

01-256-CD  
TREASURE LAKE PROPERTY OWNERS -vs- PHYLLIS MCCOY

COURT OF COMMON PLEAS

FROM

CLEARFIELD COUNTY  
JUDICIAL DISTRICT

## DISTRICT JUSTICE JUDGMENT

COMMON PLEAS No. 01-256-CD

## NOTICE OF APPEAL

Notice is given that the appellant has filed in the above Court of Common Pleas an appeal from the judgment rendered by the District Justice on the date and in the case mentioned below.

NAME OF APPELLANT Phyllis McCoy		MAG. DIST. NO. OR NAME OF D.J. 46-3-01- Patrick N. Ford	
ADDRESS OF APPELLANT 1092 Foot of Ten Road		CITY Duncansville	STATE Pa
		ZIP CODE 16635	
DATE OF JUDGMENT 2/8/01	IN THE CASE OF (Plaintiff) Treasure Lake Property Owners		(Defendant) Phyllis McCoy
CLAIM NO. CV 19 XX 0000651-00 LT 19		SIGNATURE OF APPELLANT OR HIS ATTORNEY OR AGENT SULLIVAN, FORR, STOKAN & HUFF BY: James R. Huff, Jr.	
<p>This block will be signed ONLY when this notation is required under Pa. R.C.P.J.P. No. 1008B.</p> <p>This Notice of Appeal, when received by the District Justice, will operate as a SUPERSEDEAS to the judgment for possession in this case.</p> <p>_____ Signature of Prothonotary or Deputy</p>		<p>If appellant was Claimant (see Pa. R.C.P.J.P. No. 1001(6) in action before District Justice, he MUST FILE A COMPLAINT within twenty (20) days after filing his NOTICE of APPEAL.</p>	

## PRAECIPE TO ENTER RULE TO FILE COMPLAINT AND RULE TO FILE

(This section of form to be used ONLY when appellant was DEFENDANT (see Pa. R.C.P.J.P. No. 1001(7) in action before District Justice. IF NOT USED, detach from copy of notice of appeal to be served upon appellee).

PRAECIPE: To Prothonotary

Enter rule upon Treasure Lake Property Owners, appellee(s), to file a complaint in this appeal  
Name of appellee(s)

(Common Pleas No. 01-256-CD) within twenty (20) days after service of rule or suffer entry of judgment of non pros.

RULE: To Treasure Lake Property Owners, appellee(s)  
Name of appellee(s)

James R. Huff, Jr.  
Signature of appellant or his attorney or agent

(1) You are notified that a rule is hereby entered upon you to file a complaint in this appeal within twenty (20) days after the date of service of this rule upon you by personal service or by certified or registered mail.

(2) If you do not file a complaint within this time, a JUDGMENT OF NON PROS WILL BE ENTERED AGAINST YOU.

(3) The date of service of this rule if service was by mail is the date of mailing.

Date: February 22, 2001

FILED

FEB 22 2001

William A. Shaw  
Prothonotary

William A. Shaw  
Signature of Prothonotary or Deputy

**PROOF OF SERVICE OF NOTICE OF APPEAL AND RULE TO FILE COMPLAINT**

*(This proof of service MUST BE FILED WITHIN TEN (10) DAYS AFTER filing the notice of appeal. Check applicable boxes)*

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF \_\_\_\_\_ ; ss

**AFFIDAVIT:** I hereby swear or affirm that I served

☐ a copy of the Notice of Appeal, Common Pleas No. \_\_\_\_\_, upon the District Justice designated therein on  
(date of service) \_\_\_\_\_, 19\_\_\_\_, ☐ by personal service ☐ by (certified) (registered) mail, sender's  
receipt attached hereto, and upon the appellee, (name) \_\_\_\_\_, on  
\_\_\_\_\_, 19\_\_\_\_ ☐ by personal service ☐ by (certified) (registered) mail, sender's receipt attached hereto.

☐ and further that I served the Rule to File a Complaint accompanying the above Notice of Appeal upon the appellee(s) to  
whom the Rule was addressed on \_\_\_\_\_, 19\_\_\_\_, ☐ by personal service ☐ by (certified) (registered)  
mail, sender's receipt attached hereto.

SWORN (AFFIRMED) AND SUBSCRIBED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
*Signature of affiant*

\_\_\_\_\_  
*Signature of official before whom affidavit was made*

\_\_\_\_\_  
*Title of official*

My commission expires on \_\_\_\_\_, 19\_\_\_\_.

FEB. 22. 2006

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF: **CLEARFIELD**

Mag. Div. No. **46-3-01**  
Pl Name: Hon.  
**PATRICK N. FORD**  
Address: **109 NORTH BRADY STREET**  
**P.O. BOX 452**  
**DUBOIS, PA**  
Telephone: (814) **371-5321** **15801**

ATTORNEY DEF PRIVATE :

**JAMES HUFF ESQ**  
**1701 FIFTH AVE**  
**ALTOONA, PA 16602**

PLAINTIFF:

**TREASURE LAKE PROPERTY OWNERS**  
**13 TREASURE LAKE**  
**DUBOIS, PA 15801**

DEFENDANT:

VS.

**MCCOY, PHYLLIS**  
**1092 FOOT OF TEN ROAD**  
**DUNCANVILLE, PA 16635**

Docket No.: **CV-0000651-00**  
Date Filed: **9/05/00**



THIS IS TO NOTIFY YOU THAT:

Judgment:

FOR PLAINTIFF

☒ Judgment was entered for: (Name) **TREASURE LAKE PROPERTY OWNERS**

☒ Judgment was entered against: (Name) **MCCOY, PHYLLIS**

in the amount of \$ **2,613.61** on: (Date of Judgment) **2/08/01**

☐ Defendants are jointly and severally liable.

(Date & Time):

☐ Damages will be assessed on:

☐ This case dismissed without prejudice.

☐ Amount of Judgment Subject to Attachment/Act 5 of 1996 \$

☐ Levy is stayed for days or ☐ generally stayed.

☐ Objection to levy has been filed and hearing will be held:

Amount of Judgment	\$ <b>2,525.36</b>
Judgment Costs	\$ <b>88.25</b>
Interest on Judgment	\$ <b>.00</b>
Attorney Fees	\$ <b>.00</b>
Total	\$ <b>2,613.61</b>
Post Judgment Credits	\$
Post Judgment Costs	\$
Certified Judgment Total	\$

Date:	Place:
Time:	

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.

**2-8-01** Date **Patrick N. Ford - P.N.F.** District Justice

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

My commission expires first Monday of January, **2006**  
AOPC 315-99

SEAL

**FEB 12 2001**

FILED

*[Signature]*  
FEB 22 2001  
03:27 aH  
William A. Shaw  
Prothonotary

*Hugh PD*  
\$8000  
cc to aH Hugh

**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To:

Hon. Patrick N. Ford

Postage	\$ .34
Certified Fee	1.90
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 3.74</b>

Postmark  
Here

Name (Please Print Clearly) (To be completed by mailer)

Hon. Patrick N. Ford

Street, Apt. No., or PO Box No.

109 N. Brady St., P.O. Box 452

City, State, ZIP+4

DuBois, PA 15801

PS Form 3800, July 1990

See Reverse for Instructions

7099 3220 0007 2946 9306

### **Certified Mail Provides:**

- A mailing receipt
- A unique identifier for your mailpiece
- A signature upon delivery
- A record of delivery kept by the Postal Service for two years

#### **Important Reminders:**

- Certified Mail may ONLY be combined with First-Class Mail or Priority Mail.
- Certified Mail is not available for any class of international mail.
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a Return Receipt may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "Restricted Delivery".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

**IMPORTANT: Save this receipt and present it when making an inquiry.**

# POSTAGE & MAIL RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

7099 3220 0007 2946 9313

## Article Sent To:

Treasure Lake Property Owners

Postage	\$ .34
Certified Fee	1.90
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 3.74</b>

Postmark  
Here

## Name (Please Print Clearly) (To be completed by mailer)

Treasure Lake Property Owners

## Street, Apt. No., or PO Box No.

13 Treasure Lake

## City, State, ZIP+4

DuBois, PA 15801

PS Form 3800 July 1999

See Reverse for Instructions

### **Certified Mail Provides:**

- A mailing receipt
- A unique identifier for your mailpiece
- A signature upon delivery
- A record of delivery kept by the Postal Service for two years

### **Important Reminders:**

- Certified Mail may ONLY be combined with First-Class Mail or Priority Mail.
- Certified Mail is not available for any class of international mail.
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- For an additional fee, a Return Receipt may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "Restricted Delivery".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

**IMPORTANT: Save this receipt and present it when making an inquiry.**

01-256-CO

**PROOF OF SERVICE OF NOTICE OF APPEAL AND RULE TO FILE COMPLAINT**

(This proof of service MUST BE FILED WITHIN TEN (10) DAYS AFTER filing the notice of appeal. Check applicable boxes)

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF BLAIR ; ss

**AFFIDAVIT:** I hereby swear or affirm that I served

☒ a copy of the Notice of Appeal, Common Pleas No. 01-256 CO, upon the District Justice designated therein on (date of service) February 27, ~~18~~ 2001, ☐ by personal service ☒ by (certified) (registered) mail, sender's receipt attached hereto, and upon the appellee, (name) Treasure Lake Property Owners, on February 27, ~~18~~ 2001 ☐ by personal service ☒ by (certified) (registered) mail, sender's receipt attached hereto.

☒ and further that I served the Rule to File a Complaint accompanying the above Notice of Appeal upon the appellee(s) to whom the Rule was addressed on February 27, ~~18~~ 2001, ☐ by personal service ☒ by (certified) (registered) mail, sender's receipt attached hereto.

SWORN (AFFIRMED) AND SUBSCRIBED BEFORE ME  
THIS 27<sup>th</sup> DAY OF February, 19 2001

Diane M. McClure  
Signature of official before whom affidavit was made

Notary Public  
Title of official

My commission expires on 3-13 2004, 19 2004

James R. Huff, II, Esquire  
Signature of affiant

Notarial Seal  
Diane M. McClure, Notary Public  
City of Altoona, Blair County  
My Commission Expires March 13, 2004

**FILED**

MAR 01 2001  
m2110cc  
William A. Shaw  
Prothonotary

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY  
JUDICIAL DISTRICT

FROM

DISTRICT JUSTICE JUDGMENT

COMMON PLEAS No. 01-256-CO

## NOTICE OF APPEAL

Notice is given that the appellant has filed in the above Court of Common Pleas an appeal from the judgment rendered by the District Justice on the date and in the case mentioned below.

NAME OF APPELLANT <b>Phyllis McCoy</b>		MAG. DIST. NO. OR NAME OF D.J. <b>46-3-01- Patrick N. Ford</b>	
ADDRESS OF APPELLANT <b>1092 Foot of Ten Road</b>		CITY <b>Duncansville</b>	STATE <b>Pa</b>
		ZIP CODE <b>16635</b>	
DATE OF JUDGMENT <b>2/8/01</b>	IN THE CASE OF (Plaintiff) <b>Treasure Lake Property Owners</b> vs. <b>Phyllis McCoy</b> (Defendant)		
CLAIM NO. CV <b>XX 0000651-00</b> LT <b>19</b>			
SIGNATURE OF APPELLANT OR HIS ATTORNEY OR AGENT <b>SULLIVAN, FORR, STOKAN &amp; HUFF</b> BY: <b>James R. Huff, II</b>			
This block will be signed ONLY when this notation is required under Pa. R.C.P.J.P. No. 1008B. This Notice of Appeal, when received by the District Justice, will operate as a SUPERSEDEAS to the judgment for possession in this case.		If appellant was Claimant (see Pa. R.C.P.J.P. No. 1001(6) in action before District Justice, he MUST FILE A COMPLAINT within twenty (20) days after filing his NOTICE of APPEAL.	
_____ Signature of Prothonotary or Deputy			

## PRAECIPE TO ENTER RULE TO FILE COMPLAINT AND RULE TO FILE

(This section of form to be used ONLY when appellant was DEFENDANT (see Pa. R.C.P.J.P. No. 1001(7) in action before District Justice. IF NOT USED, detach from copy of notice of appeal to be served upon appellee).

PRAECIPE: To Prothonotary

Enter rule upon **Treasure Lake Property Owners**, appellee(s), to file a complaint in this appeal  
Name of appellee(s)

(Common Pleas No. 01-256-CO) within twenty (20) days after service of rule or suffer entry of judgment of non pros.

RULE: To **Treasure Lake Property Owners**, appellee(s)  
Name of appellee(s)

Signature of appellant or his attorney or agent  
**James R. Huff, II**

(1) You are notified that a rule is hereby entered upon you to file a complaint in this appeal within twenty (20) days after the date of service of this rule upon you by personal service or by certified or registered mail.

(2) If you do not file a complaint within this time, a JUDGMENT OF NON PROS WILL BE ENTERED AGAINST YOU.

(3) The date of service of this rule if service was by mail is the date of mailing.

Date: February 22, 2001

\_\_\_\_\_  
Signature of Prothonotary or Deputy

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

FEB 22 2001

Attest.

\_\_\_\_\_  
Prothonotary

Mag. Dist. No.: **46-3-01**  
DJ Name: Hon.  
**PATRICK N. FORD**  
Address: **109 NORTH BRADY STREET**  
**P.O. BOX 452**  
**DUBOIS, PA**  
Telephone: **(814) 371-5321** **15801**

**PATRICK N. FORD**  
**109 NORTH BRADY STREET**  
**P.O. BOX 452**  
**DUBOIS, PA 15801**

**NOTICE OF JUDGMENT/TRANSCRIPT**  
**CIVIL CASE**

PLAINTIFF: NAME and ADDRESS  
**TREASURE LAKE PROPERTY OWNERS**  
**13 TREASURE LAKE**  
**DUBOIS, PA 15801**

VS.  
DEFENDANT: NAME and ADDRESS  
**MCCOY, PHYLLIS**  
**1092 FOOT OF TEN ROAD**  
**DUNCANSVILLE, PA 16635**

Docket No.: **CV-0000651-00**  
Date Filed: **9/05/00**



**THIS IS TO NOTIFY YOU THAT:**

Judgment:

**FOR PLAINTIFF**

01256.00

☒ Judgment was entered for: (Name) **TREASURE LAKE PROPERTY OWNERS**

☒ Judgment was entered against: (Name) **MCCOY, PHYLLIS**

in the amount of \$ **2,613.61** on: (Date of Judgment) **2/08/01**

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

☐ Damages will be assessed on:

☐ This case dismissed without prejudice.

☐ Amount of Judgment Subject to Attachment/Act 5 of 1996 \$ \_\_\_\_\_

☐ Levy is stayed for \_\_\_\_\_ days or ☐ generally stayed.

☐ Objection to levy has been filed and hearing will be held:

Amount of Judgment	\$ <b>2,525.36</b>
Judgment Costs	\$ <b>88.25</b>
Interest on Judgment	\$ <b>.00</b>
Attorney Fees	\$ <b>.00</b>
<b>Total</b>	<b>\$ 2,613.61</b>
Post Judgment Credits	\$ _____
Post Judgment Costs	\$ _____
Certified Judgment Total	\$ <b>FILED</b>

Date:	Place:	MAR 08 2001 m/j/27and William A. Shaw Prothonotary
Time:		

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.

**28-01** Date **Patrick N. Ford - PNF**, District Justice

I certify that this is a true and correct copy of the record of the proceedings containing the judgment.  
\_\_\_\_\_, Date \_\_\_\_\_, District Justice

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF CLEARFIELD:

PA 98-94  
CIVIL COMPLAINT

Mag. Dist. No: 46-3-01  
D.J. Name Hon.: Patrick N. Ford  
Address: 109 N. Brady Street  
P.O. Box 452  
Dubois, PA 15801

Plaintiff: Name and Address  
[Treasure Lake Property Owners Association]  
[13 Treasure Lake]  
[Dubois, PA 15801]

vs.

Telephone: (814) 371-5321

Defendant: Name and Address  
[Phyllis McCoy]  
[1092 Foot of Ten Road]  
[Duncansville, PA 16635]

Please Deliver Within Five (5) Days

[ ]  
[ ]  
[ ]

Docket No.: CV 651-00  
Date Filed:

	Amount	Date Paid
Filing Costs	\$	/ /
Serving Costs	\$	/ /
Total	\$	/ /



TO THE DEFENDANTS: Phyllis McCoy

The Above named Plaintiff(s) asks judgment against you for \$2,525.36 together with costs upon the following claim (civil Fines must include citation of the statute or ordinance violated):

Defendant(s) owns and/or occupied a lot located in Treasure Lake Property Owners Association. Plaintiff Treasure Lake Property Owners Association provides various services to members of the Treasure Lake Property Owners Association. The association is comprised of all residents of the Treasure Lake Community. The above Defendant(s) reside and/or are members of the community. As unit members/owners in Treasure Lake, annual dues are assessed in accordance with the by laws/articles of The Treasure Lake Property Owners Association. Despite repeated demands and requests, the above Defendant(s) have failed to pay dues outstanding and/or in arrears in the amount of \$2,525.36.

WHEREFORE, Plaintiff demands judgment against the Defendant in the amount of \$2,525.36, with interest, costs, and reasonable attorney's fees.

I, CRAIG B. SOBEL, Esq. 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 §4904 of the Crimes Code (18) P.A.S.C.A. §4904 related to unsworn falsification to authorities.

  
(Signature of Plaintiff or Authorized Agent)

Plaintiff's  
Attorney: CRAIG B. SOBEL, ESQ.  
Telephone: (215) 893-1458

Address: THE BELLEVUE, STE. 920, 200 S. BROAD ST.  
PHILADELPHIA, PENNSYLVANIA 19102

IF YOU INTEND TO ENTER A DEFENSE TO THIS COMPLAINT, NOTIFY THIS OFFICE IMMEDIATELY AT THE ABOVE TELEPHONE NUMBER, YOU MUST APPEAR AT THE HEARING AND PRESENT YOUR DEFENSE. UNLESS YOU DO, JUDGMENT WILL BE ENTERED AGAINST YOU BY DEFAULT.

If you have a claim against the plaintiff which is within district justice jurisdiction and which you intend to assert at the hearing, you must file it on a complaint form at this office at least five (5) days before the date set for the hearing. If you have a claim against the plaintiff which is not within district justice jurisdiction, you may request information for this office as to the procedures you may follow. IF YOU ARE DISABLED AND REQUIRE ASSISTANCE, PLEASE CONTACT THE MAGISTERIAL DISTRICT OFFICE AT THE ADDRESS ABOVE.

AOPC 308S-98

Craig B. Sobel, Esquire  
Attorney I.D. #60206  
THE BELLEVUE - Suite 420  
200 South Broad Street  
Philadelphia, PA 19102  
(215) 893-1458

PA-98-94

Attorney for Plaintiff

Treasure Lake Prop Owners Assoc.  
13 Treasure Lake  
Dubois Pa. 15801

: COURT OF COMMON PLEAS  
: CLEARFIELD COUNTY  
: COMPLAINT -  
:

Plaintiff

vs.

: CIVIL ACTION  
:

Phyllis McCoy  
1092 Foot of Ten Road  
Duncansville, Pa. 16635  
Defendant

: No.: 01-256 CD  
:

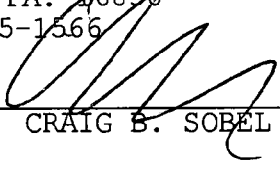
**NOTICE**

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 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 claim 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.

LAWYER REFERRAL SERVICE  
CLEARFIELD COUNTY BAR ASSOCIATION  
CLEARFIELD COUNTY COURTHOUSE  
221 MARKET STREET; P.O. BOX 131  
CLEARFIELD, PA. 16830  
(814) 765-1566

BY:

  
CRAIG B. SOBEL

**FILED**

MAR 15 2001

William A. Shaw  
Prothonotary

Craig B. Sobel, Esquire  
Attorney I.D. #60206  
THE BELLEVUE - Suite 420  
200 South Broad Street  
Philadelphia, PA 19102  
(215) 893-1458

PA-98-94

Attorney for Plaintiff

Treasure Lake Prop Owners Assoc.  
13 Treasure Lake  
Dubois Pa. 15801

COURT OF COMMON PLEAS  
CLEARFIELD COUNTY  
COMPLAINT -

Plaintiff

vs.

CIVIL ACTION

Phyllis McCoy  
1092 Foot of Ten Road  
Duncansville, Pa. 16635  
Defendant

No.: 01-256 CD

**COMPLAINT-CIVIL ACTION**

CRAIG B. SOBEL, ESQ., attorney for the Plaintiff in the above-captioned matter, respectfully states as follows:

1. Plaintiff is Treasure Lake Property Owners Assoc., a Pennsylvania Corporation doing business in Pennsylvania, with its principal place of business located at the above address.

2. Defendant is Phyllis McCoy , an adult individual residing in the Commonwealth of Pennsylvania at the above addresses.

3. The defendant or defendants own property in a community, which is governed and operated under the Plaintiff's by-laws as an association of property owners.

4. During the period of time in question, Defendants have owned property in Treasure Lake Community and have enjoyed and benefited from the Association's expenditures on the community. The Defendant accepted these services and goods without complaint over this period. Plaintiff pursuant to the association's directions and requests provided said goods and services but

Defendant after any setoff, has failed to pay the balance of the bill in full. An Outstanding balance on the account exists of **TWO THOUSAND FIVE HUNDRED AND TWENTY FIVE DOLLARS (\$2,525.00)**.

5. The goods and services provided were billed and invoiced regularly to the Defendant as to all members of the association.

6. All goods and services were provided timely and in a workmanlike manner without complaint to the Plaintiff. The total cost outstanding as of today with interest **TWO THOUSAND FIVE HUNDRED AND TWENTY-FIVE DOLLARS (\$2,525.00)**.

7. Plaintiff after numerous requests to Defendant to pay this outstanding amount continues to be frustrated and the sums owed continue to be outstanding and accruing interest.

8. All charges for goods and services provided were fair and reasonable and in compliance with the parties agreement and understanding.

9. Defendant has benefited, used and enjoyed the services provided by the Plaintiff and has been substantially enriched by same for which the Plaintiff is entitled to the quantum merit value of same.

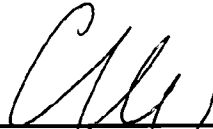
**WHEREFORE,** Plaintiff, respectfully request this Honorable Court to enter judgment against the Defendant in the amount of **TWO THOUSAND FIVE HUNDRED AND TWENTY-FIVE DOLLARS (\$2,525.00)** plus court costs, interest accruing on the amount and legal fees.

DATED: 3-12-01

  
**CRAIG B. SOBEL, ESQ.**  
**ATTORNEY FOR PLAINTIFF**

VERIFICATION

I hereby state that I am authorized to make this verification on behalf of the Plaintiff. I verify that the statements made in this Civil Action are true and correct to the best of my knowledge, information, and belief; and as to matters without my knowledge, the sources of information and belief are my review of the pleadings, files, and affidavits in the possession, custody and control of my law firm. I understand that the statements herein said Civil Action Complaint are made subject to the penalties of 18 Pa. C.S., Section 4904, relating to unsworn falsification to authorities.

  
\_\_\_\_\_  
CRAIG B. SOBEL, ESQ.  
Attorney for Plaintiff



OFFICE OF COURT ADMINISTRATOR  
FORTY-SIXTH JUDICIAL DISTRICT OF PENNSYLVANIA

CLEARFIELD COUNTY COURTHOUSE  
SUITE 228, 230 EAST MARKET STREET  
CLEARFIELD, PENNSYLVANIA 16830

DAVID S. MEHOLICK  
COURT ADMINISTRATOR

PHONE: (814) 765-2641  
FAX: 1-814-765-7649

MARCY KELLEY  
DEPUTY COURT ADMINISTRATOR

COPY

**Notice of Proposed Termination of Court Case**

SEPTEMBER 12, 2005

RE: 01-0256-CD

Treasure Lake Property Owners vs. Phyllis McCoy

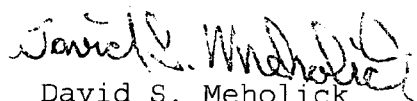
Dear Craig B. Sobel, Esq.:

Please be advised that the Court intends to terminate the above captioned case without notice, because the Court records show no activity in the case for a period of at least two years.


You may stop the Court terminating the case by filing a Statement of Intention to Proceed. The Statement of Intention to Proceed must be filed with the **Prothonotary** of Clearfield County, PO Box 549, Clearfield, Pennsylvania 16830. The Statement of Intention to Proceed must be filed on or before November 17, 2005.

If you fail to file the required statement of intention to proceed within the required time period, the case will be terminated.

By the Court,

  
David S. Meholick  
Court Administrator

**FILED**

SEP 12 2005 

William A. Shaw  
Prothonotary/Clerk of Courts

Court of Common Pleas of Clearfield County, Pennsylvania  
Civil Division

Treasure Lake Property Owners

Vs.

01-0256-CD

Phyllis McCoy

**Termination of Inactive Case**


This case is hereby terminated with prejudice  
this 17<sup>th</sup> day of November, 2005, as per Rule 230.2.



William A. Shaw  
Prothonotary

**FILED**

**NOV 17 2005**

William A. Shaw   
Prothonotary/Clerk of Courts