

02-72-CD  
TODD M. GULVAS et al "vs" STANIS ROZIS et al

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

TODD M. GULVAS and  
JODI L. COCCIMIGLIO  
Plaintiffs,

vs.

No. 02-72-CD

STANIS ROZIS, also known as STINEY  
ROGERS, and ROSE ROZIS  
and any member, and any heirs, persons  
title under the aforesaid defendant  
and any other person, persons,  
firms, partnerships, or corporate entities  
who might claim title to the premises  
herein described,

ACTION TO QUIET TITLE

Defendants.

**ORDER FOR PUBLICATION**

AND NOW, this 21<sup>st</sup> day of January, 2002, upon the consideration of the foregoing Motion, the Plaintiffs are granted leave to make service of the Complaint on the above mentioned Defendants, their heirs, devisees, administrators, executors, assigns, and all other person, persons, firms, partnerships, or corporate entities in interest, or their legal representatives, by publication one time in The Courier Express, a newspaper of general circulation of the County of Clearfield, Commonwealth of Pennsylvania, and in the Clearfield County Legal Journal.

BY THE COURT,

JUDGE

**FILED**

JAN 21 2002

William A. Shaw  
Prothonotary

FILED

IAN 21 2002

William A. Shaw  
Prothonotary

cc to Atty Hopkins

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

TODD M. GULVAS and :  
JODI L. COCCIMIGLIO :  
Plaintiffs, :  
vs. :  
No. 02-72-cs  
STANIS ROZIS, also known as STINEY :  
ROGERS, and ROSE ROZIS :  
and any member, and any heirs, persons :  
title under the aforesaid defendant :  
and any other person, persons, :  
firms, partnerships, or corporate entities :  
who might claim title to the premises :  
herein described, :  
Defendants. :  
Type of Pleading: Complaint  
Filed on behalf of: Todd M. Gulvas  
and Jodi L. Coccimiglio  
Counsel of Record for this party:  
DAVID J. HOPKINS, ESQUIRE  
Attorney at Law  
Supreme Court No. 42519  
900 Beaver Drive  
DuBois, Pennsylvania 15801  
(814) 375-0300

**FILED**

**JAN 15 2002**

William A. Shaw  
Prothonotary

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

TODD M. GULVAS and	:	
JODI L. COCCIMIGLIO	:	
Plaintiffs,	:	
	:	
vs.	:	No.
	:	
STANIS ROZIS, also known as STINEY	:	
ROGERS, and ROSE ROZIS	:	
and any member, and any heirs, persons	:	ACTION TO QUIET TITLE
title under the aforesaid defendant	:	
and any other person, persons,	:	
firms, partnerships, or corporate entities	:	
who might claim title to the premises	:	
herein described,	:	
Defendants.	:	

**NOTICE**

TO DEFENDANTS:

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by Attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgement may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiffs. You may lose money or property or other rights important to you.

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

Office of the Court Administrator  
Clearfield County Courthouse  
230 E. Market Street  
Clearfield, PA 16830  
(814) 765-2641 ext. 5982

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

TODD M. GULVAS and	:	
JODI L. COCCIMIGLIO	:	
Plaintiffs,	:	
	:	
	:	
vs.	:	No.
	:	
STANIS ROZIS, also known as STINEY	:	
ROGERS, and ROSE ROZIS	:	
and any member, and any heirs, persons	:	ACTION TO QUIET TITLE
title under the aforesaid defendant	:	
and any other person, persons,	:	
firms, partnerships, or corporate entities	:	
who might claim title to the premises	:	
herein described,	:	
Defendants.	:	

**COMPLAINT**

NOW COMES, Plaintiffs, TODD M. GULVAS and JODI L. COCCIMIGLIO, by and through their attorney, David J. Hopkins, Esquire and avers as follows:

1. Plaintiffs are Todd M. Gulvas and Jodi L. Coccimiglio, who reside at 111  $\frac{1}{2}$  Reynolds Avenue, DuBois, Pennsylvania, 15801.

2. The property to be quieted is described as follows:

All that certain piece or parcel of land situate, lying and being in Sandy Township, Clearfield County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe, said pipe being North 10 degrees 15 minutes East, 582 feet from the intersection of the Northerly line of Maple Avenue and the Westerly line of Twelfth Street; thence alone line of Lot. No. 8, North 79 degrees 45 minutes West, 150 feet to an iron pipe; thence North 10 degrees 15 feet East, 100 feet to an iron pipe; thence along line of Lot. No. 11, South 79 degrees 45 minutes East, 150 feet to an iron pipe in the Westerly line of Twelfth

Street; thence along the Westerly line of Twelfth Street, South 10 degrees 15 minutes West, 100 feet to an iron pipe and the place of beginning. Known as Lots 9 and 10 in the Woodburn Plan of Lots.

3. The Defendants are Stanis Rozis, also known as Stiney Rogers, and Rose Rozis.

4. The whereabouts of the Defendants and their heirs who are set forth above are unknown.

5. By Deed dated June 4, 1923 and recorded in the Office of the Recorder of Deeds of Clearfield County in deed book 264, at page 212, Jacob Ferrier and Sarah E. Ferrier, his wife, conveyed the said property to Stanis Rozis and Rose Rozis, his wife.

6. The said premises which was owned by Stanis Rozis and Rose Rozis was subject to a tax sale by The Tax Claim Bureau of Clearfield County, Pennsylvania on October 1, 1946 for unpaid taxes for the years 1944.

7. By deed dated February 10, 1947 and recorded in the Office of the Recorder of Deeds of Clearfield County in deed book 361, at page 458, The Treasure of Clearfield County conveyed the premises at issue to Clearfield County Commissioner. The said treasure's deed identifies Stanis Rozis as Stiney Rogers.

8. By Deed dated January 18, 1949 and recorded in the Office of the Recorder of Deeds of Clearfield County in deed book 361, at page 459, the Clearfield County Commissioners conveyed the said property to Edna Liddle.

9. By Deed dated April 28, 1952 and recorded in the Office of the Recorder of Deeds of Clearfield County in deed book 421, at page 134, Edna Liddle and Robert A. Liddle, husband and wife conveyed the premises to Allen L. Liddle and Dorothy M. Liddle, husband and wife.

10. Allen L. Liddle died on February 1, 1972 and said property remained unto Dorothy M. Liddle.

11. By Deed dated June 22, 1974 and recorded in the Office of the Recorder of Deeds of Clearfield County in deed book 683, at page 233, Dorothy M. Liddle, now intermarried with Allen A. Bartasavich, and now known as Dorothy M. Bartasavich, and Allen A. Bartasavich, her husband, conveyed the said property to Allen A. Bartasavich and Dorothy M. Bartasavich, husband and wife.

12. By Deed dated October 14, 1974 and recorded in the Office of the Recorder of Deeds of Clearfield County in deed book 695, at page 503, Allen A. Bartasavich and Dorothy M. Bartasavich, husband and wife, conveyed the property as issue to Dorothy M. Bartasavich.

13. Dorothy M. Bartasavich, now known as Dorothy M. Liddle, died on January 8, 2001. The estate was probated and Robert D. Liddle was appointed administrator of her estate.

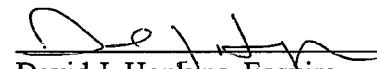
14. By Deed dated December 28, 2001 and recorded in the Office of the Recorder of Deeds of Clearfield County as Instrument No. 200120958, Robert D. Liddle, as Executor of the Estate of Dorothy M. Liddle, conveyed the property at issue to Todd M. Gulvas and Jodi L. Coccimiglio.

15. The purpose of this action is to quiet the title as to any interest the Defendants, their heirs, devisees, administrators, executors and assigns may have in said premises because of any defect that may exist or may have existed in the said tax sale of the said premises.

WHEREFORE, the Plaintiffs request the Court to decree that title to the premises described herein be granted unto Plaintiffs in fee simple and absolutely; and that the Defendants, their heirs, devisees, executors, administrators, and assigns, and all other person, persons, firms, partnerships, or corporate entities in interests, or their legal representatives be forever barred

from asserting any right, lien, or interest inconsistent with the interest or claim of the Plaintiffs as set forth herein, in and to the property described in paragraph two (2).

Respectfully submitted,



\_\_\_\_\_  
David J. Hopkins, Esquire  
Attorney for Plaintiffs

VERIFICATION

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

Todd M. Gulvas  
TODD M. GULVAS

Date: 1-11-02

**VERIFICATION**

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

*Jodi L. Coccimiglio*  
JODI L. COCCIMIGLIO

Date: 1-11-02

**FILED**

cc

01306861

JAN 15 2002

Atty Hopkins

Atty pd. 90.00

*BS*  
*BS*  
William A. Shaw  
Prothonotary

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

TODD M. GULVAS and  
JODI L. COCCIMIGLIO

Plaintiffs,

vs.

No. 02-72-C8

STANIS ROZIS, also known as STINEY  
ROGERS, and ROSE ROZIS  
and any member, and any heirs, persons  
title under the aforesaid defendant  
and any other person, persons,  
firms, partnerships, or corporate entities  
who might claim title to the premises  
herein described,

Defendants.

ACTION TO QUIET TITLE

**FILED**

JAN 15 2002

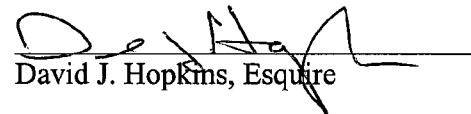
William A. Shaw  
Prothonotary

David J. Hopkins, Esquire, being duly sworn according to law, hereby certifies that the last known address of Stanis Rozis, also known as Stiney Rogers, and Rose Rozis was DuBois, Pennsylvania.

Your affiant has made the following search for the Defendants:

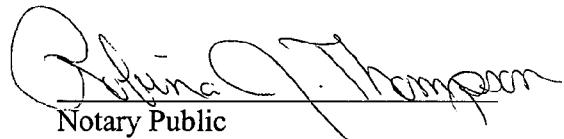
- a. The DuBois phonebook has been searched and fail to reveal a listing for Rozis or Rogers.
- b. An internet search has been completed which fails to reveal a listing in the Commonwealth of Pennsylvania for Rozis or Rogers.
- c. The assessment records of Clearfield County have been searched and said records fail to reveal any property owned by Rozis or Rogers.
- d. The Prothonotary's Office of Clearfield County has been searched and failed to reveal any current or past cases dealing with Rozis or Rogers.
- e. The Register of Wills Office of the County of Clearfield has been searched and failed to reveal any estates for Rogers or Rozis.

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

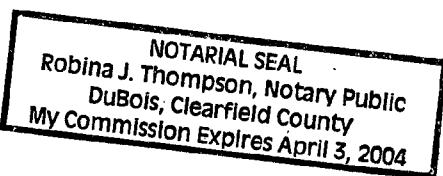


David J. Hopkins, Esquire

Sworn to and subscribed before  
me this 14<sup>th</sup> day of January, 2002.



Robina J. Thompson  
Notary Public



FILED

REC  
JAN 15 2002

O/3:09 AM  
JAN 15 2002

1cc  
Amy Hopkins

William A. Shaw  
Prothonotary

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

TODD M. GULVAS and :  
JODI L. COCCIMIGLIO :  
Plaintiffs, :  
vs. : No. 02-72-CD  
STANIS ROZIS, also known as STINEY :  
ROGERS, and ROSE ROZIS :  
and any member, and any heirs, persons :  
title under the aforesaid defendant :  
and any other person, persons, :  
firms, partnerships, or corporate entities :  
who might claim title to the premises :  
herein described, :  
Defendants. :  
ACTION TO QUIET TITLE  
FILED  
JAN 15 2002  
William A. Shaw  
Prothonotary

MOTION FOR PUBLICATION

AND NOW, this 15 day of January, 2002, an Affidavit having been executed and filed  
on behalf of Todd M. Gulvas and Jodi Coccimiglio, and that the whereabouts of Stanis Rozis,  
also known as Stiney Rogers, and Rose Rozis, their accumulative heirs, devisees, administrators,  
executors, assigns, and all other person, persons, firms, partnerships, or corporate entities in  
interest, are unknown.

The Plaintiffs, by their counsel, David J. Hopkins, Esquire and The Hopkins Law Firm,  
request the Court for leave to serve the Complaint on the above mentioned Defendants, their  
heirs, devisees, administrators, executors, assigns, and all other person, persons, firms,  
partnerships, or corporate entity in interest, or their legal representatives, generally, by  
publication in such manner as the Court shall direct and as provided by the Pa. R.C.P. Rule 410,  
and Pa.R.C.P. Rule 430.

Respectfully submitted,

  
\_\_\_\_\_  
David J. Hopkins, Esquire

FILED

1CC  
Atty Hopkins

013:09 AM  
JAN 15 2002

William A. Shaw  
Prothonotary

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

TODD M. GULVAS and :  
JODI L. COCCIMIGLIO :  
Plaintiffs, :  
:  
vs. : No. 02-72 C.D.  
:  
STANIS ROZIS, also known as STINEY :  
ROGERS, and ROSE ROZIS :  
and any member, and any heirs, persons : ACTION TO QUIET TITLE  
title under the aforesaid defendant :  
and any other person, persons, :  
firms, partnerships, or corporate entities :  
who might claim title to the premises :  
herein described, :  
Defendants. :

AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

: SS.

COUNTY OF CLEARFIELD :

Personally appeared before me, the undersigned officer, David J. Hopkins, Attorney for Todd M. Gulvas and Jodi L. Coccimiglio, who, being duly sworn according to law, deposes and says that the service of the foregoing Complaint to Quiet Title, endorsed with Notice to Plead, has been served upon Defendants, Stanis Rozis, also known as Stiney Rogers and Rose Rozis, and their heirs, devisees, administrators, executors and assigns, by publication, and than twenty

FILED

MAR 01 2002

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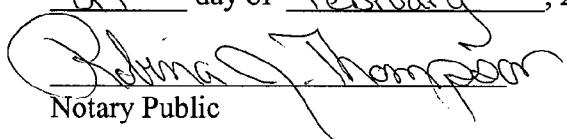
William A. Shaw  
Prothonotary

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



David J. Hopkins, Esquire

Sworn to and subscribed before me this  
29<sup>th</sup> day of February, 2002.



Robina J. Thompson  
Notary Public

<b>NOTARIAL SEAL</b>
Robina J. Thompson, Notary Public
DUBOIS, Clearfield County
My Commission Expires April 3, 2004

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

TODD M. GULVAS and :  
JODI L. COCCIMIGLIO :  
Plaintiffs, :  
:  
vs. : No. 02-72 C.D.  
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STANIS ROZIS, also known as STINEY :  
ROGERS, and ROSE ROZIS :  
and any member, and any heirs, persons : ACTION TO QUIET TITLE  
title under the aforesaid defendant :  
and any other person, persons, :  
firms, partnerships, or corporate entities :  
who might claim title to the premises :  
herein described, :  
Defendants. :  
:  
:  
Type of Pleading: Motion for Judgment  
:  
:  
Filed on behalf of: Todd M. Gulvas,  
and Jodi L. Coccimiglio, Plaintiffs.  
:  
:  
Counsel of Record for this party:  
:  
DAVID J. HOPKINS, ESQUIRE  
Attorney at Law  
:  
Supreme Court No. 42519  
900 Beaver Drive  
DuBois, Pennsylvania 15801  
:  
(814) 375-0300

**FILED**

MAR 01 2002

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William A. Shaw  
Prothonotary

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

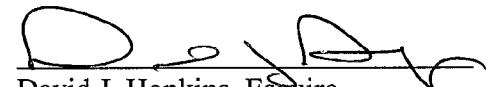
TODD M. GULVAS and	:	
JODI L. COCCIMIGLIO	:	
Plaintiffs,	:	
	:	
vs.	:	No. 02-72 C.D.
	:	
STANIS ROZIS, also known as STINEY	:	
ROGERS, and ROSE ROZIS	:	
and any member, and any heirs, persons	:	ACTION TO QUIET TITLE
title under the aforesaid defendant	:	
and any other person, persons,	:	
firms, partnerships, or corporate entities	:	
who might claim title to the premises	:	
herein described,	:	
Defendants.	:	

**MOTION FOR JUDGMENT**

AND NOW, this 29th day of February, 2002, an Affidavit having been filed by David J. Hopkins, Esquire, Attorney for Plaintiffs, Todd M. Gulvas and Jodi L. Coccimiglio; that the Complaint with Notice to Plead was served on all of the Defendants by publication and the Defendants have not answered. The Plaintiffs, Todd M. Gulvas and Jodi L. Coccimiglio, by and through their attorney, move the Court to enter judgment in favor of the Plaintiffs and against the Defendants in the above named case and to grant to the Plaintiffs the relief prayed for in accordance with Rules of Civil Procedure 1066. Plaintiffs further requests that the Honorable Court modify in accordance with Rules of Civil Procedure, Rule 248, the

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

Respectfully submitted,



David J. Hopkins, Esquire

# Clearfield County Legal Journal

The Official Legal Journal of the Courts of Clearfield County, PA

**CLEARFIELD COUNTY  
LEGAL JOURNAL**  
P. O. Box 521, Clearfield, PA  
Owned and Published Weekly  
by the  
Clearfield County  
Bar Association

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Fredric Ammerman ..... Judge

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All advertisements must be in the hands  
of the editor by 4:00 P.M. Friday of each  
week.

Annual Subscription ..... \$35.00  
Single Copies ..... \$.75

## REPORT OF DEEDS January 28, 2002

Robert Henry L. Jr.; to James  
Claycomb, 02-1444, \$25,000  
Elaine Henry, to James Claycomb, 02-  
1445, \$1  
Ryan Bender, to Ralph Yarger, 02-  
1446, \$61,000  
Willard Plubell, to Nancy Shadeck, 02-  
1450, \$1  
A & G Enterprise, to C. Alan Walker,  
02-1453, \$7,000  
Francis Catherine, to David Karczewski,  
02-1455, \$72,500

Carolyn Sweany, to Christopher  
Foundation 02-1460, \$1  
Christopher Foundation Inc, to URI  
Fried, 02-1461, \$1  
Richard Guyton, to Kohlhepp's Real  
Estate Investment Trust LTD, 02-1472,  
\$2,900  
Gary Smith, to Gary Smith, 02-1476, \$1  
Walter Habyl, to Glenn Habyl, 02-1494,  
\$1  
Ronald Singo, to W. Louis McDonald,  
02-1499, \$1

## REPORT OF DEEDS January 29, 2002

Brad Anderson, to Joseph Guilyard, 02-  
1523, \$6,000  
Joanne McQuown, to Daniel McQuown,  
02-1529, \$1  
Jennifer Michaels, to Jennifer Michaels,  
02-1535, \$1  
Clearfield Co Tax Claim Bureau, to  
William Hughes, 02-1538, \$2,000  
Susan Puzzuto, to Terry Davis Jr., 02-  
1539, \$1  
Terry Finberg, to Kevin Jordan, 02-  
1540, \$101  
Bryan Componation, to John Stahl, 02-  
1549, \$260,000  
Clearfield Co Sheriff, to Bank of New  
York, 02-1554, \$1  
Marie Nelson, to Marie Nelson, 02-  
1579, \$1  
Margaret Swatsworth, to Dennis  
Homer, 02-1581, \$30,000  
Gregory Maines, to Gregory Maines,  
02-1585, \$1

## REPORT OF DEEDS January 30, 2002

Paula Cherry, to Bruce Colhocker, 02-  
1631, \$36,000  
Cory Wise, to Camille Luzier, 02-1644,  
\$25,000  
William Weidman, to Richard  
Weidman, 02-1654, \$1  
Carol Reiter, to Naomi Nudge, 02-1655,  
\$50,000  
Edward Stella, to Alisha Shimmel, 02-  
1658, \$61,000  
Paul Gregory, to Paul Gregory, 02-  
1664, \$1  
Jeffrey Wheeler, to Francis Sable, 02-  
1666, \$12,000  
EMC Mortgage Corp, to William Trout,  
02-1667, \$12,000

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, 2nd & Market Streets, Clearfield, PA 16830 (814) 765-2641.

GLEASON, CHERRY & CHERRY, L.L.P., Attorneys at Law, One North Franklin Street, PO Box 505, DuBois, PA 15801-0505. (814) 371-5800. Attorneys for Plaintiffs.

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

SCOTT KRISE and NATALIE KRISE, Plaintiffs vs. RICHARD HERR, JEAN M. HERR, CARL F. HEITMEYER and WANDA K. HEITMEYER, and any heirs, persons claiming, or who might claim title under the aforesaid defendants; and any other person, persons, firms, partnerships, or corporate entities who might claim title to the premises herein described, Defendants.

No. 2002-120-CD

ACTION TO QUIET TITLE NOTICE

TO: Richard Herr, Jean M. Herr, Carl F. Heitmeyer and Wanda K. Heitmeyer, their heirs, devisees, administrators, executors and assigns and all other person, persons, firms, partnerships or corporate entities in interest.

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

All those certain parcels of land situate in Sandy Township, Clearfield County, Pennsylvania described as follows:

Parcel #1: Treasure Lake Lot 103, Section 15, identified as Clearfield County Assessment Map #128-D3-15-103-21;

Parcel #2: Treasure Lake Lot 104, Section #15, identified as Clearfield County Assessment Map #128-C02-15-104-21.

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

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

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY TO FILE YOUR DEFENSE OR OBJECTIONS IN WRITING WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFFS. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

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.

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

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

TODD M. GULVAS and JODI L. COCCIMIGLIO, Plaintiffs vs. STANIS ROZIS, also known as STINEY ROGERS, and ROSE ROZIS, and any members, and any heirs, persons title under the aforesaid defendants; and any other person, persons, firms, partnerships, or corporate entities who might claim title to the premises herein described, Defendants.

No. 2002-72-CD

ACTION TO QUIET TITLE NOTICE

TO: Stanis Rozis, also known as Stiney Rogers and Rose Rozis, and any member, and their heirs, devisees, administrators, executors and assigns and all other person, persons, firms, partnerships or corporate entities in interest.

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

All those certain piece or parcel of land situate, lying and being in Sandy Township, Clearfield County, Pennsylvania described as follows, to wit:

BEGINNING at an iron pipe, said pipe being North 10 degrees 15 minutes East, 582 feet from the intersection of the Northerly line of Maple Avenue and the Westerly line of Twelfth Street; thence along line of Lot No. 8, North 79 degrees 45

minutes West, 150 feet to an iron pipe; thence North 10 degrees 15 feet East, 100 feet to an iron pipe; thence along line of Lot No. 11, South 79 degrees 45 minutes East, 150 feet to an iron pipe in the Westerly line of Twelfth Street; thence along the Westerly line of Twelfth Street, South 10 degrees 15 minutes West, 100 feet to an iron pipe and the place of beginning. Known as Lots 9 and 10 in the Woodburn Plan of Lots.

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

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

**IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY TO FILE YOUR DEFENSE OR OBJECTIONS IN WRITING WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFFS. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.**

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

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

David J. Hopkins, Esquire, Attorney for Plaintiffs, 900 Beaver Drive, DuBois, PA 15801. (814) 375-0300.

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

BY VIRTUE OF: Execution issued out of the Court of Common Pleas of Clearfield County, Pennsylvania and to me directed, there will be exposed to public sale in the Sheriff's Office in the Court House in the Borough of Clearfield on FRIDAY, MARCH 1, 2002 at 10:00 A.M.

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

The Price of sum at which the property

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

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

ALL that certain lot or piece of ground situate in the Borough of Burnside, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a point which is the intersection of the Westerly line of Walnut Street with the Northerly line of Second Street; thence along the Westerly line of Walnut Street, North 05 degrees 04 minutes 00 seconds West, a distance of 192.19 feet to a point; thence South 85 degrees 15 minutes 52 seconds West, 80.01 feet to a point; thence South 05 degrees 40 minutes 00 seconds East, 193.49 feet to a point on the Northerly line of Second Street thence North 84 degrees 20 minutes 00 seconds East, 80.00 feet to a point at the place of beginning.

THE foregoing description is based upon a survey prepared by L. Robert Kimball and Associates dated January, 1992, prepared for Anthony B. Bartlebaugh and Marcia A. Stambaugh. The description is intended to correct various errors in prior descriptions, and to reflect a composite description of the properties conveyed to Robert L. Sowers, et ux. In prior instruments of record the properties are described as being part of Lots Nos. 2, 4 and 6 as laid out in a plan of lots of A.W. Patchin Estate Map, referred to in various prior deeds of record, but not located.

SUBJECT to coal and mining rights, rights of way, easements, covenants, conditions, restrictions, etc., as the same more fully appear in prior instruments of record.

HAVING erected thereon a dwelling known as Box 323, Burnside, PA 15721. PARCEL NO. 2-A13-309-33.

BEING the same premises which Robert L. Sowers and Lois J. Sowers, his wife, by deed dated 2/6/1992 and recorded on 2/14/1992 in the Clearfield County, Pennsylvania, Recorder of Deeds Office in Deed Book Volume 1442, page 367, granted and conveyed unto Anthony D. Bartlebaugh, unmarried and Marcia A. Stambaugh, unmarried.

SEIZED, taken in execution to be sold

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

TODD M. GULVAS and  
JODI L. COCCIMIGLIO,  
Plaintiffs

VS.

STANIS ROZIS, also known as STINEY  
ROGERS, and ROSE ROZIS  
and any member, and any heirs, persons  
title under the aforesaid defendant  
and any other person, persons,  
firms, partnerships, or corporate entities  
who might claim title to the premises  
herein described,

No. 02-72 C.D.  
ACTION TO QUIET TITLE

**QUIET TITLE ACTION NOTICE**

TO: Stanis Rozis, also known as Stiney Rogers and Rose Rozis, and  
any member, and their heirs, devisees, administrators, executors  
and assigns and all other person, persons, firms, partnerships, or  
corporate entities in interest.

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

All the certain piece or parcel of land situate, lying and being in  
Sandy Township, Clearfield County, Pennsylvania, bounded and de-  
scribed as follows, to wit:

BEGINNING at an iron pipe, said pipe being North 10 degrees 15  
minutes East 582 feet from the intersection of the Northerly line of  
Maple Avenue and the Westerly line of Twelfth Street; thence alone  
line of Lot. No. 8, North 79 degrees 45 minutes West, 150 feet to an  
iron pipe; thence North 10 degrees 15 feet East, 100 feet to an iron  
pipe; thence along line of Lot. No. 11, South 79 degrees 45 minutes  
East, 150 feet to an iron pipe in the Westerly line of Twelfth Street;  
thence along the Westerly line of Twelfth Street, South 10 degrees  
15 minutes West, 100 feet to an iron pipe and the place of beginning.  
Known as Lots 9 and 10 in the Woodburn Plan of Lots.

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

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

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN AP-  
PEARANCE 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 JUDGEMENT MAY BE  
ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR  
THE RELIEF REQUESTED BY THE PLAINTIFFS. YOU MAY LOSE  
MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO  
YOU.

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

Court Administrator  
Clearfield County Courthouse  
230 E. Market Street  
Clearfield, Pennsylvania 16830  
(814) 765-2641

David J. Hopkins  
Attorney for Plaintiff  
900 Beaver Drive  
DuBois, PA 15801

pen, \$10. Call 371-5348.

**SMITH'S  
LUMBER COMPANY**

Hemlock lumber for sale  
371-0697 or 371-2698

THANE Fitness OrbiTrek Exercise Machine - Time, speed, distance, calories, mode. Used 2 months. \$150. 894-7836.

**YODER VINYL WINDOW**

Punxsutawney, PA

We manufacturer replacement & new construction to fit your needs. We also install. **Free Estimates**, 1-800-789-3902.

**BROCKWAY - 1 bedroom  
1st floor, very nice, reasonable rent. 371-8958.**

**BROCKWAY - Main St., 5 rooms and bath, all major appliances. No pets. \$360 plus utilities. Call 375-0994 leave message.**

**BROOKVILLE - (1) 1 Bedroom and (2) 2 Bedroom apartments available at King George Apartments. 1 yr. lease, security deposit, no pets. Includes water, sewage, garbage. Off street parking, laundry facilities. 814-223-9591 or 412-441-1400.**

**General Help Wanted 095**

**General Help Wanted 095**

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Thousands More On The Internet  
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**AEM TEMPORARY  
OPERATORS**

**Alpha Sintered Metals, Inc.** is accepting applications for Temporary Operators. Experience in Molding and Sintering will be given first consideration. It is preferred that candidates have the flexibility to work any shift. Temporary Operators are eligible to participate in our Gainshare Program. Applications are being accepted at:

**ALPHA SINTERED METALS, INC.  
RD #1 BOX 43D, MONTMORENCI RD.,  
RIDGWAY, PA 15853**

*An Equal Opportunity Employer*

Sales

098

Sales

098

**FULL-TIME SALES**



is expanding their sales force. Immediate full-time positions available for honest hardworking individuals with positive attitudes.

Sales experience preferred but not necessary.

If you have a selling personality. Apply in person during regular business hours.

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

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

STATE OF PENNSYLVANIA  
COUNTY OF CLEARFIELD

SS:

Linda Smith, Advertising Director or Dory Ferra, Classified Advertising Supervisor of the **Courier-Express/Tri-County Sunday/Jeffersonian Democrat** of the County and State aforesaid, being duly sworn, deposes and says that the **Courier-Express**, a daily newspaper, the **Tri-County Sunday**, a weekly newspaper and **Jeffersonian Democrat**, a weekly newspaper published by McLean Publishing Company at 500 Jeffers Street, City of DuBois, County and State aforesaid, which was established in the year 1879, since which date said, the daily publication and the weekly publications, has been regularly issued in said County, and that a copy of the printed notice of publication is attached hereto exactly as the same was printed and published in the regular editions of the paper on the following dates, viz: the

1st day of February A.D., 2002

Affidavit further deposes that he is an officer duly authorized by the **Courier-Express**, a daily newspaper, **Tri-County Sunday**, a weekly newspaper, and/or **Jeffersonian Democrat**, a weekly newspaper to verify the foregoing statement under oath and also declared that affiant is not interested in the subject matter of the aforesaid notice of publication, and that all allegations in the foregoing statement as to time, place and character of publication are true.

McLEAN PUBLISHING COMPANY Publisher of  
COURIER-EXPRESS/TRI-COUNTY SUNDAY/JEFFERSONIAN DEMOCRAT

By Linda Smith

Sworn and subscribed to before me this

5<sup>th</sup>

day of February, 2002

**THIS IS  
NOT A  
BILL**

Notary Public  
Statement of Advertising Cost  
McLEAN PUBLISHING COMPANY

NOTARIAL SEAL  
Ryan T. Wells, Notary Public  
City of New Bethlehem, County of Clarion  
My Commission Expires Mar. 29, 2004

Publisher of  
COURIER-EXPRESS/TRI-COUNTY SUNDAY/  
JEFFERSONIAN DEMOCRAT  
DuBois, PA

TO David Hopkins - quiet title, Gulvas/Rozis

For publishing the notice or advertisement attached hereto on the above stated dates.....	\$ 234.27
Probating same.....	\$ 4.25
Total.....	\$ 238.52

**Publisher's Receipt for Advertising Costs**

The **Courier-Express**, a daily newspaper, **Tri-County Sunday**, a weekly newspaper, and/or **Jeffersonian Democrat**, a weekly newspaper, hereby acknowledges receipt of the aforesaid advertising and publication costs, and certifies that the same have been fully paid.

Office: Jeffers Street and Beaver Drive, DuBois, PA 15801

Established 1879, Phone 814-371-4200

McLEAN PUBLISHING COMPANY

Publisher of

COURIER-EXPRESS/TRI-COUNTY SUNDAY/JEFFERSONIAN DEMOCRAT

By \_\_\_\_\_

I hereby certify that the foregoing is the original Proof of Publication and receipt for the Advertising costs in the subject matter of said notice.

ATTORNEY FOR

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

TODD M. GULVAS and :  
JODI L. COCCIMIGLIO :  
Plaintiffs, :  
:  
:  
vs. : No. 02-72 C.D.  
:  
:  
STANIS ROZIS, also known as STINEY :  
ROGERS, and ROSE ROZIS :  
and any member, and any heirs, persons :  
title under the aforesaid defendant :  
and any other person, persons, :  
firms, partnerships, or corporate entities :  
who might claim title to the premises :  
herein described, :  
Defendants. :  
:

ORDER

AND NOW, this 8<sup>th</sup> day of March, 2002, it appearing that service of

the Complaint to Quiet Title in the above stated action was served upon Defendants, Stanis Rozis, also known as Stiney Rogers and Rose Rozis, pursuant to the Rules of Civil Procedure; and by Affidavit of David J. Hopkins, Attorney for Plaintiffs, that no answer or appearance has been filed to said action, and on Motion of David J. Hopkins, Esquire, it is hereby ORDERED and DECREED:

1. That the Defendants, Stanis Rozis, also known as Stiney Rogers, and Rose Rozis, their heirs, devisees, administrators, executors and assigns and all other person, persons, firms, partnerships, or corporate entities in interest, are forever barred from asserting any right, title, lien or interest inconsistent with the interest or claim of the Plaintiffs as set forth in their Complaint in and to:

**FILED**

MAR 08 2002  
013251 ICC Atty Helzel  
William A. Shaw  
Prothonotary E/KP

All that certain piece or parcel of land situate, lying and being in Sandy Township, Clearfield County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe, said pipe being North 10 degrees 15 minutes East, 582 feet from the intersection of the Northerly line of Maple Avenue and the Westerly line of Twelfth Street; thence alone line of Lot. No. 8, North 79 degrees 45 minutes West, 150 feet to an iron pipe; thence North 10 degrees 15 feet East, 100 feet to an iron pipe; thence along line of Lot. No. 11, South 79 degrees 45 minutes East, 150 feet to an iron pipe in the Westerly line of Twelfth Street; thence along the Westerly line of Twelfth Street, South 10 degrees 15 minutes West, 100 feet to an iron pipe and the place of beginning. Known as Lots 9 and 10 in the Woodburn Plan of Lots.

2. That title to said property is now vested in Todd M. Gulvas and Jodi L. Coccimiglio, as prayed.

3. That the rights of the Plaintiffs are superior to the rights of the Defendants, Stanis Rozis, also known as Stiney Rogers and Rose Rozis, and any heirs, persons claiming, or who might claim title under the aforesaid Defendant; and any other person, persons, firms, partnerships, or corporate entities who might claim title to the premises herein described.

4. That the Plaintiffs have title in fee simple to said premises as described in the Complaint as against the Defendants, Stanis Rozis, also known as Stiney Rogers and Rose Rozis, and their heirs, devisees, administrators, executors, and assigns.

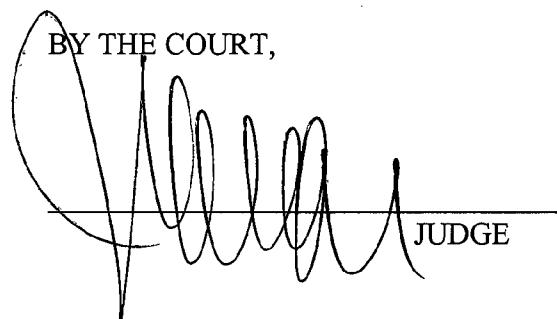
5. That the Defendants, Stanis Rozis, also known as Stiney Rogers and Rose Rozis, and their heirs, devisees, administrators, executors and assigns are forever barred from asserting any right, title or interest in or to the premises described which are inconsistent with the interest or claims of the Plaintiffs as set forth in their Complaint and from setting up any title to the

premises and from impeaching, denying or in any way attacking the title of the Plaintiffs to the premises.

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

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

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

BY THE COURT,  
  
JUDGE