

01-78-CD

JOHN A. McDANIEL and PATRICIA L. McDANIEL
ROGER W. SELZNICK AND CAROL J. SELZNICK

v5.

THE HOPKINS LAW FIRM

900 Beaver Drive, DuBois, Pennsylvania 15801
VOICE: (814) 375-0300 FAX: (814) 375-5035

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

JOHN A. McDANDEL and
PATRICIA L. McDANDEL,
Plaintiffs

vs.

ROGER W. SELZNICK a/k/a ROGER W.
SEIZNICK and CAROL J. SELZNICK
a/k/a CAROL J. SEIZNICK, their heirs,
personal representatives and assigns
and any persons claiming, or who might
claim title under the aforesaid defendant
and any other person, persons, firms,
partnerships, or corporate entities who
might claim title to the premises
herein described,

Defendants

No. 01-78 C.D.

ACTION TO QUIET TITLE

Type of Pleading: Complaint

Filed on behalf of: John A. McDannel
and Patricia L. McDannel, Plaintiffs

Counsel of Record for this party:

DAVID J. HOPKINS, ESQUIRE
Attorney at Law

Supreme Court No. 42519
900 Beaver Drive
DuBois, Pennsylvania 15801

(814) 375-0300

FILED

JAN 17 2001

William A. Shaw
Prothonotary

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

JOHN A. McDANNEL and	:	
PATRICIA L. McDANNEL,	:	
Plaintiffs	:	
	:	
vs.	:	No. C.D.
	:	
ROGER W. SELZNICK a/k/a ROGER W.	:	
SEIZNICK and CAROL J. SELZNICK	:	
a/k/a CAROL J. SEIZNICK, their heirs,	:	
personal representatives and assigns	:	ACTION TO QUIET TITLE
and any persons claiming, or who might	:	
claim title under the aforesaid defendant	:	
and any other person, persons, firms,	:	
partnerships, or corporate entities who	:	
might claim title to the premises	:	
herein described,	:	
Defendants	:	

NOTICE

TO 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 Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Office of the Court Administrator
Clearfield County Courthouse
One North Second Street
Clearfield, PA 16830
(814) 765-2641

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

JOHN A. McDANNEL and	:	
PATRICIA L. McDANNEL,	:	
Plaintiffs	:	
vs.	:	No. C.D.
ROGER W. SELZNICK a/k/a ROGER W.	:	
SEIZNICK and CAROL J. SELZNICK	:	
a/k/a CAROL J. SEIZNICK, their heirs,	:	
personal representatives and assigns	:	
and any persons claiming, or who might	:	
claim title under the aforesaid defendant	:	
and any other person, persons, firms,	:	
partnerships, or corporate entities who	:	
might claim title to the premises	:	
herein described,	:	
Defendants	:	

COMPLAINT

NOW COMES, Plaintiffs, John A. McDannel and Patricia L. McDannel, by and through their attorneys, The Hopkins Law Firm, and avers as follows:

1. Plaintiffs are individuals who reside at address, Treasure Lake, DuBois, Clearfield County, Pennsylvania.

2. The Defendants are Roger W. Selznick and Carol J. Selznick, husband and wife also known as Robert W. Seiznick and Carol J. Seiznick and Roger W. Seiznick and Carol J. Seiznick.

3. Plaintiffs are the owners of certain premises situate and described as follows:

All that certain tract of land designated as Lot Nos. 181 and 182, Section 6A in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania and recorded in the Recorder of Deed in Clearfield County.

4. The whereabouts of the Defendants set forth above are unknown.

5. By deed dated June 10, 1971 and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 642, at page 244, Treasure Lake, Inc., a Pennsylvania corporation, conveyed the premises at issue under Defendants, Roger W. Selznick and Carol J. Selznick, husband and wife.

6. Roger W. Selznick and Carol J. Selznick lost their property to the Tax Claim Bureau for delinquent taxes.

7. By deed dated January 9, 1980 and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 792, at page 192, the Tax Claim Bureau of Clearfield County conveyed the said premises at issue unto Spencer Land Company. In this said tax deed, Roger W. Selznick and Carol J. Selznick are believed to be incorrectly identified as Roger W. Seiznick and Carol J. Seiznick. In the alternative Roger W. Seiznick and Carol J. Seiznick acquired title to the property set forth in paragraph 2.

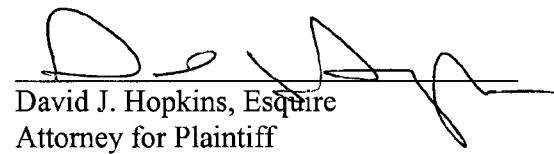
8. By deed dated May 6, 1992 and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 1466, at page 26, the Spencer Land Company conveyed the premises at issue unto Joseph Fullington and Vera Fullington, husband and wife.

9. By deed dated August 8, 2000 and recorded in the Office of the Recorder of Deeds of Clearfield County at Instrument No. _____, Joseph Fullington and Vera Fullington, husband and wife, conveyed the premises at issue unto John A. McDannel and Patricia L. McDannel, husband and wife.

10. This action is brought to extinguish any claims Roger W. Selznick and Carol J. Selznick, also known as Roger W. Seiznick and Carol J. Seiznick and Roger W. Seiznick and Carol J. Seiznick have in the property resulting from the aforesaid tax sale.

WHEREFORE, the Plaintiffs request the Court to decree that title to the premises described herein be granted unto Plaintiffs in fee simple and absolutely and that the Defendants, their heirs, devisees, executors, administrators, and assigns, and all other person, persons, firms, partnerships, or corporate entities in interests, or their legal representatives be forever barred from asserting any right, lien, or interest inconsistent with the interest or claim of the Plaintiff as set forth herein, in and to the property described in paragraph two (2).

Respectfully submitted,



David J. Hopkins, Esquire
Attorney for Plaintiff

VERIFICATION

With full understanding that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904, relating to unsworn falsification to authorities, I verify that the statements made in this pleading are true and correct.

John A. McDannel
John A. McDannel

Patricia L. McDannel
Patricia L. McDannel

Date: 1/3/01

FILED

REC'D
JAN 17 2001
018-5714
atty Hopkins
William A. Shaw
Prothonotary
pd \$70.00

1cc atty Hopkins

THE HOPKINS LAW FIRM

900 Beaver Drive, DuBois, Pennsylvania 15801
VOICE: (814) 375-0300 FAX: (814) 375-5035

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

JOHN A. McDANNEL and :
PATRICIA L. McDANNEL, :
Plaintiffs :
vs. : No. 01-78-C.D.
: :
ROGER W. SELZNICK a/k/a ROGER W. :
SEIZNICK and CAROL J. SELZNICK :
a/k/a CAROL J. SEIZNICK, their heirs, :
personal representatives and assigns :
and any persons claiming, or who might :
claim title under the aforesaid defendant :
and any other person, persons, firms, :
partnerships, or corporate entities who :
might claim title to the premises :
herein described, :
Defendants :
: ACTION TO QUIET TITLE

FILED

JAN 17 2001

William A. Shaw
Prothonotary

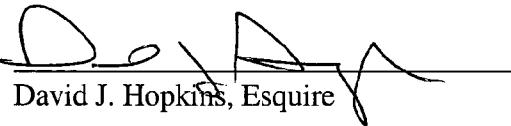
MOTION FOR PUBLICATION

AND NOW, this 17 day of January, 2001, an Affidavit having been executed and filed
on behalf of John A. McDannel and Patricia L. McDannel and that the whereabouts of Roger
W. Selznick a/k/a Roger W. Seiznick and Carol J. Selznick a/k/a Carol J. Seiznick and Roger W.
Seiznick and Carol J. Seiznick, their accumulative heirs, devisees, administrators, executors,
assigns, and all other person, persons, firms, partnerships, or corporate entities in interest, are
unknown.

The Plaintiffs, by their counsel, David J. Hopkins, Esquire, requests the Court for leave to
serve the Complaint on the above mentioned Defendants, their heirs, devisees, administrators,
executors, assigns, and all other person, persons, firms, partnerships, or corporate entity in

interest, or their legal representatives, generally, by publication in such manner as the Court shall direct and as provided by the Pa. R.C.P. Rule 410, and Pa.R.C.P. Rule 430.

Respectfully submitted,



David J. Hopkins, Esquire

FILED

JAN 17 2001

Sett

01858/1CC

William A. Shaw
Prothonotary

att'y Hopkins

THE HOPKINS LAW FIRM

900 Beaver Drive, DuBois, Pennsylvania 15801
VOICE: (814) 375-0300 FAX: (814) 375-5035

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

JOHN A. McDANNEL and
PATRICIA L. McDANNEL,
Plaintiffs

vs.

No. 01-78 C.D.

ROGER W. SELZNICK a/k/a ROGER W.
SEIZNICK and CAROL J. SELZNICK
a/k/a CAROL J. SEIZNICK, their heirs,
personal representatives and assigns
and any persons claiming, or who might
claim title under the aforesaid defendant
and any other person, persons, firms,
partnerships, or corporate entities who
might claim title to the premises
herein described,

ACTION TO QUIET TITLE

Defendants

FILED

JAN 17 2001

William A. Shaw
Prothonotary

AFFIDAVIT OF UNKNOWN WHEREABOUTS

David J. Hopkins, Esquire, being duly sworn according to law, hereby certifies that the last known address of Roger W. Selznick and Carol J. Selznick was R.D. #2, Box 127, Claysville, Pennsylvania.

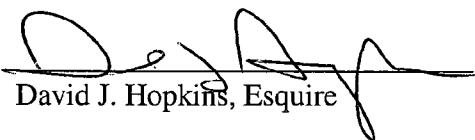
Your affiant has made the following search for the Defendants:

- a. The phonebooks of Clairton, DuBois and Clearfield have been searched and fails to reveal a listing for Selznick or Seiznick;
- b. An internet search has been completed which fails to reveal a listing in the Commonwealth of Pennsylvania for Selznick or Seiznick;
- c. The assessment records of Allegheny County and Clearfield County have been searched and said records fail to reveal any property owned by Selznick or Seiznick;

d. The Prothonotary's Office of Allegheny County has been searched and fails to reveal any current or past cases dealing with Selznick or Seiznick;

e. The Register of Wills Offices of the County of Allegheny and County of Clearfield have been searched and fails to reveal any estates for Selznick or Seiznick since 1990.

Your affiant has been unable to locate the named Defendants in this action or their heirs, devisees, executors, administrators, or assigns.



David J. Hopkins, Esquire

Sworn to and subscribed before
me this 11th day of
January, 2001.



Robina J. Thompson
Notary Public

NOTARIAL SEAL Robina J. Thompson, Notary Public DuBois, Clearfield County My Commission Expires April 3, 2004

FILED

SEC
JAN 17 2001
O 8:58 AM
William A. Shaw
Prothonotary
cc: attorney

✓

THE HOPKINS LAW FIRM

900 Beaver Drive, DuBois, Pennsylvania 15801
VOICE: (814) 375-0300 FAX: (814) 375-5035

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

JOHN A. McDANDEL and :
PATRICIA L. McDANDEL, :
Plaintiffs :
vs. : No. 01-78 C.D.
:
ROGER W. SELZNICK a/k/a ROGER W. :
SEIZNICK and CAROL J. SELZNICK :
a/k/a CAROL J. SEIZNICK, their heirs, :
personal representatives and assigns :
and any persons claiming, or who might :
claim title under the aforesaid defendant :
and any other person, persons, firms, :
partnerships, or corporate entities who :
might claim title to the premises :
herein described, :
Defendants :

ACTION TO QUIET TITLE

ORDER FOR PUBLICATION

AND NOW, this 14th day of February, 2001, upon the consideration of the foregoing Motion, the Plaintiffs are granted leave to make service of the Complaint on the above mentioned Defendants, their heirs, devisees, administrators, executors, assigns, and all other person, persons, firms, partnerships, or corporate entities in interest, or their legal representatives, by publication one time in the Pittsburgh Post Gazette in general circulation of the County of Allegheny, Commonwealth of Pennsylvania, and in the Pittsburgh Legal Journal.

BY THE COURT,

JUDGE

FILED

BS FEB 15 2001
2001-02-15
William A. Shaw
Prothonotary
1 CENT TO FILE

THE HOPKINS LAW FIRM

900 Beaver Drive, DuBois, Pennsylvania 15801
Voice: (814) 375-0300 Fax: (814) 375-5035

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

JOHN A. McDANNEL and :
PATRICIA L. McDANNEL, :
Plaintiffs :
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vs. : No. 01-78 C.D.
:
ROGER W. SELZNICK a/k/a ROGER W. :
SEIZNICK and CAROL J. SELZNICK :
a/k/a CAROL J. SEIZNICK, their heirs, :
personal representatives and assigns :
and any persons claiming, or who might :
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and any other person, persons, firms, :
partnerships, or corporate entities who :
might claim title to the premises :
herein described, :
Defendants :
:

ACTION TO QUIET TITLE

FILED

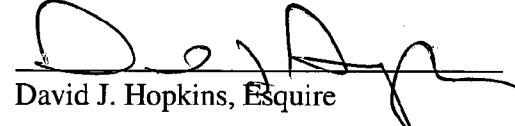
MAR 19 2001

011201 up
William A. Shaw
Prothonotary *ICP*
I CANT TO ATT

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF CLEARFIELD :
:

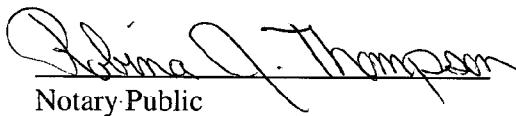
Personally appeared before me, the undersigned officer, David J. Hopkins, Attorney for John A. McDannel and Patricia L. McDannel, who, being duly sworn according to law, deposes and says that the service of the foregoing Complaint to Quiet Title, endorsed with Notice to Plead, has been served upon all Defendants, Roger W. Selznick a/k/a Roger W. Seiznick and Carol J. Selznick a/k/a Carol J. Seiznick, and their heirs, devisees, administrators,

executors and assigns, by publication, and more than twenty (20) days have elapsed since said service, and that the said Defendants have not filed an appearance or any answer to the Complaint, although the time in which to do so has expired.



David J. Hopkins, Esquire

Sworn to and subscribed before me this
19th day of March, 2001.



Robina J. Thompson
Notary Public

NOTARIAL SEAL
Robina J. Thompson, Notary Public
DuBois, Clearfield County
My Commission Expires April 3, 2004

THE HOPKINS LAW FIRM
900 Beaver Drive, DuBois, Pennsylvania 15801
VOICE: (814) 275-4000

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

JOHN A. McDANNEL and :
PATRICIA L. McDANNEL, :
Plaintiffs :
: :
vs. : No. 01-78 C.D.
: :
ROGER W. SELZNICK a/k/a ROGER W. :
SEIZNICK and CAROL J. SELZNICK :
a/k/a CAROL J. SEIZNICK, their heirs, :
personal representatives and assigns :
and any persons claiming, or who might :
claim title under the aforesaid defendant :
and any other person, persons, firms, :
partnerships, or corporate entities who :
might claim title to the premises :
herein described, :
Defendants :
: :
: Filed on behalf of: John A. McDannel :
and Patricia L. McDannel, Plaintiffs :
: :
: Counsel of Record for this party:
: :
: DAVID J. HOPKINS, ESQUIRE :
: Attorney at Law :
: :
: Supreme Court No. 42519 :
: 900 Beaver Drive :
: DuBois, Pennsylvania 15801 :
: :
: (814) 375-0300 :

FILED

MAR 19 2001

0/1:20 (no)

William A. Shaw

Prothonotary

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

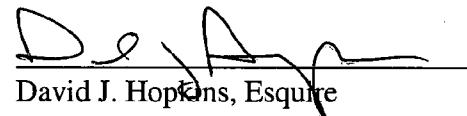
JOHN A. McDANNEL and :
PATRICIA L. McDANNEL, :
Plaintiffs :
:
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vs. : No. 01-78 C.D.
:
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SEIZNICK and CAROL J. SELZNICK :
a/k/a CAROL J. SEIZNICK, their heirs, :
personal representatives and assigns :
and any persons claiming, or who might :
claim title under the aforesaid defendant :
and any other person, persons, firms, :
partnerships, or corporate entities who :
might claim title to the premises :
herein described, :
Defendants :
:

MOTION FOR JUDGMENT

AND NOW, this 10th day of March, 2001, an Affidavit having been filed by David J. Hopkins, Esquire, Attorney for Plaintiffs, John A. McDannel and Patricia L. McDannel; that the Complaint with Notice to Plead was served on all of the Defendants by publication and the Defendants have not answered. The Plaintiffs, John A. McDannel and Patricia L. McDannel, by and through their attorney, moves the Court to enter judgment in favor of the Plaintiffs and against the Defendants in the above named case and to grant to the Plaintiffs the relief prayed for in accordance with Rules of Civil Procedure 1066. Plaintiffs further requests that the Honorable Court modify in accordance with Rules of Civil Procedure, Rule 248, the

thirty (30) day period provided Defendants by Rules of Civil Procedure, Rule 1066(b) to assert any right, lien, title or interest in the land inconsistent with the interest or claim Plaintiffs set forth in their Complaint.

Respectfully submitted,



David J. Hopkins, Esquire

No. _____ Term, 19_____

Proof of Publication of Notice in Pittsburgh Post-Gazette

Under Act No. 587, Approved May 16, 1929, P.L. 1784, as last amended by Act No. 409 of September 29, 1951

Commonwealth of Pennsylvania, County of Allegheny, ss: A. Blanchard _____, being duly sworn, deposes and says that the Pittsburgh Post-Gazette, a newspaper of general circulation published in the City of Pittsburgh, County and Commonwealth aforesaid, was established in 1993 by the merging of the Pittsburgh Post-Gazette and Sun-Telegraph and The Pittsburgh Press and the Pittsburgh Post-Gazette and Sun-Telegraph was established in 1960 and the Pittsburgh Post-Gazette was established in 1927 by the merging of the Pittsburgh Gazette established in 1786 and the Pittsburgh Post, established in 1842, since which date the said Pittsburgh Post-Gazette has been regularly issued in said County and that a copy of said printed notice or publication is attached hereto exactly as the same was printed and published in the regular _____ editions and issues of the said Pittsburgh Post-Gazette a newspaper of general circulation on the following dates, viz:

22, of February, 2001.

Affiant further deposes that he/she is an agent for the PG Publishing Company, a corporation and publisher of the Pittsburgh Post-Gazette; that, as such agent, affiant is duly authorized to verify the foregoing statement under oath; that affiant is not interested in the subject matter of the aforesaid notice or publication; and that all allegations in the foregoing statement as to time, place and character of publication are true.

COPY OF NOTICE OR PUBLICATION

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY PENNSYLVANIA (CIVIL DIVISION)
John A. McDonnell and Patricia L. McDonnell, Plaintiffs vs Roger W. Selznick, a/k/a Roger W. Selznick and Carol J. Selznick, a/k/a Carol J. Selznick, their heirs, personal representatives and assigns and any persons claiming, or who might claim title under the aforesaid de- fendant and any other person, persons, firms, partnerships, or corpo- rate entities who might claim title to the pre- mises herein described. Defendants.
No. 01-78 C.D. ACTION TO QUIET TITLE QUIET TITLE ACTION NOTICE To: Roger W. Selznick a/k/a Roger W. Selznick and Carol J. Selznick a/k/a Carol J. Selznick, their heirs, personal representatives and as- signs and any persons claiming, or who might claim title under the aforesaid defendants and any other person, per- sons, firms, partner- ships, or corporate enti- ties in interest. You are hereby noti- fied that an action to quiet title to the pre- mises situated, lying and being in the Treasure Lake Subdivision, Sandy Township, Clearfield County, Pennsylvania, has been filed against you. Said premises are described as follows: All that certain tract of land designated as Lot Nos. 181 and 182, Section 6A in the Treas- ure Lake Subdivision in Sandy Township, Pennsyl- vania and recorded in the Recorder of Deeds in Clearfield County.
PG PUBLISHER acknowledges Of 34 Boulevard PITTSBURGH Phone 41.

PG PUBLISHER
acknowledges

Of
34 Boulevard
PITTSBURGH
Phone 41.

I hereby cert
matter of said

Whereupon the Court
Ordered that notice of
said action be served on
the Defendants, and
their heirs.

If you wish to defend,
you must enter a written
appearance personally
or by attorney to file
your defense or objec-
tions in writing with the
court. You are warned
that if you fail to do so
the case may proceed
without you and a judg-
ment may be entered
against you without fur-
ther notice for the relief
requested by the plain-
tiffs. 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 af-
ford one, go to or tele-
phone the office set forth
below to find out where
you can get legal help.

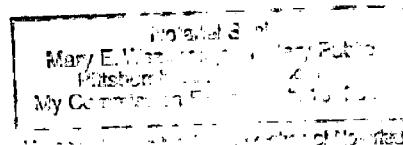
Court Administrator,
Clearfield County Court-
house, 1 North Second
Street, Clearfield, PA
16830, (814) 765-2641.

David J. Hopkins, At-
torney for Plaintiffs, 900 Bea-
ver Drive, DuBois, PA
15801, (814) 375-0300.

A. Blanchard
PG Publishing Company

Sworn to and subscribed before me this day of:
February 26, 2001.

Mary E. Wagenegger



STATEMENT OF ADVERTISING COSTS

DAVID J. HOPKINS
900 BEAVER DR.
DUBOIS PA 15801

To PG Publishing Company

Total \$ 617.10

er's Receipt for Advertising Costs
publisher of the Pittsburgh Post-Gazette, a newspaper of general circulation, hereby
advertising and publication costs and certifies that the same have been fully paid.

PG Publishing Company, a Corporation, Publisher of
Pittsburgh Post-Gazette, a Newspaper of General Circulation

By _____

the original Proof of Publication and receipt for the Advertising costs in the subject

Attorney for _____

Proof of Publication of Notice in Pittsburgh Legal Journal

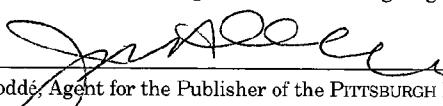
UNDER ACT OF MAY 16, 1929, P.L. 1784, AS LAST AMENDED BY ACT 520, OF JULY 5, 1947

State of Pennsylvania }
County of Allegheny, }ss:

JULIE A. VODDE, a designated agent of the Publisher of the PITTSBURGH LEGAL JOURNAL, being duly sworn, deposes and says that the PITTSBURGH LEGAL JOURNAL is a legal newspaper which is published by The Allegheny County Bar Association at the offices at 400 Koppers Building, Pittsburgh, Allegheny County, Pennsylvania; and that the PITTSBURGH LEGAL JOURNAL was established as a weekly newspaper on April 23, 1853, and as a daily legal newspaper on January 4, 1926, since which date said daily newspaper has been regularly issued in said County, and that a copy of the printed notice or publication which is attached hereto is exactly the same as it was printed and published in the regular editions and issues of the said daily legal newspaper on the following dates, viz:

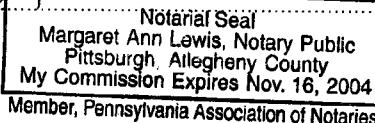
22nd DAY OF FEBRUARY 2001

Affiant further deposes that she is an agent duly authorized by the publisher of said PITTSBURGH LEGAL JOURNAL, to verify the foregoing statement under oath and also declares that affiant is not interested in the subject matter of the aforesaid notice or publication, and that all allegations in the foregoing statement as to time, place and character of publication are true.


Julie A. Vodde, Agent for the Publisher of the PITTSBURGH LEGAL JOURNAL

Sworn to and subscribed before me this

22nd day of FEBRUARY (year) 2001



Statement of Advertising Costs

DAVID HOPKINS
DAVID J. HOPKINS, ESQ.
902 BEAVER DR.
DU BOIS PA 15801

TO PITTSBURGH LEGAL JOURNAL

For Publishing the notice or advertisement attached hereto on the above stated dates	475.80
Probating same.....	1.00
Total	476.80

11941-INV# 0101502

Publisher's Receipt for Advertising Costs

The PITTSBURGH LEGAL JOURNAL hereby acknowledges receipt of the aforesaid advertisement and certifies that the same have been fully paid.

Business Office—400 Koppers Building
Pittsburgh, PA. 15219
Established 1853—Phone 261-6255

PITTSBURGH LEGAL JOURNAL

By.....

I hereby certify that the foregoing is the original Proof of Publication and Receipt for the subject matter of said notice.

Attorney for.....

IN THE COURT OF COMMON PLEAS
OF CLEARFIELD COUNTY
PENNSYLVANIA
(CIVIL DIVISION)

John A. McDANIEL and : No.
PATRICIA L. McDANIEL, : 01-78 C.D.
Plaintiffs :

vs. ROGER W. SELZNICK :

a/k/a ROGER W. SELZNICK:

and CAROL J. SELZNICK :

a/k/a CAROL J. SELZNICK :
their heirs, personal representatives and
assigns and any persons claiming, or who
might claim title under the aforesaid defen-
dant and any other person, persons,
firms, partnerships, or corporate entities
who might claim title to the premises
herein described,

Defendants

QUIET TITLE ACTION NOTICE

TO: Roger W. Selznick a/k/a Roger W.
Selznick and Carol J. Selznick a/k/a
Carol J. Selznick, their heirs, per-
sonal representatives and assigns and
any persons claiming, or who might
claim title under the aforesaid
defendants and any other person, persons,
firms, partnerships, or corpo-
rate entities in interest.

You are hereby notified that an action
to quiet title to the premises situate, lying
and being in the Treasure Lake Subdivi-
sion, Sandy Township, Clearfield County,
Pennsylvania, has been filed against you.
Said premises are described as follows:

All that certain tract of land designated
as Lot Nos. 181 and 182, Section 6A in
the Treasure Lake Subdivision in Sandy
Township, Clearfield County, Pennsyl-
vania and recorded in the Recorder of
Deed in Clearfield County.

You have been sued in Court. The pur-
pose of this quiet title action is to extin-
guish any rights or equity which the De-
fendants above named and their heirs,
executors and administrators, have in the property.

Plaintiffs, executors and administrators, have
in the property.

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in the property.

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THE HOPKINS LAW FIRM

900 Beaver Drive, DuBois, Pennsylvania 15801
VOICE: (814) 375-6500 FAX: (814) 375-5035

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

JOHN A. McDANNEL and	:	
PATRICIA L. McDANNEL,	:	
Plaintiffs	:	
	:	
vs.	:	No. 01-78 C.D.
	:	
ROGER W. SELZNICK a/k/a ROGER W.	:	
SEIZNICK and CAROL J. SELZNICK	:	
a/k/a CAROL J. SEIZNICK, their heirs,	:	
personal representatives and assigns	:	
and any persons claiming, or who might	:	
claim title under the aforesaid defendant	:	
and any other person, persons, firms,	:	
partnerships, or corporate entities who	:	
might claim title to the premises	:	
herein described,	:	
Defendants	:	

ORDER

AND NOW, this 20th day of March, 2001, it appearing that service of the Complaint to Quiet Title in the above stated action was served upon all Defendants by publication, and by Affidavit of David J. Hopkins, Attorney for Plaintiffs, that no answer or appearance has been filed to said action, and on Motion of David J. Hopkins, Esquire, it is hereby ORDERED and DECREED:

FILED

MAR 20 2001

William A. Shaw
Prothonotary

1.

1. That the Defendants, Roger W. Selznick a/k/a Roger W. Seiznick and Carol J. Selznick a/k/a Carol J. Seiznick, their heirs, devisees, persons, firms, partnerships, or corporate entities in interest, are forever barred from asserting any right, title, lien or interest inconsistent with the interest or claim of the Plaintiffs as set forth in their Complaint in and to:

2. The property in this quiet title action is described as follows:

All that certain tract of land designated as Lot Nos. 181 and 182, Section 6A in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania and recorded in the Recorder of Deed in Clearfield County.

3. That title to said property is now vested in John A. McDannel and Patricia L. McDannel as prayed.

4. That the rights of the Plaintiffs are superior to the rights of the Defendants, Roger W. Selznick a/k/a Roger W. Seiznick and Carol J. Selznick a/k/a Carol J. Seiznick, and any heirs, persons claiming, or who might claim title under the aforesaid Defendants; and any other person, persons, firms, partnerships, or corporate entities who might claim title to the premises herein described.

5. That the Plaintiffs have title in fee simple to said premises as described in the Complaint as against the Defendants, Roger W. Selznick a/k/a Roger W. Seiznick and Carol J. Selznick a/k/a Carol J. Seiznick, and their heirs, devisees, administrators, executors, and assigns.

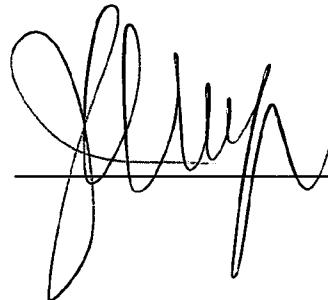
6. That the Defendants, Roger W. Selznick a/k/a Roger W. Seiznick and Carol J. Selznick a/k/a Carol J. Seiznick, and their heirs, devisees, administrators, executors and assigns are enjoined and forever barred from asserting any right, title or interest in or to the premises described which are inconsistent with the interest or claims of the Plaintiffs as set forth in their Complaint and from setting up any title to the premises and from impeaching, denying or in any

way attacking the title of the Plaintiffs to the premises.

7. That the thirty (30) days provisions of Pennsylvania Rules of Civil Procedure 1066(b)(i) be modified as to eliminate the said thirty (30) day Rule of Pennsylvania Rules of Civil Procedure from this case. Said modification is in accordance with the authority vested in this Court by virtue of Pennsylvania Rules of Civil Procedure 248 to eliminate any time period prescribed by Pennsylvania Rules of Civil Procedure upon Order of Court.

8. That these proceedings or any authenticated copy thereof, shall at all times hereinafter be taken as evidence of the facts declared and established thereby.

9. That a certified copy of this Order shall be recorded in the Office of the Recorder of Deed of Clearfield County, Pennsylvania.

A handwritten signature in black ink, appearing to read "J. M. MURPHY", is written over a horizontal line. To the right of the signature, the word "JUDGE" is printed in capital letters.

JUDGE

FILED

MAR 20 2001

011-5411c-Catty
William A. Shaw
Prothonotary

Hepker
FCT