

02-523-CD
WILLIAM F. BUNDY etal -vs- PAUL D. CONRAD

IN THE COURT OF COMMON PLEAS
OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION - AT LAW

WILLIAM F. BUNDY and
NELLIE M. BUNDY,
Plaintiffs

vs.

PAUL D. CONRAD,
Defendant

IN EJECTMENT

No. 02-523-CO

Type of pleading:

COMPLAINT

Filed on behalf of:

PLAINTIFF

Counsel of record for this
Party:

Anthony S. Guido, Esq.
Supreme Court No. 05877
Hanak, Guido and Taladay
498 Jeffers Street
P. O. Box 487
DuBois, PA 15801

814-371-7768

FILED

APR 08 2002

m | 9:40 | atty Guido
William A. Shaw
Prothonotary pd \$80.00
1cc Sherry

IN THE COURT OF COMMON PLEAS
OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION - AT LAW

WILLIAM F. BUNDY and	:	
NELLIE M. BUNDY,	:	
Plaintiffs	:	
	:	No.
vs.	:	
	:	IN EJECTMENT
PAUL D. CONRAD,	:	
Defendant	:	

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 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 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.

Office of Court Administrator
Clearfield County Courthouse
One North Second Street
Clearfield, PA 16830

(814) 765-2641 Ext. 1303

IN THE COURT OF COMMON PLEAS
OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION - AT LAW

WILLIAM F. BUNDY and	:	
NELLIE M. BUNDY,	:	
Plaintiffs	:	
	:	No.
vs.	:	
	:	IN EJECTMENT
PAUL D. CONRAD,	:	
Defendant	:	

COMPLAINT

COUNT I

AND NOW, come the Plaintiffs, William F. Bundy and Nellie M. Bundy, and by their Attorney, Anthony S. Guido, files this Complaint in Ejectment against the Defendant, Paul D. Conrad, on a cause of action whereof the following is a statement:

1. The Plaintiffs are William F. Bundy and Nellie M. Bundy, brother and sister, who reside at R. D. 1, Box 19, Penfield, Huston Township, Clearfield County, Pennsylvania.

2. The Defendant, Paul D. Conrad, is an individual, residing at 114 South Stockdale Street, DuBois, Clearfield County, Pennsylvania.

3. The Plaintiffs were at all times herein mentioned and still are the owners in fee of certain premises situate in Huston Township, Clearfield County, Pennsylvania, a description of which is attached hereto and marked as Exhibit A and incorporated herein by reference.

4. The abstract of title on which the Plaintiffs relies is as follows:

(a) Deed from Dale R. Fossler and Renda E. Fossler to the Plaintiffs dated May 22, 1979, and recorded in the Office of Recorder of Deeds of Clearfield County, Pennsylvania, in Deed Book 781, Page 180.

(b) Deed from Dale R. Fossler and Renda E. Fossler to the Plaintiffs dated October 11, 1999, and recorded in the Office of Recorder of Deeds of Clearfield County, Pennsylvania, by Instrument No. 199917241 on October 18, 1999, attached hereto as Exhibit B.

(c) Final Order in an Action to Quiet Title dated January 21, 2002, entered to No. 01-987 in the Court of Common Pleas of Clearfield County, Pennsylvania, a copy of which is attached hereto as Exhibit C.

5. As a consequence of the foregoing, the Plaintiffs have the right to immediate and exclusive possession of the premises described in Exhibit A as against the Defendant, his heirs and assigns.

6. That on or about November 1997, Defendant unlawfully entered upon the above described real estate and without any right or authority of law occupied the same without any right or authority of the Plaintiffs.

7. That ever since November 1997, Defendant has been in possession of the above described real estate and has at all times subsequent thereto withheld and still does withhold the possession thereof from Plaintiffs.

WHEREFORE, Plaintiffs pray judgment against the Defendant restoring Plaintiffs to possession of the above described real estate for costs and such relief as may be just.

COUNT II

8. Plaintiffs incorporate by reference the allegations of the Plaintiffs' Count I, Paragraphs 1 through 7 inclusive, as though fully set forth herein.

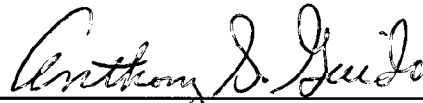
9. The fair rental value of the premises described in Exhibit A is the sum of approximately \$300.00 per month.

10. As aforesaid, the Defendant occupied said premises without any right or authority and without any authorization of the Plaintiffs and their predecessors in title who had acquired title to the premises as a result of adverse possession.

11. As a result, the Plaintiffs have suffered a loss of the rental value of the property in the sum of approximately \$300.00 per month from the time the Defendant occupied said premises until the time the Defendant is removed from the said property.

12. The amount claimed is not in excess of the jurisdictional limits for arbitration.

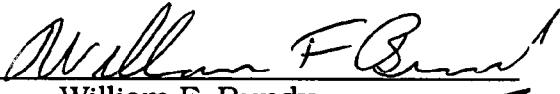
WHEREFORE, Plaintiffs demand judgment against the Defendant for a sum equal to \$300.00 per month from the time Defendant commenced occupation of the premises described in Exhibit A to the time the Defendant removes from said premises, together with interest and costs of suit.



Anthony S. Guido
Attorney for Plaintiffs

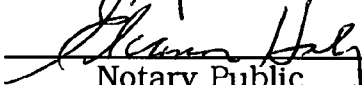
COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF CLEARFIELD :

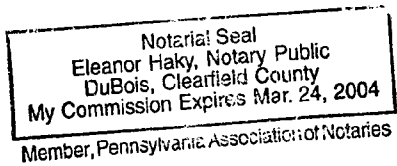
WILLIAM F. BUNDY and NELLIE M. BUNDY, being duly sworn according to law, depose and say that the facts set forth in the foregoing COMPLAINT IN EJECTMENT are true and correct to the best of their knowledge, information and belief.


William F. Bundy


Nellie M. Bundy

Sworn to and subscribed
before me this 1st
day of April, 2002.


Notary Public



Clearfield County Tax Assessment Reference: HUSTON TOWNSHIP/MAP 119-F02-000-0002

All that certain piece of land situated in Huston Township, Clearfield County, Commonwealth of Pennsylvania, containing 193,871.5 square feet or 4.45 acres and bounded and described as follows:

Beginning at a point at the western most corner of the land herein described, said point being on the northern most line of the land of William F. Bundy and Nellie M. Bundy and said point also being a southeastern corner of Pennsylvania State Forest Land and said point also being EAST, 1,435.5 feet from an existing witnessed corner area found at the northwestern most corner of the aforementioned land of William F. Bundy and Nellie M. Bundy and running:

1. Thence, N82°-00'E, 808.4 feet along the Pennsylvania State Forest Land to a point in the center of a public road;
2. Thence, along the center of said public road the following courses and distances:
 - S33°-44'E, 44.9 feet to a point;
 - N85°-02'E, 79.6 feet to a point;
 - N57°-43'E, 160.7 feet to a point;
 - N69°-31'E, 130.0 feet to a point;
 - N73°-20'E, 106.8 feet to a point;
 - N79°-39'E, 230.8 feet to a point;
 - S79°-03'E, 57.3 feet to a point at the intersection of the centerline of the aforementioned public road with the western most right of way line of Township Road 401, T-401 hereafter, at the northeastern most corner of the land herein described;
3. Thence, along the western most right of way line of T-401 the following courses and distances:
 - S06°-30'W, 40.0 feet to a point;
 - S02°-14'E, 53.3 feet to a point;
 - S05°-41'E, 100.7 feet to a point;
 - S01°-52'E, 81.5 feet to a point on the northern most line of the aforementioned land of William F. Bundy and Nellie M. Bundy at the southeastern most corner of the land herein described;
4. Thence, WEST, 1,558.1 feet along the northern most line of the land of William F. Bundy and Nellie M. Bundy to a point at the western most corner of the land herein described and the Point Of Beginning.

All bearings are based on physical evidence and alignment of the northern most line of the land of William F. Bundy and Nellie M. Bundy and the bearing assignment of said alignment as found on record in Deed Book Volume 1276 page 1. Comparisons of adjoining bearings on record and/or previous surveys may reveal multiple bearing assignments for common lines of boundary. Differences are due to different bearing bases utilized.

All bearings have been rounded to the nearest minute and all distances have been rounded to the nearest tenth of a foot.

This suggested deed description was written from data secured from a survey made on the premises March 16, 1998.

KAREN L. STARCK
REGISTER AND RECORDER
CLEARFIELD COUNTY
Pennsylvania

INSTRUMENT NUMBER
199917241

RECORDED ON
Oct 18, 1999
12:55:18 PM

RECORDING FEES - \$13.00
RECORDER
COUNTY IMPROVEMENT \$1.00
FUND
RECORDER
IMPROVEMENT FUND \$1.00
STATE WRIT TAX \$0.50
TOTAL \$15.50

1/2 inch

AFFIDAVIT No: 31163

QUIT-CLAIM DEED

THIS INDENTURE, made the 11th day of October in the year nineteen hundred ninety-nine (1999),

BETWEEN DALE R. FOSSLER and RENDA E. FOSSLER, husband and wife, of Bradenton, Manatee County, Florida, Grantors, parties of the first part;

A N D

WILLIAM F. BUNDY and NELLIE M. BUNDY, of Huston Township, Clearfield County, Pennsylvania, as joint tenants with right of survivorship, Grantees, parties of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, unto them well and truly paid by the said party of the second part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have remitted, released and quit-claimed, and by these presents do remise, release and forever quit-claim unto the said parties of the second part, their heirs and assigns,

ALL that certain piece or parcel of land situate, lying and being in Huston Township, Clearfield County, Pennsylvania, containing 193,871.5 square feet or 4.45 acres and bounded and described as follows, to wit:

BEGINNING at a point at the Western most corner of the land herein described, said point being on the Northern most line of the land of William F. Bundy and Nellie M. Bundy and said point also being a Southeastern corner of Pennsylvania State Forest Land and said point also being East 1,435.5 feet from an existing witnessed corner area found at the Northwestern most corner of the aforementioned land of William F. Bundy and Nellie M. Bundy and running: (1) Thence North 82° 00' East 808.4 feet along the Pennsylvania State Forest Land to a point in the center of a public road; (2) Thence along the center of said public road the following courses and distances: South 33° 44' East, 44.9 feet to a point;

EXHIBIT B

North 85° 02' East 79.6 feet to a point; North 57° 43' East 160.7 feet to a point; North 69° 31' East 130.0 feet to a point; North 73° 20' East 106.8 feet to a point; North 79° 39' East 230.8 feet to a point; South 79° 03' East 57.3 feet to a point at the intersection of the centerline of the aforementioned public road with the Western most right of way line of Township Road 401, T-401 hereafter, at the Northeastern most corner of the land herein described; (3) Thence along the Western most right of way line of T-401 the following courses and distances: South 06° 30' West 40.0 feet to a point; South 02° 14' East 53.3 feet to a point; South 05° 41' East 100.7 feet to a point; South 01° 52' East 81.5 feet to a point on the Northern most line of the aforementioned land of William F. Bundy and Nellie M. Bundy at the Southeastern most corner of the land herein described; (4) Thence West 1,558.1 feet along the Northern most line of the land of William F. Bundy and Nellie M. Bundy to a point at the Western most corner of the land herein described and the point of beginning.

The purpose of this deed is to quit-claim to the Grantees the interest that the Grantors have acquired in and to the above described premises as a result of adverse possession. The above described premises were intended to be included in a conveyance from the Grantors to the Grantees by deed dated May 22, 1979 and recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania, in Deed Book No. 781, page 180.

TOGETHER with all and singular the tenements, hereditaments and appurtenances to the same belonging, or in anywise appertaining, and the reversion and reversions, remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said parties of the first part, of, in, to or out of the said premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Dale R. Fossler (SEAL)
Dale R. Fossler

Renda E. Fossler (SEAL)
Renda E. Fossler

CERTIFICATE OF RESIDENCE

I hereby certify that the correct address and place of residence of the Grantees herein is as follows: R. D. #1, Box 19, Penfield, PA 15849

Anthony J. Guido
Attorney for Grantees

STATE OF FLORIDA

:
: SS.

COUNTY OF MANATEE

:



Lori Vogt
MY COMMISSION # CC846768 EXPIRES
July 23, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

On this, the 11th day of October, 1999, before me, the undersigned official, came the above named **DALE R. FOSSLER** and **RENDA E. FOSSLER**, and acknowledged the foregoing Indenture to be their act and deed, and desired the same to be recorded as such.

WITNESS my hand and official seal, the day and year aforesaid.

Lori Vogt

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

WILLIAM F. BUNDY and
NELLIE M. BUNDY,

Plaintiffs

vs.

HOOVER HUGHES & COMPANY,
GEORGE HOOVER, ELIZABETH
HOOVER, WILLIAM V. HUGHES,
REBECCA E. HUGHES, WILLIAM
P. HANES, ANN ELMIRA HANES,
and their heirs, devisees, adminis-
trators, executors and assigns,
and all other person, persons, firms,
partnerships or corporate entities
in interest,

Defendants :

ACTION TO QUIET TITLE

No. 01-987-CD

ORDER

AND NOW, this 21st day of January, 200~~1~~², it is
hereby ORDERED that the Defendants, HOOVER HUGHES &
COMPANY, GEORGE HOOVER, ELIZABETH HOOVER, WILLIAM V.
HUGHES, REBECCA E. HUGHES, WILLIAM P. HANES, ANN ELMIRA
HANES, and their heirs, devisees, administrators, executors and assigns,
and all other person, persons, firms, partnerships or corporate entities in
interest, are forever barred from asserting any right, lien, title or interest
in the property described in the Deed to Plaintiffs dated May 22, 1979,
and recorded in Deed Book Vol. 781, page 180, Tax Parcel No. 119-F02-
21, or any claim affecting right, title and interest in the subject premises
that is inconsistent with the claim of the Plaintiffs set forth in the
Complaint to Quiet Title. The subject premises are more particularly
described on the attached Exhibit "A".

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

BY THE COURT,

JAN 21 2002

/s/JOHN K. REILLY, JR.

Attest.

William L. Shaw
Prothonotary

EXHIBIT C

ALL that certain piece of land situated in Huston Township, Clearfield County, Commonwealth of Pennsylvania, containing 193,871.5 square feet or 4.45 acres and bounded and described as follows:

BEGINNING at a point at the western most corner of the land herein described, said point being on the northern most line of the land of William F. Bundy and Nellie M. Bundy and said point also being a southeastern corner of Pennsylvania State Forest Land and said point also being East, 1,435.5 feet from an existing witnessed corner area found at the northwestern most corner of the aforementioned land of William F. Bundy and Nellie M. Bundy and running:

1. THENCE, N 82 degrees 00' E, 808.4 feet along the Pennsylvania State Forest Land to a point in the center of a public road;

2. THENCE, along the center of said public road the following courses and distances:

S 33 degrees 44' E, 44.9 feet to a point;
N 85 degrees 02' E, 79.6 feet to a point;
N 57 degrees 43' E, 160.7 feet to a point;
N 69 degrees 31' E, 130.0 feet to a point;
N 73 degrees 20' E, 106.8 feet to a point;
N 79 degrees 39' E, 230.8 feet to a point;

S 79 degrees 03' E, 57.3 feet to a point at the intersection of the centerline of the aforementioned public road with the western most right of way line of Township Road 401, T-401 hereafter, at the northeastern most corner of the land herein described.

3. THENCE, along the western most right of way line of T-401 the following:

S 06 degrees 30' W, 40.0 feet to a point;
S 02 degrees 14' E, 53.3 feet to a point;
S 05 degrees 41' E, 100.7 feet to a point;

S 01 degrees 52' E, 81.5 feet to a point on the northern most line of the aforementioned land of William F. Bundy and Nellie M. Bundy at the southeastern most corner of the land herein described.

4. THENCE, West, 1,558.1 feet along the northern most line of the land of William F. Bundy and Nellie M. Bundy to a point at the western most corner of the land herein described and the POINT OF BEGINNING.

All bearings are based on physical evidence and alignment of the northern most line of the land of William F. Bundy and Nellie M. Bundy and the bearing assignment of said alignment as found on record in Deed Book Volume 1276, page 095. Comparisons of adjoining bearings on record and/or previous surveys may reveal multiple bearing assignments for common lines of boundary. Differences are due to different bearing bases utilized.

All bearings have been rounded to the nearest minute and all distances have been rounded to the nearest tenth of a foot.

This suggested deed description was written from data secured from a survey made on the premises March 16, 1998.

LEGAL DESCRIPTION - EXHIBIT "A"

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

WILLIAM F. BUNDY and
NELLIE M. BUNDY,
Plaintiffs

vs.

PAUL D. CONRAD,
Defendant

IN EJECTMENT

No. 02-523 C.D.

Type of Pleading: Answer to Complaint
and New Matter

Filed on behalf of: Paul D. Conrad

Counsel of Record for this party:


DAVID J. HOPKINS, ESQUIRE
Attorney at Law

Supreme Court No. 42519
900 Beaver Drive
DuBois, Pennsylvania 15801

(814) 375-0300

NOTICE TO PLEAD

You are hereby notified to plead
to the within pleading within
twenty (20) days of service thereof
or default judgment may be entered
against you.


David J. Hopkins, Esquire
Attorney for Defendant

FILED

MAY 03 2002

0124511cc atty Hopkins
William A. Shaw
Prothonotary
E/S

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

WILLIAM F. BUNDY and	:	
NELLIE M. BUNDY,	:	
Plaintiffs	:	IN EJECTMENT
	:	
vs.	:	No. 02-523 C.D.
	:	
PAUL D. CONRAD,	:	
Defendant	:	

ANSWER TO COMPLAINT

COUNT I

AND NOW, comes, Paul D. Conrad, by and through his attorneys, The Hopkins Law Firm, and answers the Complaint in Ejectment filed by William F. Bundy and Nellie M. Bundy as follows:

1. Admitted.

2. Admitted.

3. Denied. Plaintiff's acquired title to the property at issue which Paul D. Conrad heretofore occupied by quiet title dated January 21, 2002. The quiet title action filed by Plaintiffs was a metes and bounds survey prepared by Defendant and attached to Defendant's previously filed quiet title and ejectment action.

4. Admitted in part and denied in part. Defendant admits Plaintiffs have superior title to the property pursuant to a quiet title action dated January 21, 2002. Defendant is without sufficient information to admit or deny Plaintiff has any title pursuant to deed from Dale R. Fossler and Renda E. Fossler and demands strict proof at trial.

5. Admitted in part and denied in part. Defendant admits as a result of the quiet title action entered in No. 01-987, Plaintiffs have the right to immediate and exclusive possession of the premises described in Plaintiffs' Complaint.

6. Denied. Plaintiff entered upon the property prior to Plaintiffs' filing a quiet title action and at a time when Plaintiffs had received title to the property through an installment land contract from Kim Mowrey, Patrick Mowrey and the Mowrey Family Trust who had acquired the property through a tax sale held by the Clearfield County Tax Claim Bureau. By way of further answer, Plaintiffs have only occupied and possessed a portion of said premises being approximately one half (1/2) acre where a trailer was located. By way of further answer, Plaintiffs continued to farm an additional portion of land consisting of approximately one (1) acre throughout the period of time that Defendant attempted to quiet title pursuant to the Mowrey tax sale.

7. Denied. Plaintiffs have never asked Defendant to vacate the property since acquiring their final order in the aforesaid action to quiet title. After receiving said notice, Defendant has vacated the property and removed said trailer and does not hold possession of same.

WHEREFORE, inasmuch as Defendant has vacated said property, Plaintiffs' Complaint is moot and should be dismissed.

COUNT II

8. No answer is required of this paragraph.

9. Denied. Plaintiffs occupied less than one half (1/2) acre of the aforesaid land. Plaintiffs never requested Defendant to vacate the property since receiving the quiet title order.

By way of further answer, prior to Plaintiffs' possession of the property, the property was wood land with no rental value.

10. Denied. Plaintiff entered upon the property prior to Plaintiffs' filing a quiet title action and at a time when Plaintiffs had received color of title to the property through an installment land contract from Kim Mowrey, Patrick Mowrey and the Mowrey Family Trust who had acquired the property through a tax sale held by the Clearfield County Tax Claim Bureau. By way of further answer, Plaintiffs have only occupied and possessed a portion of said premises being approximately one half (1/2) acre where a trailer sat. By way of further answer, Plaintiffs continued to farm an additional portion of land consisting of approximately one (1) acre throughout the period of time that Defendant attempted to quiet title pursuant to the Mowrey tax sale. By way of further answer, Plaintiffs did not acquire title to the property through adverse possession until January 21, 2002 when this Court entered an Order granting Plaintiffs' petition for a quiet title action.

11. Denied. Plaintiffs occupied less than one half (1/2) acre of the aforesaid land. Plaintiffs never requested Defendant to vacate the property since receiving the quiet title order. By way of further answer, prior to Plaintiffs' possession of the property, the property was wood land with no rental value.

12. Admitted.

WHEREFORE, Plaintiffs' demand for judgment should be dismissed with prejudice.

NEW MATTER

13. Plaintiffs' Complaint must fail because the fair market value of the property is not \$300.00 per month.

14. Plaintiffs' Complaint must fail because Plaintiffs failed to provide any services.

15. Plaintiffs' Complaint must fail because Defendant improved Plaintiffs' property for the betterment of Plaintiffs.

16. Plaintiffs' Complaint must fail because Plaintiffs failed to make a demand for Defendant to either leave Plaintiffs' property prior to the filing of this ejectment action or in advising Defendant that rent would be due as a result of his continued possession.

17. Plaintiffs' Complaint must fail because Plaintiff did not own the property until an order was entered in a quiet title action at No. 01-987.

18. Plaintiffs' Complaint must fail because Defendant entered the property under color of title through the Mowery tax claim purchase as set forth above.

WHEREFORE, Plaintiffs' Complaint should be dismissed with prejudice.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "D. Hopkins", is written over a horizontal line.

David J. Hopkins, Esquire
Attorney for Paul Conrad

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


WILLIAM F. BUNDY and	:	
NELLIE M. BUNDY,	:	
Plaintiffs	:	ACTION TO QUIET TITLE
	:	
vs.	:	No. 01-987 C.D.
	:	
HOOVER HUGHES & COMPANY,	:	
GEORGE HOOVER, ELIZABETH	:	
HOOVER, WILLIAM V. HUGHES,	:	
REBECCA E. HUGHES, WILLIAM	:	
P. HANES, ANN ELMIRA HANES,	:	
and their heirs, devisees,	:	
administrators, executors and	:	
assigns, and all other person,	:	
persons, firms, partnerships,	:	
or corporate entities in interest,	:	
Defendants	:	

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that a true and correct copy of the Answer to Complaint and New Matter, filed on behalf of Paul Conrad, was forwarded on the 2nd day of May, 2002, by U. S. Mail, postage prepaid, to all counsel of record, addressed as follows:

Anthony S. Guido, Esquire
Hanak, Guido and Taladay
498 Jeffers Street
P.O. Box 487
DuBois, PA 15801

Respectfully submitted,


David J. Hopkins, Esquire
Attorney for Paul Conrad
900 Beaver Drive
DuBois, PA 15801

VERIFICATION

I hereby verify that the statements made in this pleading are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. Section 4904, relating to Unsworn Falsification to Authorities.

A handwritten signature in cursive script, reading "Paul D. Conrad". The signature is written in dark ink and is positioned above a horizontal line.

Paul Conrad

In The Court of Common Pleas of Clearfield County, Pennsylvania

Sheriff Docket # 12351

BUNDY, WILLIAM F. & NELLIE M.

02-523-CD

VS.

CONRAD, PAUL D.

COMPLAINT IN EJECTMENT

SHERIFF RETURNS

NOW APRIL 11, 2002 AT 11:16 AM DST SERVED THE WITHIN COMPLAINT IN
EJECTMENT ON PAUL D. CONRAD, DEFENDANT AT RESIDENCE, 114 S.
STOCKDALE ST., DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING
TO ROBERT CONRAD, BROTHER A TRUE AND ATTESTED COPY OF THE
ORIGINAL COMPLAINT IN EJECTMENT AND MADE KNOWN TO HIM THE CONTENTS
THEREOF.
SERVED BY: COUDRIET

Return Costs

Cost	Description
30.69	SHFF. HAWKINS PAID BY: ATTY.
10.00	SURCHARGE PAID BY: ATTY.

Sworn to Before Me This

9th Day Of *May* 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
by Maulye Harmon
Chester A. Hawkins
Sheriff

FILED

012:12
MAY 09 2002

William A. Shaw
Prothonotary

IN THE COURT OF COMMON PLEAS
OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION - AT LAW

WILLIAM F. BUNDY and
NELLIE M. BUNDY,
Plaintiffs

vs.

PAUL D. CONRAD,
Defendant

: IN EJECTMENT

:
: No. 02-523-CD

:
: Type of pleading:

: **Praecipe for Discontinuance**

:
: Filed on behalf of:

: PLAINTIFF

:
: Counsel of record for this
: Party:

: Anthony S. Guido, Esq.
: Supreme Court No. 05877
: Hanak, Guido and Taladay
: 498 Jeffers Street
: P. O. Box 487
: DuBois, PA 15801

:
: 814-371-7768

FILED

MAY 24 2002

William A. Shaw
Prothonotary

IN THE COURT OF COMMON PLEAS
OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION - AT LAW

WILLIAM F. BUNDY and
NELLIE M. BUNDY,
Plaintiffs

vs.

PAUL D. CONRAD,
Defendant

:
:
:
:
:
:
:
:

No. 02-523-CD
IN EJECTMENT

PRAECIPE FOR DISCONTINUANCE

TO THE PROTHONOTARY:

Kindly mark the above referenced matter settled and
discontinued.



Anthony S. Guido
Attorney for Plaintiff

FILED ^{no}cc

^{7/10:35 PM} MAY 24 2007 Cert. of Disc. to Atty
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William A. Shaw
Prothonotary

WAS

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

CIVIL DIVISION

COPY

**William F. Bundy
Nellie M. Bundy**

Vs.

No. 2002-00523-CD

Paul D. Conrad

CERTIFICATE OF DISCONTINUATION

Commonwealth of PA
County of Clearfield

I, William A. Shaw, Prothonotary of the Court of Common Pleas in and for the County and Commonwealth aforesaid do hereby certify that the above case was on May 24, 2002, marked:

Settled and Discontinued

Record costs in the sum of \$120.69 have been paid in full by Anthony S. Guido, Esq.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal of this Court at Clearfield, Clearfield County, Pennsylvania this 24th day of May A.D. 2002.

William A. Shaw, Prothonotary