ROAD AND HAVING PERMANENTLY ERECTED THEREON A MODULAR HOME.

BEING DESIGNATED AS TAX PARCEL IDENTIFICATION NUMBER 112-M12-118.

EXHIBIT

B

In The Court of Common Pleas of Clearfield County, Pennsylvania

Service # 1 of 2 Services

Sheriff Docket # **102748**

HSBC BANK USA, N.A.

Case # **07-688-CD**

vs.

BETH M. MAINES AND JOHN DOE

TYPE OF SERVICE COMPLAINT IN EJECMENT

SHERIFF RETURNS

NOW October 03, 2007 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURNED THE WITHIN COMPLAINT IN EJECMENT "NOT FOUND" AS TO BETH M. MAINES, DEFENDANT. 967 ASHELAND ROAD, OSCEOLA MILS, PA. "VACANT".

SERVED BY: /

FILED
9/3/2007
OCT 03 2007

William A. Shaw
Prothonotary/Clerk of Courts

In The Court of Common Pleas of Clearfield County, Pennsylvania

Service # 2 of 2 Services

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DOCKET # 102748
NO: 07-688-CD
SERVICES 2
COMPLAINT IN EJECMENT

PLAINTIFF: HSBC BANK USA, N.A.
vs.
DEFENDANT: BETH M. MAINES AND JOHN DOE

SHERIFF RETURN

RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	STERN	6963	20.00
SHERIFF HAWKINS	STERN	6963	38.79

Sworn to Before Me This

So Answers,

____ Day of _____ 2007


by Marilyn Harris
Chester A. Hawkins
Sheriff

COURT OF COMMON PLEAS OF CLEARFIELD COUNTY
CIVIL ACTION-LAW

BRADLEY D. SISLEY, ESQUIRE
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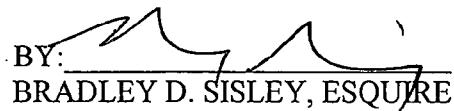
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Foreclosure Facilitator

Date: April 27, 2007



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Sincerely,


RICHARD F. STERN

RFS/hc
Enclosures



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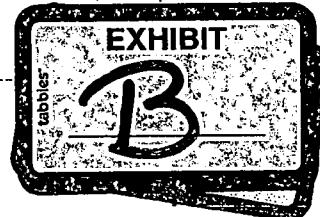
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*Admitted to practice in PA & NJ

Olena W. Stercho (1955-2003)

BEGINNING AT A POINT IN THE MIDDLE OF LEGISLATIVE ROUTE 17049; APPROXIMATELY 5600 FEET FROM THE INTERSECTION OF LEGISLATIVE ROUTE 17050; THENCE ALONG THE CENTER LINE OF LEGISLATIVE ROUTE 17049, SOUTH THREE HUNDRED THIRTY-EIGHT AND ZERO HUNDREDTHS (338.00) FEET TO A POINT ON THE CENTER LINE OF LEGISLATIVE ROUTE 17049; THENCE ALONG THE CENTER LINE OF A PRIVATE DRIVE THE FOLLOWING COURSES AND DISTANCES: SOUTH FIFTY-SEVEN DEGREES THIRTY-FOUR MINUTES WEST (S. 57 DEGREES 34' W.), ONE HUNDRED SIXTY-TWO AND TWENTY-THREE HUNDREDTHS (162.23) FEET TO AN IRON PIPE; SOUTH EIGHTY-EIGHT DEGREES TWENTY MINUTES WEST (S. 88 DEGREES 20' W.), THREE HUNDRED EIGHTY-ONE AND TWENTY-TWO HUNDREDTHS (381.22) FEET TO AN IRON PIPE IN THE CENTER LINE OF PRIVATE DRIVE; THENCE NORTH ZERO DEGREES FIFTY-EIGHT MINUTES WEST (N. 0 DEGREES 58' W.), FOUR HUNDRED EIGHTY AND THIRTY HUNDREDTHS (480.30) FEET ALONG THE LAND OF GRANTOR TO AN IRON PIPE, BEING A COMMON CORNER OF GRANTOR, GRANTEE AND ALBERT KROUSE; THENCE ALONG LAND OF ALBERT KROUSE, SOUTH EIGHTY-THREE DEGREES TWENTY-FIVE MINUTES EAST (S. 83 DEGREES 25' E.), FOUR HUNDRED FOURTEEN AND ZERO HUNDREDTHS (414.00) FEET TO AN IRON PIPE; THENCE ALONG SAME LINE, A DISTANCE OF THIRTY-SIX AND ZERO HUNDREDTHS (36.00) FEET TO A POINT IN ROAD, LEGISLATIVE ROUTE 17049, AND PLACE OF BEGINNING.

CONTAINING 5.13 ACRES, LESS 0.13 FOR RIGHT OF WAY WHICH IS 16.5 FEET FROM CENTER LINE OF ROAD AND HAVING PERMANENTLY ERECTED THEREON A MODULAR HOME.

BEING DESIGNATED AS TAX PARCEL IDENTIFICATION NUMBER 112-M12-118.

EXHIBIT

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