

04-93-CD
GEORGE BROSKY, etal. vs. JOE ANDRES

George Brosky vs. Joe Andres
2004-93-CD

COURT OF COMMON PLEAS
Clearfield Co., PA
JUDICIAL DISTRICT

FROM

DISTRICT JUSTICE JUDGMENT

COMMON PLEAS No.

04-93-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 Joe Andres		MAG. DIST. NO. OR NAME OF D.J. Patrick N. Ford	
ADDRESS OF APPELLANT 153 Treasure Lake		CITY DuBois	STATE PA
		ZIP CODE 15801	
DATE OF JUDGMENT 12/23/03	IN THE CASE OF (Plaintiff) George Brosky, et al.		(Defendant) vs. Joe Andres
CLAIM NO. CV LT 0000542-03	SIGNATURE OF APPELLANT OR HIS ATTORNEY OR AGENT <i>Joe Andres</i> Joe Andres		

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 **George Brosky and Yvonne Brosky**, appellee(s), to file a complaint in this appeal

(Common Pleas No. **04-93-CD**) within twenty (20) days after service of rule or suffer entry of judgment of non pros.

George Brosky and Yvonne Brosky

RULE: To _____, appellee(s).

Patrick N. Ford
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: **Jan. 22, 2004**

William A. Shaw
Signature of Prothonotary or Deputy

FILED

01/10/30/04
JAN 22 2004

Hana, Guido, Taladay
pd. 85.00
Copies to Atty Bowers

William A. Shaw
Prothonotary/Clerk of Courts

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) _____, ☐ by personal service ☐ by (certified) (registered) mail, sender's
receipt attached hereto, and upon the appellee, (name) _____, on
_____, ☐ 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 _____, ☐ by personal service ☐ by (certified) (registered)
mail, sender's receipt attached hereto.

SWORN (AFFIRMED) AND SUBSCRIBED BEFORE ME

THIS _____ DAY OF _____, _____

Signature of affiant

Signature of official before whom affidavit was made

Title of official

My commission expires on _____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF: **CLEARFIELD**

Mag. Dist. No.: **46-3-01**
DJ Name: Hon. **PATRICK N. FORD**
Address: **309 MAPLE AVENUE**
P.O. BOX 452
DUBOIS, PA
Telephone: **(814) 371-5321** **15801**

NOTICE OF JUDGMENT/TRANSCRIPT
NONRESIDENTIAL LEASE

PLAINTIFF: NAME and ADDRESS
BROSKY, GEORGE, ET AL.
119 S. BRADY STREET
DUBOIS, PA 15801

VS.
DEFENDANT: NAME and ADDRESS
ANDRES, JOE
119 1/2 S. BRADY STREET
DUBOIS, PA 15801

JOE ANDRES
119 1/2 S. BRADY STREET
DUBOIS, PA 15801

Docket No.: **LT-0000542-03**
Date Filed: **12/04/03**



THIS IS TO NOTIFY YOU THAT:

Judgment:

FOR PLAINTIFF

- ☒ Judgment was entered for: (Name) **BROSKY, GEORGE, ET AL.**
☒ Judgment was entered against **ANDRES, JOE** in a
Landlord/Tenant action in the amount of \$ **914.10** on **12/23/03** (Date of Judgment)
The amount of rent per month, as established by the District Justice, is \$ **275.00**.
The total amount of the Security Deposit is \$ **.00**

	Total Amount Established by DJ	Less Security Deposit Applied	=	Adjudicated Amount
Rent in Arrears	\$ 825.00	-\$.00	=	\$ 825.00
Physical Damages Leasehold Property	\$.00	-\$.00	=	\$.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				\$ 825.00
Judgment Costs				\$ 89.10
Attorney Fees				\$.00
Total Judgment				\$ 914.10
Post Judgment Credits				\$
Post Judgment Costs				\$
Certified Judgment Total				\$

☐ Defendants are jointly and severally liable.
☐ This case dismissed without prejudice.
☒ Possession granted.
☐ Possession granted if money judgment is not satisfied by time of eviction.
☐ Possession not granted.

ANY PARTY AGGRIEVED BY A JUDGMENT INVOLVING A NONRESIDENTIAL LEASE MAY APPEAL WITHIN 30 DAYS AFTER THE ENTRY OF JUDGMENT BY FILING A NOTICE OF APPEAL WITH THE PROTHONOTARY/CLERK OF COURTS 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. EXCEPT AS OTHERWISE PROVIDED IN THE RULES OF CIVIL PROCEDURE FOR DISTRICT JUSTICES, 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 DISTRICT JUSTICE.

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

12-23-03 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

My commission expires first Monday of January, **2006**.

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 Clearfield; SS

AFFIDAVIT: I hereby swear or affirm that I served

☒ a copy of the Notice of Appeal, Common Pleas No. 04-93-CO, upon the District Justice designated therein on (date of service) 1/23/04, ☐ by personal service ☒ by (certified) (registered) mail, sender's receipt attached hereto, and upon the appellee, (name) GEORGE + YVONNE BROSKY, on

☐ 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 1/23/04, ☐ by personal service ☒ by (certified) (registered) mail, sender's receipt attached hereto.

SWORN (AFFIRMED) AND SUBSCRIBED BEFORE ME

THIS 23rd DAY OF January 2004

Barbara A. Bowser
Signature of official before whom affidavit was made

[Signature]

Signature of affiant

Title of official

My commission expires on

Notarial Seal
Barbara A. Bowser, Notary Public
DuBois, Clearfield County
My Commission Expires Mar. 28, 2005
Member, Pennsylvania Association of Notaries

FILED

0184081
JAN 26 2004

William A. Shaw
Prothonotary/Clerk of Courts

COURT OF COMMON PLEAS
Clearfield Co., PA
JUDICIAL DISTRICT

FROM


DISTRICT JUSTICE JUDGMENT

COMMON PLEAS No.

04-93-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 Joe Andres		MAG. DIST. NO. OR NAME OF D.J. Patrick N. Ford	
ADDRESS OF APPELLANT 153 Treasure Lake		CITY DuBois	STATE PA
		ZIP CODE 15801	
DATE OF JUDGMENT 12/23/03	IN THE CASE OF (Plaintiff) George Brosky, et al.		(Defendant) vs. Joe Andres
CLAIM NO. CV LT 0000542-03	SIGNATURE OF APPELLANT OR HIS ATTORNEY OR AGENT  Joe Andres		

This block will be signed ONLY when this notation is required under Pa. R.C.P.J.P. No. 1008B.

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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).

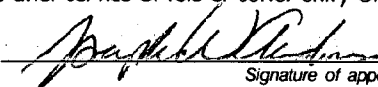
PRAECIPE: To Prothonotary

Enter rule upon **George Brosky and Yvonne Brosky**, appellee(s), to file a complaint in this appeal
Name of appellee(s)

(Common Pleas No. **04-93-CD**) within twenty (20) days after service of rule or suffer entry of judgment of non pros.

George Brosky and Yvonne Brosky

RULE: To _____, appellee(s).
Name of appellee(s)


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: **Jan. 22, 2004**


Signature of Prothonotary or Deputy

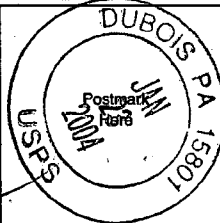
7002 2030 0006 3808 5631

U.S. MAIL
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$4.42



Sent To	GEORGE + YVONNE BROSKY
Street, Apt. No., or PO Box No.	119-112 S. BRADY STREET
City, State, ZIP+4	DUBOIS PA 15801

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- 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.
Internet access to delivery information is not available on mail addressed to APOs and FPOs.

PS Form 3800, June 2002 (Reverse)
102595-02-M-1-1692

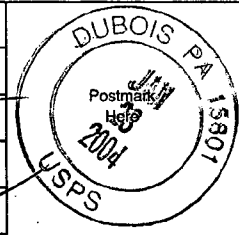
7002 2030 0006 3808 5648

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



Sent To
 Patrick N Ford
 Street, Apt. No.,
 or PO Box No. 309 Maple Ave., PO Box 452
 City, State, ZIP+4
 DuBois PA 15801

PS Form 3800, January 2002 See Reverse for Instructions

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- 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®.
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- 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*".
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Internet access to delivery information is not available on mail addressed to APOs and FPOs.

PS Form 3800, June 2002 (Rev. 9/99)
102595-02-M-1692

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF: **CLEARFIELD**

Mag. Dist. No.:

46-3-01

DJ Name: Hon.

PATRICK N. FORD

Address: **309 MAPLE AVENUE**

P.O. BOX 452

DUBOIS, PA

Telephone: **(814) 371-5321** **15801**

**NOTICE OF JUDGMENT/TRANSCRIPT
NONRESIDENTIAL LEASE**

PLAINTIFF:

NAME and ADDRESS

BROSKY, GEORGE, ET AL.

119 S. BRADY STREET

DUBOIS, PA 15801

DEFENDANT:

VS.

NAME and ADDRESS

ANDRES, JOE

119 1/2 S. BRADY STREET

DUBOIS, PA 15801

Docket No.: **LT-0000542-03**

Date Filed: **12/04/03**



PATRICK N. FORD
309 MAPLE AVENUE
P.O. BOX 452
DUBOIS, PA 15801

THIS IS TO NOTIFY YOU THAT:

Judgment:

FOR PLAINTIFF

☒ Judgment was entered for: (Name) **BROSKY, GEORGE, ET AL.**

☒ Judgment was entered against **ANDRES, JOE** in a

☒ Landlord/Tenant action in the amount of \$ **914.10** on **12/23/03**. (Date of Judgment)

The amount of rent per month, as established by the District Justice, is \$ **275.00**.

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

	Total Amount Established by DJ	Less Security Deposit Applied	=	Adjudicated Amount
Rent in Arrears	\$ 825.00	\$.00	=	\$ 825.00
Physical Damages Leasehold Property	\$.00	\$.00	=	\$.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				\$ 825.00
Judgment Costs				\$ 89.10
Attorney Fees				\$.00
Total Judgment				\$ 914.10
Post Judgment Credits				\$
Post Judgment Costs				\$
Certified Judgment Total				\$

☐ Defendants are jointly and severally liable.

☐ This case dismissed without prejudice.

☒ Possession granted.

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

☐ Possession not granted.

FILED

JAN 28 2004 *File*
m/1:05/

ANY PARTY AGGRIEVED BY A JUDGMENT INVOLVING A NONRESIDENTIAL LEASE MAY APPEAL WITHIN 30 DAYS AFTER THE ENTRY OF JUDGMENT BY FILING A NOTICE OF APPEAL WITH THE PROTHONOTARY/CLERK OF COURTS 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. EXCEPT AS OTHERWISE PROVIDED IN THE RULES OF CIVIL PROCEDURE FOR DISTRICT JUSTICES, 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 DISTRICT JUSTICE.

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

12-23-03 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

My commission expires first Monday of January, **2006**.

CIVIL/LANDLORD TENANT WORKSHEET



Case Name: **BROSKY, GEORGE, ET AL.**
VS ANDRES, JOE

Docket No.: **LT-0000542-03**

Hearing Date: **12/18/03**

Hearing Time: **11:00 A**

Cross Complaint Filed (Date): _____ Cross Complaint Amount: \$ _____

- | | |
|--|--|
| <input type="checkbox"/> Defendant intends to defend (Date): _____
<input type="checkbox"/> Plaintiff so notified (Date): _____
<input type="checkbox"/> Hearing was held on (Date): _____
<input type="checkbox"/> Defendant did not appear.
<input type="checkbox"/> Plaintiff did not appear. | <input type="checkbox"/> Stayed on (Date): _____
<input type="checkbox"/> Stayed until further notice.
Defendant appeared at hearing:
<input type="checkbox"/> Not represented.
<input type="checkbox"/> Represented by: _____ |
|--|--|

Residential Lease ? ☐ Y ☐ N

DISPOSITION

- ☒ Judgment for plaintiff: _____ (Name)
☐ Judgment for defendant: _____ (Name)

Judgment entered on (Date): _____ Notice of judgment given on (Date): _____

The amount of rent per month as established by the District Justice, is \$ **275**

The total amount of the Security Deposit is \$ **-0-**

	Total Amount Established by DJ	Less	Security Deposit Applied	=	Adjudicated Amount
Rent in Arrears	\$ _____	-	\$ _____	=	\$ _____
Physical Damages Leasehold Property	\$ _____	-	\$ _____	=	\$ _____
Damages/Unjust Detention	\$ _____	-	\$ _____	=	\$ _____

- ☐ Amount of Judgment Subject to Attachment/42 Pa.C.S. § 8127 _____
☐ Defendants are jointly and severally liable.

- ☒ Possession granted.
☐ Possession not granted.
☐ Grant Possession if money Judgment is not Satisfied by time of eviction.

- ☐ Order for Possession Requested
☐ Order for Possession Issued
☐ Order for Possession Reissued

- ☐ Appeal Filed
☐ Supersedeas Attached
☐ Supersedeas Terminated

- ☐ Dismissal without prejudice (Date): _____
☐ Transferred to (Date): _____
☐ Settled (Date): _____

☐ Damages will be assessed on (Date): _____ (Time): _____

☐ Levy is stayed for _____ days, or

☐ Objection to Levy has been filed and a hearing will be held on (Date): _____ (Time): _____

☐ Objection to levy denied; sale to be rescheduled

Less Amt. Due Defendant from Cross Complaint	-	\$ _____
Interest (if provided by lease)	\$	_____
Amount of Judgment	\$	825.00
Judgment Costs	\$	_____
Attorney Fees	\$	_____
Total Judgment	\$	_____

☐ Judgment and cost satisfied (Date): _____ (By whom notified): _____

☐ Continued to (Date): _____ (Time): _____

At the request of:

- ☐ Plaintiff
☐ Defendant

☐ Notice of continuance given on (Date): _____

☐ generally stayed.

FINAL DISPOSITION MADE BY:

 (District Justice)

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF: **CLEARFIELD**

Mag. Dist. No.:

46-3-01

DJ Name: Hon.

PATRICK N. FORD

Address: **109 NORTH BRADY STREET**

P.O. BOX 452

DUBOIS, PA

15801

Telephone: **(814) 371-5321**

**LANDLORD AND
TENANT COMPLAINT**

PLAINTIFF:

NAME and ADDRESS

George Brosky Yoonae Brosky
119 1/2 Brady ST
Dubois Pa 15801

VS.

DEFENDANT:

NAME and ADDRESS

Joe Andres
119 1/2 S Brady ST.
Dubois Pa 15801

Docket No.: **LT-542-03**

Date Filed: **12-4-03**



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

Lease is ☐ Residential ☒ Nonresidential.

☐ Damages for injury to the real property, to wit: _____ in the amount of: \$ _____

☐ 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 \$ **1100⁰⁰**

☒ And additional rent remaining due and unpaid on hearing date \$ _____

THE PLAINTIFF FURTHER ALLEGES THAT:

Total: \$ _____

1. The location and the address, if any, of the real property is: **119 1/2 S. Brady St. Dubois, Pa**

2. The plaintiff is the landlord of that property.

3. He leased or rented the property to you or to **Joe Andres** under whom you claim.

4. ☐ Notice to quit was given in accordance with law, or

☐ No notice is required under the terms of the lease.

5. ☐ 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 Rent, & parking violation** or,

☒ Rent reserved and due has, upon demand, remained unsatisfied.

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

I, _____ 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 unsworn falsification to authorities.

George Brosky
(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 assistance, please contact the Magisterial District office at the address above.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF: **CLEARFIELD**

Mag. Dist. No.:	46-3-01
DJ Name: Hon.	PATRICK N. FORD
Address:	309 MAPLE AVENUE P.O. BOX 452 DUBOIS, PA
Telephone: (814) 371-5321	15801

**PATRICK N. FORD
309 MAPLE AVENUE
P.O. BOX 452
DUBOIS, PA 15801**

Wendy R. Ford
Magisterial District Court
12/18/03

**RECOVERY OF REAL PROPERTY
HEARING NOTICE**

PLAINTIFF: **BROSKY, GEORGE, ET AL.**
119 S. BRADY STREET
DUBOIS, PA 15801

VS.
DEFENDANT: **ANDRES, JOE**
119 1/2 S. BRADY STREET
DUBOIS, PA 15801

Docket No.: **LT-0000542-03**
Date Filed: **12/04/03**



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: 12/18/03	Place: DISTRICT COURT 46-3-01 309 MAPLE AVENUE P.O. BOX 452 DUBOIS, PA 15801
Time: 11:00 AM	

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 district justice 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.

ALL COPIES PRINTED

DATE PRINTED: 12/04/03 1:07:05 PM
AOPC 310B-02

FILED

JAN 28 2004

William J. Shaw
Prothonotary

Notice of Proposed Termination of Court Case

November 5, 2007

RE: 2004-00093-CD

George Brosky

Vs.

Joe Andres

FILED

NOV 05 2007



William A. Shaw
Prothonotary/Clerk of Courts

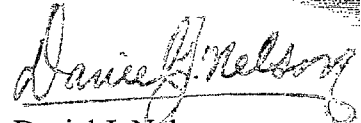
Dear George Brosky:

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 **January 4, 2008**.

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,



Daniel J. Nelson
Court Administrator

Notice of Proposed Termination of Court Case

November 5, 2007

RE: 2004-00093-CD

George Brosky

Vs.

Joe Andres

Dear Joe Andres:

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.

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By the Court,

A handwritten signature in dark ink, appearing to read "Daniel J. Nelson", is written over a horizontal line.

Daniel J. Nelson
Court Administrator

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

GEORGE BROSKY, ET. AL.
Plaintiff

VS.

JOE ANDRES,
Defendant

No. 2004-93-CD

NOTICE TO DEFEND

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.

Court Administrator's Office
Clearfield County Courthouse
Clearfield, PA 16830
(814) 765-2641

FILED

FEB 09 2004

William A. Shaw
Prothonotary/Clerk of Courts

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

GEORGE BROSKY, ET AL.,
Plaintiff

VS.

04-93-CD

JOE ANDRES,

Defendant *answer*

NOW, comes George and Yvonne Brosky, pro se, who claims as follows:

- 1: George & Yvonne Brosky, 19 S. Brady Street, DuBois, PA 15801.
- 2: Joe Andres, 119 ½ S. Brady Street, DuBois, PA 15801.
- 3: The Rental property is located at 119 ½ S. Brady Street, DuBois, PA 15801.
- 4: The parties entered into a rental agreement with the agreement that Mr. Andres would pay \$275.00 a month.
- 5: The defendant now owes \$914.10 including rents and magistrates costs with the rent ongoing.

Wherefore, the plaintiff asks to enter a judgement in their favor in the amount of \$914.10 plus \$275.00 month.

George Brosky
George Brosky

WILLIAM A. SHAW

PROTHONOTARY

and CLERK of COURTS

P.O. BOX 549

CLEARFIELD, PENNSYLVANIA 16830

FILED

NOV 13 2007

William A. Shaw
Prothonotary/Clerk of Courts

~~Joe Andres
119 1/2 S. Brady Street
DuBois, PA 15801~~

XXXX

4054

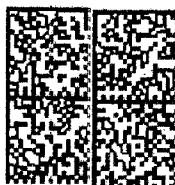
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Notice of Proposed Termination of Court Case

November 5, 2007

RE: 2004-00093-CD

George Brosky

Vs.

Joe Andres

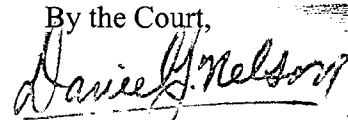
Dear Joe Andres:

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By the Court,

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Daniel J. Nelson
Court Administrator