

FRAUDULENT CONVEYANCE **QUIET TITLE PACKAGE**

An **action to quiet title** is a lawsuit brought in a court having jurisdiction over land disputes, in order to establish a party's title to real property against anyone and everyone, and thus “quiet” any challenges or claims to the title. It comprises a complaint that the ownership (title) of a parcel of land or other real property is defective in some fashion, typically where title to the property is ambiguous. A typical ground for complaint includes the **fraudulent conveyance of a property, perhaps by a forged deed or under coercion**.

Unlike acquisitions through a deed of sale, a quiet title action will give the party seeking such relief no cause of action against previous owners of the property.

Instructions for Completing Civil Cover Sheet

Rules of Court require that a Civil Cover Sheet be attached to any document commencing an action (whether the action is commenced by Complaint, Writ of Summons, Notice of Appeal, or by Petition). The information requested is necessary to allow the Court to properly monitor, control and dispose cases filed. A copy of the Civil Cover Sheet must be attached to service copies of the document commencing an action. The attorney or non-represented party filing a case shall complete the form as follows:

A. Parties

i. Plaintiffs/Defendants

Enter names (last, first, middle initial) of plaintiff, petitioner or appellant ("plaintiff") and defendant. If the plaintiff or defendant is a government agency or corporation, use the full name of the agency or corporation. In the event there are more than three plaintiffs and/or three defendants, list the additional parties on the Supplemental Parties Form. Husband and wife are to be listed as separate parties.

ii. Parties' Addresses

Enter the address of the parties at the time of filing of the action. If any party is a corporation, enter the address of the registered office of the corporation.

iii. *Number of Plaintiffs/Defendants:* Indicate the total number of plaintiffs and total number of defendants in the action.

B. Commencement Type: Indicate type of document filed to commence the action.

C. Amount in Controversy: Check the appropriate box.

D. Court Program: Check the appropriate box.

E. Case Types: Insert the code number and type of action by consulting the list set forth hereunder. To perfect a jury trial, the appropriate fees must be paid as provided by rules of court.

Proceedings Commenced by Appeal

Minor Court

5M Money Judgment
5L Landlord
5D Denial Open Default Judgment
5E Code Enforcement
Other:

Local Agency

5B Motor Vehicle Suspension-Breathalyzer
5V Motor Vehicle Licenses, Inspections, Insurance
5C Civil Service
5K Philadelphia Parking Authority
5Q Liquor Control Board
5R Board of Revision of Taxes
5X Tax Assessment Boards
5Z Zoning Board
52 Board of View
51 Other:

Other:

Proceedings Commenced by Petition

8P Appointment of Arbitrators
8C Name Change – Adult
8L Compel Medical Examination
8D Eminent Domain
8E Election Matters
8F Forfeiture
8S Leave to Issue - Subpoena
8M Mental Health Proceedings
8G Civil Tax Case – Petition

Other:

F. Commerce Program

Commencing January 3, 2000 the First Judicial District instituted a Commerce Program for cases involving corporations and corporate law issues, in general. If the action involves corporations as litigants or is deemed a Commerce Program case for other reasons, please check this block AND complete the information on the "Commerce Program Addendum". For further instructions, see Civil Trial Division Administrative Docket 01 of 2000.

G. Statutory Basis for Cause of Action

If the action is commenced pursuant to statutory authority ("Petition Action"), the specific statute must be identified.

H. Related Pending Cases

All previously filed related cases, regardless of whether consolidated by Order of Court or Stipulation, must be identified.

I. Plaintiff's Attorney

The name of plaintiff's attorney must be inserted herein together with other required information. In the event the filer is not represented by an attorney, the name of the filer, address, the phone number and signature is required.

Actions Commenced by Writ of Summons or Complaint

Contract

1C Contract
1T Construction
1O Other:

Tort

2B Assault and Battery
2L Libel and Lander
4F Fraud
1J Bad Faith
2E Wrongful Use of Civil Process

Other:

Negligence

2V Motor Vehicle Accident
2H Other Traffic Accident
1F No Fault Benefits
4M Motor Vehicle Property Damage
2F Personal Injury – FELA
2O Other Personal Injury
2S Premise Liability – Slip & Fall
2P Product Liability
2T Toxic Tort

T1 Asbestos

TZ DES

T2 Implant

3E Toxic Waste

Other:

Professional Malpractice

2D Dental
4L Legal
2M Medical
4Y Other

IG Subrogation

Equity

E1 No Real Estate
E2 Real Estate
1D Declaratory Judgment
M1 Mandamus

Real Property

3R Rent, Lease, Ejectment
Q1 Quiet Title
3F Mortgage Foreclosure
1L Mechanics Lien
P1 Partition Prevent Waste
1V Replevin
1H Civil Tax Case – Complaint

Other:

**The current version of the Civil Cover Sheet may be downloaded from the FJD's website
<http://courts.phila.gov>**

WHEREFORE, Plaintiff respectfully requests that this Honorable Court find in his/her favor and against the Defendant(s), and enter a judgment ordering the Recorder of Deeds for Philadelphia County to convey the property located at:

to the Plaintiff(s), upon presentment of an order stating the same; and granting such other relief as is necessary and appropriate.

Respectfully submitted:

Plaintiff

Plaintiff

Date: _____

NAME OF FILING PARTY:

Name: _____

Address: _____

City, State, Zip: _____

Telephone: _____

**THIS IS NOT AN
ARBITRATION CASE**

Plaintiff

vs.

: PHILADELPHIA COUNTY
: COURT OF COMMON PLEAS
: TRIAL DIVISION - CIVIL
:
: _____ TERM, _____
:
: No. _____
:
:

AFFIDAVIT OF PLAINTIFF

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF PHILADELPHIA :

ss.

I, _____ (Plaintiff), being duly sworn according to law, depose and say
that the facts stated herein are true and correct.

Plaintiff

Plaintiff

VERIFICATION

Plaintiff(s) _____

hereby verify that the statements set forth in the foregoing Complaint are true and correct to the best of my knowledge, information, and belief; I understand that these statements are made subject to the penalties of 18 Pa.C.S. §4904, relating to unsworn falsification to authorities.

Signature of Plaintiff

Signature of Plaintiff

Dated: _____