

00-1579-CD  
CHARLES T. BROWN, SR. -vs- ANTON NEUBAUER et al

(X)

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

CHARLES T. BROWN, SR.,  
Plaintiff

vs.

NO. 00-1579 -CD

ANTON NEUBAUER, A/K/A ANTON  
NEUBAUER, A/K/A ANTHONY NEWBER,  
A/K/A ANTHONY NEUBAUER, DECEASED;  
MARY E. NEUBAUER, A/K/A MARY  
NEUBAUER, A/K/A MARY NEWBAUER,  
DECEASED; JENNIE JOHNSON (MRS. AUGUST);  
VIOLET VIGNERE AND CHARLES JOHNSON,  
AS HEIRS OF JENNIE JOHNSON; CHARLES  
NEUBAUER; PATSY NEUBAUER, GRANT  
NEUBAUER, PAUL NEUBAUER, MILDRED  
DUNN (MRS. HAROLD), EDWARD NEUBAUER  
AND DOYLE NEUBAUER, AS HEIRS OF CHARLES  
NEUBAUER; GENE MORRIS DUNN, DECEASED, AND  
KAREN F. DUNN, AS AN HEIR OF GENE MORRIS  
DUNN, AS HEIRS OF MILDRED DUNN; CHARLES  
NEUBAUER, DECEASED, AND PEG GODFREY,  
AS HEIRS OF EDWARD NEUBAUER; EFFIE  
DRYBURGH (MRS. ALBERT); VERA DRYBURGH  
PETERSON (MRS. FLOYD), MARIE WAPLE  
SWANSON (MRS. LOREN A.) AND ROY H.  
WAPLE DRYBURGH (H), AS HEIRS OF EFFIE  
DRYBURGH; HARRY V. NEUBAUER; MARY A.  
NEUBAUER AND HARRY A. NEUBAUER, AS  
HEIRS OF HARRY V. NEUBAUER; PERRY NEUBAUER;  
ANNA NEUBAUER, AS AN HEIR OF PERRY NEUBAUER;  
HENRY NEUBAUER; AS HEIRS OF HENRY  
NEUBAUER; JACK NEUBAUER, TOM NEUBAUER  
AND JANET NEUBAUER AVINO, AS HEIRS OF  
DOYLE NEUBAUER; DOYL AVINO AND AUDREY  
WALTERING, AS HEIRS OF JANET NEUBAUER  
AVINO; ALL AS HEIRS OF ANTON NEUBAUER

FILED

DEC 21 2000

William A. Shaw  
Prothonotary

AND MARY E. NEUBAUER, and  
all of their heirs, devisees, executors,  
administrators, successors and  
assigns, as well as any person or  
persons who might claim title under them  
and any other person, persons, firms,  
partnerships, associations or corporate  
entities who claim an interest therein,  
Defendants

TYPE OF CASE:  
ACTION TO QUIET TITLE

TYPE OF PLEADING:  
COMPLAINT

FILED ON BEHALF OF:  
CHARLES T. BROWN, SR.,  
Plaintiff

COUNSEL OF RECORD:  
Ann B. WOOD, ESQUIRE  
Supreme Ct # 23364  
Bell, Silberblatt & Wood  
318 E. Locust Street  
P.O. Box 670  
Clearfield, PA 16830

(814) 765-5537

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NEUBAUER, A/K/A MARY NEWBAUER,  
DECEASED; JENNIE JOHNSON (MRS. AUGUST);  
VIOLET VIGNERE AND CHARLES JOHNSON,  
AS HEIRS OF JENNIE JOHNSON; CHARLES  
NEUBAUER; PATSY NEUBAUER, GRANT  
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DUNN (MRS. HAROLD), EDWARD NEUBAUER  
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NEUBAUER; GENE MORRIS DUNN, DECEASED, AND  
KAREN F. DUNN, AS AN HEIR OF GENE MORRIS  
DUNN, AS HEIRS OF MILDRED DUNN; CHARLES  
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NEUBAUER AND HARRY A. NEUBAUER, AS  
HEIRS OF HARRY V. NEUBAUER; PERRY NEUBAUER;  
ANNA NEUBAUER, AS AN HEIR OF PERRY NEUBAUER;  
HENRY NEUBAUER; AS HEIRS OF HENRY  
NEUBAUER; JACK NEUBAUER, TOM NEUBAUER  
AND JANET NEUBAUER AVINO, AS HEIRS OF  
DOYLE NEUBAUER; DOYL AVINO AND AUDREY  
WALTERING, AS HEIRS OF JANET NEUBAUER  
AVINO; ALL AS HEIRS OF ANTON NEUBAUER

AND MARY E. NEUBAUER, and  
all of their heirs, devisees, executors,  
administrators, successors and  
assigns, as well as any person or  
persons who might claim title under them  
and any other person, persons, firms,  
partnerships, associations or corporate  
entities who claim an interest therein,  
Defendants

NOTICE TO DEFEND

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 claimed in the Complaint or for any other claim or relief requested by the Plaintiffs. 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 FIND ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

COURT ADMINISTRATOR  
CLEARFIELD COUNTY COURTHOUSE  
2nd & Market Streets  
Clearfield, Pennsylvania 16830  
Telephone (814) 765-2641 Ex. 50-51

BELL, SILBERBLATT & WOOD  
BY

Ann B. Wood  
Ann B. Wood, Esquire  
Attorney for Plaintiff

BELL, SILBERBLATT & WOOD  
318 East Locust Street  
P.O. Box 670  
Clearfield, Pennsylvania 16830

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NO. 00--CD

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ANNA NEUBAUER, AS AN HEIR OF PERRY NEUBAUER;  
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NEUBAUER; JACK NEUBAUER, TOM NEUBAUER  
AND JANET NEUBAUER AVINO, AS HEIRS OF  
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WALTERING, AS HEIRS OF JANET NEUBAUER  
AVINO; ALL AS HEIRS OF ANTON NEUBAUER

AND MARY E. NEUBAUER, and  
all of their heirs, devisees, executors,  
administrators, successors and  
assigns, as well as any person or  
persons who might claim title under them  
and any other person, persons, firms,  
partnerships, associations or corporate  
entities who claim an interest therein,  
Defendants

COMPLAINT

NOW COMES , CHARLES T. BROWN, SR., Plaintiff, by his attorney, Ann B. Wood, Esquire, of Bell, Silberblatt & Wood, and files the following Complaint in Quiet Title against the Defendants.

1. Charles T. Brown, Sr. is an adult individual residing at 113 Boot Road, Downingtown, Pennsylvania 19335.

2. The Defendant, Anton Neubauer, a/k/a Anton Newbauer, a/k/a Anthony Newber, a/k/a Anthony Neubauer, was a resident of Morris Township, Clearfield County, Pennsylvania, who died intestate April 19, 1926 and whose Estate is of record in Clearfield County in Estate File 10310.

3. Mary E. Neubauer, a/k/a Mary Neubauer, a/k/a Mary Newbauer, was a resident of Morris Township, Clearfield County, Pennsylvania, who died testate on July 25, 1939 and whose Estate is of record in Clearfield County to No.17-146. She was the widow of Anton Neubauer.

4. The Defendants Jennie Johnson (Mrs. August), Charles Neubauer, Effie Dryburgh (Mrs. Albert), Harry V. Neubauer, Perry Neubauer, and Henry Neubauer, were the children of Anton Neubauer and Mary E. Neubauer. Their present addresses and whereabouts are not known, but it is presumed that they are no longer living.

5. The Defendants Violet Vignere and Charles Johnson were the children of Jennie Johnson. Their present addresses and whereabouts are not known and it is not known whether they are still living.

6. The Defendants, Patsy Neubauer, Grant Neubauer, and Paul Neubauer were children of Charles Neubauer . Their addresses and present whereabouts are not known, but it is presumed that they are no longer living.

7. The Defendant, Mildred Dunn (Mrs. Harold) , a daughter of Charles Neubauer, was a resident of Allport, Morris Township, Clearfield County, Pennsylvania. It is known that she is no longer living, but was survived by four children, C. Joan Holleran, Geraldine Mae Burge, Gene Morrison Dunn and Beverly Ann Weaver.

(a) C. Joan Holleran died testate May 6, 1999 leaving any interest she may have had to her husband, Thomas J. Holleran, who by Quitclaim Deed dated April 24, 2000 and intended to be recorded, conveyed any interest he may have had to Charles T. Brown, Sr., Plaintiff.

(b) The Defendant, Gene Morris Dunn, son of Mildred Dunn, was a resident of Allport, Pennsylvania, who is believed to be deceased and is believed to have been survived by his widow, the Defendant, Karen F. Dunn, who is an adult individual whose mailing address is P.O. Box 32, Allport, Pennsylvania 16821.

8. The Defendant, Edward Neubauer, a son of Charles Neubauer, was a resident of Jamestown, New York. His present address or whereabouts is not known, but it is presumed that he is no longer living.

9. Doyle Neubaur, a son of Charles Neubauer, was a resident of Jamestown, New York. His present address and whereabouts is not known, but it is presumed that he is no longer living.

10. The Defendant, Effie Dryburgh (Mrs. Albert), a daughter of Anton Neubauer and Mary E. Neubauer, was believed to have been a resident of Jamestown, New York. Her present address and whereabouts is not known, but it is presumed that she is no longer living. She was believed to be survived by three children, Defendants, Vera Dryburgh Peterson (Mrs. Floyd), Marie Waple Swanson, and Roy H. Waple Dryburgh, whose present addresses and whereabouts are not known.

11. Harry V. Neubauer, a son of Anton Neubauer and Mary E. Neubauer, is believed to have died March 7, 1950, according to Petition filed to the Estate of his father, Anton Neubauer . He was survived by the Defendants, Mary A. Neubauer and Harry A. Neubauer.

12. The Defendants, Mary A. Neubauer and Harry A. Neubauer, were the children of Harry V. Neubauer. Their present addresses and whereabouts are not known and it is not known whether they are still living.

13. The Defendant, Perry Neubauer, a son of Anton Neubauer and Mary E. Neubauer, was believed to have been a resident of Jamestown, New York. His present address and whereabouts is not known, but it is presumed he is no longer living.

(a) Perry Neubauer is believed to have been married to the Defendant, Anna Neubauer, whose present address and whereabouts is not known, but it is presumed she is no longer living.

14. Henry Neubauer, a son of Anton Neubauer and Mary E. Neubauer, was believed to have been a resident of Jamestown, New York. His present address and whereabouts is not known, but it is presumed he is no longer living.

15. The Defendant, Jack Neubauer, a son of Doyle Neubauer, is believed to have died in approximately 1980 and the identify and whereabouts of his heirs are unknown.

16. The Defendant, Tom Neubauer, is an adult individual and the son of Doyle Neubauer. His present address is to believed to be 36933 Hayward Avenue, Barstow, California 92311.

17. The Defendant, Janet Neubauer Avino, was the daughter of Doyle Neubauer. It is believed that she died in June 1986 in Buffalo, N.Y. and was survived by a spouse, Richard T. Avino, and four (4) children, Sheila Hess, Louis R. Avino, Doyl Avino and Audrey Waltering.

(a) Richard T. Avino, husband of Janet Neubauer Avino, conveyed any interest he may have had to Charles T. Brown, Sr., Plaintiff, by Quitclaim Deed dated May 5, 2000 and intended to be recorded.

(b) Sheila Hess, daughter of Janet Neubauer Avino, and Heinricke Hess, her husband, conveyed any interest she may have had to Charles T. Brown, Sr., Plaintiff, by Quitclaim Deed dated May 25, 2000 and intended to be recorded.

(c) Louis R. Avino, son of Janet Neubauer Avino and Karyl Avino, his wife, conveyed any interest he may have had to Charles A. Brown, Sr., Plaintiff, by Quitclaim Deed dated May 1, 2000 and intended to be recorded.

(d) The Defendants, Doyl Avino, son of Janet Neubauer Avino, is an adult individual whose last known address was 130 Farmer Street, Buffalo, NY 14207.

(e) The Defendant, Audrey Waltering, daughter of Janet Neubauer Avino, is an adult individual whose last known address was Upper Mountain Road, Sanborn, NY 14132.

18. The Defendant, Charles Neubauer, was son of Edward Neubauer. His present address or whereabouts is not known, but it is presumed he is no longer living.

19. The Defendant, Peg Godfrey, a daughter of Edward Neubauer, is an adult individual who is believed to reside at 1155 Southeast Thirteenth Terrace, Cape Coral, Florida 33990.

20. The Plaintiff is the owner of a tract of land located in Morris Township, Clearfield County, Pennsylvania, consisting of 7.4821 acres with a present description as follows:

ALL that certain piece or parcel of land situated in the Township of Morris, County of Clearfield and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on line of, now or formerly, Leroy and Isabel Thompson; thence along lands of same and Tax Parcel No. 124-0-Q09-

000-00049, South eighty-eight degrees thirteen minutes, twenty-five second East (S 88° 13' 25" E), six hundred and forty feet (640.0) to an iron pipe; thence along lands of, now or formerly, Leroy and Isabel Thompson, et al, Tax Parcel 124-0-Q09-000-00039 the following courses and distances, South six degrees, forty minutes West (S 6° 40' W), nine hundred fifty-nine and thirty-three hundredths feet (959.33) to an iron pipe; thence North thirty-seven degrees, twenty-nine minutes, fifty seconds West (N 37° 29' 50" W), two hundred thirty-one and ninety-six hundredths feet (231.96) to an iron pin; thence North twenty-six degrees, eight minutes, forty seconds West (N 26° 08' 40" W), eight hundred seventy-eight and fifty-four hundredths feet (878.54) to an iron pin and place of beginning.

The said South corner of the above mentioned property is located North of the centerline of State Route #2032 between its intersection with Deer Creek Road near the Albert Airport and Allport with the following courses and distances along the centerline of an existing eleven foot wide access road which crosses a tract now or formerly of the Frank Albert Estate with Assessment Map No.124-0-Q09-0000-00006 (Deed Book 412, Page 39) and a tract now or formerly of Leroy and Isabel Thompson, et al., with Assessment Map No.124-0-Q09-000-00039 to said property North no degrees, forty-six minutes, thirty seconds East (N 0° 46' 30" E), one hundred seventy-one and seventy-six hundredths feet (171.76); thence North twenty-two degrees, twenty-two minutes, fifty seconds West (N 22° 22' 50" W), one hundred sixty-two and eight tenths feet (162.8); thence North fourteen degrees, thirty-nine minutes, twenty-five seconds West (N 14° 39' 25" W), One hundred nineteen and sixty-four hundredths feet (119.64), thence North no degrees, sixteen minutes, twenty-five seconds West (N 9° 16' 25" W) ninety-eight and ninety-one hundredths feet (98.91), thence North thirty-three degrees, thirty-four minutes, forty-five seconds West (N 33° 34' 45" W), fifty-two and twenty-nine hundredths feet (52.29); thence North eighty-nine degrees, twenty-nine minutes, forty seconds West (N 89° 29' 40" W), one hundred eighty-three and eighty-three hundredths feet (183.83); thence North twenty-nine degrees, fifty-six minutes, thirty-five seconds West (N 29° 56' 35" W), seventy-two and ninety-four hundredths feet (72.94); thence North eighteen degrees, twenty-three minutes, fifty-five seconds East (N 18° 23' 55" E), one hundred twenty-three and seven tenths feet (123.7); thence North two degrees, forty-one minutes, fifty seconds East (N 2° 41' 50" E), one hundred thirty and fifty-six hundredths feet (130.56); thence North twenty degrees, twenty-five minutes, forty seconds East (N 20° 25' 40" E), two hundred forty-nine and fourteen hundredths feet (249.14); thence North twenty-three

degrees, thirty-six minutes, fifteen seconds East (N 23° 36' 15" E), one hundred thirty-four and seventy-seven hundredths feet (134.77); thence North forty degrees, eight minutes, forty-five seconds East (N 40° 08' 45" E), two hundred sixty-six and forty-three hundredths feet (266.43); thence North sixty-nine degrees, thirteen minutes, ten seconds East (N 69° 13' 10" E), thirty-two and twenty-seven hundredths feet (32.27); thence South seventy-seven degrees, fourteen minutes, thirty-five seconds East (S 77° 14' 35" E), ninety-six and twenty-five hundredths feet (96.25) to a point on the West line of said property; thence South thirty-seven degrees, twenty-nine minutes, fifty seconds East (S 37° 20' 50" E), fifty-four and five hundredths feet (54.05) to an iron pipe and also the South corner of said property.

Said property containing 7.4821 acres as shown on a map prepared by Nicholas Shirokey dated May 29, 1994.

And including the right to use an access road to the property described above as stated in the Deed from Simon Oster, Administrator of the Estate of Catherine E. Oster, to Joseph Kosztyn and Bertha Kosztyn dated September 2, 1926 and recorded in Clearfield County in Deed Book 282 at Page 317.

BEING the same premises described as seven (7) acres in the Deed from Harold Dunn and Mildred Dunn to Charles T. Brown, Sr. dated November 14, 1977 and recorded in Clearfield County in Deed Book 750 at Page 71 and being presently assessed as Assessment Map No.124-0-Q09-000-00069.

21. Anton Neubauer and Mary Neubauer, his wife, obtained title to a tract containing 231 acres 148 perches in Morris Township, Clearfield County, Pennsylvania, by Deed dated July 28, 1890 from Adam Moyer and Christina, his wife, which Deed is recorded in Clearfield County in Deed Book 60 at Page 44. Subsequent to that time, various tracts were sold out of the aforesaid described tract.

22. Anton Neubauer died April 19, 1926 leaving to survive him his widow, Mary E. Neubauer, and six (6) children; Jennie Johnson, Charles Neubauer, Effie Dryburg, Harry V. Neubauer, Perry Neubauer and Henry Neubauer. At the time of his death, Anton Neubauer, a/k/a Anthony Neubauer, was assessed with a tract of 19 acres.

23. That subsequently the assessment in the name of Anton Neubauer, a/k/a Anthony Neubauer, was transferred to Mary Newbauer and showed a reduction in acreage to 7 acres in 1936.

24. By a Deed dated June 5, 1923 , and recorded in Clearfield County in Deed Book 271 at Page 11, Anton and Mary Neubauer conveyed to Catherine Oster a tract of ground excepting and reserving a private road to the subject premises.

25. Mary E. Neubauer died testate July 25, 1939 leaving to survive her the same six (6) children listed in the Estate of her husband, Anton Neubauer.

26. By a Treasurer's Deed dated February 24, 1949 and recorded on August 25, 1952 in Deed Book 423 at Page 311, Ralph J. Smith, Treasurer, conveyed 7 acres assessed in the name of Mary Newbauer, for the 1946 taxes to Harold and Dunn and Mildred Dunn. Said Deed included in the recorded document a handwritten description of a tract which appears to be similar to a description of a parcel owned by Anton Neubauer and Mary E. Neubauer, which was recorded in Deed

Book 38 at Page 181, but which was sold in its entirety by Anton and Mary Neubauer, by Deed dated March 14, 1892 and which Deed is recorded in Deed Book 69 at Page 118. Said handwritten portion of the Deed does not appear to be part of the original Treasurer's Deed. The Said Mildred Dunn was the daughter of Charles Neubauer and granddaughter of Anton Neubauer and Mary E. Neubauer.

27. By Deed dated November 14, 1977 and recorded in Clearfield County in Deed Book 750 at Page 71, the said Harold Dunn and Mildred Dunn conveyed a parcel described as 7 acres and the right to use the access road to said tract to the Plaintiff, Charles T. Brown, Sr.

28. By Quitclaim Deed dated May 23, 2000, Jessie Rogers, daughter of Edward Neubauer, granddaughter of Charles Neubauer, and great granddaughter of Anton and Mary E. Neubauer, conveyed any claim she might have to Charles T. Brown, Sr., which Deed is intended to be recorded.

29. By Quitclaim Deed dated May 1, 2000, Geraldine Mae Burge and Calvin L. Burge, her husband, daughter of Mildred Dunn, granddaughter of Charles Neubauer, and great granddaughter of Anton and Mary E. Neubauer, conveyed any claim she might have to Charles T. Brown, Sr., which Deed is intended to be recorded.

30. By Quitclaim Deed dated May 1, 2000, Beverly Ann Weaver, and Charles W. Weaver, Jr., her husband, daughter of Mildred Dunn, granddaughter of Charles Neubauer, and great granddaughter of Anton and Mary E. Neubauer, conveyed any claim she might have to Charles T. Brown, Sr., which Deed is intended to be recorded.

31. The Plaintiff has continuously owned and possessed and used the said premises as his own since receiving title originally in 1977 and has been in open, exclusive, hostile and adverse possession of the same since that time for a period of twenty-three (23) years.

32. Because of the above recited tax sale appearing in the chain of title and the purchase at the sale by one of the heirs of the original owners, the Plaintiff believes that these items constitute defects in his title, and therefore brings this action.

WHEREFORE, the Plaintiff prays that your Honorable Court grant relief to him by:

(a). Ordering that the Defendants be forever barred from asserting any right, lien, title or interest in the land hereinbefore described inconsistent with the interest or claim of the Plaintiff set forth in his Complaint unless the Defendants take such action as the Court may direct within thirty (30) days thereafter.

(b). Ordering that if Answer or Objections or such other action is not taken within thirty (30) days, the Prothonotary, on Praecept of the Plaintiff, shall enter final judgment in favor of the Plaintiff and against the Defendants.

(c). Enter any other Order the Court finds necessary for the granting of proper relief.

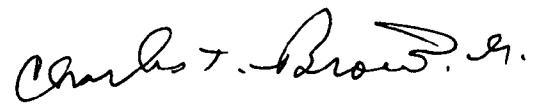
BELL, SILBERBLATT & WOOD  
BY

Ann B. Wood  
Ann B. Wood, Esquire  
Attorney for Plaintiff

VERIFICATION

I, CHARLES T. BROWNS, SR., Plaintiff, state that the statements in the within Complaint are true and correct to the best of my knowledge, information and belief. This verification is made subject to the penalties of 18 Pa. C.S.A. §4904 relating to unsworn falsifications to authorities.

Dated: Sept. 1, 2000

  
CHARLES T. BROWN, SR.

In The Court Of Common Pleas  
Of Clearfield County,  
Pennsylvania Civil action  
No. 00-  
-CD Quiet Title  
Action

Charles T. Brown, Sr.  
Plaintiff

vs.

Anton Neubauer, a/k/a Anton  
Newbauer, a/k/a Anthony  
Newber, a/k/a Anthony  
Neubauer, deceased, Et Al.,  
Defendants

COMPLAINT

Dec 21 1980  
SILBERBLATT, WOOD  
ATTORNEYS  
318 EAST LOCUST STREET  
P. O. BOX 670  
CLEARFIELD, PA. 16830

See Atty Wood

BELL, SILBERBLATT & WOOD

ATTORNEYS AT LAW  
318 EAST LOCUST STREET  
P. O. BOX 670

CLEARFIELD, PA. 16830

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HENRY NEUBAUER; AS HEIRS OF HENRY  
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AVINO; ALL AS HEIRS OF ANTON NEUBAUER

FILED

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persons who might claim title under them  
and any other person, persons, firms,  
partnerships, associations or corporate  
entities who claim an interest therein,  
Defendants

MOTION FOR PUBLICATION

NOW, this 21st day of December, 2000, an Affidavit having been  
executed and filed by Ann B. Wood, Esquire, of Bell, Silberblatt & Wood, Attorneys for  
Plaintiff, that the names and present whereabouts of certain of the heirs and assigns  
of the Defendants or persons formerly having an interest in the subject property are  
unknown to the Plaintiff and that the Plaintiff has been unable to find or locate them  
except as listed in the Complaint, the said Ann B. Wood, moves the Court for leave  
to serve the Complaint upon the said Defendants, and their heirs, executors,  
administrators, successors and assigns generally by publishing said notice one time  
in The Progress, a newspaper of general circulation in Clearfield County, Pa., and in  
the Clearfield County Legal Journal, the official legal journal of the Courts of Clearfield  
County, PA.

BELL, SILBERBLATT & WOOD  
BY:

Ann B. Wood  
Ann B. Wood, Esquire  
Attorney for Plaintiff

In The Court Of Common Pleas  
Of Clearfield County,  
Pennsylvania Civil Action  
No.00-  
-CCD Quiet Title  
Action

Charles T. Brown, Sr., Plaintiff

vs.

Anton Neubauer, a/k/a Anton  
Newbauer, a/k/a Anthony  
Newber, a/k/a Anthony  
Neubauer, Deceased

MOTION FOR PUBLICATION

*Mr. D. J. Bell  
11/3/90  
M. Silberblatt  
Wood*

BELL, SILBERBLATT & WOOD

ATTORNEYS AT LAW

318 EAST LOCUST STREET

P. O. BOX 670

CLEARFIELD, PA. 16830

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

CHARLES T. BROWN, SR.,  
Plaintiff

vs.

NO. 00-1579 -CD

ANTON NEUBAUER, A/K/A ANTON  
NEWBAUER, A/K/A ANTHONY NEWBER,  
A/K/A ANTHONY NEUBAUER, DECEASED;  
MARY E. NEUBAUER, A/K/A MARY  
NEUBAUER, A/K/A MARY NEWBAUER,  
DECEASED; JENNIE JOHNSON (MRS. AUGUST);  
VIOLET VIGNERE AND CHARLES JOHNSON,  
AS HEIRS OF JENNIE JOHNSON; CHARLES  
NEUBAUER; PATSY NEUBAUER, GRANT  
NEUBAUER, PAUL NEUBAUER, MILDRED  
DUNN (MRS. HAROLD), EDWARD NEUBAUER  
AND DOYLE NEUBAUER, AS HEIRS OF CHARLES  
NEUBAUER; GENE MORRIS DUNN, DECEASED, AND  
KAREN F. DUNN, AS AN HEIR OF GENE MORRIS  
DUNN, AS HEIRS OF MILDRED DUNN; CHARLES  
NEUBAUER, DECEASED, AND PEG GODFREY,  
AS HEIRS OF EDWARD NEUBAUER; EFFIE  
DRYBURGH (MRS. ALBERT); VERA DRYBURGH  
PETERSON (MRS. FLOYD), MARIE WAPLE  
SWANSON (MRS. LOREN A.) AND ROY H.  
WAPLE DRYBURGH (H), AS HEIRS OF EFFIE  
DRYBURGH; HARRY V. NEUBAUER; MARY A.  
NEUBAUER AND HARRY A. NEUBAUER, AS  
HEIRS OF HARRY V. NEUBAUER; PERRY NEUBAUER;  
ANNA NEUBAUER, AS AN HEIR OF PERRY NEUBAUER;  
HENRY NEUBAUER; AS HEIRS OF HENRY  
NEUBAUER; JACK NEUBAUER, TOM NEUBAUER  
AND JANET NEUBAUER AVINO, AS HEIRS OF  
DOYLE NEUBAUER; DOYL AVINO AND AUDREY  
WALTERING, AS HEIRS OF JANET NEUBAUER  
AVINO; ALL AS HEIRS OF ANTON NEUBAUER

FILED

DEC 21 2000

William A. Shaw  
Prothonotary

AND MARY E. NEUBAUER, and  
all of their heirs, devisees, executors,  
administrators, successors and  
assigns, as well as any person or  
persons who might claim title under them  
and any other person, persons, firms,  
partnerships, associations or corporate  
entities who claim an interest therein,  
Defendants

AFFIDAVIT PURSUANT TO R.C.P. 430

Ann B. Wood, Esquire, of Bell, Silberblatt & Wood, attorneys for the Plaintiff,  
being duly sworn according to law, deposes and states that she is making this affidavit  
on behalf of the Plaintiff as follows:

The Plaintiff and his counsel have searched the records of Clearfield County  
including the Deed records, Estate records and telephone directory and have been in  
contact with various heirs around the country in an effort to locate all of the necessary  
and proper Defendants. The Plaintiff and his counsel have not been able to identify  
any persons as either the Defendants or any of their heirs, devisees, executors,  
administrators, successors or assigns, or have they been able to secure any evidence  
of any other persons claiming this property other than as set forth in the Complaint.  
Nevertheless, the Plaintiff believes that there are various heirs and assigns of the listed  
Defendants whose names and whereabouts are unknown to him, and therefore Notice  
By Publication is necessary to give Notice to any and all heirs and assigns generally of  
the Defendants or persons who had acquired an interest in the subject property whose  
identity and whereabouts are unknown to the Plaintiff.

Ann B. Wood  
Ann B. Wood, Esquire  
Attorney for Plaintiff

SWORN AND SUBSCRIBED BEFORE ME

THIS 21st DAY OF December,

2000.

Nancy M. SMEAL

NOTARIAL SEAL  
NANCY M. SMEAL, Notary Public  
Graham Township, Clearfield Co., PA  
My Commission Expires May 4, 2002

In The Court Of Common Pleas  
Of Clearfield County,  
Pennsylvania Civil Action  
No.00-CCD Quiet Title

Charles T. Brown, Sr.  
Plaintiff

vs.

Anton Neubauer, a/k/a  
Anton Newbauer, a/k/a  
Anthony Newber, a/k/a  
Anthony Neubauer, deceased

Defendants

Affidavit Pursuant To  
R.C.P.430

*Bell*  
*10/17/37/15 caty klo*

BELL, SILBERBLATT & WOOD

ATTORNEYS AT LAW  
318 EAST LOCUST STREET

P. O. BOX 670  
CLEARFIELD, PA. 16830

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

CHARLES T. BROWN, SR.,  
Plaintiff

vs.

NO. 00-1579 -CD

ANTON NEUBAUER, A/K/A ANTON  
NEWBAUER, A/K/A ANTHONY NEWBER,  
A/K/A ANTHONY NEUBAUER, DECEASED;  
MARY E. NEUBAUER, A/K/A MARY  
NEUBAUER, A/K/A MARY NEWBAUER,  
DECEASED; JENNIE JOHNSON (MRS. AUGUST);  
VIOLET VIGNERE AND CHARLES JOHNSON,  
AS HEIRS OF JENNIE JOHNSON; CHARLES  
NEUBAUER; PATSY NEUBAUER, GRANT  
NEUBAUER, PAUL NEUBAUER, MILDRED  
DUNN (MRS. HAROLD), EDWARD NEUBAUER  
AND DOYLE NEUBAUER, AS HEIRS OF CHARLES  
NEUBAUER; GENE MORRIS DUNN, DECEASED, AND  
KAREN F. DUNN, AS AN HEIR OF GENE MORRIS  
DUNN, AS HEIRS OF MILDRED DUNN; CHARLES  
NEUBAUER, DECEASED, AND PEG GODFREY,  
AS HEIRS OF EDWARD NEUBAUER; EFFIE  
DRYBURGH (MRS. ALBERT); VERA DRYBURGH  
PETERSON (MRS. FLOYD), MARIE WAPLE  
SWANSON (MRS. LOREN A.) AND ROY H.  
WAPLE DRYBURGH (H), AS HEIRS OF EFFIE  
DRYBURGH; HARRY V. NEUBAUER; MARY A.  
NEUBAUER AND HARRY A. NEUBAUER, AS  
HEIRS OF HARRY V. NEUBAUER; PERRY NEUBAUER;  
ANNA NEUBAUER, AS AN HEIR OF PERRY NEUBAUER;  
HENRY NEUBAUER; AS HEIRS OF HENRY  
NEUBAUER; JACK NEUBAUER, TOM NEUBAUER  
AND JANET NEUBAUER AVINO, AS HEIRS OF  
DOYLE NEUBAUER; DOYL AVINO AND AUDREY  
WALTERING, AS HEIRS OF JANET NEUBAUER  
AVINO; ALL AS HEIRS OF ANTON NEUBAUER

FILED

DEC 22 2000

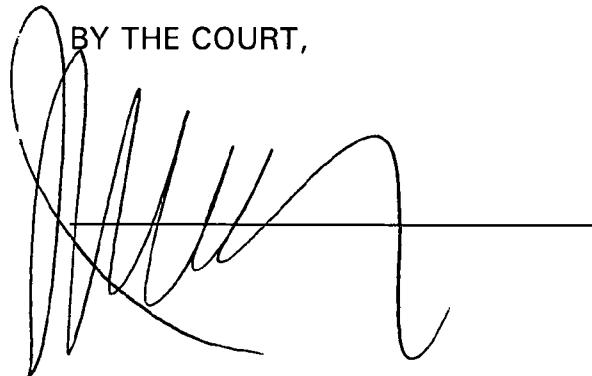
William A. Shaw  
Prothonotary

AND MARY E. NEUBAUER, and  
all of their heirs, devisees, executors,  
administrators, successors and  
assigns, as well as any person or  
persons who might claim title under them  
and any other person, persons, firms,  
partnerships, associations or corporate  
entities who claim an interest therein,  
Defendants

ORDER

AND NOW, to-wit, this 28th day of December, 2000, upon  
consideration of the foregoing Motion for Publication, the Plaintiff is granted leave to  
make service of the Complaint on the Defendants, and their heirs, executors,  
administrators, successors and assigns, or any person or entity, known or unknown,  
that might claim title under them or through them by publication once in The Progress  
of Clearfield, PA, a newspaper of general circulation, and once in the Clearfield County  
Legal Journal.

BY THE COURT,

A handwritten signature consisting of several loops and lines, written over a horizontal line.

In The Court Of Common Pleas  
Of Clearfield County,  
Pennsylvania Civil Action  
No.00-  
\_CCD Quiet Title  
Action

Charles T. Brown, Sr., Plaintiff

vs.

Anton Neubauer, a/k/a Anton  
Newbauer, a/k/a Anthony  
Newber, a/k/a Anthony  
Neubauer, Deceased

ORDER

FILED

100  
Q11344  
DEC 2 2000

William A. Shaw  
Prothonotary

Atty  
Wood  
Haw

BELL, SILBERBLATT & WOOD

ATTORNEYS AT LAW

318 EAST LOCUST STREET

P. O. BOX 670  
CLEARFIELD, PA. 16830

**In The Court of Common Pleas of Clearfield County, Pennsylvania**

Sheriff Docket # 10548

BROWN, CHARLES T. SR.

00-1579-CD

VS.

NEUBAUER, ANTON A/K/A ANTON NEWBAUER et al

**COMPLAINT ACTION TO QUIET TITLE**

**SHERIFF RETURNS**

**NOW JANUARY 9, 2001 AT 9:51 AM EST SERVED THE WITHIN COMPLAINT ACTION TO QUIET TITLE ON KAREN F. DUNN, DEFENDANT AT RESIDENCE, P.O. BOX 32, ALLPORT, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO KAREN F. DUNN A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT ACTION TO QUIET TITLE AND MADE KNOWN TO HER THE CONTENTS THEREOF.**

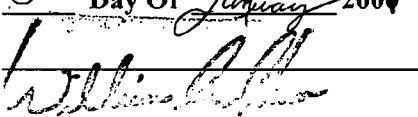
**SERVED BY: McCLEARY/NEVLING**

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**Return Costs**

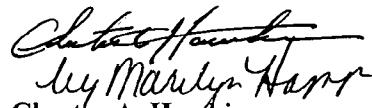
Cost	Description
26.66	SHFF. HAWKINS PAID BY: ATTY.
10.00	SURCHARGE PAID BY: ATTY.

**Sworn to Before Me This**

15<sup>th</sup> Day Of January 2001  


**WILLIAM A. SHAW**  
Prothonotary  
My Commission Expires  
1st Monday in Jan. 2002  
Clearfield Co. Clearfield, PA.

**So Answers,**

  
by Marilyn Harr  
Chester A. Hawkins  
Sheriff

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

CHARLES T. BROWN, SR.,  
Plaintiff

vs.

NO. 00-1579 -CD

ANTON NEUBAUER, A/K/A ANTON  
NEUBAUER, A/K/A ANTHONY NEWBER,  
A/K/A ANTHONY NEUBAUER, DECEASED;  
MARY E. NEUBAUER, A/K/A MARY  
NEUBAUER, A/K/A MARY NEWBAUER,  
DECEASED; JENNIE JOHNSON (MRS. AUGUST);  
VIOLET VIGNERE AND CHARLES JOHNSON,  
AS HEIRS OF JENNIE JOHNSON; CHARLES  
NEUBAUER; PATSY NEUBAUER, GRANT  
NEUBAUER, PAUL NEUBAUER, MILDRED  
DUNN (MRS. HAROLD), EDWARD NEUBAUER  
AND DOYLE NEUBAUER, AS HEIRS OF CHARLES  
NEUBAUER; GENE MORRIS DUNN, DECEASED, AND  
KAREN F. DUNN, AS AN HEIR OF GENE MORRIS  
DUNN, AS HEIRS OF MILDRED DUNN; CHARLES  
NEUBAUER, DECEASED, AND PEG GODFREY,  
AS HEIRS OF EDWARD NEUBAUER; EFFIE  
DRYBURGH (MRS. ALBERT); VERA DRYBURGH  
PETERSON (MRS. FLOYD), MARIE WAPLE  
SWANSON (MRS. LOREN A.) AND ROY H.  
WAPLE DRYBURGH (H), AS HEIRS OF EFFIE  
DRYBURGH; HARRY V. NEUBAUER; MARY A.  
NEUBAUER AND HARRY A. NEUBAUER, AS  
HEIRS OF HARRY V. NEUBAUER; PERRY NEUBAUER;  
ANNA NEUBAUER, AS AN HEIR OF PERRY NEUBAUER;  
HENRY NEUBAUER; AS HEIRS OF HENRY  
NEUBAUER; JACK NEUBAUER, TOM NEUBAUER  
AND JANET NEUBAUER AVINO, AS HEIRS OF  
DOYLE NEUBAUER; DOYL AVINO AND AUDREY  
WALTERING, AS HEIRS OF JANET NEUBAUER  
AVINO; ALL AS HEIRS OF ANTON NEUBAUER

FILED

FEB 01 2001

William A. Shaw  
Prothonotary

AND MARY E. NEUBAUER, and  
all of their heirs, devisees, executors,  
administrators, successors and  
assigns, as well as any person or  
persons who might claim title under them  
and any other person, persons, firms,  
partnerships, associations or corporate  
entities who claim an interest therein,  
Defendants

AFFIDAVIT PURSUANT TO R.C.P. 1066

Ann B. Wood, Esquire, of Bell, Silberblatt & Wood, attorneys for the Plaintiff,  
being duly sworn according to law, deposes and states that she is the attorney for  
the Plaintiff in the above action and that a copy of the Complaint filed with Notice  
To Defend has been served on the Defendants as follows:

1. Doyl Avino, 130 Farmer Street, Buffalo, NY 14207, by  
Certified Mail, Return Receipt Requested, Restricted  
Delivery on January 3, 2001.
2. Audrey Waltering, Upper Mountain Road, Sanborn, NY 14132,  
by Certified Mail, Return Receipt Requested, Restricted  
Delivery on January 3, 2001.
3. Peg Godfrey, 1155 Southeast Thirteenth Terrace, Cape Coral,  
Florida 33990, by Certified Mail, Return Receipt Requested,  
Restricted Delivery on January 3, 2001.

4. Tom Neubauer, 36933 Hayward Avenue, Barstow,  
California 92311, by Certified Mail, Return Receipt  
Requested, Restricted Delivery on January 3, 2001.

Ann B. Wood  
Ann B. Wood, Esquire  
Attorney for Plaintiff

SWORN AND SUBSCRIBED BEFORE ME

THIS 31st DAY OF January, 2001.

Nancy M. SMEAL

NOTARIAL SEAL  
NANCY M. SMEAL, Notary Public  
Graham Township, Clearfield Co., PA  
My Commission Expires May 4, 2002

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

5465  
7879  
0016  
0000  
3400  
7099

Postage	\$ .99
Certified Fee	1.40
▼ Return Receipt Fee (Endorsement Required)	1.25
Restricted Delivery Fee (Endorsement Required)	2.75
Total Postage & Fees	\$ 6.39

CLIFFFIELD, NJ  
DEC 10 2000  
Postmark  
Here  
U.S.P.S.

Recipient's Name (Please Print Clearly) (to be completed by mailer)  
Doyle Avino  
Street, Apt. No.; or PO Box No.  
130 Farmer Street  
City, State, ZIP+4  
Buffalo, NY 14207

PS Form 3800, February 2000      See Reverse for Instructions

---

**Certified Mail Provides:**

- A mailing receipt
- A unique identifier for your mailpiece
- A signature upon delivery
- 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.**

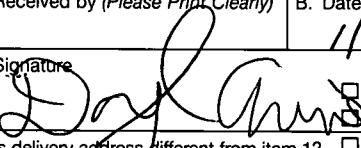
**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Dovl Avino  
130 Farmer Street  
Buffalo, NY 14207

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly)	B. Date of Delivery <i>1/3/01</i>
C. Signature 	
<input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	

## 3. Service Type

Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

## 4. Restricted Delivery? (Extra Fee)



## 2. Article Number (Copy from service label)

7099 3400 0016 7879 5465

UNITED STATES POSTAL SERVICE



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

Ann B. Wood, Esquire  
Bell, Silberblatt & Wood  
P.O. Box 670  
Clearfield, PA 16830



Law Offices  
BELL, SILBERBLATT & WOOD  
318 East Locust Street  
P.O. Box 670  
Clearfield, PA 16830  
e-mail: [bswlaw@penn.com](mailto:bswlaw@penn.com)  
Writer's direct e-mail: [awood@penn.com](mailto:awood@penn.com)

RICHARD A. BELL  
ANN B. WOOD  
F. CORTEZ BELL, III

(814) 765-5537  
FAX (814) 765-9730

PAUL SILBERBLATT 1954-1985  
F. CORTEZ BELL, JR. 1954-1995 (Ret.)

OF COUNSEL:  
DANIEL C. BELL

December 29, 2000

RE: Quiet Title Action

Charles T. Brown, Sr., Plaintiff  
vs/ Anton Neubauer, a/k/a  
Anthony Newber, a/k/a Anthony  
Neubauer, deceased, Et al.  
No. 00-1579-CD

Doyl Avino  
130 Farmer Street  
Buffalo, NY 14207

Dear Mr. Avino:

Enclosed please find a Certified Copy of the Complaint  
filed on behalf of the Plaintiff, Charles T. Brown, Sr., with  
reference to the above Quiet Title Action.

Very truly yours,

BELL, SILBERBLATT & WOOD

*Ann B. Wood*

Ann B. Wood

ABW/nms  
Enclosure  
cc: Charles T. Brown, Sr.

Certified Mail No. 7099 3400 0016 7879 5465  
Return Receipt Requested  
Restricted Delivery

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

***(Domestic Mail Only; No Insurance Coverage Provided)***

Postage	\$ .99
Certified Fee	1.40
Return Receipt Fee (Endorsement Required)	1.25
Restricted Delivery Fee (Endorsement Required)	2.75
Total Postage & Fees	\$ 6.39

16830  
R-A  
CLEARFIELD  
PA  
29  
2000  
Postmark  
Here  
U.S. POSTAL SERVICE

---

**Certified Mail Provides:**

- A mailing receipt
- A unique identifier for your mailpiece
- A signature upon delivery
- 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.**

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

Audrey Waltering  
Upper Mountain Road  
Sahborn, NY 14132

**COMPLETE THIS SECTION ON DELIVERY****A. Received by (Please Print Clearly)****B. Date of Delivery***1/310***C. Signature***X Audrey Waltering* Agent Addressee**D. Is delivery address different from item 1?**If YES, enter delivery address below:  Yes  No**3. Service Type** Certified Mail  Express Mail Registered Return Receipt for Merchandise Insured Mail C.O.D.**4. Restricted Delivery? (Extra Fee)** Yes**2. Article Number (Copy from service label)**

7099 3400 0016 7879 5458

UNITED STATES POSTAL SERVICE



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

- Sender: Please print your name, address, and ZIP+4 in this box •

Ann B. Wood, Esquire  
Bell, Silberblatt & Wood  
P.O. Box 670  
Clearfield, PA 16830



Law Offices  
BELL, SILBERBLATT & WOOD  
318 East Locust Street  
P.O. Box 670  
Clearfield, PA 16830  
e-mail: bswlaw@penn.com  
Writer's direct e-mail: awood@penn.com

RICHARD A. BELL  
ANN B. WOOD  
F. CORTEZ BELL, III

(814) 765-5537  
FAX (814) 765-9730

PAUL SILBERBLATT 1954-1985  
F. CORTEZ BELL, JR. 1954-1995 (Ret.)

OF COUNSEL:  
DANIEL C. BELL

December 29, 2000

RE: Quiet Title Action

Charles T. Brown, Sr., Plaintiff  
vs/ Anton Neubauer, a/k/a  
Anthony Newber, a/k/a Anthony  
Neubauer, deceased, Et al.  
No. 00-1579-CD

Audrey Waltering  
Upper Mountain Road  
Sanborn, NY 14132

Dear Ms. Waltering:

Enclosed please find a Certified Copy of the Complaint  
filed on behalf of the Plaintiff, Charles T. Brown, Sr., with  
reference to the above Quiet Title Action.

Very truly yours,

BELL, SILBERBLATT & WOOD

*Ann B. Wood*

Ann B. Wood

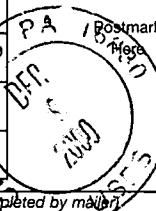
ABW/nms  
Enclosure  
cc: Charles T. Brown, Sr.

Certified Mail No. 7099 3400 0016 7879 5458  
Return Receipt Requested  
Restricted Delivery

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

--	--

Postage	\$ .99
Certified Fee	1.40
Return Receipt Fee (Endorsement Required)	.25
Restricted Delivery Fee (Endorsement Required)	.25
Total Postage & Fees	\$ 6.39



<i>Recipient's Name (Please Print Clearly) (to be completed by mailer)</i>
Peg Godfrey
Street, Apt. No., or P.O. Box No.
1155 S.E. 13th Terrace
City, State, ZIP+4
Cape Coral, FL 33990

PS Form 3800, February 2000

See Reverse for Instructions

---

**Certified Mail Provides:**

- A mailing receipt
- A unique identifier for your mailpiece
- A signature upon delivery
- A record of delivery kept by the Postal Service for two years

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- 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.**

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

Peg Godfrey  
1155 S.E. 13th Terrace  
Cape Coral, FL 33990

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly) B. Date of Delivery

13-01

**C. Signature**

Peg Godfrey  Agent  
 Addressee

**D. Is delivery address different from item 1?**

If YES, enter delivery address below:  Yes  No

**3. Service Type**

Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

**4. Restricted Delivery? (Extra Fee)**

Yes

**2. Article Number (Copy from service label)**

7099 3400 0016 7879 5434

UNITED STATES POSTAL SERVICE

First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4, in this box •

Ann B. Wood, Esquire  
Bell, Silberblatt & Wood  
P.O. Box 670  
Clearfield, PA 16830

Law Offices  
BELL, SILBERBLATT & WOOD  
318 East Locust Street  
P.O. Box 670  
Clearfield, PA 16830  
e-mail: bswlaw@penn.com  
Writer's direct e-mail: awood@penn.com

RICHARD A. BELL  
ANN B. WOOD  
F. CORTEZ BELL, III

(814) 765-5537  
FAX (814) 765-9730

PAUL SILBERBLATT 1954-1985  
F. CORTEZ BELL, JR. 1954-1995 (Ret.)

OF COUNSEL:  
DANIEL C. BELL

December 29, 2000

RE: Quiet Title Action

Charles T. Brown, Sr., Plaintiff  
vs/ Anton Neubauer, a/k/a  
Anthony Newber, a/k/a Anthony  
Neubauer, deceased, Et al.  
No. 00-1579-CD

Peg Godfrey  
1155 S.E. 13<sup>th</sup> Terrace  
Cape Coral, FL 33990

Dear Mrs. Godfrey:

Enclosed please find a Certified Copy of the Complaint  
filed on behalf of the Plaintiff, Charles T. Brown, Sr., with  
reference to the above Quiet Title Action.

Very truly yours,

BELL, SILBERBLATT & WOOD

*Ann B. Wood*

Ann B. Wood

ABW/nms  
Enclosure  
cc: Charles T. Brown, Sr.

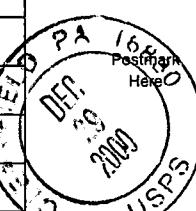
Certified Mail No. 7099 3400 0016 7879 5434  
Return Receipt Requested  
Restricted Delivery

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**

*(Domestic Mail Only; No Insurance Coverage Provided)*

0016-7879 5472	Postage \$ .99
0000 3400	Certified Fee 1.40
7099	Return Receipt Fee (Endorsement Required) 1.25
7099	Restricted Delivery Fee (Endorsement Required) .25
7099	Total Postage & Fees \$ 6.39

Recipient's Name (Please Print Clearly) (to be completed by mailer)  
Tom Neubauer  
Street, Apt. No.; or PO Box No.  
36933 Haywood Avenue  
City, State, ZIP+4  
Barstow, CA 92311



PS Form 3800, February 2000

See Reverse for Instructions

---

**Certified Mail Provides:**

- A mailing receipt
- A unique identifier for your mailpiece
- A signature upon delivery
- 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.**

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

Tom Neubauer  
36933 Haywood Avenue  
Barstow, CA 92311

**2. Article Number (Copy from service label)**

7099 3400 0016 7879 5472

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly) *John 3 08* B. Date of Delivery

**C. Signature**

*John 3 08*  Agent  Addressee

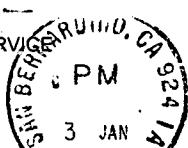
D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

**3. Service Type**

Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

UNITED STATES POSTAL SERVICE



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

Ann B. Wood, Esquire  
Bell, Silberblatt & Wood  
P.O. Box 670  
Clearfield, PA 16830

Law Offices  
BELL, SILBERBLATT & WOOD  
318 East Locust Street  
P.O. Box 670  
Clearfield, PA 16830  
e-mail: bswlaw@penn.com  
Writer's direct e-mail: awocd@penn.com

RICHARD A. BELL  
ANN B. WOOD  
F. CORTEZ BELL, III

(814) 765-5537  
FAX (814) 765-9730

PAUL SILBERBLATT 1954-1985  
F. CORTEZ BELL, JR. 1954-1995 (Ret.)

OF COUNSEL:  
DANIEL C. BELL

December 29, 2000

RE: Quiet Title Action

Charles T. Brown, Sr., Plaintiff  
vs/ Anton Neubauer, a/k/a  
Anthony Newber, a/k/a Anthony  
Neubauer, deceased, Et al.  
No. 00-1579-CD

Tom Neubauer  
36933 Haywood Avenue  
Barstow, CA 92311

Dear Mr. Neubauer:

Enclosed please find a Certified Copy of the Complaint  
filed on behalf of the Plaintiff, Charles T. Brown, Sr., with  
reference to the above Quiet Title Action.

Very truly yours,

BELL, SILBERBLATT & WOOD

*Ann B. Wood*

Ann B. Wood

ABW/nms  
Enclosure  
cc: Charles T. Brown, Sr.

Certified Mail No. 7099 3400 0016 7879 5472  
Return Receipt Requested  
Restricted Delivery

In The Court of Common Pleas  
of Clearfield County,  
Pennsylvania Civil Action  
No. 00-1579-CD Action To  
~~quiet title~~

Charles T. Brown, Sr.,  
Plaintiff

vs.

Anton Neubauer, a/k/a Anton  
Newbauer, a/k/a Anthony  
Newber, deceased, Et. al.,  
Defendants

Affidavit Pursuant To  
R.C.P. 1066

**FILED**

FEB 01 2001

8/1/01 NOCC  
William A. <sup>Family</sup>  
Patterson <sup>Esq.</sup>

BELL, SILBERBLATT & WOOD

ATTORNEYS AT LAW  
318 EAST LOCUST STREET  
P. O. BOX 670  
CLEARFIELD, PA. 16830

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

CHARLES T. BROWN, SR.,  
Plaintiff

vs.

NO. 00-1579 -CD

ANTON NEUBAUER, A/K/A ANTON  
NEUBAUER, A/K/A ANTHONY NEWBER,  
A/K/A ANTHONY NEUBAUER, DECEASED;  
MARY E. NEUBAUER, A/K/A MARY  
NEUBAUER, A/K/A MARY NEUBAUER,  
DECEASED; JENNIE JOHNSON (MRS. AUGUST);  
VIOLET VIGNERE AND CHARLES JOHNSON,  
AS HEIRS OF JENNIE JOHNSON; CHARLES  
NEUBAUER; PATSY NEUBAUER, GRANT  
NEUBAUER, PAUL NEUBAUER, MILDRED  
DUNN (MRS. HAROLD), EDWARD NEUBAUER  
AND DOYLE NEUBAUER, AS HEIRS OF CHARLES  
NEUBAUER; GENE MORRIS DUNN, DECEASED, AND  
KAREN F. DUNN, AS AN HEIR OF GENE MORRIS  
DUNN, AS HEIRS OF MILDRED DUNN; CHARLES  
NEUBAUER, DECEASED, AND PEG GODFREY,  
AS HEIRS OF EDWARD NEUBAUER; EFFIE  
DRYBURGH (MRS. ALBERT); VERA DRYBURGH  
PETERSON (MRS. FLOYD), MARIE WAPLE  
SWANSON (MRS. LOREN A.) AND ROY H.  
WAPLE DRYBURGH (H), AS HEIRS OF EFFIE  
DRYBURGH; HARRY V. NEUBAUER; MARY A.  
NEUBAUER AND HARRY A. NEUBAUER, AS  
HEIRS OF HARRY V. NEUBAUER; PERRY NEUBAUER;  
ANNA NEUBAUER, AS AN HEIR OF PERRY NEUBAUER;  
HENRY NEUBAUER; AS HEIRS OF HENRY  
NEUBAUER; JACK NEUBAUER, TOM NEUBAUER  
AND JANET NEUBAUER AVINO, AS HEIRS OF  
DOYLE NEUBAUER; DOYL AVINO AND AUDREY  
WALTERING, AS HEIRS OF JANET NEUBAUER  
AVINO; ALL AS HEIRS OF ANTON NEUBAUER

FILED

FEB 01 2001

William A. Shaw  
Prothonotary

AND MARY E. NEUBAUER, and  
all of their heirs, devisees, executors,  
administrators, successors and  
assigns, as well as any person or  
persons who might claim title under them  
and any other person, persons, firms,  
partnerships, associations or corporate  
entities who claim an interest therein,  
Defendants

AFFIDAVIT PURSUANT TO R.C.P. 1066

Ann B. Wood, Esquire, of Bell, Silberblatt & Wood, attorneys for the Plaintiff,  
being duly sworn according to law, deposes and states that she is the attorney for the  
Plaintiff in the above action and that a copy of the Complaint filed with Notice To  
Defend has been served on the Defendants as follows:

A. On all Defendants their heirs, successors and assigns by publication in the  
Clearfield Progress on January 2, 2001, proof of publication being attached hereto.

B. On all Defendants their heirs, successors and assigns by publication in the  
Clearfield County Legal Journal in the regular issue of the week of January 5, 2001,  
Volume 13, No. 1, proof of publication being attached hereto.

Ann B. Wood  
Ann B. Wood, Esquire  
Attorney for Plaintiff

SWORN AND SUBSCRIBED BEFORE ME

THIS 31st DAY OF January, 2001

Nancy M. Smeal

NOTARIAL SEAL  
NANCY M. SMEAL, Notary Public  
Graham Township, Clearfield Co., PA  
My Commission Expires May 4, 2002

IN THE COURT OF COMMON  
PRAE-TER-CEASE-LED  
the Plaintiff will be forever barred  
from asserting any interest, lien  
(right or title to the said land, in-  
consistent with the Plaintiff's, his suc-  
cessors and assigns.

NOTICE — 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 FIND ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

COURT ADMINISTRATOR,  
CLEARFIELD COUNTY COURT-  
HOUSE, 2nd & Market Streets,  
Clearfield, Pennsylvania 16830,  
Telephone (814) 765-2641 Ex.  
50-51.

Ann B. Wood, Esquire, BELL, SILBERBLATT & WOOD, Attorneys for Plaintiff, 318 East Locust Street, P.O. Box 670, Clearfield, Pennsylvania 16830.

1:2-1d-b

## PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :  
COUNTY OF CLEARFIELD : SS:

On this 10th day of January, A.D. 2001, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Margaret E. Krebs, who being duly sworn according to law, deposes and says that she is the President of The Progressive Publishing Company, Inc., and Associate Publisher of The Progress, a daily newspaper published at Clearfield, in the County of Clearfield and State of Pennsylvania, and established April 5, 1913, and that the annexed is a true copy of a notice or advertisement published in said publication in

the regular issues of January 2, 2001. And that the affiant is not interested in the subject matter of the notice or advertising, and that all of the allegations of this statement as to the time, place, and character of publication are true.

Sworn and subscribed to before me the day and year aforesaid.

Ann K. Lane  
Notary Public Clearfield, Pa.

Notary Public  
My Commission Expires  
September 16, 2004

Notarial Seal  
Ann K. Law, Notary Public  
Clearfield Boro, Clearfield County  
My Commission Expires Sept. 16, 2004  
Member, Pennsylvania Association of Notaries

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

CHARLES T. BROWN, SR., Plaintiff  
vs. ANTON NEUBAUER, A/K/A ANTON  
NEWBAUER, A/K/A ANTHONY  
NEWBER, A/K/A ANTHONY NEUBAUER,  
DECEASED; MARY E. NEUBAUER;  
A/K/A MARY NEUBAUER, A/K/A MARY  
NEWBAUER, DECEASED; JENNIE  
JOHNSON (MRS. AUGUST); VIOLET  
VIGNERE AND CHARLES JOHNSON,  
AS HEIRS OF JENNIE JOHNSON;  
CHARLES NEUBAUER; PATSY  
NEUBAUER, GRANT NEUBAUER, PAUL  
NEUBAUER, MILDRED DUNN (MRS.  
HAROLD), EDWARD NEUBAUER AND  
DOYLE NEUBAUER, AS HEIRS OF  
CHARLES NEUBAUER; GENE MORRIS  
DUNN, DECEASED, AND KAREN F.  
DUNN, AS AN HEIR OF GENE MORRIS  
DUNN, AS HEIRS OF MILDRED DUNN;  
CHARLES NEUBAUER, DECEASED,  
AND PEG GODFREY, AS HEIRS OF  
EDWARD NEUBAUER; EFFIE  
DRYBURGH (MRS. ALBERT); VERA  
DRYBURGH PETERSON (MRS. FLOYD),  
MARIE WAPLE SWANSON (MRS.  
LOREN A.) AND ROY H. WAPLE  
DRYBURGH (H), AS HEIRS OF EFFIE  
DRYBURGH; HARRY V. NEUBAUER;  
MARY A. NEUBAUER AND HARRY A.  
NEUBAUER, AS HEIRS OF HARRY V.  
NEUBAUER; PERRY NEUBAUER; ANNA  
NEUBAUER, AS AN HEIR OF PERRY  
NEUBAUER; HENRY NEUBAUER; AS  
HEIRS OF HENRY NEUBAUER; JACK  
NEUBAUER, TOM NEUBAUER AND

or Clearfield and State of Pennsylvania,  
bounded and described as follows:

BEGINNING at an iron pin on line of,  
now or formerly, Leroy and Isabel  
Thompson; thence along lands of same and  
Tax Parcel No. 124-0-Q09-000-00049,  
South eighty-eight degrees thirteen  
minutes, twenty-five seconds East (S 88°  
13' 25" E), six hundred and forty feet  
(640.0) to an iron pipe; thence along lands  
of, now or formerly, Leroy and Isabel  
Thompson, et al, Tax Parcel 124-0-Q09-  
000-00039 the following courses and  
distances, South six degrees, forty minutes  
West (S 6° 40' W), nine hundred fifty-nine  
and thirty-three hundredths feet (959.33) to  
an iron pipe; thence North thirty-seven  
degrees, twenty-nine minutes, fifty seconds  
West (N 37° 29' 50" W), two hundred thirty-  
one and ninety-six hundredths feet (231.96)  
to an iron pin; thence north twenty-six  
degrees, eight minutes, forty seconds West  
(N 26° 08' 40" W), eight hundred seventy-  
eight and fifty-four hundredths feet (878.54)  
to an iron pin and place of beginning.

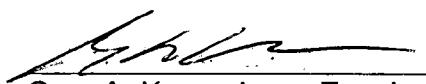
The said South corner of the above  
mentioned property is located North of the  
centerline of State Route #2032 between its  
intersection with Deer Creek Road near the  
Albert airport and Allport with the following  
courses and distances along the centerline  
of an existing eleven foot wide access road  
which crosses a tract now or formerly of the  
Frank Albert Estate with Assessment Map  
No. 124-Q09-000-00006 (Deed Book 412,  
Page 39) and a tract now or formerly of  
Leroy and Isabel Thompson, et al., with  
Assessment Map No. 124-0-Q09-000-  
00039 to said property North no degrees,  
forty-six minutes, thirty seconds East (N 0°  
46' 30" E), one hundred seventy-one and  
seventy-six hundredths feet (171.76);  
thence North twenty-two degrees, twenty-

## PROOF OF PUBLICATION

**STATE OF PENNSYLVANIA**

**COUNTY OF CLEARFIELD**

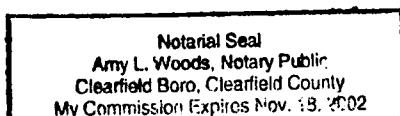
On this 18th day of January AD 2001, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Gary A. Knaresboro, who being duly sworn according to law, proposes and says that he is the editor of the Clearfield County Legal Journal of the Courts of Clearfield County, and that the annexed is a true copy of the notice or advertisement published in said publication in the regular issues of Week of January 5, 2001, Vol. 13, No. 1. And that all of the allegations of this statement as to the time, place, and character of the publication are true.



Gary A. Knaresboro, Esquire  
Editor

Sworn and subscribed to before me the day and year aforesaid.

Amy L. Woods  
Notary Public  
My Commission Expires



Bell, Silberblatt & Wood  
P.O. Box 670  
Clearfield, PA 16830

**SINCLAIR, PAULINE M.**, Dec'd  
Late of Clearfield  
Co-Executrices: **PAMELA SINCLAIR**  
**JAMES SINCLAIR**  
Attorney: **H. AMOS GODALL, JR.**  
328 South Atherton Street  
State College, PA 16801

First Publication

**SHIREY, FLORENCE N.**, Dec'd  
Late of Bradford Township  
Executor: **RUSSELL W. SHIREY**  
Attorney: **MIKESELL & MIKESELL**  
115 East Locust Street  
Clearfield, PA 16830

**AMMERMAN, E. GIFFORD**, Dec'd  
Late of Rush Township  
Executor: **MERLE J. AMMERMAN**  
Attorney: **DAVID S. AMMERMAN**  
310 East Cherry Street  
Clearfield, PA 16830

**BUNNELL, WALTER C.**, Dec'd  
Late of Clearfield Borough  
Administrator: **JOHN R. WILLIAMS**  
Attorney: **MARK A. FALVO**  
7 Bigler Road  
Clearfield, PA 16830

**HUBLER, JENNIFER LEIGH**, Dec'd  
Late of Hawk Run  
Co-Administrators:  
**GERALD B. HUBLER**  
**BARBARA A. HUBLER**  
Attorney: **DAVID C. MASON**  
P.O. Box 28  
Philipsburg, PA 16866

**WISOR, CLEVE E.**, Dec'd  
Late of Mineral Springs  
Executor: **DELBERT J. WISOR**  
R.D. #1, Box 265  
West Decatur, PA 16878

**FICTITIOUS NAME NOTICE**

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed with the Corporation Bureau of the Department of State of the Commonwealth of Pennsylvania on December 18, 2000.

The title of the fictitious name is **McGARVEY JANITORIAL SERVICE**.

The purpose of the business is cleaning services. The name of the party involved in the business is: Kenneth D. McGarvey, R.D. #1, Box 167, Clearfield, PA 16830.

Belin & Kubista, 15 North Front Street,  
Clearfield, PA 16830.

**ARTICLES OF INCORPORATION**

NOTICE IS HEREBY GIVEN, that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on the 5th day of December, 2000 for the purpose of obtaining a Certificate of Incorporation of a proposed business corporation to be organized under the Corporation Law of the Commonwealth of Pennsylvania of 1988.

The name of the corporation is **TREND TECH, INC.**

The purpose for which it is to be organized is to have unlimited power to engage in and to do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Corporation Law of 1988.

**COLAVECCHI, RYAN & COLAVECCHI**, 221 East Market Street, P.O. Box 131, Clearfield, PA 16830.

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

CHARLES T. BROWN, SR., Plaintiff vs. ANTON NEUBAUER, A/K/A ANTON NEWBAUER, A/K/A ANTHONY NEWBER, A/K/A ANTHONY NEUBAUER, DECEASED; MARY E. NEUBAUER, A/K/A MARY NEUBAUER, A/K/A MARY NEWBAUER, DECEASED; JENNIE JOHNSON (MRS. AUGUST); VIOLET VIGNERE AND CHARLES JOHNSON, AS HEIRS OF JENNIE JOHNSON; CHARLES NEUBAUER; PATSY NEUBAUER, GRANT NEUBAUER, PAUL NEUBAUER, MILDRED DUNN (MRS. HAROLD), EDWARD NEUBAUER AND DOYLE NEUBAUER, AS HEIRS OF CHARLES NEUBAUER; GENE MORRIS DUNN, DECEASED, AND KAREN F. DUNN, AS AN HEIR OF GENE MORRIS DUNN, AS HEIRS OF MILDRED DUNN; CHARLES NEUBAUER, DECEASED, AND PEG GODFREY, AS HEIRS OF EDWARD NEUBAUER; EFFIE DRYBURGH (MRS. ALBERT); VERA DRYBURGH PETERSON (MRS. FLOYD), MARIE WAPLE SWANSON (MRS. LOREN A.) AND ROY H. WAPLE DRYBURGH (H), AS HEIRS OF EFFIE DRYBURGH; HARRY V. NEUBAUER; MARY A. NEUBAUER AND HARRY A. NEUBAUER, AS HEIRS OF HARRY V. NEUBAUER; PERRY NEUBAUER; ANNA NEUBAUER, AS AN HEIR OF PERRY NEUBAUER; HENRY NEUBAUER; AS HEIRS OF HENRY NEUBAUER; JACK NEUBAUER, TOM NEUBAUER AND

JANET NEUBAUER AVINO, AS HEIRS OF DOYLE NEUBAUER; DOYL AVINO AND AUDREY WALTERING, AS HEIRS OF JANET NEUBAUER AVINO; ALL AS HEIRS OF ANTON NEUBAUER, AND MARY E. NEUBAUER, and all of their heirs, devisees, executors, administrators, successors and assigns, as well as any person or persons who might claim title under them and any other person, persons, firms, partnerships, associations or corporate entities who claim an interest, therein, Defendants.

ACTION TO QUIET TITLE

TO: THE ABOVE NAMED DEFENDANTS: You are hereby notified that the Plaintiff listed above has filed a Complaint in an Action to Quiet Title regarding a parcel of real estate situate in the Township of Morris, County of Clearfield and State of Pennsylvania, bounded and described as follows:

ALL that certain piece or parcel of land situated in the Township of Morris, County of Clearfield and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on line of, now or formerly, Leroy and Isabel Thompson; thence along lands of same and Tax Parcel No. 124-0-Q09-000-00049, South eighty-eight degrees thirteen minutes, twenty-five seconds East (S 88° 13' 25" E), six hundred and forty feet (640.0) to an iron pipe; thence along lands of, now or formerly, Leroy and Isabel Thompson, et al, Tax Parcel 124-0-Q09-000-00039 the following courses and distances, South six degrees, forty minutes West (S 6° 40' W), nine hundred fifty-nine and thirty-three hundredths feet (959.33) to an iron pipe; thence North thirty-seven degrees, twenty-nine minutes, fifty seconds West (N 37° 29' 50" W), two hundred thirty-one and ninety-six hundredths feet (231.96) to an iron pin; thence north twenty-six degrees, eight minutes, forty seconds West (N 26° 08' 40" W), eight hundred seventy-eight and fifty-four hundredths feet (878.54) to an iron pin and place of beginning.

The said South corner of the above mentioned property is located North of the centerline of State Route #2032 between its intersection with Deer Creek Road near the Albert airport and Allport with the following courses and distances along the centerline of an existing eleven foot wide access road which crosses a tract now or formerly of the Frank Albert Estate with Assessment Map No. 124-Q09-000-00006 (Deed Book 412, Page 39) and a tract now or formerly of Leroy and Isabel Thompson, et al., with Assessment Map No. 124-0-Q09-000-00039 to said property North no degrees, forty-six minutes, thirty seconds East (N 0° 46' 30" E), one hundred seventy-one and seventy-six hundredths feet (171.76); thence North twenty-two degrees, twenty-

two minutes, fifty seconds West (N 22° 22' 50" W), one hundred sixty-two and eight tenths feet (162.8); thence North fourteen degrees, thirty-nine minutes, twenty-five seconds West (N 14° 39' 25" W), One hundred nineteen and sixty-four hundredths feet (119.64), thence North no degrees, sixteen minutes, twenty-five seconds West (N 9° 16' 25" W) ninety-eight and ninety-one hundredths feet (98.91) thence North-thirty-three degrees, thirty-four minutes, forty-five seconds West (N 33° 34' 45" W), fifty-two and twenty-nine hundredths feet (52.29); thence North eighty-nine degrees, twenty-nine minutes, forty seconds West (N 89° 29' 40" W), one hundred eighty-three and eighty-three hundredths feet (183.83); thence north twenty-nine degrees, fifty-six minutes, thirty-five seconds West (N 29° 56' 35" W), seventy-two and ninety-four hundredths feet (72.94); thence North eighteen degrees, twenty-three minutes, fifty-five seconds East (N 18° 23' 55" E), one hundred twenty-three and seven tenths feet (123.7); thence North two degrees, forty-one minutes, fifty seconds East (N 2° 41' 50" E), one hundred thirty and fifty-six hundredths feet (130.56); thence North twenty degrees, twenty-five minutes, forty seconds East (N 20° 25' 40" E), two hundred forty-nine and fourteen hundredths feet (249.14); thence North twenty-three degrees, thirty-six minutes, fifteen seconds East (N 23° 36' 15" E), one hundred thirty-four and seventy-seven hundredths feet (134.77); thence North forty degrees, eight minutes, forty-five seconds East (N 40° 08' 45" E), two hundred sixty-six and forty-three hundredths feet (266.43); thence North sixty-nine degrees, thirteen minutes, ten seconds East (N 69° 13' 10" E), thirty-two and twenty-seven hundredths feet (32.27); thence South seventy-seven degrees, fourteen minutes, thirty-five seconds East (S 77° 14' 35" E), ninety-six and twenty-five hundredths feet (96.25) to a point on the West line of said property; thence South thirty-seven degrees, twenty-nine minutes, fifty seconds East (S 37° 20' 50" E) fifty-four and five hundredths feet (54.05) to an iron pipe and also the South corner of said property.

Said property containing 7.4821 acres as shown on a map prepared by Nicholas Shirokey dated May 29, 1994.

And including the right to use an access road to the property described above as stated in the Deed from Simon Oster, Administrator of the Estate of Catherine E. Oster, to Joseph Koszyn and Bertha Koszyn dated September 2, 1926 and recorded in Clearfield County in Deed Book 282 at Page 317.

BEING the same premises described as seven (7) acres in Deed from Harold Dunn and Mildred Dunn to Charles T. Brown, Sr. dated November 14, 1977 and

recorded in Clearfield County in Deed Book 750 at Page 71 and being presently assessed as Assessment Map No. 124-0-Q09-000-00069.

TAKE NOTICE that the Plaintiffs are the owners of the land described hereinabove and that they have requested in their Complaint which is on file in the Office of the Prothonotary of the Court of Common Pleas of Clearfield County, that the Court decree that the title to the same is in them free and clear of the claims of the Defendants, their heirs, successors and assigns, and any other person, persons or entity claiming or who might claim title under them, and all other persons or entities claiming any right, title or interest in the land described, or anyone claiming by, through or under them.

WHEREUPON, the Court Ordered that Notice of said action and the facts therein be served on the above named Defendants by publication. Should the above named Defendants, their heirs, successors or assigns, or any other person, persons or entity claiming or who might claim title under them or all other persons or entities claiming any right, title or interest in the land described fail to plead to the Plaintiffs Complaint within twenty (20) days from the last publication of this Notice, or fail to take such action within thirty (30) days after default judgment as the Court may direct, the Defendants, their heirs, successors and assigns, and any other person, persons or entity claiming or who might claim title, under them or all other persons or entities claiming any right, title or interest in the land described, except the Plaintiffs will be forever barred from asserting any interest, lien, right or title to the said land, inconsistent with the Plaintiffs, their successors and assigns.

NOTICE - 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 claim 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 FIND ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. COURT ADMINISTRA-

TOR, CLEARFIELD COUNTY COURT-HOUSE, 2ND & Market Streets, Clearfield, PA 16830 (814) 765-2641, ext. 5982.

Richard A. Bell, Esquire, BELL, SILBERBLATT & WOOD, Attorneys for Plaintiffs, 318 East Locust Street, P.O. Box 670, Clearfield, PA 16830.

#### **SHERIFF'S SALE OF VALUABLE REAL ESTATE**

BY VIRTUE OF: Execution issued out of the Court of Common Pleas of Clearfield County, Pennsylvania and to me directed, there will be exposed to public sale in the Sheriff's Office in the Court House in the Borough of Clearfield on FRIDAY, JANUARY 19, 2001 at 10:00 A.M.

#### **THE FOLLOWING DESCRIBED PROPERTY TO WIT: (SEE ATTACHED DESCRIPTION) TERMS OF SALE**

The Price of sum at which the property shall be struck off must be paid at the time of sale or such other arrangements made as will be approved, otherwise the property will be immediately put up and sold again at the expense and risk of the person to whom it was struck off and who in case of deficiency of such resale shall make good for the same and in no instance will the deed be presented for confirmation unless the money is actually paid to the Sheriff.

TO all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff in his office the first Monday following the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter.

ALL THAT CERTAIN parcel of land situate in Pike Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of Township Road No. T-517, said point being North 58 degrees 20 minutes 20 seconds West a distance of 443.89 feet from a nail in the centerline of said township Road being the northeast corner of lands of which this is a part, said point being also the northeasterly corner of the land hereby conveyed and running; thence along Ronald E. Fulmer for a new line South 32 degrees 47 minutes 20 seconds West a distance of 185.95 feet to an iron pin at the southeasterly corner of the land hereby conveyed, said line passing through an iron pin being set 18.86 feet from the centerline of said Township Road; thence along the same for a new line North 67 degrees 52 minutes 20 seconds West a distance of 213.76 feet to an iron pin at the southwesterly corner of the land hereby conveyed; thence still along the same for a

new line North 32 degrees 47 minutes 20 seconds East a distance of 225.50 feet to a point on the centerline of T-517 and at the northwesterly corner of the land hereby conveyed, said line passing through an iron pin being set back 18.39 feet from the centerline of T-517; thence along the centerline of T-517 South 57 degrees 12 minutes 40 seconds East a distance of 210.07 feet to the "place" of beginning. CONTAINING 0.913 acres as surveyed by Lex W. Curry, Registered Surveyor dated July 25, 1986, a copy of said survey being attached hereto and made a part hereof.

TAX PARCEL #126-108-0-60 TITLE TO SAID PREMISES IS VESTED IN Rockland L. Fulmer, by Deed from Ronald E. Fulmer, Trustee under the Will of Dorothy H. Fulmer, dated 12/20/93, recorded 6/27/94, in Deed Book 1614, Page 304.

SEIZED, taken in execution to be sold as the property of ROCKLAND L. FULMER, at the suit of TMS MORTGAGE INC. JUDGMENT NO. 00-384-CD.

Chester A. Hawkins, Sheriff.

#### SHERIFF'S SALE OF VALUABLE REAL ESTATE

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THE FOLLOWING DESCRIBED PROPERTY TO WIT: (SEE ATTACHED DESCRIPTION) TERMS OF SALE

The Price of sum at which the property shall be struck off must be paid at the time of sale or such other arrangements made as will be approved, otherwise the property will be immediately put up and sold again at the expense and risk of the person to whom it was struck off and who in case of deficiency of such resale shall make good for the same and in no instance will the deed be presented for confirmation unless the money is actually paid to the Sheriff.

TO all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff in his office the first Monday following the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter.

ALL THAT CERTAIN lot, piece or parcel of land situate in the City of DuBois, County of Clearfield, State of Pennsylvania, known and numbered in the plan and plot of Alfred Bell's Addition to the Borough (not city) of DuBois, as part of lot No. 10,

bounded and described as follows to wit:

BEGINNING at a post at the Township Road (now Evergreen Street) and Lot No. 11; thence by line of said Evergreen Street, 50 feet to a post as Lot 9; thence by line of Lot No. 9, 100 feet to a point at land of which this was formerly a part; thence in a parallel line with Evergreen Street by land of which this as formerly a part, 50 feet to a point at Lot No. 11; thence by line of Lot No. 11, 100 feet to a post at Evergreen Street, to the place of beginning.

EXCEPTING AND RESERVING from the above-described premises a right-of-way for vehicular travel eight (8) feet in width along the Westerly line of the above-described premises; as set forth in the deed from Emanuel O. Pearson, et ux. To Dorothy L. Stewart, et al. Dated October 15, 1969, and recorded in Clearfield County Deed Book 554, page 565.

ALSO SUBJECT to a foot walk along presently existing walkway located between the right-of-way and the dwelling house as set forth in the deed from Emanuel O. Pearson, et ux, to Dorothy L. Stewart, et al, dated October 15, 1969, and recorded in Clearfield County Deed Book 554, page 565. Tax Parcel #7.1-007-000-02033

TITLE TO SAID PREMISES IS VESTED IN David J. Gould and Stephanie Gould, husband and wife by deed from Beverly M. Ledger a/k/a Beverly M. Ledger, widow dated 1/23/96, recorded 1/29/96, in Deed Book Volume 1733, Page 406.

SEIZED, taken in execution to be sold as the property of DAVID J. GOULD AND STEPHANIE GOULD, at the suit of UNITED COMPANIES LENDING CORPORATION. JUDGMENT NO. 00-838-CD.

Chester A. Hawkins, Sheriff.

#### SHERIFF'S SALE OF VALUABLE REAL ESTATE

BY VIRTUE OF: Execution issued out of the Court of Common Pleas of Clearfield County, Pennsylvania and to me directed, there will be exposed to public sale in the Sheriff's Office in the Court House in the Borough of Clearfield on FRIDAY, JANUARY 19, 2001 at 10:00 A.M.

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The Price of sum at which the property shall be struck off must be paid at the time of sale or such other arrangements made as will be approved, otherwise the property will be immediately put up and sold again at the expense and risk of the person to whom it was struck off and who in case of deficiency of such resale shall make good

In the Court of Common Pleas  
of Clearfield County, Pennsylvania  
Case No. 00-1579-CD  
Plaintiff  
Charles T. Brown,  
vs.

Defendant  
Anton Neubauer, a/k/a Anthony  
Neubauer, et al.,  
Newber', Deceased  
Deceased  
Affidavit Pursuant to R.C.P.  
1066

FILED

FEB 01 2001

William A. Pickering  
Clerk

BELL, SILBERBLATT & WOOD  
ATTORNEYS AT LAW  
308 EAST LOCUST STREET  
P. O. BOX 670  
CLEARFIELD, PA. 16830

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

CHARLES T. BROWN, SR.,  
Plaintiff

vs.

NO. 00-1579 -CD

ANTON NEUBAUER, A/K/A ANTON  
NEUBAUER, A/K/A ANTHONY NEWBER,  
A/K/A ANTHONY NEUBAUER, DECEASED;  
MARY E. NEUBAUER, A/K/A MARY  
NEUBAUER, A/K/A MARY NEWBAUER,  
DECEASED; JENNIE JOHNSON (MRS. AUGUST);  
VIOLET VIGNERE AND CHARLES JOHNSON,  
AS HEIRS OF JENNIE JOHNSON; CHARLES  
NEUBAUER; PATSY NEUBAUER, GRANT  
NEUBAUER, PAUL NEUBAUER, MILDRED  
DUNN (MRS. HAROLD), EDWARD NEUBAUER  
AND DOYLE NEUBAUER, AS HEIRS OF CHARLES  
NEUBAUER; GENE MORRIS DUNN, DECEASED, AND  
KAREN F. DUNN, AS AN HEIR OF GENE MORRIS  
DUNN, AS HEIRS OF MILDRED DUNN; CHARLES  
NEUBAUER, DECEASED, AND PEG GODFREY,  
AS HEIRS OF EDWARD NEUBAUER; EFFIE  
DRYBURGH (MRS. ALBERT); VERA DRYBURGH  
PETERSON (MRS. FLOYD), MARIE WAPLE  
SWANSON (MRS. LOREN A.) AND ROY H.  
WAPLE DRYBURGH (H), AS HEIRS OF EFFIE  
DRYBURGH; HARRY V. NEUBAUER; MARY A.  
NEUBAUER AND HARRY A. NEUBAUER, AS  
HEIRS OF HARRY V. NEUBAUER; PERRY NEUBAUER;  
ANNA NEUBAUER, AS AN HEIR OF PERRY NEUBAUER;  
HENRY NEUBAUER; AS HEIRS OF HENRY  
NEUBAUER; JACK NEUBAUER, TOM NEUBAUER  
AND JANET NEUBAUER AVINO, AS HEIRS OF  
DOYLE NEUBAUER; DOYL AVINO AND AUDREY  
WALTERING, AS HEIRS OF JANET NEUBAUER  
AVINO; ALL AS HEIRS OF ANTON NEUBAUER

FILED

FEB 01 2001

William A. Shaw  
Prothonotary

AND MARY E. NEUBAUER, and  
all of their heirs, devisees, executors,  
administrators, successors and  
assigns, as well as any person or  
persons who might claim title under them  
and any other person, persons, firms,  
partnerships, associations or corporate  
entities who claim an interest therein,  
Defendants

MOTION FOR JUDGMENT

NOW COMES, the Plaintiff by his attorney, Ann B. Wood, Esquire of Bell,  
Silberblatt & Wood, and moves your Honorable Court to enter Judgment in favor of  
the Plaintiff and against the Defendants for the following reasons:

1. Affidavits have been executed and filed on behalf of the Plaintiff that the  
original Complaint endorsed with a Notice To Defend has been served upon all of the  
Defendants. The Defendants failed to file any Answer within the time allotted for filing  
a responsive pleading.

WHEREFORE, the Plaintiff by his attorney moves your Honorable Court to enter  
Judgment in favor of the Plaintiff and against the Defendants and to grant Plaintiff the  
relief prayed for in accordance with Pennsylvania Rules Of Civil Procedure No. 1066.

BELL, SILBERBLATT & WOOD  
BY

Ann B. Wood  
Ann B. Wood, Esquire  
Attorney for Plaintiff

In The Court Of Common Pleas  
of Clearfield County,  
Pennsylvania Civil Action  
No. 00-1570-CR Onset militia

Charles T. Brown, Sr.,

51

Anton Neubauer, a/k/a Anton  
Newbauer, a/k/a Anthony  
Newber, Et al.  
Decceased, Defendant

MOTION FOR JUDGMENT

四

FEB 09 2001  
01/10/01 McCarty Webster  
William A. Sime  
Pro bono  
EPA

**BELL, SILBERBLATT & WOOD**  
ATTORNEYS AT LAW  
318 EAST LOCUST STREET  
P. O. BOX 670  
**CLEARFIELD, PA. 16830**

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

CHARLES T. BROWN, SR.,  
Plaintiff

vs.

NO. 00-1579 -CD

ANTON NEUBAUER, A/K/A ANTON  
NEWBAUER, A/K/A ANTHONY NEWBER,  
A/K/A ANTHONY NEUBAUER, DECEASED;  
MARY E. NEUBAUER, A/K/A MARY  
NEUBAUER, A/K/A MARY NEWBAUER,  
DECEASED; JENNIE JOHNSON (MRS. AUGUST);  
VIOLET VIGNERE AND CHARLES JOHNSON,  
AS HEIRS OF JENNIE JOHNSON; CHARLES  
NEUBAUER; PATSY NEUBAUER, GRANT  
NEUBAUER, PAUL NEUBAUER, MILDRED  
DUNN (MRS. HAROLD), EDWARD NEUBAUER  
AND DOYLE NEUBAUER, AS HEIRS OF CHARLES  
NEUBAUER; GENE MORRIS DUNN, DECEASED, AND  
KAREN F. DUNN, AS AN HEIR OF GENE MORRIS  
DUNN, AS HEIRS OF MILDRED DUNN; CHARLES  
NEUBAUER, DECEASED, AND PEG GODFREY,  
AS HEIRS OF EDWARD NEUBAUER; EFFIE  
DRYBURGH (MRS. ALBERT); VERA DRYBURGH  
PETERSON (MRS. FLOYD), MARIE WAPLE  
SWANSON (MRS. LOREN A.) AND ROY H.  
WAPLE DRYBURGH (H), AS HEIRS OF EFFIE  
DRYBURGH; HARRY V. NEUBAUER; MARY A.  
NEUBAUER AND HARRY A. NEUBAUER, AS  
HEIRS OF HARRY V. NEUBAUER; PERRY NEUBAUER;  
ANNA NEUBAUER, AS AN HEIR OF PERRY NEUBAUER;  
HENRY NEUBAUER; AS HEIRS OF HENRY  
NEUBAUER; JACK NEUBAUER, TOM NEUBAUER  
AND JANET NEUBAUER AVINO, AS HEIRS OF  
DOYLE NEUBAUER; DOYL AVINO AND AUDREY  
WALTERING, AS HEIRS OF JANET NEUBAUER  
AVINO; ALL AS HEIRS OF ANTON NEUBAUER

FILED

FEB 02 2001

William A. Shaw  
Prothonotary

AND MARY E. NEUBAUER, and  
all of their heirs, devisees, executors,  
administrators, successors and  
assigns, as well as any person or  
persons who might claim title under them  
and any other person, persons, firms,  
partnerships, associations or corporate  
entities who claim an interest therein,  
Defendants

ORDER OF COURT

AND NOW, this 2<sup>nd</sup> day of February, 2001, Affidavits having been made that service has been made upon all Defendants in this action, and no Appearance or Answers having been filed by Defendants, the Court upon Motion of the Plaintiff by his attorney, Ann B. Wood, Esquire, ORDERS that unless the Defendants, their legal representatives, or their heirs, or assigns or any of them, shall within thirty (30) days from the date of this Order, institute an action of ejectment, against the Plaintiff, they, the Defendants, shall be forever barred, and enjoined from impeaching, denying or in any way attacking Plaintiff's title to the hereinafter described premises, from issuing or maintaining an action in ejectment for said premises, from encumbering, mortgaging or conveying this parcel or any part thereof, or from asserting any claim in any manner, right, lien, title or interest inconsistent with the interest or claim of the Plaintiff as set forth in their Complaint.

The description of the property which is the subject of this action is as follows:

ALL that certain piece or parcel of land situated in the Township of Morris, County of Clearfield and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on line of, now or formerly, Leroy and Isabel Thompson; thence along lands of same and Tax Parcel No. 124-0-Q09-000-00049, South eighty-eight degrees thirteen minutes, twenty-five second East (S 88° 13' 25" E), six hundred and forty feet (640.0) to an iron pipe; thence along lands of, now or formerly, Leroy and Isabel Thompson, et al, Tax Parcel 124-0-Q09-000-00039 the following courses and distances, South six degrees, forty minutes West (S 6° 40' W), nine hundred fifty-nine and thirty-three hundredths feet (959.33) to an iron pipe; thence North thirty-seven degrees, twenty-nine minutes, fifty seconds West (N 37° 29' 50" W), two hundred thirty-one and ninety-six hundredths feet (231.96) to an iron pin; thence North twenty-six degrees, eight minutes, forty seconds West (N 26° 08' 40" W), eight hundred seventy-eight and fifty-four hundredths feet (878.54) to an iron pin and place of beginning.

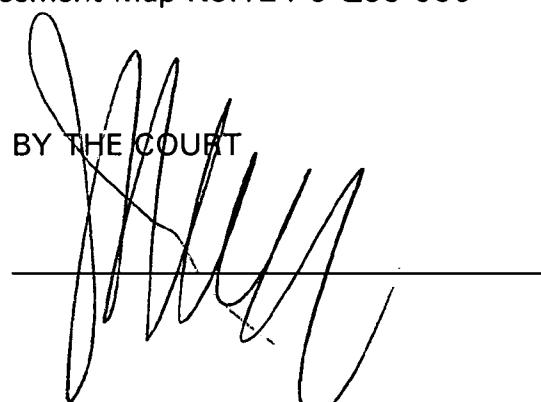
The said South corner of the above mentioned property is located North of the centerline of State Route #2032 between its intersection with Deer Creek Road near the Albert Airport and Alport with the following courses and distances along the centerline of an existing eleven foot wide access road which crosses a tract now or formerly of the Frank Albert Estate with Assessment Map No.124-0-Q09-0000-00006 (Deed Book 412, Page 39) and a tract now or formerly of Leroy and Isabel Thompson, et al., with Assessment Map No.124-0-Q09-000-00039 to said property North no degrees, forty-six minutes, thirty seconds East (N 0° 46' 30" E), one hundred seventy-one and seventy-six hundredths feet (171.76); thence North twenty-two degrees, twenty-two minutes, fifty seconds West (N 22° 22' 50" W), one hundred sixty-two and eight tenths feet (162.8); thence North fourteen degrees, thirty-nine minutes, twenty-five seconds West (N 14° 39' 25" W), One hundred nineteen and sixty-four hundredths feet (119.64), thence North no degrees, sixteen minutes, twenty-five seconds West (N 9° 16' 25" W) ninety-eight and ninety-one hundredths feet (98.91), thence North thirty-three degrees, thirty-four minutes, forty-five seconds West (N 33° 34' 45" W), fifty-two and twenty-nine hundredths feet (52.29); thence North eighty-nine degrees, twenty-nine minutes, forty seconds West (N 89° 29" 40" W), one hundred eighty-three and eighty-three hundredths feet (183.83); thence North twenty-nine degrees, fifty-six minutes, thirty-five seconds West (N 29° 56' 35" W), seventy-two and ninety-four hundredths feet (72.94); thence North eighteen degrees, twenty-three minutes, fifty-five seconds East (N 18° 23' 55" E), one hundred twenty-three and seven tenths feet (123.7); thence North two degrees, forty-one minutes, fifty seconds East (N 2° 41' 50" E), one hundred thirty and fifty-six hundredths feet (130.56); thence North twenty degrees, twenty-five minutes, forty seconds East (N 20° 25' 40" E), two hundred forty-nine and fourteen hundredths feet (249.14); thence North twenty-three degrees, thirty-six minutes, fifteen seconds East (N 23° 36' 15" E), one hundred thirty-four and seventy-seven hundredths feet (134.77); thence North forty degrees, eight minutes, forty-five seconds East (N 40° 08' 45" E), two hundred sixty-six and forty-three hundredths feet (266.43); thence North sixty-nine degrees, thirteen minutes, ten seconds East (N 69° 13' 10" E), thirty-two and twenty-seven hundredths feet (32.27); thence South seventy-seven degrees, fourteen minutes, thirty-five seconds East (S 77° 14' 35" E), ninety-six and twenty-five hundredths feet (96.25) to a point on the West line of said property; thence South thirty-seven degrees, twenty-nine minutes, fifty seconds East (S 37° 20' 50" E), fifty-four and five hundredths feet (54.05) to an iron pipe and also the South corner of said property.

Said property containing 7.4821 acres as shown on a map prepared by Nicholas Shirokey dated May 29, 1994.

And including the right to use an access road to the property described above as stated in the Deed from Simon Oster, Administrator of the Estate of Catherine E. Oster, to Joseph Kosztyn and Bertha Kosztyn dated September 2, 1926 and recorded in Clearfield County in Deed Book 282 at Page 317.

BEING the same premises described as seven (7) acres in the Deed from Harold Dunn and Mildred Dunn to Charles T. Brown, Sr. dated November 14, 1977 and recorded in Clearfield County in Deed Book 750 at Page 71 and being presently assessed as Assessment Map No.124-0-Q09-000-00069.

BY THE COURT



In The Court Of Common Pleas  
of Clearfield County,  
Pennsylvania Civil Action  
No.001579-CD Quiet Title  
Action

Charles T. Brown, Sr.,  
Plaintiff

vs.  
Anton Neubauer, a/k/a Anton  
Newbauer, a/k/a Anthony  
Newbauer, deceased, Et al.,  
Defendants

ORDER OF COURT

FILE

FEB 14 1980

cc

William A. Shaw  
Prothonotary

cc  
Amy Wood

BELL, SILBERBLATT & WOOD

ATTORNEYS AT LAW  
318 EAST LOCUST STREET  
P. O. BOX 670  
CLEARFIELD, PA. 16830

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

CHARLES T. BROWN, SR.,  
Plaintiff

vs.

NO. 00-1579-CD

ANTON NEUBAUER, A/K/A ANTON  
NEUBAUER, A/K/A ANTHONY NEWBER,  
A/K/A ANTHONY NEUBAUER, DECEASED;  
MARY E. NEUBAUER, A/K/A MARY  
NEUBAUER, A/K/A MARY NEWBAUER,  
DECEASED; JENNIE JOHNSON (MRS. AUGUST);  
VIOLET VIGNERE AND CHARLES JOHNSON,  
AS HEIRS OF JENNIE JOHNSON; CHARLES  
NEUBAUER; PATSY NEUBAUER, GRANT  
NEUBAUER, PAUL NEUBAUER, MILDRED  
DUNN (MRS. HAROLD), EDWARD NEUBAUER  
AND DOYLE NEUBAUER, AS HEIRS OF CHARLES  
NEUBAUER; GENE MORRIS DUNN, DECEASED, AND  
KAREN F. DUNN, AS AN HEIR OF GENE MORRIS  
DUNN, AS HEIRS OF MILDRED DUNN; CHARLES  
NEUBAUER, DECEASED, AND PEG GODFREY,  
AS HEIRS OF EDWARD NEUBAUER; EFFIE  
DRYBURGH (MRS. ALBERT); VERA DRYBURGH  
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SWANSON (MRS. LOREN A.) AND ROY H.  
WAPLE DRYBURGH (H), AS HEIRS OF EFFIE  
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NEUBAUER AND HARRY A. NEUBAUER, AS  
HEIRS OF HARRY V. NEUBAUER; PERRY NEUBAUER;  
ANNA NEUBAUER, AS AN HEIR OF PERRY NEUBAUER;  
HENRY NEUBAUER; AS HEIRS OF HENRY  
NEUBAUER; JACK NEUBAUER, TOM NEUBAUER  
AND JANET NEUBAUER AVINO, AS HEIRS OF  
DOYLE NEUBAUER; DOYL AVINO AND AUDREY  
WALTERING, AS HEIRS OF JANET NEUBAUER  
AVINO; ALL AS HEIRS OF ANTON NEUBAUER

FILED

MAR 16 2001

William A. Shaw  
Prothonotary

AND MARY E. NEUBAUER, and  
all of their heirs, devisees, executors,  
administrators, successors and  
assigns, as well as any person or  
persons who might claim title under them  
and any other person, persons, firms,  
partnerships, associations or corporate  
entities who claim an interest therein,  
Defendants

TYPE OF CASE:  
ACTION TO QUIET TITLE

TYPE OF PLEADING:  
PRAECIPE

FILED ON BEHALF OF:  
CHARLES T. BROWN, SR.,  
Plaintiff

COUNSEL OF RECORD:  
Ann B. WOOD, ESQUIRE  
Supreme Ct # 23364  
Bell, Silberblatt & Wood  
318 E. Locust Street  
P.O. Box 670  
Clearfield, PA 16830

(814) 765-5537

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

CHARLES T. BROWN, SR.,  
Plaintiff

vs.

NO. 00-1579-CD

ANTON NEUBAUER, A/K/A ANTON  
NEUBAUER, A/K/A ANTHONY NEWBER,  
A/K/A ANTHONY NEUBAUER, DECEASED;  
MARY E. NEUBAUER, A/K/A MARY  
NEUBAUER, A/K/A MARY NEWBAUER,  
DECEASED, JENNIE JOHNSON (MRS. AUGUST);  
VIOLET VIGNERE AND CHARLES JOHNSON,  
AS HEIRS OF JENNIE JOHNSON; CHARLES  
NEUBAUER; PATSY NEUBAUER; GRANT  
NEUBAUER; PAUL NEUBAUER, MILDRED  
DUNN (MRS. HAROLD); EDWARD NEUBAUER  
AND DOYLE NEUBAUER AS HEIRS OF CHARLES  
NEUBAUER; GENE MORRIS DUNN, DECEASED, AND  
KAREN F. DUNN AS AN HEIR OF GENE MORRIS  
DUNN, AS HEIRS OF MILDRED DUNN; CHARLES  
NEUBAUER, DECEASED, AND PEG GODFREY,  
AS HEIRS OF EDWARD NEUBAUER; EFFIE  
DRYBURGH (MRS. ALBERT); VERA DRYBURGH  
PETERSON (MRS. FLOYD); MARIE WAPLE  
SWANSON (MRS. LOREN A.) AND ROY H.  
WAPLE DRYBURGH (H), AS HEIRS OF EFFIE  
DRYBURGH; HARRY V. NEUBAUER; MARY A.  
NEUBAUER AND HARRY A. NEUBAUER, AS  
HEIRS OF HARRY V. NEUBAUER; PERRY NEUBAUER;  
ANNA NEUBAUER AS AN HEIR OF PERRY NEUBAUER;  
HENRY NEUBAUER AS HEIRS OF HENRY  
NEUBAUER; JACK NEUBAUER; TOM NEUBAUER  
AND JANET NEUBAUER AVINO, AS HEIRS OF  
DOYLE NEUBAUER; DOYL AVINO AND AUDREY  
WALTERING, AS HEIRS OF JANET NEUBAUER  
AVINO; ALL AS HEIRS OF ANTON NEUBAUER

AND MARY E. NEUBAUER, and  
all of their heirs, devisees, executors,  
administrators, successors and  
assigns, as well as any person or  
persons who might claim title under them  
and any other person, persons, firms,  
partnerships, associations or corporate  
entities who claim an interest therein,  
Defendants

PRAECIPE

TO: WILLIAM A. SHAW, PROTHONOTARY

Thirty (30) days having elapsed since the Court Order of February 2, 2001 was issued and the Defendants having failed to institute an Action of Ejectment or take any action against the Plaintiff, Pursuant to rule 1066(b) of the Pennsylvania Rules of Civil Procedure, please enter final judgment in the above matter in favor of the Plaintiff and against the Defendants. The property to which this Judgment applies is situate in Morris Township, Clearfield County, Pennsylvania, and is more specifically bounded and described as follows:

ALL that certain piece or parcel of land situated in the Township of Morris, County of Clearfield and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on line of, now or formerly, Leroy and Isabel Thompson; thence along lands of same and Tax Parcel No. 124-0-Q09-000-00049, South eighty-eight degrees thirteen minutes, twenty-five second East (S 88° 13" 25" E), six hundred and forty feet (640.0) to an iron pipe; thence along lands of, now or formerly, Leroy and Isabel Thompson, et al, Tax Parcel 124-0-Q09-000-00039 the following courses and distances, South six degrees, forty minutes West (S 6° 40' W), nine hundred fifty-nine and thirty-three hundredths feet (959.33) to an iron pipe; thence North thirty-seven degrees, twenty-nine minutes, fifty seconds West (N 37° 29' 50" W), two hundred thirty-one and ninety-six hundredths feet (231.96) to an iron pin; thence North twenty-six degrees, eight minutes, forty seconds West (N 26° 08' 40"W), eight

hundred seventy-eight and fifty-four hundredths feet (878.54) to an iron pin and place of beginning.

The said South corner of the above mentioned property is located North of the centerline of State Route #2032 between its intersection with Deer Creek Road near the Albert Airport and Allport with the following courses and distances along the centerline of an existing eleven foot wide access road which crosses a tract now or formerly of the Frank Albert Estate with Assessment Map No.124-0-Q09-0000-00006 (Deed Book 412, Page 39) and a tract now or formerly of Leroy and Isabel Thompson, et al., with Assessment Map No.124-0-Q09-000-00039 to said property North no degrees, forty-six minutes, thirty seconds East (N 0° 46' 30" E), one hundred seventy-one and seventy-six hundredths feet (171.76); thence North twenty-two degrees, twenty-two minutes, fifty seconds West (N 22° 22' 50" W), one hundred sixty-two and eight tenths feet (162.8); thence North fourteen degrees, thirty-nine minutes, twenty-five seconds West (N 14° 39' 25" W), One hundred nineteen and sixty-four hundredths feet (119.64), thence North no degrees, sixteen minutes, twenty-five seconds West (N 9° 16' 25" W) ninety-eight and ninety-one hundredths feet (98.91), thence North thirty-three degrees, thirty-four minutes, forty-five seconds West (N 33° 34' 45" W), fifty-two and twenty-nine hundredths feet (52.29); thence North eighty-nine degrees, twenty-nine minutes, forty seconds West (N 89° 29" 40" W), one hundred eighty-three and eighty-three hundredths feet (183.83); thence North twenty-nine degrees, fifty-six minutes, thirty-five seconds West (N 29° 56' 35" W), seventy-two and ninety-four hundredths feet (72.94); thence North eighteen degrees, twenty-three minutes, fifty-five seconds East (N 18° 23' 55" E), one hundred twenty-three and seven tenths feet (123.7); thence North two degrees, forty-one minutes, fifty seconds East (N 2° 41' 50" E), one hundred thirty and fifty-six hundredths feet (130.56); thence North twenty degrees, twenty-five minutes, forty seconds East (N 20° 25' 40" E), two hundred forty-nine and fourteen hundredths feet (249.14); thence North twenty-three degrees, thirty-six minutes, fifteen seconds East (N 23° 36' 15" E), one hundred thirty-four and seventy-seven hundredths feet (134.77); thence North forty degrees, eight minutes, forty-five seconds East (N 40° 08' 45" E), two hundred sixty-six and forty-three hundredths feet (266.43); thence North sixty-nine degrees, thirteen minutes, ten seconds East (N 69° 13' 10" E), thirty-two and twenty-seven hundredths feet (32.27); thence South seventy-seven degrees, fourteen minutes, thirty-five seconds East (S 77° 14' 35" E), ninety-six and twenty-five hundredths feet (96.25) to a point on the West line of said property; thence South thirty-seven degrees, twenty-nine minutes, fifty seconds East (S 37° 20' 50" E), fifty-four and five hundredths feet (54.05) to an iron pipe and also the South corner of said property.

Said property containing 7.4821 acres as shown on a map prepared by Nicholas Shirokey dated May 29, 1994.

And including the right to use an access road to the property described above as stated in the Deed from Simon Oster, Administrator of the Estate of Catherine E. Oster, to Joseph Kosztyn and Bertha Kosztyn dated September 2, 1926 and recorded in Clearfield County in Deed Book 282 at Page 317.

BEING the same premises described as seven (7) acres in the Deed from Harold Dunn and Mildred Dunn to Charles T. Brown, Sr. dated November 14, 1977 and recorded in Clearfield County in Deed Book 750 at Page 71 and being presently assessed as Assessment Map No.124-0-Q09-000-00069.

BELL, SILBERBLATT & WOOD  
BY

Ann B. Wood  
Ann B. Wood, Esquire

Attorney for Plaintiff

In The Court Of Common Pleas  
Of Clearfield County,  
Pennsylvania Civil Action  
No.00-1579-CD Quit Action

Charles T. Brown, Sr.,  
Plaintiff

vs.

Anton Neubaur a/k/a Anton  
Newbauer, a/k/a Anthony  
Newber, a/k/a Anthony  
Neubauer, deceased, Et al.,  
Defendants

Praecipe

FILED

MAR 16 2001

5/16/01 C.R. Wbd.

William A. Shaw

Prothonotary

Erin

BELL, SILBERBLATT & WOOD

ATTORNEYS AT LAW

318 EAST LOCUST STREET

P. O. BOX 670

CLEARFIELD, PA. 16830

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

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Plaintiff

vs.

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ANTON NEUBAUER, A/K/A ANTON  
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A/K/A ANTHONY NEUBAUER, DECEASED;  
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DECEASED; JENNIE JOHNSON (MRS. AUGUST);  
VIOLET VIGNERE AND CHARLES JOHNSON,  
AS HEIRS OF JENNIE JOHNSON; CHARLES  
NEUBAUER; PATSY NEUBAUER, GRANT  
NEUBAUER, PAUL NEUBAUER, MILDRED  
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Prothonotary