

07-888-CD  
Cfhd B&T vs Samuel D. Richards

Cfhd Bank & Trust vs Samuel Richards  
2007-888-CD

**COURT OF COMMON PLEAS OF CLEARFIELD COUNTY  
PENNSYLVANIA**

Clearfield Bank & Trust Company  
11 N Second St., P.O. Box 171  
Clearfield, PA 16830

CIVIL ACTION

No. 07-888-CD

Type of Case: District Justice

Type of Pleading: \_\_\_\_\_

VS.

Filed on Behalf of:

Clearfield Bank & Trust Company  
Plaintiff

Samuel D. Richards  
Defendant

P.O. Box 191  
Street Address

Luthersburg, PA 15848  
City, State, Zip

Clearfield Bank & Trust Company  
Justin B. Dinkfelt, Collector  
Filed by

11 N Second St., P.O. Box 171  
Clearfield, PA 16830  
Ph. 814-765-7551 Ext. 8878

  
Justin B. Dinkfelt

**FILED**

019:23/01  
JUN 07 2007

No CC (U)  
Aff. pd. 20.00

Notice to Def.

William A. Shaw  
Prothonotary/Clerk of Courts Statement to Aff

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF: **CLEARFIELD**

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

**NOTICE OF JUDGMENT/TRANSCRIPT  
CIVIL CASE**

PLAINTIFF: **CLEARFIELD BANK & TRUST CO**  
**PO BOX 171**  
**CLEARFIELD, PA 16830**

VS.  
DEFENDANT: **RICHARDS, SAMUEL D**  
**PO BOX 191**  
**LUTHERSBURG, PA 15848**

Docket No.: **CV-0000102-07**  
Date Filed: **3/15/07**



**RICHARD A. IRELAND**  
**650 LEONARD ST**  
**STE 113**  
**CLEARFIELD, PA 16830**

**THIS IS TO NOTIFY YOU THAT:**

Judgment: **DEFAULT JUDGMENT PLTF** (Date of Judgment) **4/23/07**

☒ Judgment was entered for: (Name) **CLEARFIELD BANK & TR, UST CO**

☒ Judgment was entered against: (Name) **RICHARDS, SAMUEL D**  
in the amount of \$ **3,706.90**

☐ Defendants are jointly and severally liable.

☐ Damages will be assessed on Date & Time \_\_\_\_\_

☐ This case dismissed without prejudice.

☐ Amount of Judgment Subject to Attachment/42 Pa.C.S. § 8127  
\$ \_\_\_\_\_

☐ Portion of Judgment for physical damages arising out of  
residential lease \$ \_\_\_\_\_

|                                 |                    |
|---------------------------------|--------------------|
| Amount of Judgment              | \$ <b>3,615.40</b> |
| Judgment Costs                  | \$ <b>91.50</b>    |
| Interest on Judgment            | \$ <b>.00</b>      |
| Attorney Fees                   | \$ <b>.00</b>      |
| <b>Total</b>                    | <b>\$ 3,706.90</b> |
| Post Judgment Credits           | \$ _____           |
| Post Judgment Costs             | \$ _____           |
| <b>Certified Judgment Total</b> | <b>\$ _____</b>    |

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.

EXCEPT AS OTHERWISE PROVIDED IN THE RULES OF CIVIL PROCEDURE FOR MAGISTERIAL DISTRICT JUDGES, IF THE JUDGMENT HOLDER ELECTS TO ENTER THE JUDGMENT IN THE COURT OF COMMON PLEAS, ALL FURTHER PROCESS MUST COME FROM THE COURT OF COMMON PLEAS AND NO FURTHER PROCESS MAY BE ISSUED BY THE MAGISTERIAL DISTRICT JUDGE.

UNLESS THE JUDGMENT IS ENTERED IN THE COURT OF COMMON PLEAS, ANYONE INTERESTED IN THE JUDGMENT MAY FILE A REQUEST FOR ENTRY OF SATISFACTION WITH THE MAGISTERIAL DISTRICT JUDGE IF THE JUDGMENT DEBTOR PAYS IN FULL, SETTLES, OR OTHERWISE COMPLIES WITH THE JUDGMENT.

**APR 23 2007** Date *Richard A. Ireland*, Magisterial District Judge

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

**MAY 24 2007** Date *Samuel D. Richards*, Magisterial District Judge

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

SEAL

AOPC 315-06

**DATE PRINTED: 4/23/07 2:12:00 PM**

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

COPY

**Clearfield Bank & Trust Co.  
PO BOX 171  
CLEARFIELD PA 16830-0171**

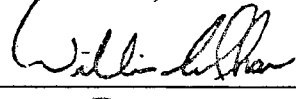
No. 07-888-CD

**VS.**

**Samuel D. Richards  
P.O. Box 191  
Luthersburg, PA 15848**

**Notice** is given that a **JUDGMENT** in the above captioned matter  
has been entered against you in the amount of \$3,706.90  
On June 7, 2007.

**William A. Shaw, Prothonatary**

By  SA  
~~Deputy~~

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

COPY

Clearfield Bank & Trust Company  
Plaintiff(s)

No.: 2007-00888-CD

Real Debt: \$3,706.90

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Samuel D. Richards  
Defendant(s)


Entry: \$20.00

Instrument: DJ Judgment

Date of Entry: June 7, 2007

Expires: June 7, 2012

Certified from the record this 7<sup>th</sup> day of June, 2007.



William A. Shaw, Prothonotary

\*\*\*\*\*

SIGN BELOW FOR SATISFACTION

Received on \_\_\_\_\_, \_\_\_\_\_, of defendant full satisfaction of this Judgment,  
Debt, Interest and Costs and Prothonotary is authorized to enter Satisfaction on the same.

\_\_\_\_\_  
Plaintiff/Attorney

**COURT OF COMMON PLEAS OF CLEARFIELD COUNTY  
PENNSYLVANIA**

Clearfield Bank & Trust Company  
11 N Second St., P.O. Box 171  
Clearfield, PA 16830

CIVIL ACTION

No. 2007-00888 CD

Type of Case: District Justice

Type of Pleading: Satisfaction

VS.

Filed on Behalf of:

Clearfield Bank & Trust Company  
Plaintiff

Samuel D. Richards  
Defendant

P.O. Box 191  
Street Address

Luthersburg, PA 15848  
City, State, Zip

Clearfield Bank & Trust Company  
Lori A. Kurtz, Collection Manager  
Filed by

11 N Second St., P.O. Box 171  
Clearfield, PA 16830  
Ph. 814-765-7551 Ext. 8825

Lori A. Kurtz  
Lori A. Kurtz

**FILED** No CC  
012:2564 Piff pd.  
FEB 08 2008 7.00

William A. Shaw  
Prothonotary/Clerk of Courts

*WS*

**RELEASE FROM JUDGMENT**

From: SAMUEL D. RICHARDS

**Judgment Dated/Filed:** June 7, 2007

To: CLEARFIELD BANK AND  
TRUST COMPANY

**Docket No.:** 2007-00888-CD

**Prothonotary's Office of Clearfield County,  
PA**

**Debt:** \$3,706.90

**KNOW ALL MEN BY THESE PRESENTS,**

**THAT WHEREAS, *SAMUEL D. RICHARDS*, is indebted to Clearfield Bank and Trust Company, P.O. Box 171, 11 North Second Street, Pennsylvania 16830, ("Bank") its successors and assigns, in the amount aforesaid; and**

**THAT WHEREAS, the said *SAMUEL D. RICHARDS* has requested the said Bank to release the premises hereinafter described, from any encumbrance or lien by operation of said indebtedness:**

**NOW, THEREFORE, be it known that the said Bank as well in consideration of the premises and of the sum of *ONE AND 00/100 (\$1.00) DOLLAR*, lawful money to it in hand paid by the said *SAMUEL D. RICHARDS* at the time of the execution hereof, the receipt whereof is hereby acknowledged, has remised, released, quit-claimed, exonerated and discharged, and by these presents, does remise, release, quit-claim, exonerate and discharge unto the said *SAMUEL D. RICHARDS* his heirs and assigns,**

***SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"***

**TO HAVE AND TO HOLD**, the same, with the appurtenances, unto the said **SAMUEL D. RICHARDS**, his heirs and assigns forever freed, exonerated and discharged of and from the lien of said Judgment, and every part thereof.

**PROVIDED, ALWAYS, NEVERTHELESS**, that nothing herein contained shall in anyway affect, alter or diminish the validity of the lien or incumbrance in any way, or the remedies at law for recovering thereout or against the said **SAMUEL D. RICHARDS**, his heirs or assigns, the principal sum, with any applicable interest which may accrue.

**IN WITNESS WHEREOF**, the said Clearfield Bank and Trust Company has caused its corporate seal to be affixed to this instrument by the hand of its Vice President Lending Division Manager and the same to be duly attested by its Secretary this 8<sup>th</sup> day of February, 2008.

ATTEST:

Lori A. Kusty

CLEARFIELD BANK AND TRUST  
COMPANY

By: Louis Cynkar

Louis Cynkar, Vice President  
Lending Division Manager



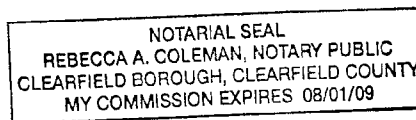
COMMONWEALTH OF PENNSYLVANIA )  
 ) S.S.  
COUNTY OF CLEARFIELD )

On this, the 8<sup>th</sup> day of February, 2008, before me, the undersigned officer, personally appeared **LOUIS CYNKAR**, who acknowledged himself to be the ***Vice President Lending Division Manager of Clearfield Bank and Trust Company***, and that he as such officer being authorized to do so, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

**My commission expires:**

Rebecca A Coleman  
Notary Public



**This Document Was Prepared By:**  
**Alan F. Kirk, Esquire**  
**Babst, Calland, Clements and Zomnir, P.C.**  
**328 Innovation Boulevard, Suite 200**  
**State College, PA 16803**  
**Phone: 814.867.8055/Fax: 814.867.8051**

## **EXHIBIT "A"**

**ALL** that certain tract of land situate in the Township of Girard, County of Clearfield and Commonwealth of Pennsylvania, bounded and described as follows:

**BEGINNING** at an iron post at the right-of-way line of Highway Route No. 879, leading from LeContes Mills to Clearfield, being the southwestern corner of the premises hereby conveyed marked by an iron post; thence by a line through land of Eva Martell and Calvin Martell, the former grantors, North eighty-seven (87°) degrees East, crossing the driveway reserved, two hundred eighty-seven (287) feet to an iron post in other land of Eva Martell and Calvin Martell; thence by the same south four and one-half (4-1/2°) degrees East twenty-eight (28) feet to an iron post; thence still by same North eighty-six (86°) degrees East one hundred four (104) feet to an iron post in the line of right-of-way abandoned State Highway; thence along said abandoned highway south four (4°) degrees East three hundred sixty-eight (368) feet to an iron post; thence still by the same South four (4°) degrees West, three hundred thirty-eight (338) feet to an iron post; thence South sixty-five (65°) degrees West eighty-three (83) feet to the right-of-way line of Route No. 879 marked by an iron pin; thence along Route No. 879 North twenty-five (25°) degrees West eight hundred fifteen (815) feet to an iron post and place of beginning. **CONTAINING** three and one-half (3-1/2) acres, together with the improvements thereon.

**BEING** the same premises as were conveyed to Samuel D. Richards and Deborah A. Richards, husband and wife, by Deed of Fred St. Clair and Barbara J. St. Clair, husband and wife, dated July 25, 1995, and entered for record in the Recorder's Office of Clearfield County in Deeds and Records Book Volume 1691, Page 549.

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

Clearfield Bank & Trust Company  
Plaintiff(s)

No.: 2007-00888-CD

Real Debt: \$3,706.90

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Samuel D. Richards  
Defendant(s)

Entry: \$20.00

Instrument: DJ Judgment

Date of Entry: June 7, 2007

Expires: June 7, 2012

Certified from the record this 7<sup>th</sup> day of June, 2007.



William A. Shaw, Prothonotary

\*\*\*\*\*

SIGN BELOW FOR SATISFACTION

Received on November 2, 2012, of defendant full satisfaction of this Judgment,  
Debt, Interest and Costs and Prothonotary is authorized to enter Satisfaction on the same.

Clearfield Bank & Trust

Plaintiff/Attorney

By: Sam A. Kurtz

FILED Piff

9 NOV 14 2012 pd. 7.00

William A. Shaw  
Prothonotary/Clerk of Courts

Cert. of Sat.  
to Piff

66

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

**CIVIL DIVISION**

**CERTIFICATE OF SATISFACTION OF JUDGMENT**

Clearfield Bank & Trust Company

No.: 2007-00888-CD

Vs.

Debt: \$3,706.90

Samuel D. Richards

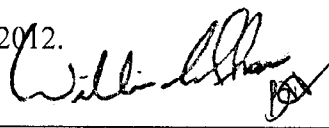
Atty's Comm.:

Interest From:

Cost: \$7.00

NOW, Wednesday, November 14, 2012, directions for satisfaction having been received, and all costs having been paid, SATISFACTION was entered of record.

Certified from the record this 14th day of November, A.D. 2012.

  
\_\_\_\_\_  
Prothonotary