

Bob Brooks Refused To Pay For A Property...

According To Court Documents, In June 2004, Brooks' Father-In-Law Transferred A Title To A Residential Building In His And His Wife's Name And Prior To The Transfer, Funded The Subdivision Of The Land. "In June 2004, Michael Wiley transferred title to a residential building lot to his future daughter and son-in-law, Jennifer and Robert Brooks (Defendants). Prior to the transfer, Michael Wiley funded the subdivision of the land, and Defendants agreed to pay him \$55,500 for the cost of subdividing and the value of the lot. However, Defendants never paid Michael Wiley." (Carol A Wiley v. Jennifer L Brooks, Case No. C-48-CV-2018-08005, [Northampton County Court Of Common Pleas](#), Filed 8/27/18)

Brooks And His Wife Agreed To Pay Their Father-In-Law \$55,500 For The Cost Of Subdividing The Value Of The Lot, But They Never Paid. "Prior to the transfer, Michael Wiley funded the subdivision of the land, and Defendants agreed to pay him \$55,500 for the cost of subdividing and the value of the lot. However, Defendants never paid Michael Wiley." (Carol A Wiley v. Jennifer L Brooks, Case No. C-48-CV-2018-08005, [Northampton County Court Of Common Pleas](#), Filed 8/27/18)

JENNIFER L. BROOKS AND ROBERT R. BROOKS	:	
	:	No. 1879 EDA 2020
APPEAL OF: ROBERT R. BROOKS	:	
Appeal from the Judgment Entered November 19, 2020 In the Court of Common Pleas of Northampton County Civil Division at C-48-CV-2018-08005		
BEFORE: DUBOW, J., MURRAY, J., and COLINS, J.*		
OPINION BY MURRAY, J.:		FILED SEPTEMBER 24, 2021
Robert R. Brooks ¹ (Brooks) appeals from judgment entered in favor of Appellee, Carol A. Wiley (Wiley), in the amount of \$130,386.36. After careful review, we affirm.		
In June 2004, Michael Wiley transferred title to a residential building lot to his future daughter and son-in-law, Jennifer and Robert Brooks (Defendants). ² Prior to the transfer, Michael Wiley funded the subdivision of the land, and Defendants agreed to pay him \$55,500 for the cost of subdividing and the value of the lot. However, Defendants never paid		

(Carol A Wiley v. Jennifer L Brooks, Case No. C-48-CV-2018-08005, [Northampton County Court Of Common Pleas](#), Filed 8/27/18)

...Lied About It In Court...

In 2008, A Promissory Note Was Drafted, Which Memorialized Brooks' And His Wife's Debt, And Provided That The Defendants Were Jointly And Severally Liable To Pay \$55,500 At 6.5% Interest, In 120 Monthly Payments Of \$630.19, Beginning July 1, 2008. "In 2008, at the request of Michael Wiley, Carol Wiley had a promissory note drafted which memorialized Defendants' debt, and provided that Defendants were jointly and severally liable to pay Carol Wiley \$55,500 at 6.5% interest, in 120 monthly payments of \$630.19, beginning July 1, 2008. On July 12, 2008, Wiley and Defendants executed the promissory note in the presence of a notary. Defendants never made any of the payments prescribed in the promissory note." (Carol A Wiley v. Jennifer L Brooks, Case No. C-48-CV-2018-08005, [Northampton County Court Of Common Pleas](#), Filed 8/27/18)

In August 2018, Brooks And His Wife, Jennifer Brooks Were Sued In Court. (Carol A Wiley v. Jennifer L Brooks, Case No. C-48-CV-2018-08005, [Northampton County Court Of Common Pleas](#), Filed 8/27/18)

COURT OF COMMON PLEAS OF NORTHAMPTON COUNTY
COMMONWEALTH OF PENNSYLVANIA
CIVIL DIVISION

CAROL A. WILEY)
Plaintiff) No. C-48-CV-2018-8005
v.)
JENNIFER L. BROOKS and)
ROBERT R. BROOKS)
Defendants)

NOTICE

TO THE ABOVE-NAMED DEFENDANTS:

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 claim 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.

Lawyer Referral Service
P. O. Box 4733
Easton, Pennsylvania 18042
Telephone: 610-258-6333

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COURT OF COMMON PLEAS
CIVIL DIVISION
NORTHAMPTON COUNTY PA

(Carol A Wiley v. Jennifer L Brooks, Case No. C-48-CV-2018-08005, [Northampton County Court Of Common Pleas](#), Filed 8/27/18)

In The Answer To The Complaint, Brooks Denied Having Issued The Promissory Note. (Carol A Wiley v. Jennifer L Brooks, Case No. C-48-CV-2018-08005, [Northampton County Court Of Common Pleas](#), Filed 8/27/18)

TO: *Plaintiff*

You are hereby notified to plead to the enclosed *New Matter*, within twenty (20) days from service hereof, or a default judgment may be entered against you.

Sharon L. Steingard
Attorney for ~~Defendant~~
Robert R. Brooks, only

WILLIG, WILLIAMS & DAVIDSON
SHARON L. STEINGARD, ESQUIRE
Identification No. 21253
1845 Walnut Street, 24th Floor
Philadelphia, PA 19103
(215) 814-9221 ATTORNEY FOR DEFENDANT ROBERT R. BROOKS, ONLY

CAROL A. WILEY
VS.
JENNIFER L. BROOKS
AND
ROBERT R. BROOKS

COURT OF COMMON PLEAS
NORTHAMPTON COUNTY
CIVIL TRIAL DIVISION
NO. C-48-CV-2018-8005

2018 OCT 27 A 11:12
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COUNT OF COMMON PLEAS
NORTHAMPTON COUNTY, PA

DEFENDANT ROBERT R. BROOKS' ANSWER TO PLAINTIFF'S COMPLAINT WITH NEW MATTER

1. Admitted.
2. Admitted.
3. Admitted.
4. Denied. It is denied that Defendant Robert R. Brooks executed a Promissory Note dated June 12, 2008 in favor of Carol A. Wiley in the amount of Fifty-Five Thousand Five Hundred (\$55,500.00) Dollars with interest at the rate of Six and one-half (6½%) per cent per annum payable in 120 monthly payments of Six Hundred Thirty Dollars and Nineteen Cents (\$630.19) commencing July 1, 2008. It is specifically denied that

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(Carol A Wiley v. Jennifer L Brooks, Case No. C-48-CV-2018-08005, [Northampton County Court Of Common Pleas](#), Filed 8/27/18)

In October 2018, The Attorney For Carol Wiley Certified That The Damages Amounted To \$107,732.97. (Carol A Wiley v. Jennifer L Brooks, Case No. C-48-CV-2018-08005, [Northampton County Court Of Common Pleas](#), Filed 8/27/18)

COURT OF COMMON PLEAS OF NORTHAMPTON COUNTY
COMMONWEALTH OF PENNSYLVANIA
CIVIL DIVISION

CAROL A. WILEY)
Plaintiff)
v.)
JENNIFER L. BROOKS and)
ROBERT R. BROOKS)
Defendants)

No. C-48-CV-2018-08005

PRAECIPE FOR JUDGMENT

Enter judgment in favor of Plaintiff, Carol A. Wiley, and against Defendant, Jennifer L. Brooks for want of answer.

(X) Assess damages as follows:

Debt \$107,731.97

(X) I certify that the foregoing assessment of damages is for specified amounts alleged to be due in the complaint and is calculable as a sum certain from the complaint.

(X) Pursuant to Pa.R.C.P. 237 (notice of praecipe for final judgment or decree), I certify that a copy of this praecipe has been mailed to each other party who has appeared in this action or to his/her attorney of record.

(X) Pursuant to Pa.R.C.P. 237.1, I certify that written notice of the intention to file this praecipe was mailed or delivered to the party against whom judgment is to be entered and to his/her attorney of record, if any, after the default occurred and at least ten days prior to the date of the filing of this praecipe and a copy of the notice is attached.

Dated: October 30, 2018

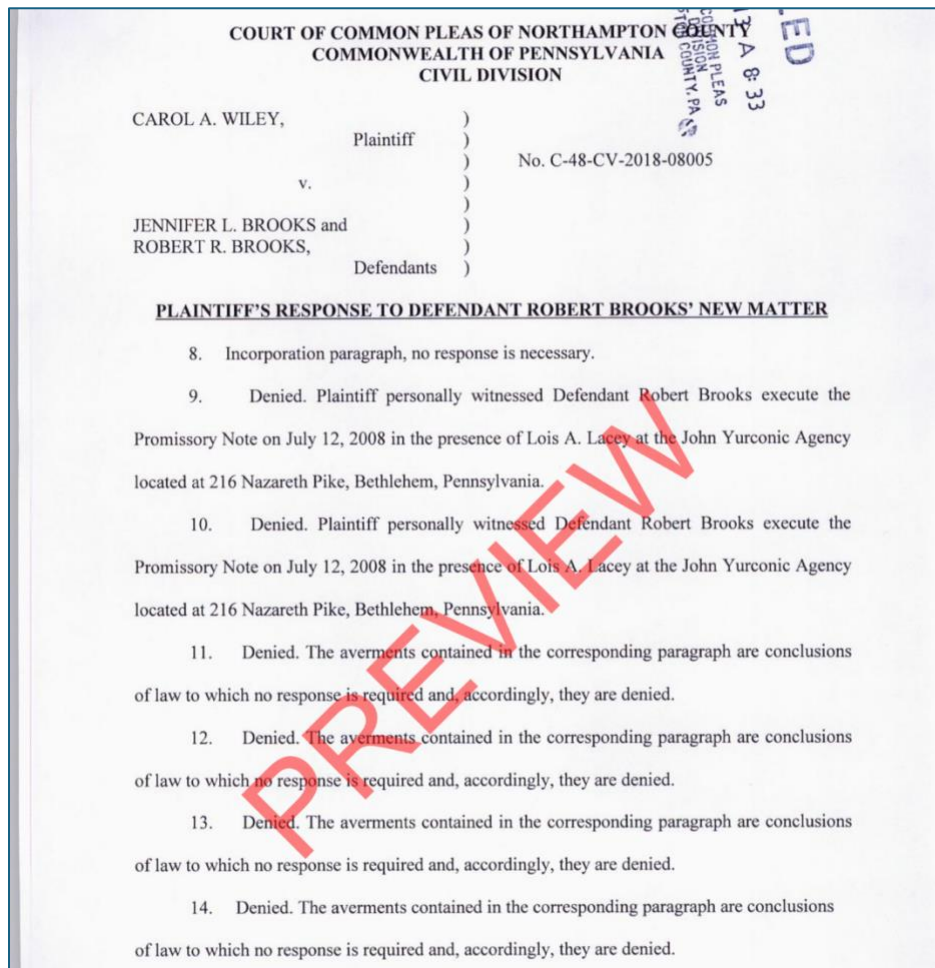
SIGNATURE: *Scott B. Steirer*
PRINT NAME: Scott B. Steirer
ATTORNEY FOR: Plaintiff
ADDRESS: 124 Belvidere Street
Nazareth, Pa., 18064
TELEPHONE NO: (610)759-1420
SUPREME COURT I.D. NO. 306977

NOW, 10/31, 2018, JUDGMENT IS ENTERED AS ABOVE.

Nolly Ruggiero
Prothonotary/Clerk, Civil Div.
by: _____ Deputy

2018 OCT 31 P 1:15
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COUNT OF COMMON PLEAS
NORTHAMPTON COUNTY, PA

In November 2018, Brooks Further Denied Accusations By Carol Wiley And Her Attorney. (Carol A Wiley v. Jennifer L Brooks, Case No. C-48-CV-2018-08005, [Northampton County Court Of Common Pleas](#), Filed 8/27/18)



(Carol A Wiley v. Jennifer L Brooks, Case No. C-48-CV-2018-08005, [Northampton County Court Of Common Pleas](#), Filed 8/27/18) Response

In September 2020, The Attorney For Carol Wiley Filed A Brief That Included Statements Of Fact, Including That Michael Wiley Transferred A Residential Building To Brooks And His Wife Jennifer. (Carol A Wiley v. Jennifer L Brooks, Case No. C-48-CV-2018-08005, [Northampton County Court Of Common Pleas](#), Filed 8/27/18)

COURT OF COMMON PLEAS OF NORTHAMPTON COUNTY
COMMONWEALTH OF PENNSYLVANIA
CIVIL DIVISION

CAROL A. WILEY,)
Plaintiff)
v.) No. C-48-CV-2018-08005
JENNIFER L. BROOKS and)
ROBERT R. BROOKS,)
Defendants)

FILED
2020 SEP 10 P 1:50
COURT OF COMMON PLEAS
CIVIL DIVISION
NORTHAMPTON COUNTY, PA

POST-TRIAL BRIEF OF PLAINTIFF

I. Statement of Facts.

1. On June 9, 2004 Michael Wiley transferred a residential building lot to the defendants Jennifer and Robert Brooks, which became his daughter and son-in-law upon his marriage to plaintiff Carol Wiley in 2007.
2. In the year prior to the transfer Michael Wiley and the defendants completed a subdivision and land development process in order to get the building lot ready for construction of defendants' new home.
3. It was agreed that the costs of the subdivision and land development, which were funded by Mr. Wiley, would be repaid by defendants.
4. It was also agreed that the value/cost of the building lot would be repaid by defendants.
5. During the time of the subdivision and land development (2003-2004) Mrs. Wiley kept detailed notes and receipts of the costs incurred by Mr. Wiley.
6. Mr. and Mrs. Wiley were married on February 23, 2007.

(Carol A Wiley v. Jennifer L Brooks, Case No. C-48-CV-2018-08005, [Northampton County Court Of Common Pleas](#), Filed 8/27/18)

- **It Was Stated That When Subdivision And Land Development Were Conducted On The Property, It Was Agreed That Jennifer And Robert Brooks Would Repay Wiley For The Costs In Addition To The Value Of The Building.** (Carol A Wiley v. Jennifer L Brooks, Case No. C-48-CV-2018-08005, [Northampton County Court Of Common Pleas](#), Filed 8/27/18)

...And Was Found Guilty In A Lawsuit And Ordered To Pay Over \$130,000.

The September 2018 Opinion Of The Court Found That The Brooks Had Defaulted On The Terms Of The 2008 Promissory Note, Which Provided For The Original Balance Of \$55,500 With Interest. It Was Stated That The Promissory Note Was Signed In The Presence Of A Notary. (Carol A Wiley v. Jennifer L Brooks, Case No. C-48-CV-2018-08005, [Northampton County Court Of Common Pleas](#), Filed 8/27/18)

IN THE COURT OF COMMON PLEAS OF NORTHAMPTON COUNTY
CIVIL DIVISION

CAROL A. WILEY, :
Plaintiff : NO. C-48-CV-2018-0005
v. :
JENNIFER L. BROOKS and :
ROBERT R. BROOKS, :
Defendants :

OPINION OF THE COURT

This matter was assigned to the Honorable Abraham P. Kassis on the August 11, 2020¹ Non-Jury Trial List. Upon review of the briefs submitted by Defendant, Robert Brooks, and by Plaintiff, on August 27, 2020 and September 8, 2020, respectively, we make the following:

FINDINGS OF FACT

1. Plaintiff filed a Complaint on August 27, 2018 alleging that Defendants, Jennifer Brooks² and Robert Brooks, defaulted on the terms of a Promissory Note executed on July 12, 2008.
2. The Promissory Note provides for an original balance of \$55,500.00 with an interest rate of 6.5%, to be paid in 120 installments by Defendants to Plaintiff. See Exhibit P-3.
3. The Promissory Note was executed on July 12, 2008, in the presence of Notary Public, Lois A. Lacey, then employed by the John Yurconic Agency at 216 Nazareth Pike, Bethlehem, Pennsylvania. *Id.*; Exhibit P-4.
4. Ms. Lacey testified that she required photo identification when notarizing documents, provided the notarial register for July 12, 2008, and stated that all parties, including

¹ This Opinion is written without the benefit of a transcript of the trial held on August 11, 2020.
² A default judgment in the amount of \$107,731.97 was entered against Defendant, Jennifer Brooks, on October 31, 2018.

FILED
2020 SEP 11 P 2:28
COURT OF COMMON PLEAS
NORTHAMPTON COUNTY, PA

(Carol A Wiley v. Jennifer L Brooks, Case No. C-48-CV-2018-08005, [Northampton County Court Of Common Pleas](#), Filed 8/27/18)

A Week Following The Court Opinion Being Issued, Brooks Appealed The Case. (Carol A Wiley v. Jennifer L Brooks, Case No. C-48-CV-2018-08005, [Northampton County Court Of Common Pleas](#), Filed 8/27/18)

- **NOTE:** *Co-defendant Jennifer Brooks did not appeal.*

WILLIG, WILLIAMS & DAVIDSON
SHARON L. STEINGARD, ESQUIRE
Identification No. 21253
1845 Walnut Street, 24th Floor
Philadelphia, PA 19103
(215) 814-9221 ATTORNEY FOR DEFENDANT ROBERT R. BROOKS

CAROL A. WILEY

VS.

JENNIFER L. BROOKS AND
ROBERT R. BROOKS

COURT OF COMMON PLEAS
NORTHAMPTON COUNTY
CIVIL TRIAL DIVISION

NO. C-48-CV-2018-8005

FILED
2018 SEP 18 A 10:50
COURT OF COMMON PLEAS
CIVIL DIVISION
NORTHAMPTON COUNTY, PA

MOTION FOR POST TRIAL RELIEF
ON BEHALF OF DEFENDANT ROBERT R. BROOKS

TO THE HONORABLE, THE JUDGES OF THE SAID COURT:

Defendant ROBERT R. BROOKS does hereby seek Post Trial Relief in the form of a new trial or entry of judgment in his favor and sets forth the following grounds:

The Findings of Fact and Conclusions of Law by the Court were not supported by the evidence presented at trial or by Pennsylvania Law.

There was insufficient evidence presented to support the finding that Defendant Robert R. Brooks appeared before Notary Public Lois A. Lacey. Notary Lacey testified that she had no independent recollection of this proceeding and could not identify the Defendant as someone who had appeared before her. Ms. Lacey testified that she would not have notarized Defendants' signatures unless the

(Carol A Wiley v. Jennifer L Brooks, Case No. C-48-CV-2018-08005, [Northampton County Court Of Common Pleas](#), Filed 8/27/18)

The Court Denied The Motion To Seek Post Trial Relief. (Carol A Wiley v. Jennifer L Brooks, Case No. C-48-CV-2018-08005, [Northampton County Court Of Common Pleas](#), Filed 8/27/18)

ATC 9-24-2020

IN THE COURT OF COMMON PLEAS OF NORTHAMPTON COUNTY
CIVIL DIVISION

CAROL A. WILEY, :
Plaintiff : NO. C-48-CV-2018-8005
: :
v. :
: :
JENNIFER L. BROOKS and :
ROBERT R. BROOKS, :
Defendants :

ORDER OF COURT

AND NOW, this *23rd* day of September, 2020, upon consideration of the Motion for Post Trial Relief, filed by Defendant, Robert Brooks, it is hereby **ORDERED** and **DECREED** that Defendant's Motion is **DENIED**. The Court finds no basis for altering its decision and the Order entered on September 11, 2020 is hereby affirmed.

BY THE COURT:

ABRAHAM P. KASSIS, J.

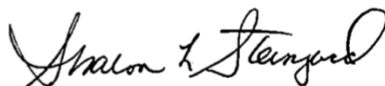
(Carol A Wiley v. Jennifer L Brooks, Case No. C-48-CV-2018-08005, [Northampton County Court Of Common Pleas](#), Filed 8/27/18)

Following The Denial Of Post Trial Relief, Brooks Appealed To The Superior Court Of Pennsylvania. (Carol A Wiley v. Jennifer L Brooks, Case No. C-48-CV-2018-08005, [Northampton County Court Of Common Pleas](#), Filed 8/27/18)

CAROL A. WILEY	COURT OF COMMON PLEAS
	NORTHAMPTON COUNTY
	CIVIL TRIAL DIVISION
VS.	
JENNIFER L. BROOKS and	NO. C-48-CV-2018-08005
ROBERT R. BROOKS	
APPELLANT	

NOTICE OF APPEAL

Notice is hereby given that Defendant Robert R. Brooks hereby appeals to the Superior Court of Pennsylvania from the Order entered on September 23, 2020 denying Defendant Robert R. Brooks' Motion for Post Trial Relief and affirming its Order of September 11, 2020 wherein the Court found in favor of Plaintiff and against Defendant Robert R. Brooks. Copies of these Orders are attached.


SHARON L. STEINGARD, ESQUIRE
I.D. # 21253
WILLIG, WILLIAMS & DAVIDSON
1845 Walnut Street, 24th Floor
Philadelphia, PA 19103

FILED
JUN 13 A 9 26
COURT OF COMMON PLEAS
CIVIL TRIAL DIVISION
NORTHAMPTON COUNTY, PA

(Carol A Wiley v. Jennifer L Brooks, Case No. C-48-CV-2018-08005, [Northampton County Court Of Common Pleas](#), Filed 8/27/18)

In September 2021, The Higher Court Ruled Against Brooks In The Amount Of \$130,386.36. (Carol A Wiley v. Jennifer L Brooks, Case No. C-48-CV-2018-08005, [Northampton County Court Of Common Pleas](#), Filed 8/27/18)

CAROL A. WILEY : IN THE SUPERIOR COURT OF
: PENNSYLVANIA

v.

JENNIFER L. BROOKS AND ROBERT R.
BROOKS

No. 1879 EDA 2020

APPEAL OF: ROBERT R. BROOKS

Appeal from the Judgment Entered November 19, 2020
In the Court of Common Pleas of Northampton County
Civil Division at C-48-CV-2018-08005

FILED
2021 NOV 18 11:26
COURT OF COMMON PLEAS
NORTHAMPTON COUNTY, PA

BEFORE: DUBOW, J., MURRAY, J., and COLINS, J.*

OPINION BY MURRAY, J.:

FILED SEPTEMBER 24, 2021

Robert R. Brooks¹ (Brooks) appeals from judgment entered in favor of Appellee, Carol A. Wiley (Wiley), in the amount of \$130,386.36. After careful review, we affirm.

In June 2004, Michael Wiley transferred title to a residential building lot to his future daughter and son-in-law, Jennifer and Robert Brooks (Defendants).² Prior to the transfer, Michael Wiley funded the subdivision of the land, and Defendants agreed to pay him \$55,500 for the cost of subdividing and the value of the lot. However, Defendants never paid

* Retired Senior Judge assigned to the Superior Court.

¹ Brooks' co-defendant and ex-wife, Jennifer L. Brooks, has not appealed.

² Michael Wiley married Carol Wiley in 2007. N.T., 8/11/20, at 11. Robert and Jennifer Brooks divorced in 2017. *Id.* at 93.

(Carol A Wiley v. Jennifer L Brooks, Case No. C-48-CV-2018-08005, [Northampton County Court Of Common Pleas](#), Filed 8/27/18)

NOTE: The case involving Carol Wiley, Jennifer Brooks, and Robert Brooks is still listed as open. The status of the case is currently unclear.