

08-910-CD  
Sandy Township vs Ernest Gray et al

IN THE COURT OF COMMON PLEAS  
OF CLEARFIELD COUNTY, PENNSYLVANIA

SANDY TOWNSHIP  
P.O. Box 267  
DuBois, PA 15801

v.

ERNEST GRAY and JAMES LUCAS  
1220 Hillcrest Road  
Lancaster, PA 17601

CIVIL ACTION

No. 08-910 CD

Type of Case: Civil

Type of Pleading:  
Municipal Lien

Filed on Behalf of:  
Sandy Township, Plaintiff

Gregory M. Kruk, Esq.  
PA I.D. No. 27048  
Ferraro Kruk & Ferraro LLP  
690 Main Street  
Brockway, PA 15824  
814/268-2202

**FILED**

MAY 15 2008

William A. Shaw  
Prothonotary/Clerk of Courts

4CC Atty Kruk w/  
statement  
Atty pd. \$20.00

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

SANDY TOWNSHIP

vs.

NO. \_\_\_\_\_

ERNEST GRAY and JAMES M. LUCAS  
1220 Hillcrest Road  
Lancaster, PA 17601

**MUNICIPAL LIEN**

The Township of Sandy, a municipal corporation created by and existing under the laws of the Commonwealth of Pennsylvania, files this, its claim and lien, against ERNEST GRAY and JAMES M. LUCAS, owners, for the sum of Nine Thousand One Hundred Ninety-two and 48/100 (\$9,192.48) DOLLARS, with interest thereon from the 23rd day of April, 2008, and in the same amount, against all that piece or parcel of land, with the improvements thereon, situate in the Township of Sandy, Clearfield County, Pennsylvania, bounded and described as follows, to-wit:

ALL that certain tract of land designated as Lot No. 66, Section No. 2 "Santa Cruz" in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the Recorder of Deeds Office in Misc. Docket Map File No. 25. Excepting and reserving therefrom and subject to:

1. All easements, rights of way, reservations, restrictions and limitations shown or contained in prior instruments of record and in the aforesaid plan.
2. The Declaration of Restrictions, Treasure Lake, Inc., recorded in Misc. Book Vol. 146, p. 476; all of said restrictions being covenants which run with the land.
3. All minerals and mining rights of every kind and nature.
4. A lien for all unpaid charges or assessments as may be made by Treasure Lake, Inc. or Treasure Lake Property

Owners Association, Inc., which lien shall run with the land and be an encumbrance against it.

BEING the same premises conveyed to Ernest Gray and James Lucas by deed of Integra Bank North, dated October 26, 1994, and recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania, in Record Book Vol. 1641, p. 357.

County Assessment No. 128-C02-002-00066-00-21.

This is for the property located in Treasure Lake, Sandy Township, PA 15801.

The sum of Nine Thousand One Hundred Ninety-two and 48/100 (\$9,192.48) Dollars with interest as aforesaid, is claimed to be due for costs associated with the demolition and removal of a dangerous and/or dilapidated building on said piece or parcel of land, constituting a nuisance in accordance with the dangerous and/or dilapidated ordinance of Sandy Township, being Ordinance No. 1971-1, and being found in the Code of the Township of Sandy in Chapter 4, Part 1, and specifically Section 4-105(E) which authorizes the placement of a lien against the property and in accordance with the Pennsylvania Municipal Claims and Tax Liens Act, found at 53 P.S. Section 7101, et seq.

Owners Association, Inc., which lien shall run with the land and be an encumbrance against it.

BEING the same premises conveyed to Ernest Gray and James Lucas by deed of Integra Bank North, dated October 26, 1994, and recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania, in Record Book Vol. 1641, p. 357.

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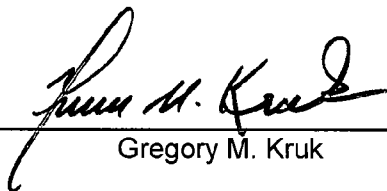
This is for the property located in Treasure Lake, Sandy Township, PA 15801.

The sum of Nine Thousand One Hundred Ninety-two and 48/100 (\$9,192.48) Dollars with interest as aforesaid, is claimed to be due for costs associated with the demolition and removal of a dangerous and/or dilapidated building on said piece or parcel of land, constituting a nuisance in accordance with the dangerous and/or dilapidated ordinance of Sandy Township, being Ordinance No. 1971-1, and being found in the Code of the Township of Sandy in Chapter 4, Part 1, and specifically Section 4-105(E) which authorizes the placement of a lien against the property and in accordance with the Pennsylvania Municipal Claims and Tax Liens Act, found at 53 P.S. Section 7101, et seq.

And the said Township of Sandy files, this, its claim or lien, under and by virtue of an Act of Assembly of the State of Pennsylvania, entitled "An Act providing when, how, upon what property, and to what extent, liens shall be allowed for taxes and for municipal improvements, for the removal of nuisances, and for water rents or rates, sewer rates, and lighting rates; for the procedure upon claims filed therefor; the methods for preserving such liens and enforcing payment of such claims; the effect of judicial sales of the properties liened; the distribution of the proceeds of such sales, and the redemption of the property therefrom; for the lien and collection of certain taxes heretofore assessed, and of claims for municipal improvements made and nuisances removed, within six months before the passage of this act; and for the procedure on tax and municipal claims filed under other and prior acts of Assembly" – Approved the 16<sup>th</sup> day of May, 1923. And by virtue and in pursuance of an Ordinance of the said Township of Sandy approved as aforesaid.

The Township of Sandy

By:



Gregory M. Kruk

Solicitor

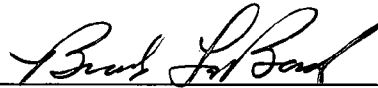
Dated at Brockway, PA on May 5, 2008

COMMONWEALTH OF PENNSYLVANIA

SS:

CLEARFIELD COUNTY

Brady LaBorde, Chairman, and Richard Castonguay, Manager, being duly sworn according to law, state that they are the use plaintiff in the above case, and that the facts therein set forth are true to the best of their knowledge, information and belief.



Brady LaBorde



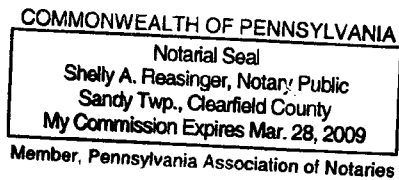
Richard Castonguay

SWORN AND SUBSCRIBED BEFORE ME,

THIS 6 DAY OF May, 2008.



Notary Public



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

COPY

Sandy Township  
Plaintiff(s)

No.: 2008-00910-CD

Real Debt: \$9,192.48

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Ernest Gray  
James Lucas  
Defendant(s)

Entry: \$20.00

Instrument: Municipal Lien

Date of Entry: May 15, 2008

Expires:

Certified from the record this 15th day of May, 2008.



William A. Shaw, Prothonotary

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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