

01-376-CD
KEVIN FERRA et al -vs- RONALD B. STIRZINGER et al

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

KEVIN FERRA and ELLEN FERRA,

Plaintiffs

vs.

RONALD B. STIRTZINGER and
and MARIAN E. BYRNES, 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. 01-376 C.D.

ACTION TO QUIET TITLE

FILED

MAR 15 2001

William A. Shaw
Prothonotary

AFFIDAVIT OF UNKNOWN WHEREABOUTS

Lea Ann Heltzel, Esquire, being duly sworn according to law, hereby certifies that the last known address of Ronald B. Stirtzinger and Marian E. Byrnes was Treasure Lake, DuBois, Pennsylvania.

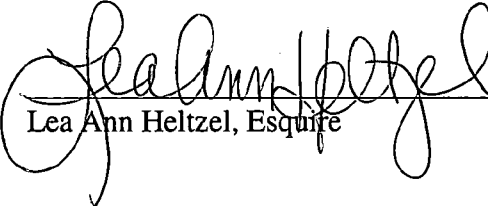
Your affiant has made the following search for the Defendants:

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

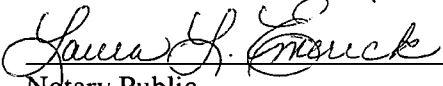
d. The Prothonotary's Office of Clearfield County has been searched and failed to reveal any current or past cases dealing with Stirtzinger and Byrnes;

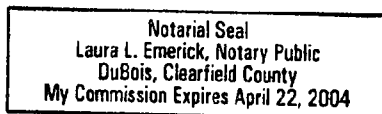
e. The Register of Wills Office of the County of Clearfield has been searched and failed to reveal any estates for Stirtzinger and Byrnes.

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


Lea Ann Heltzel, Esquire

Sworn to and subscribed before
me this 15th day of March, 2001.


Notary Public



FILED

MAR 15 2001

02:00:11 cc atty Kelly

William A. Shaw

Prothonotary

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

KEVIN FERRA and ELLEN FERRA,

Plaintiffs

vs.

RONALD B. STIRTZINGER and
and MARIAN E. BYRNES, 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

NO. 01-376 C.D.

ACTION TO QUIET TITLE

FILED

MAR 15 2001

William A. Shaw
Prothonotary

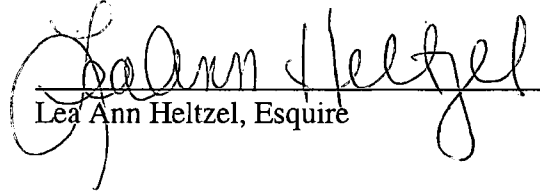
MOTION FOR PUBLICATION

AND NOW, this 15th day of March, 2001, an Affidavit having been executed and filed on behalf of Kevin Ferra and Ellen Ferra and that the whereabouts of Ronald B. Stirtzinger and Marian E. Byrnes, 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, Lea Ann Heltzel, Esquire and The Hopkins Law Firm, 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,


Lea Ann Heltzel, Esquire

FILED

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MAR 13 2001
William A. Shaw
Prothonotary
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IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
(CIVIL DIVISION)

KEVIN FERRA and ELLEN FERRA,

Plaintiffs

vs.

RONALD B. STIRTZINGER and
and MARIAN E. BYRNES, 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

NO. *01-376* C.D.

ACTION TO QUIET TITLE

ORDER FOR PUBLICATION

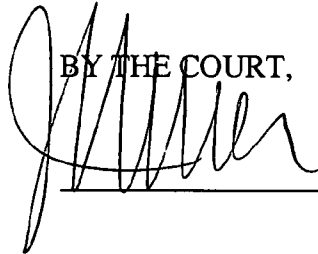
AND NOW, this 20th day of March, 2001, upon the consideration of the foregoing Motion, the Plaintiffs are granted leave to make service of the Complaint on the above mentioned Defendants, their heirs, devisees, administrators, executors, assigns, and all other person, persons, firms, partnerships, or corporate entities in interest, or their legal representatives, by publication one time in The Courier Express, a newspaper of general circulation of the County of Clearfield, Commonwealth of Pennsylvania, and in the Clearfield County Legal Journal.

FILED

MAR 20 2001

William A. Shaw
Prothonotary

BY THE COURT,



JUDGE

68

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

KEVIN FERRA and ELLEN FERRA,

Plaintiffs

vs.

RONALD B. STIRTZINGER and
and MARIAN E. BYRNES, 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. 01376C.D.

ACTION TO QUIET TITLE

Type of Pleading: Complaint

Filed on behalf of: Kevin Ferra
and Ellen Ferra, Plaintiffs

Counsel of Record for this party:

LEA ANN HELTZEL, ESQUIRE
Attorney at Law

Supreme Court No. 83998
900 Beaver Drive
DuBois, Pennsylvania 15801

(814) 375-0300

FILED

MAR 15 2001

William A. Shaw
Prothonotary

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

KEVIN FERRA and ELLEN FERRA,	:	
	:	NO. C.D.
Plaintiffs	:	
	:	
vs.	:	
	:	
RONALD B. STIRTZINGER and	:	
and MARIAN E. BYRNES, 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	:	Type of Pleading: Complaint

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)

KEVIN FERRA and ELLEN FERRA,	:		
	:	NO.	C.D.
Plaintiffs	:		
	:		
vs.	:		
	:		
RONALD B. STIRTZINGER and	:		
and MARIAN E. BYRNES, 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	:		

COMPLAINT

NOW COMES, Plaintiffs, Kevin Ferra and Ellen Ferra, by and through their attorneys,
The Hopkins Law Firm, and avers as follows:

1. Plaintiffs Kevin Ferra and Ellen Ferra, husband and wife, are individuals who
reside at 361 Treasure Lake, DuBois, Clearfield County, Pennsylvania.

2. The Defendants are Ronald B. Stirtzinger and Marian E. Byrnes.

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

All that certain tract of land designated as Lot No. 813, Section 15 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 October 9, 1970 and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 633, at page 178, Treasure Lake, Inc., a Pennsylvania corporation, conveyed the premises at issue unto Bela V. Kovacs and Margaret A. Kovacs.

6. By deed dated July 20, 1990 and recorded in the office of the Recorder of Deeds of Clearfield County in Deed and Records Book 1355 at page 170, Bela V. Kovacs and Margaret A. Kovacs, husband and wife, conveyed the premises at issue unto Defendants Ronald B. Stirtzinger and Marian E. Byrnes.

7. Ronald B. Stirtzinger and Marian E. Byrnes lost their property to the Tax Claim Bureau for delinquent taxes.

8. By deed dated November 19, 1996 and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed and Records Book 1807, at page 36, the Tax Claim Bureau of Clearfield County conveyed the said premises at issue unto Hilltop Home Sales, Inc., a Pennsylvania corporation.

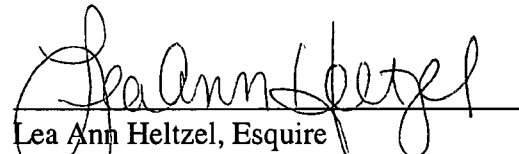
9. By deed dated January 21, 1997 and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed and Records Book 1818, at page 221, Hilltop Home Sales, Inc., a Pennsylvania corporation, conveyed premises at issue unto Kevin Ferra and Ellen Ferra, husband and wife.

10. This action is brought to extinguish any claims Ronald B. Stirtzinger and Marian E. Byrnes 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 three (3).

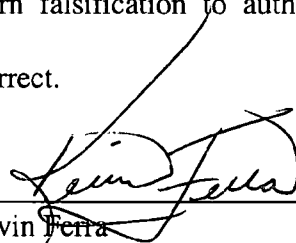
Respectfully submitted,



Lea Ann Heltzel, 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.



Kevin Ferra



Ellen Ferra

Date: 3/12/01

FILED

MAR 15 2001

William A. Shaw
Prothonotary

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1cc atty.

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

KEVIN FERRA and ELLEN FERRA,

Plaintiffs

vs.

RONALD B. STIRTZINGER and
and MARIAN E. BYRNES, 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. 01-376 C.D.

ACTION TO QUIET TITLE

AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF CLEARFIELD :

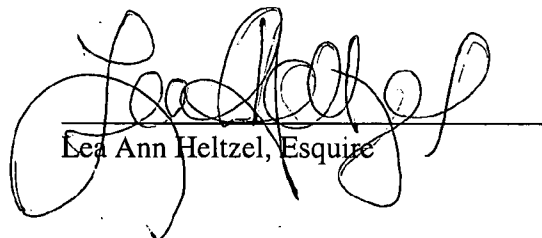
Personally appeared before me, the undersigned officer, Lea Ann Heltzel, Attorney for Kevin Ferra and Ellen Ferra, who, being duly sworn according to law, deposes and says that the service of the foregoing Complaint to Quiet Title, endorsed with Notice to Plead, has been served upon all Defendants, Ronald B. Stirtzinger and Marian E. Byrnes, and their heirs, devisees, administrators, executors and assigns, by publication, and more than twenty (20) days

FILED

MAY 15 2001
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William A. Shaw
Prothonotary

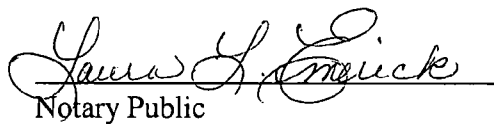
NO CHRG *[Signature]*

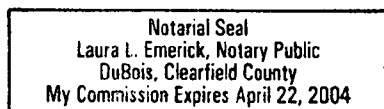
have elapsed since said service, and that the said Defendants have not filed an appearance or any answer to the Complaint, although the time in which to do so has expired.


Lea Ann Heltzel, Esquire

Sworn to and subscribed before me this

15th day of May, 2001.


Notary Public



CP

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

KEVIN FERRA and ELLEN FERRA,

Plaintiffs

vs.

RONALD B. STIRTZINGER and
and MARIAN E. BYRNES, 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. 01-376 C.D.

ACTION TO QUIET TITLE

Type of Pleading: Motion for Judgment

Filed on behalf of: Kevin Ferra
and Ellen Ferra, Plaintiffs

Counsel of Record for this party:

LEA ANN HELTZEL, ESQUIRE
Attorney at Law

Supreme Court No. 83998
900 Beaver Drive
DuBois, Pennsylvania 15801

(814) 375-0300

FILED

MAY 15 2001
0 / 2:21 / W
William A. Shaw
Prothonotary
No Cont

6/20/01

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

KEVIN FERRA and ELLEN FERRA,

Plaintiffs

vs.

RONALD B. STIRTZINGER and
and MARIAN E. BYRNES, 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. 01-376 C.D.

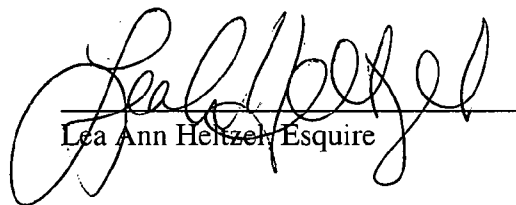
ACTION TO QUIET TITLE

MOTION FOR JUDGMENT

AND NOW, this 14th day of May, 2001, an Affidavit having been filed by Lea Ann Heltzel, Esquire, Attorney for Plaintiffs, Kevin Ferra and Ellen Ferra, that the Complaint with Notice to Plead was served on all of the Defendants by publication and the Defendants have not answered, the Plaintiffs, Kevin Ferra and Ellen Ferra, 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,



Lea Ann Heltzer Esquire

PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :

:

COUNTY OF CLEARFIELD :

On this 19th day of April AD 2001, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Gary A. Knaresboro 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 April 6, 2001, Vol. 13, No. 14. 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.



Notary Public
My Commission Expires

Notarial Seal
Amy L. Woods, Notary Public
Clearfield Boro, Clearfield County
My Commission Expires Nov. 18, 2002

Member, Pennsylvania Association of Notaries

Lea Ann Heltzel
900 Beaver Drive
DuBois, PA 15801

You are hereby notified to appear and answer the Complaint in said Action within twenty (20) days of this Notice. Otherwise Judgment will be entered against you, barring you from all claims, rights and interests inconsistent with Plaintiff's claim of title, as set forth in the Complaint.
DAVID C. MASON, Esquire, P.O. Box 28, Philipsburg, PA 16866.

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

KEVIN FERRA and ELLEN FERRA,
Plaintiffs vs. RONALD B. STIRTZINGER
and MARIAN E. BYRNES, 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

TO: RONALD B. STIRTZINGER and
MARIAN E. BYRNES, 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.

You are hereby notified that an action to
quiet title to the premises situate, lying and
being in Sandy Township, Clearfield
County, Pennsylvania, and identified as
Clearfield County Assessment Map No.
128-03-15-813-21 has been filed against
you. Said premises are described as
follows:

All that certain tract of land designated
as Lot No. 813, Section 15 in the Treasure
Lake Subdivision in Sandy Township,
Clearfield County, Pennsylvania and
recorded in the office of the Recorder of
Deeds of Clearfield County

You have been sued in Court. The
purpose of this quiet title action is to
extinguish any right or equity which the
Defendants above named and their heirs,
administrators, executors and assigns may
have in the property as described above.
The Plaintiff in this action, after a diligent
search, has been unable to locate the
Defendants or their devisees or heirs.

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 OBJECTIONS IN WRITING WITH

THE COURT. YOU ARE WARNED
THAT IF YOU FAIL TO DO SO THE
CASE MAY PROCEED WITHOUT YOU
AND A JUDGMENT MAY BE ENTERED
AGAINST YOU WITHOUT FURTHER
NOTICE FOR THE 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
AFFORD ONE, GO TO OR TELEPHONE
THE OFFICE SET FORTH BELOW TO
FIND OUT WHERE YOU CAN GET
LEGAL HELP.

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

Lea Ann Heltzel, Attorney for Plaintiff,
900 Beaver Drive, DuBois, PA 15801 (814)
375-0300.

JOSEPH E. VOLK, JR., FRANCES VOLK,
GARY VOLK, BARBARA WASLOWSKI,
OLGA CEBULKO, MARY PATRICK,
AGNES OSTROVICH, VELMA
HANSLOVAN, MICHAEL VOLK and his
heirs, successors, administrators, exec-
utors, and assigns, of each as well as ANY
OTHER PERSON, PARTY, OR ENTITY,
Defendants.

ACTION TO QUIET TITLE

TO: JOSEPH E. VOLK, AGNES
VOLK, JOSEPH E. VOLK, JR., FRANCES
VOLK, GARY VOLK, BARBARA
WASLOWSKI, OLGA CEBULKO, MARY
PATRICK, AGNES OSTROVICH, VELMA
HANSLOVAN, MICHAEL VOLK and his
heirs, successors, administrators, exec-
utors, and assigns, of each as well as ANY
OTHER PERSON, PARTY, OR ENTITY.

You are hereby notified that an Action
to Quiet Title to premises situate in the
Township of Morris, Clearfield County,
Pennsylvania has been filed against you.
Said lands are bounded and described as

along line of lands now or formerly of
Pardee & Ashman Estate S 33 degrees 10
minutes E a distance of 239.0 feet to a
post; thence along line of lands now or
formerly of Pardee & Ashman Estate S 58
degrees 30 minutes W a distance of 163.0
feet to a post; thence along line of lands
now or formerly of Pardee & Ashman Estate
S 10 degrees 50 minutes E a distance of
135.0 feet to a post and place of beginning.
Containing 1.8 acres and being Lot No. 33
on Lot layout of Pardee & Ashman Estate.

RESERVING THEREFROM all
adverse conveyances, exceptions and
reservations, of record in Clearfield County,
Pennsylvania.

UNDER AND SUBJECT TO all
conditions, restrictions, covenants,
limitations, leases, agreements, rights of
way and easements of record in Clearfield
County, Pennsylvania.

BEING the same premises which
became vested in Joseph Volk and Agnes
Volk, his wife, by Deed of Frank Pardee
dated December 4, 1942, and recorded on
May 1, 1943, in Deed Book Volume 350 at
page 175. Thereafter, the said Joseph Volk
died, leaving to survive him his wife, Agnes
Volk and the following children: Joseph E.
Volk, Jr; Barbara Volk Waslowski; Olga
Volk Cebulko; Mary Patrick; Agnes
Ostrovich; Cecilia Murarik; Velma
Hanslovan and Michael Volk. Thereafter,
the said premises were exposed for sale for
nonpayment of real estate taxes assessed
the name of Joseph Volk, and on August
15, 1963, the Treasurer of Clearfield
County sold the same to Andrew F. Murarik
for nonpayment of real estate taxes for
1961.

Through various and sundry
conveyances since 1963, the subject
premises became vested in the current
Grantee. The sold purpose of this Deed is
to extinguish any inchoate interest which
the Grantors, his/her heirs or assigns may
now have or hereafter may claim to the
within described premises.

NOTICE - If you wish to defend, you
must enter a written appearance personally
or by attorney and file your defenses or
objections in writing with the court. You
are warned that if you fail to do so the case
may proceed without you and a judgment
may be entered against you without further
notice for the relief requested by the
Plaintiff. You may lose money or property or
other rights important to you. YOU
SHOULD TAKE THIS NOTICE 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. COURT ADMINISTRATOR,
CLEARFIELD COUNTY COURTHOUSE,
Clearfield, PA 16830 (814) 765-2641.

PROOF OF PUBLICATION OF NOTICE APPEARING IN THE
COURIER EXPRESS/TRI-COUNTY SUNDAY
PUBLISHED BY McLEAN PUBLISHING COMPANY,
DUBOIS PENNSYLVANIA

Under act 587, Approved May 16, 1929, P.L. 1784

STATE OF PENNSYLVANIA
COUNTY OF CLEARFIELD

SS:

Linda Smith, Advertising Director of the **Courier-Express/Tri-County Sunday**, of the County and State aforesaid, being duly sworn, deposes and says that the **Courier-Express**, a daily newspaper and the **Tri-County Sunday**, a weekly newspaper published by McLean Publishing Company at 500 Jeffers Street, City of DuBois, County and State aforesaid, which was established in the year 1879, since which date s IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA (CIVIL DIVISION) publication, has been regularly issued in said tion is attached hereto exactly as the same paper on the following dates, viz: the

was printed
30th
Affidavit furt
newspaper,
oath and als
publication,
publication a

KEVIN FERRA and ELLEN FERRA
Plaintiffs

vs.

RONALD B. STIRTZINGER and MARIAN E. BYRNES, their heirs, personal representatives and assigns and any persons claiming, or who might claim title under the afresaid defendant and any other person, persons, firms, partnerships, or corporate entities who might claim title to the premises herein described
Defendants

NO. C.D.
ACTION TO QUIET TITLE

QUIET TITLE ACTION NOTICE

TO: Ronald B. Stirtzinger and Marian E. Byrnes, 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.

Sworn and

You are hereby notified that an action to quiet title to the premises situate, lying and being in Sandy Township, Clearfield County, Pennsylvania, and identified as Clearfield County Assessment Map No. 128-03-15-813-21 has been filed against you. Said premises are described as follows:

All that certain tract of land designated as Lot No. 813, Section 15 in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania and recorded in the office of the Recorder of Deeds of Clearfield County.

You have been sued in Court. The purpose of this quiet title action is to extinguish any right or equity which the Defendant above named and their heirs, administrators, executors and assigns may have in the property as described above. The Plaintiff in this action, after a diligent search, has been unable to locate the Defendant or their devisees or heirs.

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

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hereby a

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY TO FILE YOUR DEFENSE OR OBJECTIONS IN WRITING WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE 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 AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Court Administrator
Clearfield County Courthouse
1 North Second Street
Clearfield, Pennsylvania 16830
(814)765-2641

Lea Ann Heltzel
Attorney for Plaintiff
900 Beaver Drive
DuBois, PA 15801
(814) 375-0300

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COUNTY SUNDAY

1st day of April, 2001

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NG COMPANY
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COUNTY SUNDAY
PA

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Joseph A. Grecco, Notary Public
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or advertisement
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.....\$ 4.25
.....\$ 188.57

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r Drive, DuBois, PA 15801
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of
-COUNTY SUNDAY

Proof of Publication and receipt for the
ice.

ATTORNEY FOR

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

KEVIN FERRA and ELLEN FERRA,

Plaintiffs

vs.

RONALD B. STIRTZINGER and
and MARIAN E. BYRNES, 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. 01-376 C.D.

ACTION TO QUIET TITLE

ORDER

AND NOW, this 17th day of ^{May}~~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 Lea Ann Heltzel, Attorney for Plaintiffs, that no answer or
appearance has been filed to said action, and on Motion of Lea Ann Heltzel, Esquire, it is hereby
ORDERED and DECREED:

FILED

MAY 17 2001

William A. Shaw
Prothonotary

1. That the Defendants, Ronald B. Stirtzinger and Marian E. Byrnes, 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 No. 813, Section 15 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 Kevin Ferra and Ellen Ferra as prayed.

4. That the rights of the Plaintiffs are superior to the rights of the Defendants, Ronald B. Stirtzinger and Marian E. Byrnes, 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.

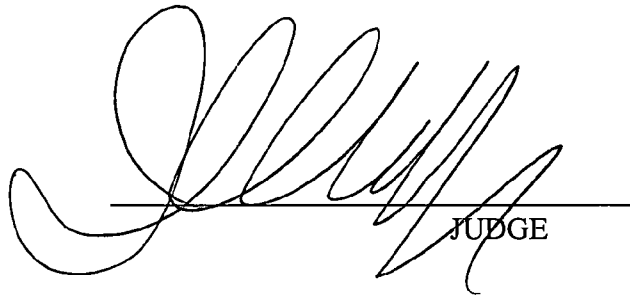
5. That the Plaintiffs have title in fee simple to said premises as described in the Complaint as against the Defendants, Ronald B. Stirtzinger and Marian E. Byrnes, and their heirs, devisees, administrators, executors, and assigns.

6. That the Defendants, Ronald B. Stirtzinger and Marian E. Byrnes, 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, consisting of a large, stylized 'J' followed by several loops and a long horizontal stroke, is written over a horizontal line. Below the line, the word 'JUDGE' is printed in a serif font.

JUDGE