

01-1024-CD  
COLD STREAM AFFILIATES -vs- JOHN P. HARRIS et al

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

COLD STREAM AFFILIATES, :  
Plaintiff :  
vs. : No. 2001-1024-CO  
: ACTION TO QUIET TITLE  
JOHN P. HARRIS, GEORGE MEAD, :  
GEORGE MEADE, HARRIS HOY & CO., :  
WILLIAM P. HUMES, SAMUEL CHRIST, :  
JULIA CHRIST, JOHN A. G. CHRIST, :  
M. STUART BICKFORD, WILLIAM C. :  
BICKFORD, WILLIAM M. BICKFORD :  
ESTATE, JAMES A. BEAVER, MARY :  
McA[SIC] BEAVER, MARJORIE BLAKLEY :  
HOY BEERS, ALBERT D. BEERS, :  
LOUISE H. SHARRETT, AMOS B. :  
SHARRETT, NANNETTE HOY NICKERSON, :  
WILLIAM J. NICKERSON, ALBERT C. :  
HOY, LOUISA H. HOY, J. HARRIS HOY, :  
EDWARD L. HOY, LOUISA HOY, :  
RANDOLPH HOY, MARY HOY, ANNA HOY, :  
W. FREDERICK REYNOLDS, JR., PHILIP :  
D. REYNOLDS, W. FREDERICK HOY, :  
PHILIP D. REYNOLDS, MARY QUIGLEY :  
REYNOLDS, LOUISE R. EVANS, DONALD :  
P. EVANS, and WILLIAM F. REYNOLDS, :  
III, their estates, their heirs, :  
successors, administrators and :  
assigns, :  
Defendants :  
:

Filed on behalf of  
Plaintiff,

Counsel of Record for  
this Party:

Carl A. Belin, Jr.

Attorney-at-Law

Pa. I.D. 06805

Belin & Kubista

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Clearfield, PA 16830

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William A. Shaw  
Prothonotary

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P. EVANS, and WILLIAM F. REYNOLDS, :  
III, their estates, their heirs, :  
successors, administrators and :  
assigns, :  
Defendants :  
:

## 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 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 Ex 5982

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
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Plaintiff	:	
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JOHN P. HARRIS, GEORGE MEAD,	:	ACTION TO QUIET TITLE
GEORGE MEADE, HARRIS HOY & CO.,	:	
WILLIAM P. HUMES, SAMUEL CHRIST,	:	
JULIA CHRIST, JOHN A. G. CHRIST,	:	
M. STUART BICKFORD, WILLIAM C.	:	
BICKFORD, WILLIAM M. BICKFORD	:	
ESTATE, JAMES A. BEAVER, MARY	:	
McA[SIC] BEAVER, MARJORIE BLAKLEY	:	
HOY BEERS, ALBERT D. BEERS,	:	
LOUISE H. SHARRETT, AMOS B.	:	
SHARRETT, NANNETTE HOY NICKERSON,	:	
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W. FREDERICK REYNOLDS, JR., PHILIP	:	
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P. EVANS, and WILLIAM F. REYNOLDS,	:	
III, their estates, their heirs,	:	
successors, administrators and	:	
assigns,	:	
Defendants	:	

## COMPLAINT

NOW COMES, the Plaintiff, and by and through its attorneys Belin & Kubista, brings the following action in quiet title, and in support thereof, allege as follows:

1. That the Plaintiff is Cold Stream Affiliates, a limited partnership formed under the laws of the Commonwealth

of Pennsylvania, whose general partner is RMZ, Inc., a Pennsylvania corporation and whose registered office is 450 North Fourth Street, Souderton, Montgomery County, Pennsylvania ("Cold Stream").

2. The Defendants are:

John P. Harris, an individual whose last known address is the Borough of Bellefonte, Pennsylvania;

George Meade, an individual whose last known address is the City of Philadelphia, Pennsylvania;

George Mead, an individual whose last known address is the City of Philadelphia, Pennsylvania;

Harris Hoy & Co. an entity believed to be a partnership or corporation, whose last known address is Bellefonte, Pennsylvania;

William P. Humes, an individual whose last known address is the Borough of Bellefonte, Pennsylvania;

Samuel Christ, an individual whose last known address is the Borough of Lock Haven, Pennsylvania;

Julia Christ, an individual whose last known address is the Borough of Lock Haven, Pennsylvania;

John A. G. Christ, an individual whose last known address is the Borough of Lock Haven, Pennsylvania;

M. Stuart Bickford, an individual whose last known address is the Borough of Lock Haven, Pennsylvania;

William C. Bickford, an individual whose last known address is the Borough of Lock Haven, Pennsylvania;

William M. Bickford Estate whose last known address is the Borough of Lock Haven, Pennsylvania;

James A. Beaver, an individual whose last known address is the Borough of Bellefonte, Pennsylvania;

Mary McA[sic] Beaver, an individual whose last known address is the Borough of Bellefonte, Pennsylvania;

Marjorie Blakley Hoy Beers, an individual whose last known address is Plainfield, New Jersey;

Albert D. Beers, an individual whose last known address is Plainfield, New Jersey;

Louise H. Sharretts, an individual whose last known address is Plainfield, New Jersey;

Amos B. Sharretts, an individual whose last known address is Plainfield, New Jersey;

Nannette Hoy Nickerson, an individual whose last known address is Wayzata, Minnesota;

William J. Nickerson, an individual whose last known address is Wayzata, Minnesota;

Albert C. Hoy, an individual whose last known address is New York City, New York;

Louisa H. Hoy, an individual whose last known address is Bellefonte, Pennsylvania;

J. Harris Hoy, an individual whose last known address is Chicago, Illinois;

Edward L. Hoy, an individual whose last known address is unknown but is believed to be the Borough of Bellefonte, Pennsylvania;

Louisa Hoy, an individual whose last known address is unknown but is believed to be the Borough of Bellefonte, Pennsylvania;

Randolph Hoy, an individual whose last known is unknown but is believed to be the Borough of Bellefonte, Pennsylvania;

Mary Hoy, an individual whose last known address is Henderson, North Carolina;

Anna Hoy, an individual whose last known address is the Borough of Bellefonte, Pennsylvania;

W. Frederick Reynolds, Jr., an individual whose last known address is Montgomery County, Ohio;

Philip D. Reynolds, an individual whose last known address is Montgomery County, Ohio;

W. Frederick Hoy, an individual whose last address is unknown but is believed to be the Borough of Bellefonte, Pennsylvania;

Philip D. Reynolds, an individual whose last address is New York County, New York;

Mary Quigley Reynolds, an individual whose last address is Montgomery County, Ohio;

Louise R. Evans, an individual whose last address is Montgomery County, Ohio;

Donald P. Evans, an individual whose last address is Montgomery County, Ohio;

William F. Reynolds, III, an individual whose last address is Kearn City, California.

3. That the Plaintiff is the owner of those certain parcels of land situate in Goshen Township, Clearfield County, Pennsylvania, more particularly bounded and described as follows:

**PARCEL ONE:** BEGINNING at an iron pin at the Southeast corner of Lot No. 3 in the Trout Run Lumber and Pulpwood Company Plan of Lots; thence by Lot No. 3, North five (5°) degrees forty (40') minutes East, a distance of twenty-two hundred seventy-seven (2277) feet to an iron pin at the Northeast corner of Lot No. 3; thence South eighty-three (83°) degrees thirty (30') minutes East, a distance of two

hundred eighty-four (284) feet to an iron pin at the Northwest corner of Lot No. 5; thence by Lot No. 5, South five (5°) degrees forty (40') minutes West a distance of twenty-two hundred seventy-seven (2277) feet to an iron pin at the Southwest corner of Lot No. 5; thence North eighty-three (83°) degrees thirty (30') minutes West a distance of two hundred eighty-four (284) feet to the place of beginning. Containing fourteen and eighty-four hundredths (14.84) acres, and being Lot No. 4 in the Trout Run Lumber and Pulpwood Plan of Lots.

TOGETHER with a mutual right of easement to be construed as a perpetual or real covenant running with the land; said easement to be situate or located on the Southern boundary line of the premises or Lots No. 1 to 10, inclusive, consecutively to be conveyed herewith, and to extend in a generally westerly-easterly direction for a distance of three thousand two hundred sixty-one and fifty-eight hundredths (3,261.58) feet along the Southern boundary line of the aforesaid lots enumerated or designated Lot No. 1 to 10 respectively and for a uniform width, depth or breadth along the aforesaid Southern boundary line of said lots of at least thirty (30) feet to the Southwest corner of the aforesaid Lot No. 1 and Trout Run right-of-way; together with the further right to traverse or travel over, upon, on and from the aforesaid easement over the existing one hundred (100) foot easement of the Grantor herein, to wit: Trout Run Lumber and Pulpwood Company, through, over, upon and onto the thirty (30) foot right-of-way, being a perpetual or real easement with the land which runs or extends for a width or breadth of thirty (30) feet running along the northern boundary or breadth of the lands of the Grantor, extending to McGeorge

Road. Hence, by virtue of the three aforesaid easements, the owners of Lots 1 to 10 respectively enumerated, described, and designated in the various deeds prepared on even date herewith shall have a perpetual right of easement or exit and entrance in and to their respective lots or property from the aforesaid McGeorge Road, anything to the contrary herein contained notwithstanding.

TOGETHER with the free ingress, egress and regress to and for the Grantees herein, their heirs and assigns, as well as their tenants, under-tenants, occupiers or possessors of the within named Grantees premises contiguous to said driveways, passageways or rights-of-way, in common with the Grantor, its heirs and assigns. It is hereby further noted herein that these rights of easement hereinbefore granted and recited are and shall now, hereafter and always be construed as a real and perpetual covenant running with the land, anything to the contrary herein contained notwithstanding.

UNDER AND SUBJECT, nevertheless, to such express and/or implied exceptions, reservations, conditions, easements, covenants, restrictions, qualifications, limitations and conveyances out as are contained in all prior deeds.

PARCEL TWO: BEGINNING at a point, which point is the common corner of Warrants Nos. 5304, 5305, 5319 and 5316; thence South two and one-half (2-1/2°) degrees West a distance of six hundred fifty (650) rods to a post, corner of Warrants Nos. 5308, 5314 and 5315; thence South eighty-seven (87°) degrees West a distance of twenty-four (24) rods to a post; thence South two and one-fourth (2-1/4°) degrees West a distance of

one hundred fifty-six (156) rods, more or less, crossing McGeorge Road to a point on line of Goshen Rod and Gun Club; thence along Goshen Rod and Gun Club, North seventy ( $70^{\circ}$ ) degrees East a distance of forty-one and two tenths (41.2) rods recrossing McGeorge Road to a post; thence still along Goshen Rod and Gun Club, North twenty-seven and one-fourth ( $27-1/4^{\circ}$ ) degrees West a distance of forty-two and two tenths (42.2) rods to a point; thence still along Goshen Rod and Gun Club, North sixty-two and three-fourths ( $62-3/4^{\circ}$ ) degrees East a distance of fifty-three (53) perches to a point; thence still along Goshen Rod and Gun Club, South twenty-seven and one-fourth ( $27-1/4^{\circ}$ ) degrees East a distance of one hundred twenty-two (122) perches to a point; thence still along Goshen Rod and Gun Club, South three ( $3^{\circ}$ ) degrees West a distance of fifty (50) perches to a point; thence South eighty-seven ( $87^{\circ}$ ) degrees East a distance of two hundred twelve and one tenth (212.1) rods, more or less, to a point on lands of Pauline Kurtz; thence along lands of Pauline Kurtz, North two and one-half ( $2-1/2^{\circ}$ ) degrees West a distance of sixty-six (66) rods to a point on lands of Clyde G. Sankey; thence along the southern line of Clyde G. Sankey, North eighty-seven ( $87^{\circ}$ ) degrees West a distance of fifty-four and six tenths (54.6) perches, more or less, to a point; thence still along Clyde G. Sankey, North two and one-half ( $2-1/2^{\circ}$ ) degrees West a distance of one hundred sixty-eight and six tenths (168.6) perches to a point on the Southern line of Warrant No. 5315; thence along the Southern line of Warrant No. 5315, North eighty-seven ( $87^{\circ}$ ) degrees East a distance of two hundred three and six tenths (203.6) perches; thence along Pauline Kurtz, South two and

one-half (2-1/2°) degrees East a distance of one hundred sixty-eight and six tenths (168.6) perches to a point on the northern line of other lands of Pauline Kurtz; thence along the Northern line of Pauline Kurtz, South eighty-seven (87°) degrees East a distance of one hundred twenty-four and three tenths (124.3) perches to a corner of Warrants Nos. 5313 and 1945; thence along the line of Warrant No. 5313, North two and one-half (2-1/2°) degrees West a distance of eight hundred twelve (812) perches to a point, being the northeastern corner of Warrant No. 5316; thence along the northern line of Warrant No. 5316, North eighty-seven (87°) degrees West a distance of five hundred fifty-nine (559) rods to the place of beginning.

CONTAINING 2700 acres, more or less, composed of Warrants Nos. 5316 and 5315, and a portion of Warrant No. 5314. Warrant No. 5315 was patented to George Meade by letters dated March 3, 1794. Warrant 5316 was patented to George Meade by letters dated March 3, 1794. Warrant No. 5314 was likewise patented to George Meade March 3, 1794, but only the residue of this warrant is hereby conveyed.

EXCEPTING AND RESERVING, HOWEVER, FROM THE ABOVE DESCRIBED 2700 acres, more or less, and from the within conveyance, ALL those certain parcels or tracts of land, containing in the aggregate 150.07 acres, more or less, which Trout Run Lumber and Pulpwood Company, Inc. has previously granted and conveyed to others, by those 10 certain deeds, all of which are dated October 6, 1975 and recorded October 24, 1975, in Deed Book 709, at pages 007, 011, 015, 019, 023, 027, 031, 035, 039, and 043, respectively, Clearfield County Records.

**PARCEL ONE**

4. That Cold Stream acquired title to Parcel One by virtue of a deed from Richard Kriebel and Betty Kriebel ("Kriebel") dated January 2, 1989, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed & Record Book 1285, page 76.

5. That Kriebel acquired title to Parcel One by virtue of a deed from Trout Run Lumber And Pulpwood Company, Inc. ("Trout Run") dated October 6, 1975, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 709, page 019.

6. That Trout Run acquired title to Parcel One by virtue of a deed from M. Stuart Bickford et al. ("Bickford") dated August 2, 1967, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 532, page 67.

7. That Parcel One was a part of Parcel Two in the conveyance from Bickford to Trout Run and Parcel One is being included in this quiet title action so that all objections to the title as to Parcel Two are also extended to Parcel One so as to clear the title as to both parcels.

**PARCEL TWO**

8. That Cold Stream acquired title to Parcel Two by virtue of a deed from Trout Run dated September 2, 1980 and

recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 801, page 532.

9. That Trout Run acquired title to Parcel One and Parcel Two by virtue of a deed from M. Stuart Bickford, Mary Blanche Bickford his wife; William C. Bickford and Avalon Grace Bickford, his wife, by M. Stuart Bickford, Attorney-in-Fact; M. Stuart Bickford, Administrator of the Estate of William M. Bickford, deceased; Louise Hoy Sharretts and Amos B. Sharretts, her husband; Nanette Hoy Nickerson and William J. Nickerson, her husband; Mary Quigley Reynolds, widow; Louise R. Evans and Donald P. Evans, her husband; and Philip D. Reynolds Estate by Austin O. Furst, their Attorney-in-Fact; Austin O. Furst, Trustee under Deed of Trust from the Estate of William F. Reynolds, III, deceased; and Austin O. Furst, Trustee under Deed of Trust from the Estate of Mary Hoy, deceased, dated August 2, 1967, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 532, page 67. (As Parcel One is a part of Parcel Two, both parcels are hereinafter "**the premises**").

10. That the premises was conveyed to John P. Harris by virtue of deeds of William W. Betts and Margaret J. Betts, his wife, dated May 2, 1885, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 38, page

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202; and of G. Latimer Reed and Sarah E. Reed, his wife, dated May 4, 1885, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 38, page 203.

11. That John P. Harris, by a declaration in Trust dated May 4, 1885, recorded in the Office of the Recorder of Deeds of Clearfield County in Miscellaneous Book R, page 132 declared that he held the premises acquired in Paragraph 10 hereof, which is incorporated herein by reference and made a part hereof, in trust for the following individuals:

E. C. Humes	1/4 <sup>th</sup> interest
Samuel Christ	1/4 <sup>th</sup> interest
James A. Beaver	1/8 <sup>th</sup> interest
Adam Hoy	1/8 <sup>th</sup> interest
John P. Harris	1/4 <sup>th</sup> interest.

12. That one of the purposes of this quiet title is to extinguish any interest John P. Harris, his heirs, or his estate may have had in the premises other than the interest set forth in Paragraph 11 hereof and to establish that no title remains in him notwithstanding the failure to file an accounting of the trust.

#### 1898 TAX SALES

13. That the part of the premises assessed as 1000 Acres (Warrant Number 5316) was sold for unpaid taxes for property surveyed in the name of George Mead by the Clearfield County Treasurer to the Clearfield County Commissioners by deed dated

November 14, 1898, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 109, page 201; that the Clearfield County Commissioners conveyed the premises to Harris Hoy & Co. by assignment dated August 9, 1899, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 109, page 202.

14. That the part of the premises assessed as 560 Acres (Warrant No. 5314) was sold for unpaid taxes for property surveyed in the name of George Mead by the Clearfield County Treasurer to the Clearfield County Commissioners by deed dated November 14, 1898 and recorded in the Office of the Recorder of Deeds in Deed Book 109, page 203; that by deed dated August 9, 1899, the premises were conveyed by the Clearfield County Commissioners to Harris Hoy & Co., said deed recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 109, page 203.

15. That the part of the premises assessed as 1000 Acres (Warrant No. 5315) was sold for unpaid taxes for property surveyed in the name of George Mead by the Clearfield County Treasurer to the Clearfield County Commissioners by deed dated November 14, 1898 and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 109, page 204; that the Clearfield County Commissioners conveyed the premises to

Harris Hoy & Co. by assignment dated August 9, 1899, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 109, page 205.

16. That one of the purposes of this quiet title action is to establish that the tax deeds referred to in Paragraphs 13-15 of the Complaint which are incorporated herein by reference did not convey any title to Harris Hoy & Co. but merely confirmed title to the beneficiaries set forth in the declaration of trust as set forth in Paragraph 11 which is hereby incorporated by reference and made a part hereof and to extinguish any title that either George Mead or George Meade had in the premises by virtue of the assessment in his name or any interest that Harris, Hoy & Co. received as grantee in said tax sale.

E. C. HUMES ONE-QUARTER INTEREST

17. That E. C. Humes ("ECH") died testate on March 28, 1895, and by his Last Will and Testament which was recorded in the Clearfield County Register of Wills' Office in Will Book P, page 72, devised his interest in the premises to his two (2) children, William P. Humes and Ann Elmira Humes. That it is believed and averred that William P. Humes died intestate, unmarried and without issue on September 10, 1920. That by virtue of the Intestate Act of Pennsylvania, the estate passed

to his sister, Ann Elmira Humes. That Ann Elmira Humes died testate on March 9, 1935, and under her Last Will and Testament recorded in the Office of the Register of Wills of Clearfield County in Will Book Z, page 181, appointed the First National Bank of Bellefonte as executor with full power to sell the real estate of the estate.

18. That by deed dated October 20, 1944 the First National Bank of Bellefonte conveyed the interest of Ann Elmira Humes to M. Stuart Bickford to the premises described in Parcel Two by deed dated October 20, 1944, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 366, page 93. M. Stuart Bickford is one of the grantors referred to in Paragraph 9 which is incorporated by reference and made a part hereof.

19. That one of the purposes of this quiet title action is to extinguish any interest William P. Humes, his heirs or his estate may have had in the premises and to establish his interest became vested in his sister, Ann Elmira Humes, and ultimately became vested in M. Stuart Bickford by virtue of the above referenced conveyance.

SAMUEL CHRIST ONE-QUARTER INTEREST

20. That it is believed and averred that Samuel Christ died intestate on June 17, 1904 leaving as his heirs: his wife

Julia Christ and two (2) children, John A. G. Christ, and Minnie Christ McAleer.

21. That one of the purposes of this quiet title action is to extinguish any interest that Samuel Christ, his estate, or his heirs may have had in and to the premises.

22. That Julia Christ, due to her age in 1904, is presumed to have died and that one of the purposes of this quiet title action is to extinguish any interest that Julia Christ, her estate, or her heirs may have had in and to the premises.

23. That John A. G. Christ, the son of Samuel Christ, died testate on July 30, 1944 and under his Last Will and Testament filed in the Register of Wills Office in Clearfield County in Will Book 11, page 4, devised his interest in the premises in trust to his niece, Minnie M. Bickford, for life with the remainder to her three (3) children: M. Stuart Bickford, Roger G. Bickford, and William C. Bickford until they reached the age of twenty-one (21), at which time the trust terminated and they were to receive the premises.

24. That it is averred Minnie M. Bickford died on March 12, 1938.

25. That Roger G. Bickford died on September 11, 1944, at the age of twenty-five (25) years and under his Last Will and

Testament filed in the Register of Wills Office in Clearfield County Will Book 11, page 3, devised his interest in the premises to William M. Bickford, and to his brothers: William C. Bickford and M. Stuart Bickford. That as a result the estate of William M. Bickford, William C. Bickford, and M. Stuart Bickford, were vested with a one-half (1/2) of the interest of Samuel Christ by inheritance through John A. G. Christ, and were among the grantors referred to in Paragraph 9 which is incorporated by reference and made a part hereof.

26. That Minnie Christ McAleer, the daughter of Samuel Christ, died on October 4, 1923 and under her Last Will and Testament filed in the Register of Wills Office in Clearfield County In Will Book 11, page 1, devised one-half (1/2) of her interest in the premises in Trust for her husband, J. Stewart McAleer for his life. J. Stewart McAleer died October 5, 1931 and that interest passed, pursuant to will to her two (2) grandsons, M. Stuart Bickford and Roger G. Bickford.

27. That Roger G. Bickford devised his interest in the premises to William M. Bickford, and his brothers: William C. Bickford and M. Stuart Bickford as hereinbefore referred in Paragraph 25 which is incorporated by reference and made a part hereof as a result of which they were vested with a one-quarter of the interest of the Samuel Christ through inheritance of

Minnie Christ McAleer and were among the grantors referred to in Paragraph 9 which is incorporated by reference and made a part hereof.

28. That Minnie Christ McAleer devised the other one-half (1/2) of her estate to her daughter, Minnie C. Bickford who died testate on March 12, 1938 and under her Last Will and Testament filed in the Register of Wills in Clearfield County in Will Book 10, page 702, her interest in the premises was devised to her three (3) sons, M. Steward Bickford, Roger G. Bickford and William C. Bickford. Furthermore, title was not to pass to her three (3) sons until they reached the age of thirty (30) years of age and if any of them should die prior to the age of thirty (30) their interest was to pass to the other two (2) remaining sons. Roger G. Bickford died on September 11, 1944 at the age of twenty-five (25) years and the Minnie C. McAleer estate passed to William C. Bickford and M. Stuart Bickford. That as a result, the remaining one-quarter (1/4) interest of Samuel Christ through Minnie Christ McAleer and Minnie C. Bickford was vested in William C. Bickford and M. Stuart Bickford, who were among the grantors in Paragraph 9 which is incorporated by reference and made a part hereof.

29. That notwithstanding the foregoing wills and estates, a decree of distribution for the estate of John A. G. Christ

which is dated May 16, 1966, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 529, page 501 wherein the interest in the premises were awarded as follows:

M. Stuart Bickford	2/9 interest
William C. Bickford	2/9 interest
William M. Bickford Estate	1/18 interest.

30. That it is the purpose of this quiet title action to extinguish any interest that John A. G. Christ, his estate or his heirs may have had in and to the premises remaining by virtue of the decree of accounting set forth in Paragraph 29 hereof which is incorporated by reference and to extinguish any interest M. Stuart Bickford, William C. Bickford, or the William M. Bickford Estate received by virtue of the aforesaid decree that was not conveyed by virtue of the deed set forth in Paragraph 9 which is incorporated by reference and made a part hereof.

JAMES A. BEAVER ONE-EIGHTH INTEREST

31. That James A. Beaver and Mary McA[sic] Beaver his wife, conveyed their interest in the premises by deed dated December 7, 1891 and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 68, page 95, to the Commonwealth Guarantee Trust and Safe Deposit Company, in trust for the benefit of creditors. That the Commonwealth Trust

Company formerly known as the Commonwealth Guarantee Trust and Safe Deposit Company, as Trustee and Assignee of James A. Beaver for the benefit of creditors, conveyed the premises to Albert C. Hoy by deed dated December 16, 1924, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 274, page 565.

32. That it is the intention of this quiet title to extinguish any interest that James A. Beaver and Mary McA. [sic] Beaver, their estates, and their heirs or creditors may have had in and to the premises following the conveyance by the Commonwealth Trust Company to Albert C. Hoy.

33. That Albert C. Hoy died testate on January 30, 1925, and under his Last Will and Testament filed in the Office of the Register of Wills in Clearfield County in Will Book X, page 84, he devised his interest in the premises to his wife, Marjorie Hoy. That after the execution of the will, two daughters were born to the parties: Louise Hoy Sharretts and Nannette B. H. Nickerson. That Marjorie Blakley Hoy Beers, formerly Marjorie B. Hoy, her husband, Albert D. Beers, Louise H. Sharretts, Amos B. Sharretts, her husband, and Nannette B. H. Nickerson and William J. Nickerson, her husband, being the heirs of Albert C. Hoy, conveyed to M. Stuart Bickford her interest in and to the premises which was described as a five-

twenty-fourth (5/24) interest, but would have been a three-twenty-fourth (3/24) interest as the James Beaver interest, by deed dated October 30, 1948 and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 394, page 282.

34. That it being the intention of this quiet title to extinguish any interest Albert C. Hoy, his estate or his heirs may have had in and to the premises by virtue of the deed to M. Stuart Bickford hereinbefore mentioned.

35. That the Clearfield County Treasurer conveyed a five-twenty-fourth (5/24) interest in the premises described as 1,000 acres, in the name of Marjorie B. Beers for unpaid taxes to A. B. Shaw by deed dated December 10, 1951, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 456, page 176.

36. That the Clearfield County Treasurer conveyed a five-twenty-fourth (5/24) interest in the premises described as 560 acres, in the name of Marjorie B. Beers for unpaid taxes to A. B. Shaw by deed dated December 10, 1951, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 456, page 178.

37. That the Clearfield County Treasurer conveyed a five-twenty-fourth (5/24) interest in the premises described as

1,000 acres, in the name of Marjorie B. Beers for unpaid taxes to A. B. Shaw by deed dated December 10, 1951, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 456, page 180.

38. That A. B. Shaw and Mildred D. Shaw, his wife, quit claimed to M. Stuart Bickford the interest acquired in the premises by virtue of the foregoing tax sales by deed dated January 24, 1957, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 456, page 182.

39. That one of the purposes of the quiet title action is to extinguish any interest Marjorie Blakley Hoy Beers, Albert D. Beers, Louise Hoy Sharretts, Amos B. Sharretts, Nannette Hoy Nickerson, and William J. Nickerson, their estates, and their heirs or creditors may have had in and to the premises due to lack of notice or defect in the tax sales hereinbefore referred to in Paragraphs 35 - 37 and to extinguish any interest they may have had in the premises following said tax sales.

40. That as a result of the tax sales and quit claim deeds hereinbefore referred to M. Stuart Bickford became the owner of the original one-eighth (1/8) interest of James A. Beaver who is among the grantors in Paragraph 9 which is hereby incorporated and made a part hereof. That also among the grantors in Paragraph 9 were other heirs of Albert C. Hoy:

Louise Hoy Sharretts and Amos B. Sharretts, her husband;  
Nanette Hoy Nickerson and William J. Nickerson, her husband.

**ADAM HOY ONE-EIGHTH INTEREST**

41. That Adam Hoy died testate on August 31, 1887 and under his Last Will and Testament filed in the Office of the Register of Wills in Clearfield County in Will Book 11, page 19, devised his entire estate to his wife, Louisa H. Hoy.

42. That Louisa H. Hoy is believed and it is averred she died on February 6, 1905, leaving to survive her the following children:

Albert C. Hoy  
J. Harris Hoy  
Edward L. Hoy  
Louisa Hoy  
Randolph Hoy  
Mary Hoy  
Anna Hoy.

43. That it is one of the purposes of this quiet title action to extinguish any interest that Louisa H. Hoy, her estate or her heirs may have had in and to the premises.

44. That an unseated assessment in the name of the Louisa H. Hoy estate for the premises was made in the year of 1934 which would be the wife of Adam Hoy for a one-eighth (1/8) interest in and to the premises

45. That the Clearfield County Treasurer conveyed a one-eighth (1/8) interest in 560 acres (Warrant Number 5314) to the

Clearfield County Commissioners as property of the Louisa H. Hoy Estate by deed dated December 31, 1937, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 370, page 80.

46. That the Clearfield County Commissioners conveyed a one-eighth (1/8) interest in 560 acres (Warrant Number 5314) to John A. G. Christ, by deed dated August 23, 1943, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 370, page 81.

47. That the Clearfield County Treasurer conveyed a one-eighth (1/8) interest in 1000 acres (Warrant Number 5315) to the Clearfield County Commissioners as property of the Louisa H. Hoy Estate by deed dated December 31, 1937 and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 370, page 82.

48. That the Clearfield County Commissioners conveyed a one-eighth (1/8) interest in 1000 acres (Warrant Number 5315) to John A. G. Christ, by deed dated August 23, 1943, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 370, page 83.

49. That the Clearfield County Treasurer conveyed a one-eighth (1/8) interest in 1000 acres (Warrant Number 5316) to the Clearfield County Commissioners as property of the Louisa

H. Hoy Estate by deed dated December 31, 1937 and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 370, page 84.

50. That the Clearfield County Commissioners conveyed a one-eighth (1/8) interest in 1000 acres (Warrant Number 5316) to John A. G. Christ, by deed dated August 23, 1943, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 370, page 85.

51. That it is the intention of this quiet title action to extinguish any interest that Louisa H. Hoy, Albert C. Hoy, J. Harris Hoy, Edward L. Hoy, Louisa Hoy, Randolph Hoy, Mary Hoy, Anna Hoy, Marjorie Blakley Hoy Beers, W. Frederick Reynolds, Jr., Philip D. Reynolds, Nannette Hoy Nickerson, and Louise Hoy Sharretts may have had in and to the premises by virtue of the failure of notice or from the defect in the tax sales hereinbefore referred to in Paragraphs 45 - 50, and to extinguish any interest the Adam Hoy heirs may have had in and to the premises following said tax sales.

52. That it is believed and averred Edward Hoy died intestate, unmarried and without issue on May 29, 1908, leaving to survive him his six (6) brothers and sisters.

53. That the Clearfield County Treasurer conveyed a one-twelfth (1/12) interest in 1000 acres (Warrant Number 5315) to

the Clearfield County Commissioners as property of the Edward L. Hoy Estate by deed dated December 31, 1937 and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 370, page 88.

54. That the Clearfield County Commissioners conveyed a one-twelfth (1/12) interest in 1000 acres (Warrant Number 5315) to John A. G. Christ, by deed dated August 23, 1943, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 370, page 88.

55. That the Clearfield County Treasurer conveyed a one-twelfth (1/12) interest in 1000 acres (Warrant Number 5316) to the Clearfield County Commissioners as property of the Edward L. Hoy Estate by deed dated December 31, 1937 and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 370, page 90.

56. That the Clearfield County Commissioners conveyed a one-twelfth (1/12) interest in 1000 acres (Warrant Number 5316) to John A. G. Christ, by deed dated August 23, 1943, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 370, page 91.

57. That the Clearfield County Treasurer conveyed a one-twelfth (1/12) interest in 1000 acres (Warrant Number 5314) to the Clearfield County Commissioners as property of the Edward

L. Hoy Estate by deed dated December 31, 1937 and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 370, page 86.

58. That the Clearfield County Commissioners conveyed a one-twelfth (1/12) interest in 1000 acres (Warrant Number 5314) to John A. G. Christ, by deed dated August 23, 1943, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 370, page 86.

59. It is one of the purposes of this quiet title action to extinguish any interest Edward L. Hoy, his estate or his heirs and the parties set forth in Paragraph 51 which is incorporated by reference and made a part hereof, may have had in and to the premises by virtue of the failure of notice or from the defect in the tax sales hereinbefore referred to in Paragraphs 53 - 58, and to extinguish any interest Edward L. Hoy heirs may have had in and to the premises following said tax sales.

60. That Albert C. Hoy died testate on January 30, 1925, and under his Last Will and Testament filed in the Office of the Register of Wills of Clearfield County in Will Book X, page 84, devised his entire estate to his wife, Marjorie Blakley Hoy thereafter Marjorie Blakley Hoy Beers, whose interest was

conveyed to M. Stuart Bickford as set forth in Paragraph 33 incorporated herein by reference and made a part hereof.

61. That the interest of J. Harris Hoy was conveyed as part of the tax sale referred to in Paragraphs 68 - 71 and by deed as set forth in Paragraph 74 as hereinafter set forth and his interest has vested in M. Stuart Bickford.

62. That Mary Hoy died testate in 1931 and under her Last Will and Testament filed in the Office of the Register of Wills of Clearfield County in Will Book 11, page 29, devised her entire estate to her sister Anna H. Hoy.

63. That Anna H. Hoy died testate on November 18, 1934, and under her Last Will and Testament filed in the Office of the Register of Wills of Clearfield County in Will Book 11, page 17, devised her estate as follows: life estate to her brother J. Harris Hoy and the following named beneficiaries and upon his death the estate was devised to:

Randolph H. Hoy	1/4 interest
Nannette B. Hoy	1/4 interest
Louise H. Hoy	1/4 interest
W. Frederick Reynolds, Jr.	1/8 interest
Philip D. Reynolds	1/8 interest.

64. That the interest of Anna Hoy was divested by the tax sale set forth in Paragraphs 45 - 50 incorporated herein by reference and made a part hereof.

65. That the entire one-eight (1/8) interest of Adam Hoy was divested by the tax sales referred to in Paragraphs 45 - 50, by the tax sales set forth in Paragraphs 53 - 58, and by the tax sales set forth in Paragraphs 68 - 71 incorporated by reference and made a part hereof, and by the joinder of the parties hereinafter referred to in Paragraph 74 being incorporated herein by reference and made a part hereof and the grantors in Paragraph 9 incorporated herein by reference.

JOHN P. HARRIS ONE-QUARTER INTEREST

66. That John P. Harris and Mary R. Harris, his wife, conveyed to J. Harris Hoy all of their interest in and to Warrant Numbers 5314, 5315, and 5316 by deed dated January 1, 1900, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 114, page 276.

67. That an unseated assessment in the name of J. Harris Hoy for the premises was entered in the year of 1934 as a one-twelfth (1/12) interest rather than the one-quarter (1/4) interest he acquired from John P. Harris and Mary R. Harris.

68. That the Clearfield County Treasurer conveyed a one-twelfth (1/12) interest in 560 acres (Warrant Number 5314) to the Clearfield County Commissioners as property of J. Harris Hoy by deed dated June 19, 1938, and recorded in the Office of

the Recorder of Deeds of Clearfield County in Deed Book 364, page 183.

69. That the Clearfield County Treasurer conveyed a one-twelfth (1/12) interest in 1000 acres (Warrant Number 5315) to the Clearfield County Commissioners as property of J. Harris Hoy by deed dated June 19, 1938, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 364, page 184.

70. That the Clearfield County Treasurer conveyed a one-twelfth (1/12) interest in 1000 acres (Warrant Number 5316) to the Clearfield County Commissioners as property of J. Harris Hoy by deed dated June 19, 1938, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 364, page 185.

71. That the Clearfield County Commissioners conveyed a one-twelfth (1/12) interest in 560 acres (Warrant Number 5314), 1000 acres (Warrant Number 5315), and 1000 acres (Warrant Number 5316) to M. Stewart Bickford by deed dated February 26, 1945, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 364, page 186.

72. That J. Harris Hoy died testate on January 21, 1938, and under his Last Will and Testament filed in the Register of

Wills Office in Clearfield County in Will Book 11, page 30, devised his estate as follows:

Randolph H. Hoy .1/2 interest

W. Frederick Hoy and  
Philip D. Reynolds 1/4 interest

Nannette Blakley Hoy and  
Louise Harris Hoy 1/4 interest.

73. That one of the purposes of this quiet title action to extinguish any interest that J. Harris Hoy, Randolph Hoy, W. Frederick Hoy, Philip D. Reynolds, Nannette Blakley Hoy Nickerson, and Louise Harris Hoy Sharretts, their estates or their heirs ("the J. Harris Hoy heirs") may have had in and to the premises by virtue of the failure of notice or from any defect in the tax sales including the defective assessment of only a one-twelfth (1/12) interest in the premises rather than a one-quarter (1/4) interest in the premises, hereinbefore referred to in Paragraphs 68-71, and to extinguish any interest the J. Harris Hoy heirs may have had in and to the premises following the tax sales and to vest title in the premises in M. Stuart Bickford by virtue of said Commissioners Deeds.

74. M. Stuart Bickford became vested with the John Harris interest and was one of the grantors Paragraph 9 incorporated herein by reference. In addition thereto, Louise Hoy Sharretts and Amos B. Sharretts, her husband; Nanette Hoy Nickerson and

William J. Nickerson, her husband; Mary Quigley Reynolds, widow; Louise R. Evans and Donald P. Evans, her husband; and Philip D. Reynolds Estate by Austin O. Furst, their Attorney-in-Fact; and Austin O. Furst, Trustee under Deed of Trust from the estate of William F. Reynolds, III, deceased, believed to be the heirs of J. Harris Hoy, were among the grantors in Paragraph 9 which is hereby incorporated and made a part hereof.

75. That the Plaintiff and its predecessor in title, Trout Run, have exercised open, hostile, adverse and exclusive possession of the premises for a period in excess of twenty-one (21) years.

76. That the Plaintiff and Defendants are the only parties who may have an interest in the premises.

WHEREFORE, Plaintiffs request:

(a) That by decree of Your Honorable Court it be declared that the Plaintiff has acquired title to Parcel One and Parcel Two set forth in Paragraph 3 and that Cold Stream shall be allowed to enjoy said properties in peace;

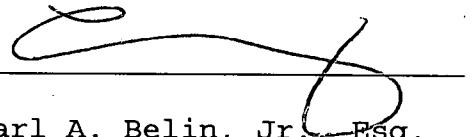
(b) That the Defendants within twenty (20) days from the receipt of the Complaint, institute an action of ejectment against Cold Stream and that otherwise the Defendants be

perpetually enjoined from asserting a claim against Cold Stream; and

(c) Such other relief as the court deems proper.

Respectfully Submitted,

BELIN & KUBISTA

By 

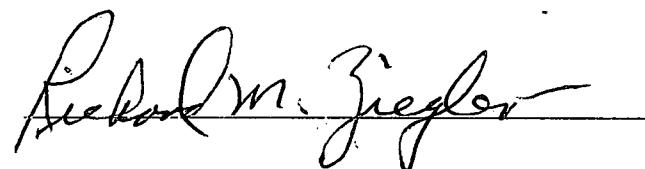
Carl A. Belin, Jr., Esq.

COMMONWEALTH OF PENNSYLVANIA :

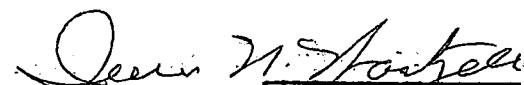
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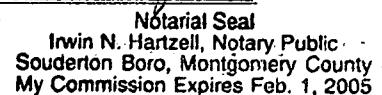
COUNTY OF *Montgomery* :

On this the 21 day of June, 2001, before me, a notary public, the undersigned officer, personally appeared Richard M. Ziegler who is the President of RMZ, Inc., the general partner of Cold Stream Affiliates, a limited partnership formed under the laws of the Commonwealth of Pennsylvania, who deposes and says that as President he/she is authorized to execute the verification for the action to quiet title on behalf of Cold Stream Affiliates and that the facts set forth in the foregoing Complaint are true and correct to the best of his/her knowledge, information and belief.



Sworn and Subscribed to this 21<sup>st</sup> day of Jun, 2001.

  
Irwin N. Hartzell  
Notary Public



Member, Pennsylvania Association of Notaries

**BELIN & KUBISTA**  
ATTORNEYS AT LAW  
15 NORTH FRONT STREET  
P.O. BOX 1  
CLEARFIELD, PENNSYLVANIA 16830

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

COLD STREAM AFFILIATES, :  
Plaintiff : No. 2001-1024-CD  
vs. : ACTION TO QUIET TITLE  
JOHN P. HARRIS, GEORGE MEAD, :  
GEORGE MEADE, HARRIS HOY & CO., :  
WILLIAM P. HUMES, SAMUEL CHRIST, :  
JULIA CHRIST, JOHN A. G. CHRIST, :  
M. STUART BICKFORD, WILLIAM C. :  
BICKFORD, WILLIAM M. BICKFORD :  
ESTATE, JAMES A. BEAVER, MARY :  
McA[SIC] BEAVER, MARJORIE BLAKLEY :  
HOY BEERS, ALBERT D. BEERS, :  
LOUISE H. SHARRETT, AMOS B. :  
SHARRETT, NANETTE HOY NICKERSON, :  
WILLIAM J. NICKERSON, ALBERT C. :  
HOY, LOUISA H. HOY, J. HARRIS HOY, :  
EDWARD L. HOY, LOUISA HOY, :  
RANDOLPH HOY, MARY HOY, ANNA HOY, :  
W. FREDERICK REYNOLDS, JR., PHILIP :  
D. REYNOLDS, W. FREDERICK HOY, :  
PHILIP D. REYNOLDS, MARY QUIGLEY :  
REYNOLDS, LOUISE R. EVANS, DONALD :  
P. EVANS, and WILLIAM F. REYNOLDS, :  
III, their estates, their heirs, :  
successors, administrators and :  
assigns, :  
Defendants :  
:

Filed on behalf of  
Plaintiff?

Counsel of Record for  
this Party:  
Carl A. Belin, Jr.  
Attorney-at-Law  
Pa. I.D. 06805  
Belin & Kubista  
15 North Front Street  
P.O. Box 1  
Clearfield, PA 16830

(814) 765-8972

FILED

JUN 26 2001

William A. Shaw  
Prothonotary

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

COLD STREAM AFFILIATES, :  
Plaintiff :  
No. :  
vs. :  
: ACTION TO QUIET TITLE  
JOHN P. HARRIS, GEORGE MEAD, :  
GEORGE MEADE, HARRIS HOY & CO., :  
WILLIAM P. HUMES, SAMUEL CHRIST, :  
JULIA CHRIST, JOHN A. G. CHRIST, :  
M. STUART BICKFORD, WILLIAM C. :  
BICKFORD, WILLIAM M. BICKFORD :  
ESTATE, JAMES A. BEAVER, MARY :  
McA[SIC] BEAVER, MARJORIE BLAKLEY :  
HOY BEERS, ALBERT D. BEERS, :  
LOUISE H. SHARRETT, AMOS B. :  
SHARRETT, NANNETTE HOY NICKERSON, :  
WILLIAM J. NICKERSON, ALBERT C. :  
HOY, LOUISA H. HOY, J. HARRIS HOY, :  
EDWARD L. HOY, LOUISA HOY, :  
RANDOLPH HOY, MARY HOY, ANNA HOY, :  
W. FREDERICK REYNOLDS, JR., PHILIP :  
D. REYNOLDS, W. FREDERICK HOY, :  
PHILIP D. REYNOLDS, MARY QUIGLEY :  
REYNOLDS, LOUISE R. EVANS, DONALD :  
P. EVANS, and WILLIAM F. REYNOLDS, :  
III, their estates, their heirs, :  
successors, administrators and :  
assigns, :  
Defendants :  
AFFIDAVIT

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

Carl A. Belin, Jr., Esquire, being duly sworn according to  
law, deposes and states that he is the attorney for the

Plaintiff and that he attempted to ascertain the identity, whereabouts, and addresses of Defendants JOHN P. HARRIS, GEORGE MEAD, GEORGE MEADE, HARRIS HOY & CO., WILLIAM P. HUMES, SAMUEL CHRIST, JULIA CHRIST, JOHN A. G. CHRIST, M. STUART BICKFORD, WILLIAM C. BICKFORD, WILLIAM M. BICKFORD ESTATE, JAMES A. BEAVER, MARY McA[SIC] BEAVER, MARJORIE BLAKLEY HOY BEERS, ALBERT D. BEERS, LOUISE H. SHARRETTTS, AMOS B. SHARRETTTS, NANNETTE HOY NICKERSON, WILLIAM J. NICKERSON, ALBERT C. HOY, LOUISA H. HOY, J. HARRIS HOY, EDWARD L. HOY, LOUISA HOY, RANDOLPH HOY, MARY HOY, ANNA HOY, W. FREDERICK REYNOLDS, JR., PHILIP D. REYNOLDS, W. FREDERICK HOY, PHILIP D. REYNOLDS, MARY QUIGLEY REYNOLDS, LOUISE R. EVANS, DONALD P. EVANS, and WILLIAM F. REYNOLDS, III, their estates, their heirs, successors, administrators and assigns.

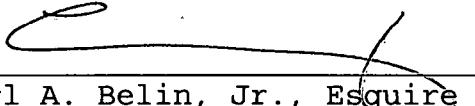
He further avers that he caused an abstractor to search the real estate and estate records of Clearfield County and that no listings in the name of Defendants JOHN P. HARRIS, GEORGE MEAD, GEORGE MEADE, HARRIS HOY & CO., WILLIAM P. HUMES, SAMUEL CHRIST, JULIA CHRIST, JOHN A. G. CHRIST, M. STUART BICKFORD, WILLIAM C. BICKFORD, WILLIAM M. BICKFORD ESTATE, JAMES A. BEAVER, MARY McA[SIC] BEAVER, MARJORIE BLAKLEY HOY BEERS, ALBERT D. BEERS, LOUISE H. SHARRETTTS, AMOS B. SHARRETTTS,

NANNETTE HOY NICKERSON, WILLIAM J. NICKERSON, ALBERT C. HOY, LOUISA H. HOY, J. HARRIS HOY, EDWARD L. HOY, LOUISA HOY, RANDOLPH HOY, MARY HOY, ANNA HOY, W. FREDERICK REYNOLDS, JR., PHILIP D. REYNOLDS, W. FREDERICK HOY, PHILIP D. REYNOLDS, MARY QUIGLEY REYNOLDS, LOUISE R. EVANS, DONALD P. EVANS, and WILLIAM F. REYNOLDS, III, their estates, their heirs, successors, administrators and assigns were found; that phone directories were consulted in Bellefonte, Pennsylvania and no listings were found for and JOHN P. HARRIS, HARRIS HOY & CO., WILLIAM P. HUMES, JAMES A. BEAVER, MARY McA [SIC] BEAVER, LOUISA A. HOY, EDWARD L. HOY, LOUISA HOY, RANDOLPH HOY, ANNA HOY, W. FREDERICK HOY; that phone directories were consulted in Lock Haven, Pennsylvania and no listings were found for SAMUEL CHRIST, JULIA CHRIST, JOHN A. G. CHRIST, M. STUART BICKFORD, WILLIAM C. BICKFORD, WILLIAM M. BICKFORD ESTATE; that phone directories were consulted in Plainfield, New Jersey and no listings were found for MARJORIE BLAKLEY HOY BEERS, ALBERT D. BEERS, LOUISE H. SHARRETT, AMOS B. SHARRETT; that phone directories were consulted in Philadelphia, Pennsylvania and no listings were found for GEORGE MEADE or GEORGE MEADE; that phone directories were consulted in Wayzata, Minnesota and no listings were found for NANNETTE HOY NICKERSON or WILLIAM J. NICKERSON; that phone

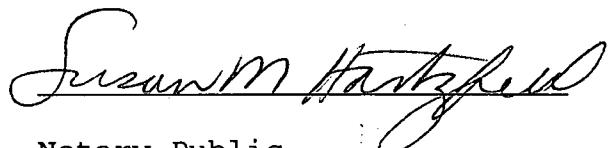
directories were consulted in New York City, New York and no listings were found for ALBERT C. HOY or PHILIP D. REYNOLDS; that phone directories were consulted in Chicago, Illinois and no listing was found for J. HARRIS HOY; that phone directories were consulted in Henderson, North Carolina and no listing was found for MARY HOY; that phone directories were consulted in Montgomery County, Ohio and no listings were found for W. FREDERICK REYNOLDS, JR., PHILIP D. REYNOLDS, MARY QUIGLEY REYNOLDS, LOUISE R. EVANS or DONALD P. EVANS; that phone directories were consulted in Kearn City, California and no listing was found for WILLIAM F. REYNOLDS, III, their estates, their heirs, successors, administrators and assigns; that the city directories, the tax records, or the indices in the Clearfield County Recorder of Deeds Office were searched and no addresses or recent transactions in the name of JOHN P. HARRIS, GEORGE MEAD, GEORGE MEADE, HARRIS HOY & CO., WILLIAM P. HUMES, SAMUEL CHRIST, JULIA CHRIST, JOHN A. G. CHRIST, M. STUART BICKFORD, WILLIAM C. BICKFORD, WILLIAM M. BICKFORD ESTATE, JAMES A. BEAVER, MARY McA[SIC] BEAVER, MARJORIE BLAKLEY HOY BEERS, ALBERT D. BEERS, LOUISE H. SHARRETTS, AMOS B. SHARRETTS, NANNETTE HOY NICKERSON, WILLIAM J. NICKERSON, ALBERT C. HOY, LOUISA H. HOY, J. HARRIS HOY, EDWARD L. HOY, LOUISA HOY,

RANDOLPH HOY, MARY HOY, ANNA HOY, W. FREDERICK REYNOLDS, JR., PHILIP D. REYNOLDS, W. FREDERICK HOY, PHILIP D. REYNOLDS, MARY QUIGLEY REYNOLDS, LOUISE R. EVANS, DONALD P. EVANS, and WILLIAM F. REYNOLDS, III, their estates, their heirs, successors, administrators and assigns were found.

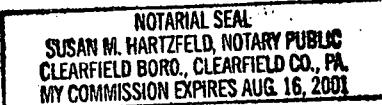
Based upon the foregoing search, personal service cannot be made upon and it is necessary that service be made by publication.

  
Carl A. Belin, Jr., Esquire  
Attorney for Plaintiff

Sworn and subscribed before me this 26<sup>th</sup> day of  
June, 2001.

  
Susan M. Hartzfeld

Notary Public



BELIN & KUBISTA  
ATTORNEYS AT LAW  
15 NORTH FRONT STREET  
P. O. BOX 1  
CLEARFIELD, PENNSYLVANIA 16830

**FILED**

JUN 26 2001  
4:00:40 CC  
William A. Shaw  
Prothonotary  
D.W.

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

COLD STREAM AFFILIATES, :  
Plaintiff : No. 2001-1024-CD  
vs. : ACTION TO QUIET TITLE  
JOHN P. HARRIS, GEORGE MEAD, :  
GEORGE MEADE, HARRIS HOY & CO., :  
WILLIAM P. HUMES, SAMUEL CHRIST, : MOTION FOR PUBLICATION  
JULIA CHRIST, JOHN A. G. CHRIST, :  
M. STUART BICKFORD, WILLIAM C. :  
BICKFORD, WILLIAM M. BICKFORD :  
ESTATE, JAMES A. BEAVER, MARY :  
MCA [SIC] BEAVER, MARJORIE BLAKLEY :  
HOY BEERS, ALBERT D. BEERS, :  
LOUISE H. SHARRETT, AMOS B. :  
SHARRETT, NANETTE HOY NICKERSON, :  
WILLIAM J. NICKERSON, ALBERT C. :  
HOY, LOUISA H. HOY, J. HARRIS HOY, :  
EDWARD L. HOY, LOUISA HOY, :  
RANDOLPH HOY, MARY HOY, ANNA HOY, :  
W. FREDERICK REYNOLDS, JR., PHILIP :  
D. REYNOLDS, W. FREDERICK HOY, :  
PHILIP D. REYNOLDS, MARY QUIGLEY :  
REYNOLDS, LOUISE R. EVANS, DONALD :  
P. EVANS, and WILLIAM F. REYNOLDS, :  
III, their estates, their heirs, :  
successors, administrators and :  
assigns, :  
Defendants :  
Filed on behalf of Plaintiff

Counsel of Record for  
this Party:  
Carl A. Belin, Jr.  
Attorney-at-Law  
Pa. I.D. 06805  
Belin & Kubista  
15 North Front Street  
P.O. Box 1  
Clearfield, PA 16830

(814) 765-8972

**FILED**

July 26 2001

William A. Shaw  
Prothonotary

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

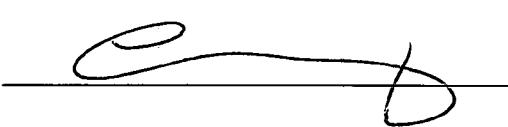
COLD STREAM AFFILIATES, Plaintiff vs. Defendants	:	No.	ACTION TO QUIET TITLE
JOHN P. HARRIS, GEORGE MEAD,	:		
GEORGE MEADE, HARRIS HOY & CO.,	:		
WILLIAM P. HUMES, SAMUEL CHRIST,	:		
JULIA CHRIST, JOHN A. G. CHRIST,	:		
M. STUART BICKFORD, WILLIAM C.	:		
BICKFORD, WILLIAM M. BICKFORD	:		
ESTATE, JAMES A. BEAVER, MARY	:		
MCA [SIC] BEAVER, MARJORIE BLAKLEY	:		
HOY BEERS, ALBERT D. BEERS,	:		
LOUISE H. SHARRETT, AMOS B.	:		
SHARRETT, NANNETTE HOY NICKERSON,	:		
WILLIAM J. NICKERSON, ALBERT C.	:		
HOY, LOUISA H. HOY, J. HARRIS HOY,	:		
EDWARD L. HOY, LOUISA HOY,	:		
RANDOLPH HOY, MARY HOY, ANNA HOY,	:		
W. FREDERICK REYNOLDS, JR., PHILIP	:		
D. REYNOLDS, W. FREDERICK HOY,	:		
PHILIP D. REYNOLDS, MARY QUIGLEY	:		
REYNOLDS, LOUISE R. EVANS, DONALD	:		
P. EVANS, and WILLIAM F. REYNOLDS,	:		
III, their estates, their heirs,	:		
successors, administrators and	:		
assigns,	:		

**MOTION FOR PUBLICATION**

AND NOW, to wit: June 26, 2001, an affidavit having been executed and filed on behalf of the Plaintiff that the Defendants' JOHN P. HARRIS, GEORGE MEAD, GEORGE MEADE, HARRIS HOY & CO., WILLIAM P. HUMES, SAMUEL CHRIST, JULIA CHRIST,

JOHN A. G. CHRIST, M. STUART BICKFORD, WILLIAM C. BICKFORD,  
WILLIAM M. BICKFORD ESTATE, JAMES A. BEAVER, MARY McA[SIC]  
BEAVER, MARJORIE BLAKLEY HOY BEERS, ALBERT D. BEERS, LOUISE H.  
SHARRETTS, AMOS B. SHARRETTTS, NANNETTE HOY NICKERSON, WILLIAM J.  
NICKERSON, ALBERT C. HOY, LOUISA H. HOY, J. HARRIS HOY, EDWARD  
L. HOY, LOUISA HOY, RANDOLPH HOY, MARY HOY, ANNA HOY, W.  
FREDERICK REYNOLDS, JR., PHILIP D. REYNOLDS, W. FREDERICK HOY,  
PHILIP D. REYNOLDS, MARY QUIGLEY REYNOLDS, LOUISE R. EVANS,  
DONALD P. EVANS, and WILLIAM F. REYNOLDS, III, present  
whereabouts are unknown, that Plaintiff, by its attorneys, Belin  
& Kubista, moves the Court for leave to serve the complaint on  
Defendants their heirs, successors, administrators and assigns,  
by publication in *The Progress* and the *Clearfield County Legal  
Journal*, Clearfield, Pennsylvania one (1) time.

BELIN & KUBISTA



Carl A. Belin, Jr., Esquire

**BELIN & KUBISTA**  
ATTORNEYS AT LAW  
15 NORTH FRONT STREET  
P. O. BOX 1  
CLEARFIELD, PENNSYLVANIA 16830

**FILED**

JUN 26 2001  
013:59 / mo cc  
William A. Shaw  
Prothonotary

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

COLD STREAM AFFILIATES, :  
Plaintiff :  
vs. :  
: :  
JOHN P. HARRIS, GEORGE MEAD, :  
GEORGE MEADE, HARRIS HOY & CO., :  
WILLIAM P. HUMES, SAMUEL CHRIST, :  
JULIA CHRIST, JOHN A. G. CHRIST, :  
M. STUART BICKFORD, WILLIAM C. :  
BICKFORD, WILLIAM M. BICKFORD :  
ESTATE, JAMES A. BEAVER, MARY :  
McA[SIC] BEAVER, MARJORIE BLAKLEY :  
HOY BEERS, ALBERT D. BEERS, :  
LOUISE H. SHARRETT, AMOS B. :  
SHARRETT, NANETTE HOY NICKERSON, :  
WILLIAM J. NICKERSON, ALBERT C. :  
HOY, LOUISA H. HOY, J. HARRIS HOY, :  
EDWARD L. HOY, LOUISA HOY, :  
RANDOLPH HOY, MARY HOY, ANNA HOY, :  
W. FREDERICK REYNOLDS, JR., PHILIP :  
D. REYNOLDS, W. FREDERICK HOY, :  
PHILIP D. REYNOLDS, MARY QUIGLEY :  
REYNOLDS, LOUISE R. EVANS, DONALD :  
P. EVANS, and WILLIAM F. REYNOLDS, :  
III, their estates, their heirs, :  
successors, administrators and :  
assigns, :  
Defendants :  
: :  
No. 2001-1024-CD  
ACTION TO QUIET TITLE  
  
**FILED**  
JUN 26 2001  
William A. Shaw  
Prothonotary

No. 2001-1024-CD

**ACTION TO QUIET TITLE**

FILED

JUN 26 2001

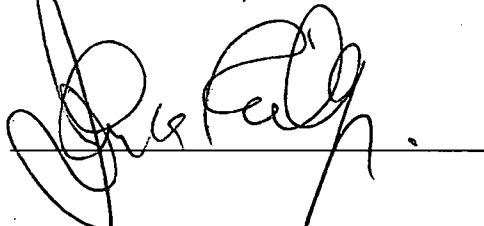
William A. Shaw  
Prothonotary

## ORDER

AND NOW, to wit: this 26 day of June, 2001,  
upon consideration of the foregoing Motion, the Plaintiff is  
granted leave to make service of the Complaint on the  
Defendants, JOHN P. HARRIS, GEORGE MEAD, GEORGE MEADE, HARRIS

HOY & CO., WILLIAM P. HUMES, SAMUEL CHRIST, JULIA CHRIST, JOHN A. G. CHRIST, M. STUART BICKFORD, WILLIAM C. BICKFORD, WILLIAM M. BICKFORD ESTATE, JAMES A. BEAVER, MARY McA[SIC] BEAVER, MARJORIE BLAKLEY HOY BEERS, ALBERT D. BEERS, LOUISE H. SHARRETTS, AMOS B. SHARRETTS, NANETTE HOY NICKERSON, WILLIAM J. NICKERSON, ALBERT C. HOY, LOUISA H. HOY, J. HARRIS HOY, EDWARD L. HOY, LOUISA HOY, RANDOLPH HOY, MARY HOY, ANNA HOY, W. FREDERICK REYNOLDS, JR., PHILIP D. REYNOLDS, W. FREDERICK HOY, PHILIP D. REYNOLDS, MARY QUIGLEY REYNOLDS, LOUISE R. EVANS, DONALD P. EVANS, and WILLIAM F. REYNOLDS, III, their estates, their heirs, successors, administrators and assigns by general publication one time in *The Progress* and the *Clearfield County Legal Journal*, Clearfield, Pennsylvania not less than thirty (30) days prior to Aug 14, 2001, the date set for hearing of said Complaint in the Courtroom at Clearfield, Pennsylvania at 1:30 o'clock p..m.

BY THE COURT,

A handwritten signature in black ink, appearing to read "John F. Feigh", is written over a horizontal line. The signature is fluid and cursive, with "John" on the left, "F." in the middle, and "Feigh" on the right.

**FILED**

JUN 2 2001  
06/3/01  
cc  
William A. Shaw  
Prothonotary  
City of Berlin

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

COLD STREAM AFFILIATES, :  
Plaintiff :  
No. 2001-1024-CD  
vs. :  
: ACTION TO QUIET TITLE  
JOHN P. HARRIS, GEORGE MEAD, :  
GEORGE MEADE, HARRIS HOY & CO., :  
WILLIAM P. HUMES, SAMUEL CHRIST, : AFFIDAVIT OF SERVICE  
JULIA CHRIST, JOHN A. G. CHRIST, :  
M. STUART BICKFORD, WILLIAM C. :  
BICKFORD, WILLIAM M. BICKFORD :  
ESTATE, JAMES A. BEAVER, MARY :  
McA[SIC] BEAVER, MARJORIE BLAKLEY :  
HOY BEERS, ALBERT D. BEERS, :  
LOUISE H. SHARRETT, AMOS B. :  
SHARRETT, NANNETTE HOY NICKERSON, :  
WILLIAM J. NICKERSON, ALBERT C. :  
HOY, LOUISA H. HOY, J. HARRIS HOY, :  
EDWARD L. HOY, LOUISA HOY, :  
RANDOLPH HOY, MARY HOY, ANNA HOY, :  
W. FREDERICK REYNOLDS, JR., PHILIP :  
D. REYNOLDS, W. FREDERICK HOY, :  
PHILIP D. REYNOLDS, MARY QUIGLEY :  
REYNOLDS, LOUISE R. EVANS, DONALD :  
P. EVANS, and WILLIAM F. REYNOLDS, :  
III, their estates, their heirs, :  
successors, administrators and :  
assigns, :  
Defendants :  
:

Filed on behalf of  
Plaintiff

Counsel of Record for  
this Party:  
Carl A. Belin, Jr.  
Attorney-at-Law  
Pa. I.D. 06805  
Belin & Kubista  
15 North Front Street  
P.O. Box 1  
Clearfield, PA 16830

(814) 765-8972

**FILED**

JUL 27 2001

William A. Shaw  
Prothonotary

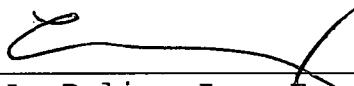
IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL DIVISION

COLD STREAM AFFILIATES, :  
Plaintiff :  
: No. 2001-1024-CD  
vs. :  
: ACTION TO QUIET TITLE  
JOHN P. HARRIS, GEORGE MEAD, :  
GEORGE MEADE, HARRIS HOY & CO., :  
WILLIAM P. HUMES, SAMUEL CHRIST, :  
JULIA CHRIST, JOHN A. G. CHRIST, :  
M. STUART BICKFORD, WILLIAM C. :  
BICKFORD, WILLIAM M. BICKFORD :  
ESTATE, JAMES A. BEAVER, MARY :  
MCA[SIC] BEAVER, MARJORIE BLAKLEY :  
BEERS HOY, ALBERT D. BEERS, :  
LOUISE H. SHARRETT, AMOS B. :  
SHARRETT, NANETTE HOY NICKERSON, :  
WILLIAM J. NICKERSON, ALBERT C. :  
HOY, LOUISA H. HOY, J. HARRIS HOY, :  
EDWARD L. HOY, LOUISA HOY, :  
RANDOLPH HOY, MARY HOY, ANNA HOY, :  
W. FREDERICK REYNOLDS, JR., PHILIP :  
D. REYNOLDS, W. FREDERICK HOY, :  
PHILIP D. REYNOLDS, MARY QUIGLEY :  
REYNOLDS, LOUISE R. EVANS, DONALD :  
P. EVANS, and WILLIAM F. REYNOLDS, :  
III, their estates, their heirs, :  
successors, administrators and :  
assigns, :  
Defendants :

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF CLEARFIELD :

CARL A. BELIN, JR., attorney for the above named Plaintiff, being duly sworn according to law, deposes and states that Notice of the Quiet Title Action was served upon Defendants, JOHN P. HARRIS, GEORGE MEAD, GEORGE MEADE, HARRIS HOY & CO., WILLIAM P. HUMES, SAMUEL CHRIST, JULIA CHRIST, JOHN A. G. CHRIST, M. STUART BICKFORD, WILLIAM C. BICKFORD, WILLIAM M. BICKFORD ESTATE, JAMES A. BEAVER, MARY McA[SIC] BEAVER, MARJORIE BLAKLEY HOY BEERS, ALBERT D. BEERS, LOUISE H. SHARRETT, AMOS B. SHARRETT, NANETTE HOY NICKERSON, WILLIAM J. NICKERSON, ALBERT C. HOY, LOUISA H. HOY, J. HARRIS HOY, EDWARD L. HOY, LOUISA HOY, RANDOLPH HOY, MARY HOY, ANNA HOY, W. FREDERICK REYNOLDS, JR., PHILIP D. REYNOLDS, W. FREDERICK HOY, PHILIP D. REYNOLDS, MARY QUIGLEY REYNOLDS, LOUISE R. EVANS, DONALD P. EVANS, and WILLIAM F. REYNOLDS, III, their heirs, successors, administrators and assigns by publication in *The Progress* a newspaper on June 29, 2001, as evidenced by the Proof of Publication dated July 5, 2001, attached hereto AND by publication in the *Clearfield County Legal Journal*, Clearfield, the week of July 6, 2001, as evidenced by the Proof of Publication dated July 23, 2001, attached hereto.

  
Carl A. Belin, Jr., Esquire

SWORN AND SUBSCRIBED before me this 27<sup>th</sup> day of

July, 2001.

Susan M. Hartzfeld  
Notary Public

NOTARIAL SEAL  
SUSAN M. HARTZFIELD, NOTARY PUBLIC  
CLEARFIELD BORO., CLEARFIELD CO., PA.  
MY COMMISSION EXPIRES AUG. 16, 2001

boundary line of the premises or  
Lots No. 1 to 10, inclusive, consec-  
utively to be conveyed herewith,  
and to extend in a generally  
westerly-easterly direction for a  
distance of three thousand  
hundred sixty-one and fifty-eight  
hundredths (3,261.58) feet along  
Southern boundary line of the  
aforesaid lots enumerated or design-  
ated Lot No. 1 to 10 respectively  
and for a uniform width, depth or  
breadth along the aforesaid South-  
ern boundary line of said lots of at  
least thirty (30) feet to the South-  
west corner of the aforesaid Lot No.  
1 and Trout Run right-of-way; to-  
gether with the further right to trav-  
erse or travel over, upon and  
from the aforesaid easement over  
the existing one hundred (100) foot  
easement of the Grantor herein, to  
wit: Trout Run Lumber and Pulp-  
wood Company, through, over,  
upon and onto the thirty (30) foot  
right-of-way, being a perpetual or  
real easement with the land which  
runs or extends for a width or  
breadth of thirty (30) feet running  
along the northern boundary or  
breadth of the lands of the Grantor,  
extending to McGeorge road.  
Hence, by virtue of the three afore-  
cited easements, the owners of  
Lots 1 to 10 respectively enum-  
erated, described, and designated  
in the various deeds prepared on  
even date herewith shall have a per-  
petual right of easement or exit and  
entrance in and to their respective  
lots or property from the aforesaid  
McGeorge Road, anything to the  
contrary herein contained notwith-  
standing.

TOGETHER with the free ingress,  
egress and regress to and for the  
Grantees herein, their heirs and as-  
signs, as well as their tenants,  
under-tenants, occupiers or pos-  
sessors of the within named Gran-  
tees premises contiguous to said  
driveways, passageways or right-  
of-ways, in common with the Grantor,  
its heirs and assigns. It is here-  
by further noted herein that these  
rights of easement hereinbefore  
granted and recited are and shall  
now, hereafter and always be con-  
strued as a real and perpetual cove-  
nant running with the land, anything  
to the contrary herein contained  
notwithstanding.

UNDER AND SUBJECT, never-  
theless, to such express and/or im-  
plied exceptions, reservations,  
conditions, easements, cove-  
nants, restrictions, qualifications,  
limitations and conveyances out as  
are contained in all prior deeds.

PARCEL TWO: BEGINNING at a

IN THE COURT OF COMMON  
PLEAS OF CLEARFIELD  
COUNTY, PENNSYLVANIA CIVIL  
DIVISION  
COLD STREAM AFFILIATES,  
Plaintiff

vs.

JOHN P. HARRIS, GEORGE  
MEAD, GEORGE MEADE, HARRIS  
HOY & CO., WILLIAM P. HUMES,  
SAMUEL CHRIST, JULIA CHRIST,  
JOHN A. G. CHRIST, M. STUART  
BICKFORD, WILLIAM C. BICK-  
FORD, WILLIAM M. BICKFORD  
ESTATE, JAMES A. BEAVER,  
MARY McA(SIC) BEAVER, MAR-  
JORIE BLAKLEY HOY BEERS, AL-  
BERT D. BEERS, LOUISE H.  
SHARRETT, AMOS B. SHAR-  
RETT, NANETTE HOY NICKER-  
SON, WILLIAM J. NICKERSON,  
ALBERT C. HOY, LOUISA H. HOY,  
J. HARRIS HOY, EDWARD L. HOY,  
LOUISA HOY, RANDOLPH HOY,  
MARY HOY, ANNA HOY, W. FRE-  
DERICK REYNOLDS, JR., PHILIP  
D. REYNOLDS, W. FREDERICK  
HOY, PHILIP D. REYNOLDS,  
MARY QUIGLEY REYNOLDS,  
LOUISE R. EVANS, DONALD P.  
EVANS, and WILLIAM F. REY-  
NOLDS, III, their estates, their  
heirs, successors, administrators  
and assigns.

Defendants  
No. 2001-1024-CD  
ACTION TO QUIET TITLE  
TO: JOHN P. HARRIS, GEORGE  
MEAD, GEORGE MEADE, HARRIS  
HOY & CO., WILLIAM P. HUMES,  
SAMUEL CHRIST, JULIA CHRIST,  
JOHN A. G. CHRIST, M. STUART  
BICKFORD, WILLIAM C. BICK-  
FORD, WILLIAM M. BICKFORD  
ESTATE, JAMES A. BEAVER,  
MARY McA(SIC) BEAVER, MAR-  
JORIE BLAKLEY HOY BEERS, AL-  
BERT D. BEERS, LOUISE H.  
SHARRETT, AMOS B. SHAR-  
RETT, NANETTE HOY NICKER-  
SON, WILLIAM J. NICKERSON,  
ALBERT C. HOY, LOUISA H. HOY,  
J. HARRIS HOY, EDWARD L. HOY,  
LOUISA HOY, RANDOLPH HOY,  
MARY HOY, ANNA HOY, W. FRE-  
DERICK REYNOLDS, JR., PHILIP  
D. REYNOLDS, W. FREDERICK  
HOY, PHILIP D. REYNOLDS,  
MARY QUIGLEY REYNOLDS,  
LOUISE R. EVANS, DONALD P.  
EVANS, and WILLIAM F. REY-  
NOLDS, III, THEIR ESTATES,  
THEIR HEIRS, SUCCESSORS,  
ADMINISTRATORS AND AS-  
SIGNS:

NOTICE  
If you wish to defend, you must  
enter a written appearance personally  
or by attorney and file your de-  
fenses or objections in writing with  
the court. You are warned that if  
you fail to do so, the case may pro-  
ceed without you and a judgment  
may be entered against you without  
further notice for the relief re-  
quested by the Plaintiff. You may  
lose money or property or other  
rights important to you. IF YOU DO  
NOT HAVE A LAWYER OR CAN  
NOT 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 Sec-  
ond Street, Clearfield, Pennsylvania  
16830 (814) 765-2641 Ext.  
5982.

You are hereby notified that Ac-  
tion to Quiet Title to the following  
premises situate in Goshen Town-  
ship, Clearfield County, Pennsylva-  
nia, more particularly bounded and  
described as follows:

PARCEL ONE: BEGINNING at an  
iron pin at the Southeast corner of  
Lot No. 3 in the Trout Run Lumber  
and Pulpwood Company Plan of  
Lots; thence by Lot No. 3, North  
five (5°) degrees forty (40°) min-  
utes East, a distance of twenty-two  
hundred seventy-seven (2277)  
feet to an iron pin at the Northeast  
corner of Lot No. 3; thence South  
eighty-three (83°) degrees thirty  
(30') minutes East, a distance of  
two hundred eighty-four (284) feet  
to an iron pin at the Northwest cor-  
ner of Lot No. 5; by Lot No. 5, South  
five (5°) degrees forty (40°) minutes  
West a distance of twenty-two hun-  
dred seventy-seven (2277) feet to  
an iron pin at the Southwest corner  
of Lot No. 5; thence North eighty-  
three (83°) degrees thirty (30')  
minutes West, a distance of two  
hundred eighty-four (284) feet to  
the place of beginning. Containing  
fourteen and eighty-four hun-  
dredths (14.84) acres, and being  
Lot No. 4 in the Trout Run Lumber  
and Pulpwood Plan of Lots.

TOGETHER with a mutual right of  
easement to be construed as a per-  
petual or real covenant running with  
the land; said easement to be sit-  
uate or located on the Southern

boundary line of the premises or  
Lots No. 1 to 10, inclusive, consec-  
utively to be conveyed herewith,  
and to extend in a generally  
westerly-easterly direction for a  
distance of three thousand  
hundred sixty-one and fifty-eight  
hundredths (3,261.58) feet along  
Southern boundary line of the  
aforesaid lots enumerated or design-  
ated Lot No. 1 to 10 respectively  
and for a uniform width, depth or  
breadth along the aforesaid South-  
ern boundary line of said lots of at  
least thirty (30) feet to the South-  
west corner of the aforesaid Lot No.  
1 and Trout Run right-of-way; to-  
gether with the further right to trav-  
erse or travel over, upon and  
from the aforesaid easement over  
the existing one hundred (100) foot  
easement of the Grantor herein, to  
wit: Trout Run Lumber and Pulp-  
wood Company, through, over,  
upon and onto the thirty (30) foot  
right-of-way, being a perpetual or  
real easement with the land which  
runs or extends for a width or  
breadth of thirty (30) feet running  
along the northern boundary or  
breadth of the lands of the Grantor,  
extending to McGeorge road.  
Hence, by virtue of the three afore-  
cited easements, the owners of  
Lots 1 to 10 respectively enum-  
erated, described, and designated  
in the various deeds prepared on  
even date herewith shall have a per-  
petual right of easement or exit and  
entrance in and to their respective  
lots or property from the aforesaid  
McGeorge Road, anything to the  
contrary herein contained  
notwithstanding.

TOGETHER with the free ingress,  
egress and regress to and for the  
Grantees herein, their heirs and as-  
signs, as well as their tenants,  
under-tenants, occupiers or pos-  
sessors of the within named Gran-  
tees premises contiguous to said  
driveways, passageways or right-  
of-ways, in common with the Grantor,  
its heirs and assigns. It is here-  
by further noted herein that these  
rights of easement hereinbefore  
granted and recited are and shall  
now, hereafter and always be con-  
strued as a real and perpetual cove-  
nant running with the land, anything  
to the contrary herein contained  
notwithstanding.

UNDER AND SUBJECT, never-  
theless, to such express and/or im-  
plied exceptions, reservations,  
conditions, easements, cove-  
nants, restrictions, qualifications,  
limitations and conveyances out as  
are contained in all prior deeds.

PARCEL TWO: BEGINNING at a

in the premises other than the inter-  
est set forth in Paragraph 11 of the  
complaint which is hereby incor-  
porated by reference and made  
part thereof and to establish that no  
title remains in him notwithstanding  
the failure to file and accounting of  
the trust; to establish that the tax  
deeds referred to in Paragraphs 13  
through 15 of the complaint which  
are hereby incorporated by refer-  
ence and made a part hereof did not  
convey any title to Harris Hoy & Co.,  
but merely confirmed title to the  
beneficiaries set forth in the  
declaration of trust as set forth in Para-  
graph 11 of the complaint which is  
hereby incorporated by reference  
and made a part thereof and to extin-  
guish any title that either George  
Meade or George Meade had in  
the premises by virtue of the assess-  
ment in his name or any interest that  
Harris Hoy & Co. received as grant-  
ee in said tax sales; to extinguish  
any interest William P. Humes, his  
heirs or his estate may have had in  
the premises and to establish his  
interest became vested in his sister,  
Ann Elmira Humes, and ultimately  
became vested in M. Stuart Bick-  
ford by virtue of the conveyance set  
forth in Paragraph 18 of the com-  
plaint which is hereby incorporated  
by reference and made a part here-  
of and by virtue of the Last Will and  
Testament of Ann Elmira Humes; to  
extinguish any interest that Samuel  
Christ, his estate, or his heirs may  
have had in and to the premises; to  
extinguish any interest that Julia  
Christ, her estate, or her heirs may  
have had in and to the premises; to  
extinguish any interest that John A.  
G. Christ, his estate or his heirs may  
have had in and to the premises re-  
maining by virtue of the decree of  
accounting set forth in Paragraph  
29 of the complaint which is hereby  
incorporated by reference and made  
a part hereof and to extinguish  
any interest M. Stuart Bick-  
ford, William C. Bickford, or the Wil-  
liam C. Bickford Estate received by  
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McA(sic) Beaver, their estates,  
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have had in and to the premises fol-  
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Commonwealth Trust Company to  
Albert C. Hoy set forth in Paragraph  
31 of the complaint which is hereby  
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tinguish any interest Albert C. Hoy,  
his estate or his heirs may have had  
in and to the premises by virtue of  
the decree of account set forth in  
Paragraph 29 of the complaint which  
is hereby incorporated by reference  
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McA(sic) Beaver, their estates

# Police Log

by Gerald Luzier of Clearfield was waiting to turn left onto SR 858 and when the driver began to turn, the vehicle was struck by a vehicle operated by Quentin Snyder of Dubois, which was traveling east on SR 300.

Brady Township Ambulance transported Mr. Luzier to Clearfield Hospital. A hospital spokesperson today said he was treated and released.

State police at Philipsburg

Someone took \$11 worth of bait from Carolyn's Bait Shop, owned by Carolyn Miller of Philipsburg, located on SR 504 in Rush Township, without leaving the required payment. Thursday at around 1 p.m., according to police.

Anyone with information is asked to contact police at 342-3370.

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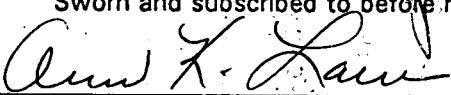
## PROOF OF PUBLICATION

STATE OF PENNSYLVANIA : : SS:  
COUNTY OF CLEARFIELD : :

On this 5th day of July, 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 June 29, 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.



Notary Public  
My Commission Expires  
September 16, 2004

Clearfield, Pa.

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

## PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :  
:  
COUNTY OF CLEARFIELD :

On this 23rd day of July 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 July 6, 2001, Vol. 13 No. 27. And that all of the allegations of this statement as to the time, place, and character of the publication are true.

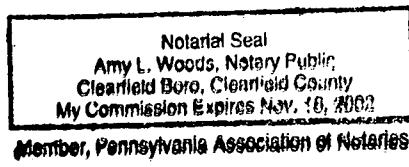


Gary A. Knaresboro, Esquire  
Editor

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



Amy L. Woods  
Notary Public  
My Commission Expires



Belin & Kubista  
15 N Front St  
Clearfield PA 16830

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

COLD STREAM AFFILIATES, Plaintiff  
vs. JOHN P. HARRIS, GEORGE MEAD,  
GEORGE MEADE, HARRIS HOY & CO.,  
WILLIAM P. HUMES, SAMUEL CHRIST,  
JULIA CHRIST, JOHN A. G. CHRIST, M.  
STAURT BICKFORD, WILLIAM C.  
BICKFORD, WILLIAM M. BICKFORD  
ESTATE, JAMES A. BEAVER, MARY  
McA (SCI) BEAVER, MARJORIE  
BLAKLEY HOY BEERS, ALBERT D.  
BEERS, LOUISE H. SHARRETT, AMOS  
B. SHARRETT, NANNETTE HOY  
NICKERSON, WILLIAM J. NICKERSON,  
ALBERT C. HOY, LOUISA H. HOY, J.  
HARRIS HOY, EDWARD L. HOY,  
LOUISA HOY, RANDOLPH HOY, MARY  
HOY, ANNA HOY, W. FREDERICK  
REYNOLDS, JR., PHILIP D. REYNOLDS,  
W. FREDERICK HOY, PHILIP D.  
REYNOLDS, MARY QUIGLEY  
REYNOLDS, LOUISE R. EVANS,  
DONALD P. EVANS, AND WILLIAM F.  
REYNOLDS, III, their estates, their heirs,  
successors, administrators and assigns,  
Defendants.

No. 2001-1024-CD

ACTION TO QUIET TITLE NOTICE

TO: JOHN P. HARRIS, GEORGE  
MEAD, GEORGE MEADE, HARRIS HOY  
& CO., WILLIAM P. HUMES, SAMUEL  
CHRIST, JULIA CHRIST, JOHN A. G.  
CHRIST, M. STAURT BICKFORD,  
WILLIAM C. BICKFORD, WILLIAM M.  
BICKFORD ESTATE, JAMES A.  
BEAVER, MARY McA (SCI) BEAVER,  
MARJORIE BLAKLEY HOY BEERS,  
ALBERT D. BEERS, LOUISE H.  
SHARRETT, AMOS B. SHARRETT,  
NANNETTE HOY NICKERSON, WILLIAM J.  
NICKERSON, ALBERT C. HOY,  
LOUISA H. HOY, J. HARRIS HOY,  
EDWARD L. HOY, LOUISA HOY,  
RANDOLPH HOY, MARY HOY, ANNA  
HOY, W. FREDERICK REYNOLDS, JR.,  
PHILIP D. REYNOLDS, W. FREDERICK  
HOY, PHILIP D. REYNOLDS, MARY  
QUIGLEY REYNOLDS, LOUISE R.  
EVANS, DONALD P. EVANS, AND  
WILLIAM F. REYNOLDS, III, their estates,  
their heirs, successors, administrators and  
assigns:

NOTICE

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.

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 Ex.  
5982.

You are hereby notified that an Action  
to Quiet Title to the following premises  
situate in Goshen Township, Clearfield  
County, Pennsylvania, more particularly  
bounded and described as follows:

PARCEL ONE: BEGINNING at an iron  
pin at the Southeast corner of Lot No. 3 in  
the Trout Run Lumber and Pulpwood  
Company Plan of Lots: thence by Lot No. 3,  
North five (5) degrees forty (40') minutes  
East, a distance of twenty-two hundred  
seventy-seven (2,277) feet to an iron pin at  
the Northeast corner of Lot No. 3; thence  
South eighty-three (83) degrees thirty (30')  
minutes East, a distance of two hundred  
eighty-four (284) feet to an iron pin at the  
Northwest corner of Lot No. 5; thence by  
Lot No. 5, South five (5) degrees forty (40')  
minutes West a distance of twenty-two  
hundred seventy-seven (2,277) feet to an  
iron pin at the Southwest corner of Lot No.  
5; thence North eighty-three (83) degrees  
thirty (30') minutes West a distance of two  
hundred eighty-four (284) feet to the place  
of beginning. Containing fourteen and  
eighty-four hundredths (14.84) acres, and  
being Lot No. 4 in the Trout Run Lumber  
and Pulpwood Plan of Lots.

TOGETHER with a mutual right of  
easement to be construed as a perpetual or  
real covenant running with the land; said  
easement to be situate or located on the  
Southern boundary line of the premises or  
Lots No. 1 to 10, inclusive, consecutively to  
be conveyed herewith, and to extend in a  
generally westerly-easterly direction for a  
distance of three thousand two hundred  
sixty-one and fifty-eight hundredths  
(3,261.58) feet along the Southern  
boundary line of the aforesaid lots  
enumerated or designated Lot No. 1 to 10  
respectively and for a uniform width, depth  
or breadth along the aforesaid Southern  
boundary line of said lots of at least thirty  
(30) feet to the Southwest corner of the  
aforesaid lot No. 1 and Trout Run right-of-  
way; together with the further right to  
traverse or travel over, upon, on and from  
the aforesaid easement over the existing  
one hundred (100) foot easement of the  
Grantor herein, to wit: Trout Run Lumber  
and Pulpwood Company, through, over,  
upon and onto the thirty (30) foot right-of-  
way, being a perpetual or real easement

with the land which runs or extends for a width or breadth of thirty (30) feet running along the northern boundary or breadth of the lands of the Grantor, extending to McGeorge Road. Hence, by virtue of the three aforesaid easements, the owners of Lots 1 to 10 respectively enumerated, described, and designated in the various deeds prepared on even date herewith shall have a perpetual right of easement or exit and entrance in and to their respective lots or property from the aforesaid McGeorge Road, anything to the contrary herein contained notwithstanding.

TOGETHER with the free ingress, egress and regress to and for the Grantees herein, their heirs and assigns, as well as their tenants, under-tenants, occupiers or possessors of the within named Grantees premises contiguous to said driveways, passageways or rights-of-way, in common with the Grantor, its heirs and assigns. It is hereby further noted herein that these rights of easement hereinbefore granted and recited are and shall now, hereafter and always be construed as a real and perpetual covenant running with the land, anything to the contrary herein contained notwithstanding.

UNDER AND SUBJECT, nevertheless, to such express and/or implied exceptions, reservations, condition, easements, covenants, restrictions, qualifications, limitations and conveyances out as are contained in all prior deeds.

PARCEL TWO: BEGINNING at a point, which point is the common corner of Warrants Nos. 5304, 5305, 5319 and 5316; thence South two and one-half (2 1/2) degrees West a distance of six hundred fifty (650) rods to a post, corner of Warrants Nos. 5308, 5314 and 5315; thence South eighty-seven (87) degrees West a distance of twenty-four (24) rods to a post; thence South two and one-fourth (2 1/4) degrees West a distance of one hundred fifty-six (156) rods, more or less, crossing McGeorge Road to a point on line of Goshen Rod and Gun Club; thence along Goshen Rod and Gun Club, North seventy (70) degrees East a distance of forty-one and two tenths (41.2) rods recrossing McGeorge Road to a post; thence still along Goshen Rod and Gun Club, North twenty-seven and one-fourth (27 1/4) degrees West a distance of forty-two and two tenths (42.2) rods to a point; thence still along Goshen Rod and Gun Club, North sixty-two and three-fourths (62 3/4) degrees East a distance of fifty-three (53) perches to a point; thence still along Goshen Rod and Gun Club, South twenty-seven and one-fourth (27 1/4) degrees East a distance of one hundred twenty-two (122) perches to a point; thence still along Goshen Rod and Gun Club, South three (3) degrees West a distance of fifty (50)

perches to a point; thence South eighty-seven (87) degrees East a distance of two hundred twelve and one tenth (212.1) rods, more or less, to a point on lands of Pauline Kurtz; thence along lands of Pauline Kurtz, North two and one-half (2 1/2) degrees West a distance of sixty-six (66) rods to a point on lands of Clyde G. Sankey; thence along the southern line of Clyde G. Sankey, North eighty-seven (87) degrees West a distance of fifty-four and six tenths (54.6) perches, more or less, to a point; thence still along Clyde G. Sankey, North two and one-half (2 1/2) degrees West a distance of one hundred sixty-eight and six tenths (168.6) perches to a point on the Southern line of Warrant No. 5315; thence along the Southern line of Warrant No. 5315, North eighty-seven (87) degrees East a distance of two hundred three and six tenths (203.6) perches; thence along Pauline Kurtz, South two and one-half (2 1/2) degrees East a distance of one hundred sixty-eight and six tenths (168.6) perches to a point on the northern line of other lands of Pauline Kurtz; thence along the Northern line of Pauline Kurtz, South eighty-seven (87) degrees East a distance of one hundred twenty-four and three tenths (124.3) perches to a corner of Warrants Nos. 5313 and 1945; thence along the line of Warrant No. 5313, North two and one-half (2 1/2)

Degrees West a distance of eight hundred twelve (812) perches to a point, being the northeastern corner of Warrant No. 5316; thence along the northern line of Warrant No. 5316, North eighty-seven (87) degrees West a distance of five hundred fifty-nine (559) rods to the place of beginning.

CONTAINING 2700 acres, more or less, composed of Warrants Nos. 5316 and 5315, and a portion of Warrant No. 5314. Warrant No. 5315 was patented to George Meade by letters dated March 3, 1794. Warrant 5316 was patented to George Meade by letters dated March 3, 1794. Warrant No. 5314 was likewise patented to George Meade March 3, 1794, but only the residue of this warrant is hereby conveyed.

EXCEPTING AND RESERVING, HOWEVER, FROM THE ABOVE DESCRIBED 2700 acres, more or less, and from the within conveyance, ALL those certain parcels or tracts of land, containing in the aggregate 150.07 acres, more or less, which Trout Run Lumber and Pulpwood Company, Inc. has previously granted and conveyed to others, by those 10 certain deeds, all of which are dated October 6, 1975 and recorded October 24, 1975, in Deed Book 709, at pages 007, 011, 015, 019, 023, 027, 031, 035, 039, and 043, respectively, Clearfield County Records.

That the purposes of this Quiet Title Action include the following: to extinguish

any interest John P. Harris, his heirs, or his estate may have had in the premises other than the interest set forth in Paragraph 11 of the complaint which is hereby incorporated by reference and made a part thereof and to establish that no title remains in him notwithstanding the failure to file an accounting of the trust; to establish that the tax deeds referred to in Paragraphs 13 through 15 of the complaint which are hereby incorporated by reference and made a part hereof did not convey any title to Harris Hoy & Co. but merely confirmed title to the beneficiaries set forth in the declaration of trust as set forth in Paragraph 11 of the complaint which is hereby incorporated by reference and made a part hereof and to extinguish any title that either George Mead or George Meade had in the premises by virtue of the assessment in his name or any interest that Harris Hoy & Co. received as grantee in said tax sales; to extinguish any interest William P. Humes, his heirs or his estate may have had in the premises and to establish his interest became vested in his sister, Ann Elmira Humes, and ultimately became vested in M. Stuart Bickford by virtue of the conveyance set forth in Paragraph 18 of the complaint which is hereby incorporated by reference and made a part hereof and by virtue of the Last Will and Testament of Ann Elmira Humes; to extinguish any interest that Samuel Christ, his estate, or his heirs may have had in and to the estate, or her heirs may have had in and to the premises; to extinguish any interest that John A. G. Christ, his estate or his heirs may have had in and to the premises remaining by virtue to the decree of accounting set forth in Paragraph 29 of the complaint which is hereby incorporated by reference and made a part hereof and to extinguish any interest M. Stuart Bickford, William C. Bickford, or the William M. Bickford Estate received by virtue of the aforesaid decree that was not conveyed by virtue of the deed set forth in Paragraph 9 of the complaint which is hereby incorporated by reference and made a part hereof; to extinguish any interest that James A. Beaver and Mary McA. (sic) Beaver, their estates, and their heirs or creditors may have had in and to the premises following the conveyance by the Commonwealth Trust Company to Albert C. Hoy set forth in Paragraph 31 of the complaint which is hereby incorporated by references; to extinguish any interest Albert C. Hoy, his estate or his heirs may have had in and to the premises by virtue of the deed to M. Stuart Bickford hereinbefore mentioned in paragraph 33 of the complaint which is hereby incorporated by reference; to extinguish any interest Marjorie Blakley Hoy Beers, Albert D. Beers, Louise Hoy Sharretts, Amos B. Sharretts, Nannette Hoy Nickerson, and William J. Nickerson, their

estates, and their heirs or creditors may have had in and to the premises due to lack of notice or defect in the tax sales referred to in Paragraphs 35 through 37 of the complaint which are hereby incorporated by reference and made a part hereof and to extinguish any interest they may have had in the premises following said tax sales; to extinguish any interest Louisa H. Hoy, her estate or her heirs may have had in and to the premises; to extinguish any interest that Louisa Hoy, Randolph Hoy, Mary Hoy, Anna Hoy, Marjorie Blakley Hoy Beers, W. Frederick Reynolds, Jr., Phillip D. Reynolds, Nannette Hoy Nickerson, and Louise Hoy Sharretts may have had in and to the premises by virtue of the failure of notice or from the defect in the tax sales referred to in Paragraphs 45 - 50 of the complaint which are hereby incorporated by reference and made a part hereof, and to extinguish any interest the Adam Hoy heirs may have had in and to the premises following said tax sales; to extinguish any interest Edward L. Hoy, his estate or his heirs and the parties set forth in Paragraph 51 of the complaint which is hereby incorporated by reference and made a part hereof, may have had in and to the premises by virtue of the failure of notice or from the defect in the tax sales referred to in Paragraphs 53-58 of the complaint which are hereby incorporated by reference and made a part hereof, and to extinguish any interest Edward L. Hoy heirs may have had in and to the premises following said tax sales; to extinguish any interest that J. Harris Hoy, Randolph Hoy, W. Frederick Hoy, Philip D. Reynolds, Nannette Blakely Hoy Nickerson, and Louise Harris Hoy Sharretts, their estates or their heirs ("the J. Harris Hoy heirs") may have had in and to the premises by virtue of the failure of notice or from any defect in the tax sales including the defective assessment of only a one-twelfth (1/12) interest in the premises rather than a one-quarter (1/4) interest in the premises, hereinbefore referred to in Paragraphs 68-71 of the complaint which are hereby incorporated by reference and made a part hereof, and to extinguish any interest that J. Harris Hoy heirs may have had in and to the premises in M. Stuart Bickford by virtue of said Commissioners Deeds referred to the complaint.

WHEREUPON the Court ordered that notice of said action and the facts thereto be served on the Defendants JOHN P. HARRIS, GEORGE MEAD, GEORGE MEADE, HARRIS HOY & CO., WILLIAM P. HUMES, SAMUEL CHRIST, JULIA CHRIST, JOHN A. G. CHRIST, M. STAURT BICKFORD, WILLIAM C. BICKFORD, WILLIAM M. BICKFORD ESTATE, JAMES A. BEAVER, MARY McA. (sic) BEAVER, MARJORIE BLAKLEY HOY BEERS, ALBERT D.

BEERS, LOUISE H. SHARRETT, AMOS B. SHARRETT, NANETTE HOY NICKERSON, WILLIAM J. NICKERSON, ALBERT C. HOY, LOUISA H. HOY, J. HARRIS HOY, EDWARD L. HOY, LOUISA HOY, RANDOLPH HOY, MARY HOY, ANNA HOY, W. FREDERICK REYNOLDS, JR., PHILIP D. REYNOLDS, W. FREDERICK HOY, PHILIP D. REYNOLDS, MARY QUIGLEY REYNOLDS, LOUISE R. EVANS, DONALD P. EVANS, AND WILLIAM F. REYNOLDS, III, their estates, their heirs, successors, administrators and assigns, by the Plaintiff by advertisement requiring Defendants above named, their heirs, successors, administrators and assigns, to answer the said complaint within twenty (20) days from the date of this publication. For failure to comply, a judgment will be taken by application of Plaintiff before the Court at a hearing to be held on August 14, 2001 at 1:30 p.m. at the Clearfield County Courthouse, Clearfield, Pennsylvania.

BELIN & KUBISTA, Attorneys at Law, 15 North Front Street, Clearfield, PA 16830 Attorneys for Plaintiff.

which the property is resold. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller.

Frank Policaro, Jr., United States Marshal. For information call Gary Reed at (570) 726-3196, Ext. 126.

ADV: June 15, 22, 29 & July 6, 2001.

#### MARSHAL'S SALE

1) By virtue of a Writ of Execution issued out of the U.S. Court for the W. D. of PA at suit of the USA at Mis. No. 00-35J, I shall expose to public sale the following real property of Bruce L. Douglas and Dartene M. Douglas known as 605 West Washington Avenue, First Ward of the City of DuBois, County of Clearfield, PA 15801, as is fully described in the Deed recorded in the Office of the Clearfield County Recorder of Deeds in Deed Book 1721, Page 199.

2) By virtue of a Writ of Execution issued out of the U.S. Court for the W. D. of PA at suit of the USA at Mis. No. 00-36J, I shall expose to public sale the following real property of Kevin A. Delp known as 613 South Main Street, City of DuBois, County of Clearfield, PA 15801, as is fully described in the Deed recorded in the Office of the Clearfield County Recorder of Deeds in Deed Book 1595, Page 372.

TIME AND LOCATION OF SALES: Tuesday, July 10, 2001 at 11:00 a.m. at the Clearfield County Sheriff's Office, Suite 116, Clearfield County Courthouse, 1 North Second Street, Clearfield, PA 16830.

TERMS OF SALES: Successful bidder will pay ten percent (10%) by certified check and the remainder of the bid within thirty (30) days from the date of the sale and in the event bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sales will be applied to any deficiency in the price at

**BELIN & KUBISTA**  
ATTORNEYS AT LAW  
15 NORTH FRONT STREET  
P. O. BOX 1  
CLEARFIELD, PENNSYLVANIA 16830

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**FILED**

JUL 27 2001

William A. Shaw  
Prothonotary

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

COLD STREAM AFFILIATES, Plaintiff :  
vs. : No. 2001-1024-CD  
: ACTION TO QUIET TITLE  
JOHN P. HARRIS, GEORGE MEAD, :  
GEORGE MEADE, HARRIS HOY & CO., :  
WILLIAM P. HUMES, SAMUEL CHRIST, :  
JULIA CHRIST, JOHN A. G. CHRIST, :  
M. STUART BICKFORD, WILLIAM C. :  
BICKFORD, WILLIAM M. BICKFORD :  
ESTATE, JAMES A. BEAVER, MARY :  
McA[SIC] BEAVER, MARJORIE BLAKLEY :  
HOY BEERS, ALBERT D. BEERS, :  
LOUISE H. SHARRETT, AMOS B. :  
SHARRETT, NANNETTE HOY NICKERSON, :  
WILLIAM J. NICKERSON, ALBERT C. :  
HOY, LOUISA H. HOY, J. HARRIS HOY, :  
EDWARD L. HOY, LOUISA HOY, :  
RANDOLPH HOY, MARY HOY, ANNA HOY, :  
W. FREDERICK REYNOLDS, JR., PHILIP :  
D. REYNOLDS, W. FREDERICK HOY, :  
PHILIP D. REYNOLDS, MARY QUIGLEY :  
REYNOLDS, LOUISE R. EVANS, DONALD :  
P. EVANS, and WILLIAM F. REYNOLDS, :  
III, their estates, their heirs, :  
successors, administrators and :  
assigns, :  
Defendants :.

ORDER

AND NOW, this 14 day of Aug, 2001, an  
Affidavit of Service of the Complaint with Notice to Defend  
having been filed stating that the complaint and notice was

**FILED**

AUG 14 2001

William A. Shaw  
Prothonotary

served on all Defendants by publication, and no responsive pleading having been filed by said Defendants, the Defendants having not appeared in person or by attorney upon motion of Carl A. Belin, Jr., Attorney for Plaintiff, it is the **ORDER** of this Court that title to said premises is found to be vested in the Plaintiff and that it be allowed to enjoy said property in peace. Said property being situate in Goshen Township, Clearfield County, Pennsylvania, being more particularly bounded and described as follows:

**PARCEL ONE:** BEGINNING at an iron pin at the Southeast corner of Lot No. 3 in the Trout Run Lumber and Pulpwood Company Plan of Lots; thence by Lot No. 3, North five (5°) degrees forty (40') minutes East, a distance of twenty-two hundred seventy-seven (2277) feet to an iron pin at the Northeast corner of Lot No. 3; thence South eighty-three (83°) degrees thirty (30') minutes East, a distance of two hundred eighty-four (284) feet to an iron pin at the Northwest corner of Lot No. 5; thence by Lot No. 5, South five (5°) degrees forty (40') minutes West a distance of twenty-two hundred seventy-seven (2277) feet to an iron pin at the Southwest corner of Lot No. 5; thence North eighty-three (83°) degrees thirty (30') minutes West a distance of two hundred eighty-four (284) feet to the place of beginning. Containing fourteen and eighty-four hundredths (14.84) acres, and being Lot No. 4 in the Trout Run Lumber and Pulpwood Plan of Lots.

TOGETHER with a mutual right of easement to be construed as a perpetual or real covenant running with the land; said easement to be situate or located on the Southern boundary line of the premises or Lots No. 1 to 10, inclusive, consecutively to be conveyed herewith, and to extend in a generally westerly-easterly direction for a distance of three thousand two hundred sixty-one and fifty-eight hundredths (3,261.58) feet along the Southern boundary line of the aforesaid lots enumerated or designated Lot No. 1 to 10 respectively and for a uniform width, depth or breadth along the aforesaid Southern boundary line of said lots of at least thirty (30) feet to the Southwest corner of the aforesaid Lot No. 1 and Trout Run right-of-way; together with the further right to traverse or travel over, upon, on and from the aforesaid easement over the existing one hundred (100) foot easement of the Grantor herein, to wit: Trout Run Lumber and Pulpwood Company, through, over, upon and onto the thirty (30) foot right-of-way, being a perpetual or real easement with the land which runs or extends for a width or breadth of thirty (30) feet running along the northern boundary or breadth of the lands of the Grantor, extending to McGeorge Road. Hence, by virtue of the three aforesaid easements, the owners of Lots 1 to 10 respectively enumerated, described, and designated in the various deeds prepared on even date herewith shall have a perpetual right of easement or exit and entrance in and to their respective lots or property from the aforesaid McGeorge Road, anything to the contrary herein contained notwithstanding.

TOGETHER with the free ingress, egress and regress to and for the Grantees herein, their heirs and assigns, as well as their tenants, under-tenants, occupiers or possessors of the within named Grantees premises contiguous to said driveways, passageways or rights-of-way, in common with the Grantor, its heirs and assigns. It is hereby further noted herein that these rights of easement hereinbefore granted and recited are and shall now, hereafter and always be construed as a real and perpetual covenant running with the land, anything to the contrary herein contained notwithstanding.

UNDER AND SUBJECT, nevertheless, to such express and/or implied exceptions, reservations, conditions, easements, covenants, restrictions, qualifications, limitations and conveyances out as are contained in all prior deeds.

**PARCEL TWO:** BEGINNING at a point, which point is the common corner of Warrants Nos. 5304, 5305, 5319 and 5316; thence South two and one-half (2-1/2°) degrees West a distance of six hundred fifty (650) rods to a post, corner of Warrants Nos. 5308, 5314 and 5315; thence South eighty-seven (87°) degrees West a distance of twenty-four (24) rods to a post; thence South two and one-fourth (2-1/4°) degrees West a distance of one hundred fifty-six (156) rods, more or less, crossing McGeorge Road to a point on line of Goshen Rod and Gun Club; thence along Goshen Rod and Gun Club, North seventy (70°) degrees East a distance of forty-one and two tenths (41.2) rods recrossing McGeorge Road to a post; thence still along Goshen Rod and Gun Club, North twenty-seven and one-fourth (27-1/4°)

degrees West a distance of forty-two and two tenths (42.2) rods to a point; thence still along Goshen Rod and Gun Club, North sixty-two and three-fourths ( $62\frac{3}{4}$ ) degrees East a distance of fifty-three (53) perches to a point; thence still along Goshen Rod and Gun Club, South twenty-seven and one-fourth ( $27\frac{1}{4}$ ) degrees East a distance of one hundred twenty-two (122) perches to a point; thence still along Goshen Rod and Gun Club, South three ( $3^{\circ}$ ) degrees West a distance of fifty (50) perches to a point; thence South eighty-seven ( $87^{\circ}$ ) degrees East a distance of two hundred twelve and one tenth (212.1) rods, more or less, to a point on lands of Pauline Kurtz; thence along lands of Pauline Kurtz, North two and one-half ( $2\frac{1}{2}$ ) degrees West a distance of sixty-six (66) rods to a point on lands of Clyde G. Sankey; thence along the southern line of Clyde G. Sankey, North eighty-seven ( $87^{\circ}$ ) degrees West a distance of fifty-four and six tenths (54.6) perches, more or less, to a point; thence still along Clyde G. Sankey, North two and one-half ( $2\frac{1}{2}$ ) degrees West a distance of one hundred sixty-eight and six tenths (168.6) perches to a point on the Southern line of Warrant No. 5315; thence along the Southern line of Warrant No. 5315, North eighty-seven ( $87^{\circ}$ ) degrees East a distance of two hundred three and six tenths (203.6) perches; thence along Pauline Kurtz, South two and one-half ( $2\frac{1}{2}$ ) degrees East a distance of one hundred sixty-eight and six tenths (168.6) perches to a point on the northern line of other lands of Pauline Kurtz; thence along the Northern line of Pauline Kurtz, South eighty-seven ( $87^{\circ}$ ) degrees East a distance of one hundred twenty-four and

three tenths (124.3) perches to a corner of Warrants Nos. 5313 and 1945; thence along the line of Warrant No. 5313, North two and one-half (2-1/2°) degrees West a distance of eight hundred twelve (812) perches to a point, being the northeastern corner of Warrant No. 5316; thence along the northern line of Warrant No. 5316, North eighty-seven (87°) degrees West a distance of five hundred fifty-nine (559) rods to the place of beginning.

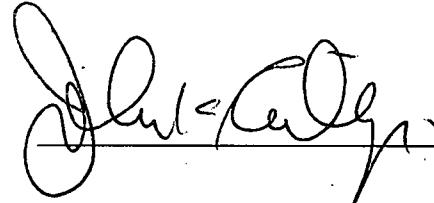
CONTAINING 2700 acres, more or less, composed of Warrants Nos. 5316 and 5315, and a portion of Warrant No. 5314. Warrant No. 5315 was patented to George Meade by letters dated March 3, 1794. Warrant 5316 was patented to George Meade by letters dated March 3, 1794. Warrant No. 5314 was likewise patented to George Meade March 3, 1794, but only the residue of this warrant is hereby conveyed.

EXCEPTING AND RESERVING, HOWEVER, FROM THE ABOVE DESCRIBED 2700 acres, more or less, and from the within conveyance, ALL those certain parcels or tracts of land, containing in the aggregate 150.07 acres, more or less, which Trout Run Lumber and Pulpwood Company, Inc. has previously granted and conveyed to others, by those 10 certain deeds, all of which are dated October 6, 1975 and recorded October 24, 1975, in Deed Book 709, at pages 007, 011, 015, 019, 023, 027, 031, 035, 039, and 043, respectively, Clearfield County Records.

It is the FURTHER ORDER of this Court that unless the Defendants file a responsive pleading to the complaint or

institute an action in ejectment within thirty (30) days of the date hereof, the Defendants shall be forever barred from asserting any right, lien, title or interest in the land inconsistent with the interest of the claim of the Plaintiffs set forth in their Complaint. If Defendants fail to take such action within the thirty (30) day period, the Prothonotary on Praecept of the Plaintiff shall enter final judgment against Defendants.

BY THE COURT,

A handwritten signature in black ink, appearing to read "John C. O'Gara", is written over a horizontal line.

**FILED**

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AUG 14 2001

William A. Shaw  
Prothonotary

3 CC  
Atty Belin  


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

COLD STREAM AFFILIATES, :  
Plaintiff :  
No. 2001-1024-CD  
vs. :  
ACTION TO QUIET TITLE  
✓JOHN P. HARRIS, ✓GEORGE MEAD, :  
✓GEORGE MEADE, ✓HARRIS HOY & CO., :  
✓WILLIAM P. HUMES, ✓SAMUEL CHRIST, :  
✓JULIA CHRIST, ✓JOHN A. G. CHRIST, :  
✓M. STUART BICKFORD, ✓WILLIAM C. :  
BICKFORD, ✓WILLIAM M. BICKFORD :  
ESTATE, ✓JAMES A. BEAVER, ✓MARY :  
MCA [SIC] BEAVER, ✓MARJORIE BLAKLEY :  
HOY BEERS, ✓ALBERT D. BEERS, :  
✓LOUISE H. SHARRETT, ✓AMOS B. :  
SHARRETT, ✓NANNETTE HOY NICKERSON, :  
✓WILLIAM J. NICKERSON, ✓ALBERT C. :  
HOY, ✓LOUISA H. HOY, ✓HARRIS HOY, :  
✓EDWARD L. HOY, ✓LOUISA HOY, :  
✓RANDOLPH HOY, ✓MARY HOY, ✓ANNA HOY, :  
✓W. FREDERICK REYNOLDS, JR., ✓PHILIP :  
D. REYNOLDS, ✓W. FREDERICK HOY, :  
✓PHILIP D. REYNOLDS, ✓MARY QUIGLEY :  
REYNOLDS, ✓LOUISE R. EVANS, ✓DONALD :  
P. EVANS, and ✓WILLIAM F. REYNOLDS, :  
III, their estates, their heirs, :  
successors, administrators and :  
assigns, :  
Defendants :  
:

Filed on behalf of  
Plaintiff

Counsel of Record for  
this Party:  
Carl A. Belin, Jr.  
Attorney-at-Law  
Pa. I.D. 06805  
Belin & Kubista  
15 North Front Street  
P.O. Box 1  
Clearfield, PA 16830

(814) 765-8972

FILED

OCT 01 2001

William A. Shaw  
Notary Public

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

COLD STREAM AFFILIATES, :  
Plaintiff :  
: No. 2001-1024-CD  
vs. :  
: ACTION TO QUIET TITLE  
JOHN P. HARRIS, GEORGE MEAD, :  
GEORGE MEADE, HARRIS HOY & CO., :  
WILLIAM P. HUMES, SAMUEL CHRIST, :  
JULIA CHRIST, JOHN A. G. CHRIST, :  
M. STUART BICKFORD, WILLIAM C. :  
BICKFORD, WILLIAM M. BICKFORD :  
ESTATE, JAMES A. BEAVER, MARY :  
MCA[SIC] BEAVER, MARJORIE BLAKLEY :  
HOY BEERS, ALBERT D. BEERS, :  
LOUISE H. SHARRETT, AMOS B. :  
SHARRETT, NANETTE HOY NICKERSON, :  
WILLIAM J. NICKERSON, ALBERT C. :  
HOY, LOUISA H. HOY, J. HARRIS HOY, :  
EDWARD L. HOY, LOUISA HOY, :  
RANDOLPH HOY, MARY HOY, ANNA HOY, :  
W. FREDERICK REYNOLDS, JR., PHILIP :  
D. REYNOLDS, W. FREDERICK HOY, :  
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REYNOLDS, LOUISE R. EVANS, DONALD :  
P. EVANS, and WILLIAM F. REYNOLDS, :  
III, their estates, their heirs, :  
successors, administrators and :  
assigns, :  
Defendants :

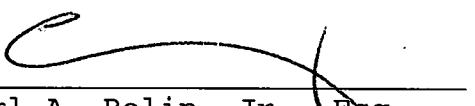
PRAECIPE FOR FINAL JUDGMENT

TO THE PROTHONOTARY:

Please enter final judgment against the Defendants in  
the above-captioned case for failure to comply with the Order  
of Court directing Defendants to file objections within thirty

(30) days from the entry of Order of judgment in favor of Plaintiff.

BELIN & KUBISTA



Carl A. Belin, Jr., Esq.  
Attorney for Plaintiff

**BELIN & KUBISTA**  
ATTORNEYS AT LAW  
15 NORTH FRONT STREET  
P. O. BOX 1  
CLEARFIELD, PENNSYLVANIA 16830

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**FILED**

OCT 01 2001

01/04/01, no cc

*CC*