

01-1910-CD  
MICHAEL P. BUYNAK etux -vs- RHONDA L. ZIMMERMAN

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PA.  
CIVIL ACTION - LAW

MICHAEL P. BUYNAC and KAREN  
BUYNAC, husband and wife

Plaintiffs

vs.

RHONDA L. ZIMMERMAN, a single  
individual,

Defendant

No. 01- 1910 - 00

Type of Case: Action  
to Quiet Title

TYPE OF PLEADING:  
Complaint in Quiet Title

Filed on Behalf of:

Plaintiff

Counsel of Record for this Party:

David R. Thompson, Esquire  
PO Box 587  
308 Walton Street, St. 4  
Philipsburg, PA 16866  
I.D. No. 73053  
814-342-4100

**FILED**

NOV 21 2001

William A. Shaw  
Prothonotary

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PA.  
CIVIL ACTION - LAW

MICHAEL P. BUYNAC AND KAREN  
BUYNAC, husband and wife  
Plaintiffs

VS.

RHONDA L. ZIMMERMAN, a single individual,  
Defendant

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**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 an 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 Plaintiffs. 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 CAN GET LEGAL HELP.

Court Administrator  
Clearfield County Courthouse  
Clearfield PA 16830  
(814) 765-2641

  
David R. Thompson, Esquire

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PA.  
CIVIL ACTION - LAW

MICHAEL P. BUYNAC and KAREN BUYNAC,	*	
husband and wife,	*	01-
Plaintiffs	*	
	*	
vs.	*	
	*	
RHONDA L. ZIMMERMAN, a single individual,	*	
	*	
	*	
Defendant	*	

**COMPLAINT**

AND NOW, comes the Plaintiffs, MICHAEL P. BUYNAC AND KAREN BUYNAC by and through their attorney, DAVID R. THOMPSON, ESQUIRE, and set forth a claim against the Defendant named herein and represent as follows:

1. Plaintiffs are MICHAEL P. BUYNAC AND KAREN BUYNAC, husband and wife, with a residential address of 818 Don Street, Houtzdale, Clearfield County, Pennsylvania, 16651.

2. Defendant is RHONDA L. ZIMMERMAN, a single individual, believed to have a residential address of RR 1, Thunderbird Road, DuBois, Clearfield County, Pennsylvania, 15801.

3. The subject matter of this Action to Quiet Title is land which comprises all those certain parcels or pieces of land situate in the Borough of Houtzdale, County of Clearfield, Pennsylvania, bounded and described as follows, to wit:

Houtzdale Borough  
Map #10-M14-392-59  
H & 3L #412-414-416

**BEING BETTER DESCRIBED AS: BEGINNING** at the Northwest corner of Elizabeth and Don Streets, and running along Don Street North, Eleven and one-half (11

1/2) degrees East, One hundred fifty (150) feet to Mink Alley; thence along said Mink Alley North seventy-eight and one-half (78 1/2) degrees West, One hundred fifty (150) feet to Charles Street; thence South Eleven and one-half (11 1/2) degrees West, one hundred and fifty feet (150) to Elizabeth Street; thence along said Elizabeth Street, South Seventy-eight and one half (78 1/2) degrees East, One hundred and fifty (150) feet to a post and the place of beginning, and known as Lots Number 412, 414, and 416 in the general plan of said Borough of Houtzdale.

FURTHER IDENTIFIED AS TAX PARCEL ID# 10-M14-392-59

4. This property was conveyed unto the Plaintiffs herein by Deed of The Tax Claim Bureau of Clearfield County, Pennsylvania, dated December 6, 1989, and recorded to Clearfield County Deed Book Volume 1318 at Page 004. By way of further pleading the subject property was sold for non-payment of real estate taxes by Rhonda L. Zimmerman, Defendant herein.

5. By virtue of a deed dated June 5, 1986, and recorded in Clearfield County Recorder of Deeds Office on June 18, 1986, in Deed Book 1089 at Page 308, Isabelle T. Jones conveyed her interest in the property to Rhonda L. Zimmerman.

6. The Plaintiffs and their predecessors in title have exercised dominion, possession and control of the subject premises since December 6, 1989, and that said possession has been continuous, open, exclusive and adverse.

7. This Quiet Title action is necessary because of the unrecorded conveyance, the same being a tax sale in the chain of title of the property, subject of this action, including the unrecorded deeds and/or assignments and other documents, and possible adverse interest of named Defendant, her heirs, successors, and assigns, all of which create clouds in the title.

8. It is further averred that the Quiet Title Action is necessary because of the tax

sale in the chain of title of the property which may affect the rights of the Plaintiffs named, and to cure any defects as a result of the herein described tax sale and unrecorded deed.

9. It is finally averred that a Quiet Title Action is necessary to determine the validity or discharge of any document, obligation or deed affecting any right, title, and interest in the property.

10. At no time has the named Defendant or anyone claiming title by, through, or under her, attempted to secure possession of the said estate, contest the title of the Plaintiffs, or assert any interest, adverse to that of the Plaintiffs by any legal action or by formal acknowledgment thereof.

11. The premises herein described in Paragraph Three (3) are the same premises, that Plaintiffs have been in open, continuous, notorious, hostile and uninterrupted possession for a since December 6, 1989, possession of the said premises having been acquired by the Plaintiffs as herein above set forth.

12. It is believed and therefore averred that the said Plaintiffs throughout their occupancy on the said premises maintained the said premises and have further continued in actual uninterrupted exclusive, visible, notorious, distinct and hostile possession of these premises secured by their respective deeds and hereinbefore set forth.

13. The said Plaintiffs, commencing with the year 1989, and continuing up to the present time, made valuable improvements to the said premises, have maintained the same premises, paid all current real estate taxes, and have evidenced a settled intent of excluding all individuals from the use, actual occupation or constructive possession of the premises.

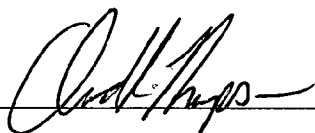
15. At no time has the herein named Defendant attempted to secure possession of the said premises, contest the title of the Plaintiffs or assist in the maintenance, repair or improvement of those premises hereinbefore described nor has any asserted any interest adverse to the Plaintiffs by any legal action.

WHEREFORE, Plaintiffs files this action and respectfully request the following:

(a) That the Defendant, her heirs, administrators, executors, successors and assigns and all other persons having claim to the premises herein described be forever barred from asserting any right, title or interest in the land described herein inconsistent with the interest or title of Plaintiffs unless the Defendant, her heirs, administrators, executors, successors or assigns, or those persons asserting any right, title or interest in said premises being an action of ejectment or other legal or equitable action to establish her claim to the premises described herein or any portion of the same, within the time set by the Court.

(b) That an Order of Court be made declaring the Plaintiffs to be the sole owner and to have exclusive possession of the premises described herein by virtue of their open, uninterrupted and hostile possession of the premises since December 6, 1989.

c) Such further Order as may be necessary for the granting of further relief.

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

David R. Thompson, Esquire  
Attorney for Plaintiffs

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PA.  
CIVIL ACTION - LAW

MICHAEL P. BUYNAC and KAREN BUYNAC,  
husband and wife,

Plaintiffs

vs.

RHONDA L. ZIMMERMAN, a single individual,

Defendant

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**VERIFICATION**

I, **DAVID R. THOMPSON**, Attorney for the Plaintiffs, do verify that the statements made in this Complaint 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. §4904, relating to unsworn falsification to authorities.



David R. Thompson



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

Sheriff Docket # 11785

BUYNAK, MICHAEL P. & KAREN

01-1910-CD

VS.

ZIMMERMAN, RHONDA L.

COMPLAINT ACTION TO QUIET TITLE

**SHERIFF RETURNS**

NOW, NOVEMBER 30, 2001 AT 10:03 A.M. EST SERVED THE WITHIN COMPLAINT ACTION TO QUIET TITLE ON RHONDA L. ZIMMERMAN, DEFENDANT AT RESIDENCE, BOX 222, RD#1, THUNDERBIRD ROAD, DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO EARNEST BLAKE JR., BOYFRIEND, A.A.R. A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT ACTION TO QUIET TITLE AND MADE KNOWN TO HIM THE CONTENTS THEREOF.

SERVED BY: COUDRIET

**Return Costs**

Cost	Description
43.03	SHERIFF HAWKINS, PAID BY : ATTY.
10.00	SURCHARGE, PAID BY: ATTY.

**FILED**

JAN 11 2002  
01:24pm  
William A. Shaw  
Prothonotary

Sworn to Before Me This

11th Day Of January 2002  
William A. Shaw

WILLIAM A. SHAW  
Prothonotary  
My Commission Expires  
1st Monday in Jan. 2006  
Clearfield Co., Clearfield, PA

So Answers,

Chester A. Hawkins  
My Nancy Hamr  
Chester A. Hawkins  
Sheriff



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PA

CIVIL ACTION - LAW

MICHAEL P. BUYNAC and KAREN  
BUYNAC, husband and wife,  
Plaintiffs

vs.

RHONDA L. ZIMMERMAN, a single  
individual,  
Defendant

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No. 01-

**CERTIFICATE O F SERVICE**

I, David R. Thompson, Esquire, hereby certify that an original copy of the Plaintiff's  
10 Day Default Notice was served upon Defendant, Rhonda L. Zimmerman , by First Class  
U.S. Mail, postage prepaid, this 23<sup>rd</sup> day of January, 2002, at the following address:

Rhonda L. Zimmerman  
RR 1, Thunderbird Road  
DuBois, PA 15801

DATED: January 23, 2002

  
David R. Thompson, Esquire  
Attorney for Plaintiff

CP

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PA

CIVIL DIVISION - LAW

MICHAEL P. BUYNAC AND KAREN BUYNAC,

Plaintiff

VS.

RHONDA L. ZIMMERMAN,

Defendant

No. 01-1910-CD

TYPE OF CASE:  
Civil Division

TYPE OF PLEADING:  
Motion for  
Judgment

FILED ON BEHALF OF:  
Plaintiff

COUNSEL OF RECORD FOR  
THIS PARTY:  
David R. Thompson, Esq.  
Attorney at Law  
Supreme Court I.D. 73053  
P.O. Box 587  
308 Walton Street, Suite 4  
Philipsburg PA 16866  
(814) 342-4100

**FILED**

FEB 22 2002

0/12:55/68

William A. Shaw  
Prothonotary

2 CEN TO ATTY

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PA.  
CIVIL ACTION - LAW

MICHAEL P. BUYNAC AND KAREN BUYNAC,  
husband and wife,

Plaintiffs

vs.

RHONDA L. ZIMMERMAN,

Defendant

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No. 01-1910-CD

**ORDER**

AND, NOW this 25<sup>th</sup> day of February, 2002 appearing that a Complaint to Quiet Title in the above stated action was served by Sheriff upon the Defendant, RHONDA L. ZIMMERMAN, and by Affidavit of David R. Thompson, Esquire, Attorney for Plaintiff, no Answer has been filed in said Action on behalf of the said Defendant, and on motion of David R. Thompson, Esquire, Attorney for Plaintiff, it is hereby ORDERED AND DECREED:

1. That the said Defendant, RHONDA L. ZIMMERMAN, her heirs and assigns, are forever barred from asserting any right, title, lien or interest inconsistent with the interest or claim of the Plaintiff as set forth in its Complaint in and to ALL that certain piece or parcel of land situate in the Borough of Houtzdale, Clearfield County, Pennsylvania, and more particularly set forth in Exhibit "A", attached hereto and made a part hereof.

Said ORDER to be final and absolute unless the Defendant, RHONDA L. ZIMMERMAN shall file exceptions thereto within thirty (30) days from the date of this Order.

2. That if the said Defendant, RHONDA L. ZIMMERMAN, has not filed said

**FILED**

FEB 25 2002

William A. Shaw  
Prothonotary

exceptions within thirty (30) days, the Prothonotary shall enter Final Judgment upon Praecept of the Plaintiff.

3. That the rights of the Plaintiff are superior to the rights of the Defendant, RHONDA L. ZIMMERMAN, her heirs, executors, successors and assigns.

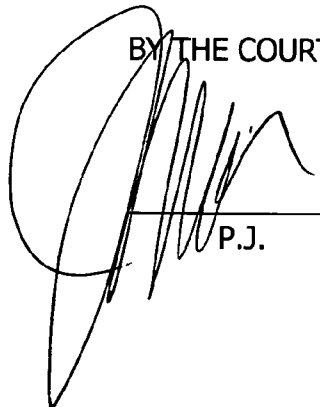
4. That the said Plaintiff has title fee simple to the premises as described in the Complaint as against the Defendant, RHONDA L. ZIMMERMAN.

5. That the Defendant, RHONDA L. ZIMMERMAN, her heirs, executors, successors and assigns, are enjoined from setting up title to the premises of the Plaintiffs, described in said Complaint and from impeaching, denying or in any way attacking the title of the Plaintiff to said premises.

6. That these proceedings or an authenticated copy thereof, shall at all times hereafter be taken as evidence of the facts declared and established hereby.

7. That a certified copy of this Order shall be recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania.

BY THE COURT:



P.J.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PA.  
CIVIL ACTION - LAW

MICHAEL P. BUYNAC AND KAREN BUYNAC,  
husband and wife,

Plaintiffs

vs.

RHONDA L. ZIMMERMAN,

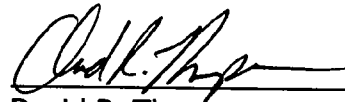
Defendant

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No. 01-1910-CD

**MOTION FOR JUDGMENT**

AND NOW this 21 day of February, 2002 Affidavit having been  
executed and filed on behalf of Plaintiff that the Complaint endorsed with Notice to Plead  
had been served on the Defendant as stated in the Affidavit; and more than twenty (20)  
days have expired since the date of service and the Defendant not having answered, the  
Plaintiff, by their attorney, David R. Thompson, Esquire, moves the Court to enter  
judgment in favor of the Plaintiff and against the Defendant and to grant Plaintiff the relief  
prayed for in the Complaint in accordance with Pennsylvania Rules of Civil Procedure No.  
1066.

  
David R. Thompson  
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PA.  
CIVIL ACTION - LAW

MICHAEL P. BUYNAC AND KAREN BUYNAC,  
husband and wife,

Plaintiffs

vs.

RHONDA L. ZIMMERMAN,

Defendant

No. 01-1910-CD

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**AFFIDAVIT**

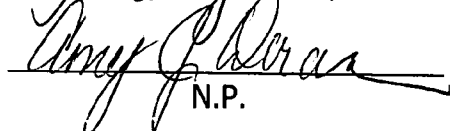
COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF CLEARFIELD

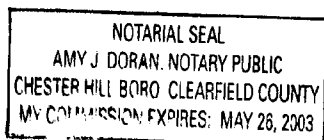
:SS:

Before me, the undersigned officer, in and for the above named State and County, personally appeared DAVID R. THOMPSON, ESQUIRE, who being duly sworn according to law deposes and says that the Complaint endorsed with a Notice to Plead, was duly served on the above named Defendant by the Sheriff of Clearfield County on November 30, 2001, with proof of service attached hereto.

  
David R. Thompson, Esquire

SWORN to and subscribed  
before me this 21 day  
of February, 2002.

  
N.P.





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

Sheriff Docket # 11785

BUYNAK, MICHAEL P. & KAREN

01-1910-CD

VS.

ZIMMERMAN, RHONDA L.

**COPY**

**COMPLAINT ACTION TO QUIET TITLE**

**SHERIFF RETURNS**

NOW, NOVEMBER 30, 2001 AT 10:03 A.M. EST SERVED THE WITHIN COMPLAINT ACTION TO QUIET TITLE ON RHONDA L. ZIMMERMAN, DEFENDANT AT RESIDENCE, BOX 222, RD#1, THUNDERBIRD ROAD, DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO EARNEST BLAKE JR., BOYFRIEND, A.A.R. A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT ACTION TO QUIET TITLE AND MADE KNOWN TO HIM THE CONTENTS THEREOF.

SERVED BY: COUDRIET

**Return Costs**

Cost	Description
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43.03	SHERIFF HAWKINS, PAID BY : ATTY.
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10.00	SURCHARGE, PAID BY: ATTY.
-------	---------------------------

Sworn to Before Me This

\_\_\_\_ Day Of \_\_\_\_\_ 2002

So Answers,



**Chester A. Hawkins**  
Sheriff

**EXHIBIT "A"**

ALL that parcel or piece of land situate in the Borough of Houtzdale, County of Clearfield, Pennsylvania, bounded and described as follows, to wit:

Houtzdale Borough  
Map #10-M14-392-59  
H & 3L #412-414-416

**BEING BETTER DESCRIBED AS: BEGINNING** at the Northwest corner of Elizabeth and Don Streets, and running along Don Street North, Eleven and one-half (11 1/2) degrees East, One hundred fifty (150) feet to Mink Alley; thence along said Mink Alley North seventy-eight and one-half (78 1/2) degrees West, One hundred fifty (150) feet to Charles Street; thence South Eleven and one-half (11 1/2) degrees West, one hundred and fifty feet (150) to Elizabeth Street; thence along said Elizabeth Street, South Seventy-eight and one half (78 1/2) degrees East, One hundred and fifty (150) feet to a post and the place of beginning, and known as Lots Number 412, 414, and 416 in the general plan of said Borough of Houtzdale.

**FURTHER IDENTIFIED AS TAX PARCEL ID# 10-M14-392-59**

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PA

CIVIL DIVISION - LAW

MICHAEL P. BUYNAC AND KAREN BUYNAC,

Plaintiff

VS.

RHONDA L. ZIMMERMAN,

Defendant

No. 01-1910-CD

TYPE OF CASE:  
Civil Division

TYPE OF PLEADING:  
Certificate of Service

FILED ON BEHALF OF:  
Plaintiff

COUNSEL OF RECORD FOR  
THIS PARTY:  
David R. Thompson, Esquire  
Attorney at Law  
Supreme Court 73053  
P.O. Box 587  
308 Walton Street, Suite 4  
Philipsburg PA 16866  
(814) 342-4100

**FILED**

FEB 27 2002

01/21/02

William A. Shaw  
Prothonotary



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PA

CIVIL DIVISION - LAW

MICHAEL P. BUYNAC AND KAREN  
BUYNAC, his wife,

Plaintiff

vs.

RHONDA L. ZIMMERMAN,

Defendant

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No. 01-1910-CD

**CERTIFICATE OF SERVICE**

TO THE PROTHONOTARY:

I, **DAVID R. THOMPSON, ESQUIRE**, do hereby certify that I served a true and correct copy of the **MOTION FOR JUDGMENT**, in the above captioned matter on the following by fax and by depositing the same in the U.S. First Class Mail, postage prepaid, addressed as follows:

Rhonda L. Zimmerman  
RD #1, Box 222  
Thunderbird Road  
DuBois PA 15801

DATE: 2-26-02

BY: \_\_\_\_\_

David R. Thompson, Esquire

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PA.  
CIVIL ACTION - LAW

MICHAEL P. BUYNAC AND KAREN  
BUYNAC,

Plaintiffs

vs.

RHONDA L. ZIMMERMAN,

Defendants

No. 01-1910-CD

Type of Case: Action  
to Quiet Title

TYPE OF PLEADING:  
Praecipe for Final Judgment

FILED ON BEHALF OF:  
Plaintiffs

COUNSEL OF RECORD FOR  
THIS PARTY:

David R. Thompson, Esquire  
Attorney at Law  
Supreme Court I.D. 73053  
P.O. Box 587  
308 Walton Street, Suite 4  
Philipsburg PA 16866  
(814) 342-4100

**FILED**

APR 08 2002

012221 acc atty  
William A. Shaw  
Prothonotary Thompson  
KEB

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PA.  
CIVIL ACTION - LAW

MICHAEL P. BUYNAC AND KAREN  
BUYNAC,

Plaintiffs

vs.

RHONDA L. ZIMMERMAN,

Defendant

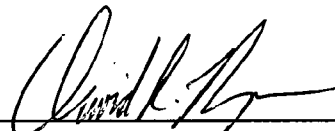
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No. 01-1910-CD

**PRAECIPE FOR FINAL JUDGMENT**

TO THE PROTHONOTARY:

A Decree in the above action having been made on the 25<sup>th</sup> day of February, 2002,  
and thirty (30) days having elapsed since entry thereof, you are directed to enter Final  
Judgment in favor of the Plaintiffs in the above-captioned action, pursuant to the  
Pennsylvania Rules of Civil Procedure.



David R. Thompson, Esquire  
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PA.  
CIVIL ACTION - LAW

MICHAEL P. BUYNAC AND KAREN BUYNAC,  
husband and wife,

Plaintiffs

vs.

RHONDA L. ZIMMERMAN,

Defendant

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No. 01-1910-CD

**ORDER**

AND, NOW this 25<sup>th</sup> day of February, 2002 appearing that a Complaint to Quiet Title in the above stated action was served by Sheriff upon the Defendant, RHONDA L. ZIMMERMAN, and by Affidavit of David R. Thompson, Esquire, Attorney for Plaintiff, no Answer has been filed in said Action on behalf of the said Defendant, and on motion of David R. Thompson, Esquire, Attorney for Plaintiff, It is hereby ORDERED AND DECREED:

1. That the said Defendant, RHONDA L. ZIMMERMAN, her heirs and assigns, are forever barred from asserting any right, title, lien or interest inconsistent with the interest or claim of the Plaintiff as set forth in its Complaint in and to ALL that certain piece or parcel of land situate in the Borough of Houtzdale, Clearfield County, Pennsylvania, and more particularly set forth in Exhibit "A", attached hereto and made a part hereof.

Said ORDER to be final and absolute unless the Defendant, RHONDA L. ZIMMERMAN shall file exceptions thereto within thirty (30) days from the date of this Order.

2. That if the said Defendant, RHONDA L. ZIMMERMAN, has not filed said

exceptions within thirty (30) days, the Prothonotary shall enter Final Judgment upon Praecept of the Plaintiff.

3. That the rights of the Plaintiff are superior to the rights of the Defendant, RHONDA L. ZIMMERMAN, her heirs, executors, successors and assigns.

4. That the said Plaintiff has title fee simple to the premises as described in the Complaint as against the Defendant, RHONDA L. ZIMMERMAN.

5. That the Defendant, RHONDA L. ZIMMERMAN, her heirs, executors, successors and assigns, are enjoined from setting up title to the premises of the Plaintiffs, described in said Complaint and from impeaching, denying or in any way attacking the title of the Plaintiff to said premises.

6. That these proceedings or an authenticated copy thereof, shall at all times hereafter be taken as evidence of the facts declared and established hereby.

7. That a certified copy of this Order shall be recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania.

BY THE COURT:

/s/JOHN K. REILLY, JR.

P.J.

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

FEB 25 2002

Attest.

*William H. Hume*  
Prothonotary



**EXHIBIT "A"**

ALL that parcel or piece of land situate in the Borough of Houtzdale, County of Clearfield, Pennsylvania, bounded and described as follows, to wit:

Houtzdale Borough  
Map #10-M14-392-59  
H & 3L #412-414-416

**BEING BETTER DESCRIBED AS: BEGINNING** at the Northwest corner of Elizabeth and Don Streets, and running along Don Street North, Eleven and one-half (11 1/2) degrees East, One hundred fifty (150) feet to Mink Alley; thence along said Mink Alley North seventy-eight and one-half (78 1/2) degrees West, One hundred fifty (150) feet to Charles Street; thence South Eleven and one-half (11 1/2) degrees West, one hundred and fifty feet (150) to Elizabeth Street; thence along said Elizabeth Street, South Seventy-eight and one half (78 1/2) degrees East, One hundred and fifty (150) feet to a post and the place of beginning, and known as Lots Number 412, 414, and 416 in the general plan of said Borough of Houtzdale.

**FURTHER IDENTIFIED AS TAX PARCEL ID# 10-M14-392-59**