

08-1505-CD
J&J Real Estate vs Chrystal Haywood

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF: **CLEARFIELD**

Mag. Dist. No.: **46-3-02**
MDJ Name: Hon. **RICHARD A. IRELAND**
Address: **650 LEONARD ST**
STE 113
CLEARFIELD, PA
Telephone: **(814) 765-5335** **16830**

NOTICE OF JUDGMENT/TRANSCRIPT
RESIDENTIAL LEASE

PLAINTIFF: **J&J REAL ESTATE/ARTHUR FACCONE**
NAME and ADDRESS
PO BOX 4
CURWENSVILLE, PA 16833

VS.
DEFENDANT: **HAYWOOD, CHRYSTAL D., ET AL.**
NAME and ADDRESS
209 E WALNUT ST
CLEARFIELD, PA 16830

J&J REAL ESTATE/ARTHUR FACCONE
PO BOX 4
CURWENSVILLE, PA 16833

Docket No.: **LT-0000503-07**
Date Filed: **12/11/07**



THIS IS TO NOTIFY YOU THAT:

Judgment:

FOR PLAINTIFF

08-1505-CD

- ☒ Judgment was entered for: (Name) **J&J REAL ESTATE/ARTH, UR FACCO**
☒ Judgment was entered against **SHEEDY, JOSEPH M** in a
☒ Landlord/Tenant action in the amount of \$ **2,032.50** on **12/18/07** (Date of Judgment)
The amount of rent per month, as established by the Magisterial District Judge, is \$ **375.00**.
The total amount of the Security Deposit is \$ **.00**

	Total Amount Established by MDJ	Less - Security Deposit Applied	=	Adjudicated Amount
Rent in Arrears	\$ 925.00	\$.00	=	\$ 925.00
Physical Damages Leasehold Property	\$ 1,000.00	\$.00	=	\$ 1,000.00
Damages/Unjust Detention	\$.00	\$.00	=	\$.00
Less Amt Due Defendant from Cross Complaint				\$.00
Interest (if provided by lease)				\$.00
L/T Judgment Amount				\$ 1,925.00
Judgment Costs				\$ 107.50
Attorney Fees				\$.00
Total Judgment				\$ 2,032.50
Post Judgment Credits				\$
Post Judgment Costs				\$
Certified Judgment Total				\$

☐ Attachment Prohibited/
42 Pa.C.S. § 8127

☐ This case dismissed without prejudice

☒ Possession granted.

☐ Possession granted if money judgment is not satisfied by time of eviction.

☐ Possession not granted.

☐ Defendants are jointly and severally liable.

FILED *Piff pd.*
011-2834 20-00
11-3-2008
Statement
to Piff
Notice to Def.
William A. Shaw
Prothonotary/Clerk of Courts

IN AN ACTION INVOLVING A RESIDENTIAL LEASE, ANY PARTY HAS THE RIGHT TO APPEAL FROM A JUDGMENT FOR POSSESSION WITHIN TEN DAYS AFTER THE DATE OF ENTRY OF JUDGMENT BY FILING A NOTICE OF APPEAL WITH THE PROTHONOTARY/CLERK OF COURTS OF THE COURT OF COMMON PLEAS, CIVIL DIVISION. THIS APPEAL WILL INCLUDE AN APPEAL OF THE MONEY JUDGMENT, IF ANY. IN ORDER TO OBTAIN A SUPERSEDEAS, THE APPELLANT MUST DEPOSIT WITH THE PROTHONOTARY/CLERK OF COURTS THE LESSER OF THREE MONTHS RENT OR THE RENT ACTUALLY IN ARREARS ON THE DATE THE APPEAL IS FILED.

IF A PARTY WISHES TO APPEAL ONLY THE MONEY PORTION OF A JUDGMENT INVOLVING A RESIDENTIAL LEASE, THE PARTY HAS 30 DAYS AFTER THE DATE OF ENTRY OF JUDGMENT IN WHICH TO FILE A NOTICE OF APPEAL WITH THE PROTHONOTARY/CLERK OF COURTS OF THE COURT OF COMMON PLEAS, CIVIL DIVISION.

THE PARTY FILING AN APPEAL MUST INCLUDE A COPY OF THIS NOTICE OF JUDGMENT/TRANSCRIPT FORM WITH THE NOTICE OF APPEAL. EXCEPT AS OTHERWISE PROVIDED IN THE RULES OF CIVIL PROCEDURE FOR MAGISTERIAL DISTRICT JUDGES, 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 MAGISTERIAL DISTRICT JUDGE.

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 MAGISTERIAL DISTRICT JUDGE IF THE JUDGMENT DEBTOR PAYS IN FULL, SETTLES, OR OTHERWISE COMPLIES WITH THE JUDGMENT.

DEC 18 2007 Date *Richard A. Ireland*, Magisterial District Judge

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

7-10-08 Date *Richard A. Ireland*, Magisterial District Judge

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF: **CLEARFIELD**

Mag. Dist. No.:

46-3-02

MDJ Name: Hon.

RICHARD A. IRELAND

Address:

**650 LEONARD ST
STE 113**

CLEARFIELD, PA

Telephone:

(814) 765-5335 16830

**NOTICE OF JUDGMENT/TRANSCRIPT
RESIDENTIAL LEASE**

PLAINTIFF:

NAME and ADDRESS

**J&J REAL ESTATE/ARTHUR FACCONI
PO BOX 4
CURWENSVILLE, PA 16833**

VS.

DEFENDANT:

NAME and ADDRESS

**HAYWOOD, CRYSTAL D., ET AL.
209 E WALNUT ST
CLEARFIELD, PA 16830**

**J&J REAL ESTATE/ARTHUR FACCONI
PO BOX 4
CURWENSVILLE, PA 16833**

Docket No.: **LT-0000503-07**
Date Filed: **12/11/07**



THIS IS TO NOTIFY YOU THAT:

Judgment:

FOR PLAINTIFF

☒ Judgment was entered for: (Name) **J&J REAL ESTATE/ARTH, UR FACCO**

☒ Judgment was entered against **HAYWOOD, CRYSTAL D.** in a

☒ Landlord/Tenant action in the amount of \$ **2,032.50** on **12/18/07** (Date of Judgment)

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The total amount of the Security Deposit is \$ **.00**

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Damages/Unjust Detention	\$.00	\$.00	=	\$.00
Less Amt Due Defendant from Cross Complaint				\$.00
Interest (if provided by lease)				\$.00
L/T Judgment Amount				\$ 1,925.00
Judgment Costs				\$ 107.50
Attorney Fees				\$.00
Total Judgment				\$ 2,032.50
Post Judgment Credits				\$
Post Judgment Costs				\$
Certified Judgment Total				\$

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42 Pa.C.S. § 8127

☐ This case dismissed without prejudice.

☒ Possession granted.

☐ Possession granted if money judgment is not satisfied by time of eviction.

☐ Possession not granted.

☐ Defendants are jointly and severally liable.

IN AN ACTION INVOLVING A RESIDENTIAL LEASE, ANY PARTY HAS THE RIGHT TO APPEAL FROM A JUDGMENT FOR POSSESSION WITHIN TEN DAYS AFTER THE DATE OF ENTRY OF JUDGMENT BY FILING A NOTICE OF APPEAL WITH THE PROTHONOTARY/CLERK OF COURTS OF THE COURT OF COMMON PLEAS, CIVIL DIVISION. THIS APPEAL WILL INCLUDE AN APPEAL OF THE MONEY JUDGMENT, IF ANY. IN ORDER TO OBTAIN A SUPERSEDEAS, THE APPELLANT MUST DEPOSIT WITH THE PROTHONOTARY/CLERK OF COURTS THE LESSER OF THREE MONTHS RENT OR THE RENT ACTUALLY IN ARREARS ON THE DATE THE APPEAL IS FILED.

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DEC 18 2007

Date

Richard Ireland

, Magisterial District Judge

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

7.10.08

Date

Richard Ireland

, Magisterial District Judge

My commission expires first Monday of January, **2012**.

AOPC 315A-06

SEAL

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF: **CLEARFIELD**

Mag. Dist. No.:	46-3-02
MDJ Name: Hon.	RICHARD A. IRELAND
Address:	650 LEONARD ST STE 113 CLEARFIELD, PA
Telephone:	(814) 765-5335 16830

**J&J REAL ESTATE/ARTHUR FACCONI
PO BOX 4
CURWENSVILLE, PA 16833**

**RECOVERY OF REAL PROPERTY
HEARING NOTICE**

PLAINTIFF: NAME and ADDRESS
**J&J REAL ESTATE/ARTHUR FACCONI
PO BOX 4
CURWENSVILLE, PA 16833**

VS.
DEFENDANT: NAME and ADDRESS
**HAYWOOD, CRYSTAL D., ET AL.
106 S 4TH STREET APT/STE 1
CLEARFIELD, PA 16830**

Docket No.: **LT-0000503-07**
Date Filed: **12/11/07**



A landlord/tenant complaint has been filed against you for the recovery of possession of real property, and/or money damages in the above captioned case. A hearing has been set in this matter for:

Date: 12/18/07	Place: DISTRICT COURT 46-3-02 650 LEONARD ST STE 113 CLEARFIELD, PA 16830 814-765-5335
Time: 1:15 PM	

NOTICE TO DEFENDANT

If you have a defense to this complaint, you may present it at the hearing.

If you have a claim against the plaintiff arising out of the occupancy of the premises, which is within the jurisdiction of the magisterial district judge and which you intend to assert at the hearing, you must file it on a complaint form at this office before the time set for the hearing.

IF YOU DO NOT APPEAR AT THE HEARING, A JUDGMENT FOR POSSESSION AND COSTS, AND FOR DAMAGES AND RENT IF CLAIMED, MAY NEVERTHELESS BE ENTERED AGAINST YOU. A JUDGMENT AGAINST YOU FOR POSSESSION MAY RESULT IN YOUR EVICTION FROM THE PREMISES.

If you are disabled and require a reasonable accommodation to gain access to the Magisterial District Court and its services, please contact the Magisterial District Court at the above address or telephone number. We are unable to provide transportation.

*inter Temp address
209 Walnut St C'Field*

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF: **CLEARFIELD**

Mag. Dist. No.: **46-3-02**

DJ Name: Hon.
RICHARD A. IRELAND
Address: **650 LEONARD STREET**
SUITE 133
CLEARFIELD, PA 16830
Telephone: **(814) 765-5335**

**LANDLORD AND
TENANT COMPLAINT**

PLAINTIFF:
☒ **Arthur Faccone**
J+J REAL ESTATE
PO Box 4
Curwensville PA 16833

VS.
DEFENDANT:
☒ **Charistal Haywood + Joe Sheedy**
106 S 4th St Apt 1
Clearfield PA 16830

Docket No.: **46-3-03-07**
Date Filed: **12-11-07**



	Amount	Date Paid
Filing Costs	\$ 124.50	1/1
Postage	\$	1/1
Service Costs	\$	1/1
Constable Ed.	\$	1/1
Total	\$	1/1

Pa.R.C.P.D.J. No. 206 sets forth those costs recoverable by the prevailing party.

TO THE DEFENDANT: The above named plaintiff(s) asks judgment together with costs against you for the possession of real property and for:

MONTHLY RENT \$ 385

- Lease is ☒ Residential ☐ Nonresidential.
- ☐ Damages for injury to the real property, to wit: Replace door frame + lock, replace 2 rooms carpet - cut urine, paint walls, remove trash + labor in the amount of: \$ 1000
- ☐ Damages for the unjust detention of the real property in the amount of \$
- ☐ Rent remaining due and unpaid on filing date in the amount of includes 5.00/day Late fee \$ 945
- ☐ And additional rent remaining due and unpaid on hearing date \$
- ☐ Attorney fees in the amount of \$

Total: \$ 1945

THE PLAINTIFF FURTHER ALLEGES THAT:

- The location and the address, if any, of the real property is: 106 S 4th St Clearfield Apt 1
- The plaintiff is the landlord of that property.
- He leased or rented the property to you or to _____ under whom you claim.
- ☒ Notice to quit was given in accordance with law, or
☐ No notice is required under the terms of the lease.
- ☐ The term for which the property was leased or rented is fully ended, or
☒ A forfeiture has resulted by reason of a breach of the conditions of the lease, to wit: non payment of rent or,
☒ Rent reserved and due has, upon demand, remained unsatisfied.

6. You retain the real property and refuse to give up its possession.

I, Arthur Faccone verify that the facts set forth in this complaint are true and correct to the best of my knowledge, information and belief. This statement is made subject to the penalties of Section 4904 of the Crimes Code (18 PA. C. S. § 4904) relating to sworn falsification to authorities.

(Signature of Plaintiff)

(Plaintiff's Attorney)

(Address)

(Phone)

IF YOU HAVE A DEFENSE to this complaint you may present it at the hearing. IF YOU HAVE A CLAIM against the plaintiff arising out of the occupancy of the premises, which is in the district justice jurisdiction and which you intend to assert at the hearing, YOU MUST FILE it on a complaint form at this office BEFORE THE TIME set for the hearing. IF YOU DO NOT APPEAR AT THE HEARING, a judgment for possession and costs, and for damages and rent if claimed, may nevertheless be entered against you. A judgment against you for possession may result in your EVICTION from the premises.

If you are disabled and require a reasonable accommodation to gain access to the Magisterial District Court and its services, please contact the Magisterial District Court at the above address or telephone number. We are unable to provide transportation.

COPY

NOTICE OF JUDGMENT

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY,
PENNSYLVANIA

CIVIL DIVISION

J & J Real Estate
Arthur Faccone

Vs.

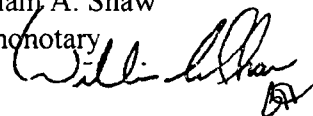
No. 2008-01505-CD

Joseph M. Sheedy and Chrystal D. Haywood

To: DEFENDANT(S)

NOTICE is given that a JUDGMENT in the above captioned matter has been entered against you in the amount of \$2,032.50 on August 13, 2008.

William A. Shaw
Prothonotary



William A. Shaw

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

J & J Real Estate
Arthur Faccone
Plaintiff(s)

No.: 2008-01505-CD

Real Debt: \$2,032.50

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Joseph M. Sheedy
Chrystal D. Haywood
Defendant(s)

Entry: \$20.00

Instrument: DJ Judgment

Date of Entry: August 13, 2008

Expires: August 13, 2013

Certified from the record this 13th day of August, 2008.



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