

02-271-00  
GREGORY N. DIXON, SR. -vs- JOHN C. DIXON et al

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

GREGORY N. DIXON, SR.,  
PLAINTIFF

vs.

No. 02-271-CD

JOHN C. DIXON, a/k/a CHARLES DIXON, HIS  
HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS  
and ASSIGNS, and  
CECIL E. DIXON, LARRY DIXON, WILLIAM DIXON,  
MILDRED DIXON KORB, ELSIE DIXON STRATTON,  
JOHN DIXON, ROBERT DIXON, THELMA DIXON KORB,  
SYLVIA JEAN DIXON GALENTINE, THEIR HEIRS,  
EXECUTORS, ADMINISTRATORS, SUCCESSORS and  
ASSIGNS, and  
ARDELL DIXON, DONNIE DIXON, CHARLES DIXON,  
ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, THEIR  
HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS  
and ASSIGNS, and  
ALVIN DIXON, HIS HEIRS, EXECUTORS,  
ADMINISTRATORS, SUCCESSORS and ASSIGNS, and  
LUELLE DIXON MAINES, ANNA MAE ZIEGLER, SARA  
ZIEGLER, SHIRLEY BOCK, MARY HARMON, BARBARA  
KOPP, WILLARD E. MAINES, ETHEL LIPSON, LEWIS  
MAINES, ROBERT A. MAINES, WANITA DIXON, LINDA  
KIRK, DEBBIE WILT, THEIR HEIRS, EXECUTORS,  
ADMINISTRATORS, SUCCESSORS and ASSIGNS, and  
HELEN DIXON WILLIAMS, RUSSELL WILLIAMS, CECIL  
WILLIAMS, FAYE WILLIAMS, JEAN WILLIAMS, THEIR  
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DIXON, RICHARD DIXON, SAM DIXON, KATHY DIXON  
HOFFMAN, HAROLD DIXON, BETTY DIXON TRAVIS,  
THEIR HEIRS, EXECUTORS, ADMINISTRATORS,  
SUCCESSORS and ASSIGNS  
DEFENDANTS

FILED

FEB 26 2002

0/10:00/ atty Michael

William A. Shaw

Prothonotary

pd

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CASE NUMBER: 01- -CD

TYPE OF CASE: ACTION TO QUIET TITLE

TYPE OF PLEADING: COMPLAINT

FILED ON BEHALF OF: Plaintiff

COUNSEL OF RECORD  
FOR THIS PARTY: Warren B. Mikesell, II, Esquire  
Supreme Court No. 63717  
Mikesell & Mikesell  
115 East Locust Street  
Clearfield, PA 16830  
(814) 765-6605

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### COMPLAINT

The Plaintiff, GREGORY N. DIXON, SR., through his attorney, WARREN B. MIKESELL, II, complains upon a cause of action whereof the following is a statement.

1. That the Plaintiff is an adult individual, residing at RD Box 602, Morrisdale, Pennsylvania, 16858.

2. That the Defendant, JOHN C. DIXON, is believed to be the individual who went by the name of CHARLES DIXON. The said CHARLES DIXON and ELSIE SMEAL, his wife, were believed to have had the following heirs at law:

a) CECIL E. DIXON, deceased, was married to ROSEANNA JUKES, believed to be living; however it is unknown where she is living. It is believed they had the following children:

LARRY DIXON, RR #1 Box 235, Woodland, Pennsylvania.  
WILLIAM DIXON, RR #1 Box 235, Woodland, Pennsylvania.  
MILDRED DIXON KORB, 74 Shelley Road, Meriden,  
Connecticut.  
ELSIE DIXON STRATTON, RR #3 Box 238, Philipsburg,  
Pennsylvania.  
JOHN DIXON, 1902 Jackson Street, Reynoldsville,  
Pennsylvania.  
ROBERT DIXON, P.O. Box 94, Woodland, Pennsylvania.  
THELMA DIXON KORB, 48 Circle Drive, Wallingford,  
Connecticut.  
SYLVIA JEAN DIXON GALENTINE, 183 Sandy Lane, Meridan,  
Connecticut.

b) ARDELL DIXON, deceased. It is unknown whether he married but it is believed he had the following children:

DONNIE DIXON, P.O. Box 1212, 5000 School Street,  
McKean, Pennsylvania.  
CHARLES DIXON, P.O. Box 223, Hawk Run, Pennsylvania.  
ARTHUR DIXON, deceased, last known address was 1810  
Center Street, Erie, Pennsylvania. It is unknown  
whether he had any children or heirs at law.

BONNIE I. DIXON ZORTMAN, deceased, last known address was 514 Fifth Street, Niagara Falls, New York. It is unknown whether he had any children or heirs at law.

c) ALVIN DIXON, deceased, was married to a woman with the last name of FLOOD, deceased. It is believed that they were divorced with two (2) children, unknown names or addresses.

d) LUELLA DIXON MAINES, deceased, was married to WILLARD MAINES, deceased. It is believed they had the following children:

ANNA MAE ZIEGLER, 961 Prospect Road, Evans City, Pennsylvania.

SARA ZIEGLER, P.O. Box 89, Grampian, Pennsylvania.

SHIRLEY BOCK, RR #1 Box 225A, Woodland, Pennsylvania.

MARY HARMON, P.O. Box 566, Prospect, Pennsylvania.

BARBARA KOPP, 1100 Prospect Road, Evans City, Pennsylvania.

WILLARD E. MAINES, P.O. Box 132, Grampian, Pennsylvania.

ETHEL LIPSON, 230 Slater Street, Attleboro, Massachusetts.

LEWIS MAINES, 371 Beans Brigg Road, Augusta, Georgia.

ROBERT A. MAINES, RR #1 Box 538, Olanta, Pennsylvania.

WANITA DIXON, P.O. Box 122, Grampian, Pennsylvania.

LINDA KIRK, 42036 Morga Road, Temepcula, California.

DEBBIE WILT, P.O. Box 280, Grampian, Pennsylvania.

e) HELEN DIXON WILLIAMS, deceased. It is unknown whether she ever married but it is believed she was to a WILLIAMS and they had the following children:

RUSSELL WILLIAMS, deceased. It is unknown whether he had any children or heirs at law.

CECIL WILLIAMS, deceased. It is unknown whether he had any children or heirs at law.

FAYE WILLIAMS, unknown who she is married to. Last known location was in Curwensville, Pennsylvania.

JEAN 8WILLIAMS, married to GLENN CUMMINGS, last known address was in Wallaceton, Pennsylvania.

f) MERLIN DIXON, deceased, was married to FRED A DIXON, She is wife, believed to be living at P.O. Box 9, West Decatur, Pennsylvania. He is believed to have had the following children:

JAMES DIXON, P.O. Box 9, West Decatur, Pennsylvania.

MIKE DIXON, last known location was in Clearfield, Pennsylvania.

BOB DIXON, last known location was in Clearfield, Pennsylvania.

RICHARD DIXON, RR #1 Box 713, Morrisdale, Pennsylvania.

SAM DIXON, P.O. Box 129, West Decatur, Pennsylvania.

KATHY DIXON HOFFMAN, 801 South Main Street, Lewistown, Pennsylvania.

HAROLD DIXON, 721 North Front Street, Philipsburg, Pennsylvania.

BETTY DIXON TRAVIS, last known location believed to be in Brisbin.

3. That by Deed dated September 1, 1937, JAMES H. DIXON, conveyed three (3) acres of land situate in Boggs Township, Clearfield County, Pennsylvania to JOHN C. DIXON, with said Deed being recorded in The Office of the Recorder of Deeds of Clearfield County, Pennsylvania, in Deed Book 320, page 132.

4. That the aforesaid three (3) acres of land situate in Boggs Township, Clearfield County, Pennsylvania which was conveyed to JOHN C. DIXON from JAMES H. DIXON was assessed in the name of CHARLES DIXON in the Clearfield County Assessment Office in 1943.

5. That the aforesaid three (3) acre parcel of land situate in Boggs Township, Clearfield County, Pennsylvania was assessed in the name of CHARLES DIXON was sold to Clearfield County for non-payment of real estate taxes in 1943.

6. That the Deed for the Clearfield County Treasurer to the Clearfield County Commissioners was never recorded of record in Clearfield County, Pennsylvania.

7. That Hannah Waple, widow, purchased the aforesaid three (3) acre parcel of situate in Boggs Township, Clearfield County, Pennsylvania from Clearfield County, Pennsylvania in 1945.

8. That the Deed from the Clearfield County Commissioners to HANNAH WAPLE, widow, was never recorded of record in Clearfield County, Pennsylvania.

9. That HANNAH WAPLE, widow, conveyed the three (3) acres of land situate in Boggs Township, Clearfield County, Pennsylvania to GRANT LUMADUE and ARLENE LUMADUE, his wife, by Deed dated February 27, 1946, as recorded in The Office of the Recorder of Deeds of Clearfield County, Pennsylvania in Deed Book 378, page 30.

10. That the said GRANT LUMADUE and ARLEN LUMADUE, his wife, conveyed the said three (3) acres of land situate in Boggs Township, Clearfield County, Pennsylvania by Deed dated May 23, 1947, to EDWARD DIXON and MARTHA DIXON, husband and wife as tenants by the entireties, as recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania, in Deed Book 384, page 243.

11. That the said EDWARD DIXON died on February 6, 2001. A copy of his Death Certificate is recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania, as an attachment to the Deed recorded as Instrument Number 200111676.

12. That the said MARTHA DIXON did execute a Durable General Power of Attorney appointing her daughters HOPE R. GRAHAM and TRUDY K. TARACHKO, as attorneys-in-fact and did cause the said Power of Attorney to be recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania in Deed and Record Book 1937, page 417.

13. That the said MARTHA DIXON, by and through her Attorneys in Fact did convey the said three (3) acres of land situate in Boggs Township, Clearfield County, Pennsylvania by Deed dated July 27, 2001, to GREGORY N. DIXON, SR., as recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania as Instrument Number 2001111676.

14. That the said Plaintiff, GREGORY N. DIXON, SR., is the owner of the premises situate in Boggs Township, Clearfield County, Pennsylvania, and more particularly described as follows:

ALL that certain tract of land situate in the Township of Boggs, County of Clearfield and State of Pennsylvania, bounded and described as follows:

BEING the three (3) acres formerly assessed to Charles Dixon in Boggs Township, Clearfield County, and the premises which were returned by the Collector of taxes for non-payment of taxes for the year 1940 and were sold at public vendue by Edna Marsden, Treasurer of Clearfield County, on the 22<sup>nd</sup> day of January, 1943, to Clearfield County. The said premises were sold by the County Commissioners by Public vendue on the 26<sup>th</sup> day of March, 1945, to Hannah Waple, their deed being dated the 9<sup>th</sup> day of July 1945. And the said Hannah Waple, widow, by deed dated the 27<sup>th</sup> day of February, 1946 recorded at Clearfield in Deed Book No. 378, page 30, granted and conveyed the same to Grant Lumadue and Arlene Lumadue. The said Grant Lumadue and Arlene Lumadue having conveyed the said premises to Edward Dixon and Martha Dixon, by Deed dated May 23, 1947, and recorded in The Office of the Recorder of Deeds of Clearfield County, Pennsylvania, in Deed Book 384, page 243. The said Martha Dixon having conveyed the said three (3) acres to Gregory N. Dixon, Sr., by Deed dated July 27, 2001, as recorded in the Office of Recorder of Deeds of Clearfield County, Pennsylvania, as Instrument Number 200111676, the present.

The said premises are further described in a Deed from James H. Dixon to John C. Dixon, dated September 1, 1937, as recorded at Clearfield in Deed Book No. 320, page 132:

BEGINNING at a post and corner on Township road and land of J. H. Dixon running North along land of J. H. Dixon thirty seven (37) rods to a post and corner on land of J. H. Dixon. Thence running along said land West thirteen (13) rod to a post and corner on land of J. H. Dixon thence along land of J. H. Dixon thirty seven (37) rod South to a post and corner on land of J. H. Dixon and Township road. Thence along land of J. H. Dixon and Township road East thirteen (13) rod to a post and corner and place of beginning Containing three (3) acres net.

Being the same parcel listed as Clearfield County Map Number 105-010-06

15. That the Plaintiff avers it is the purpose and intention of this Action to Quiet Title to extinguish any and all

of the Defendants' interest as a result of any improprieties in the assessment or sale of the herein described property for the nonpayment of real estates taxes of the subject premises.

16. That the Plaintiff and his predecessors in title to the above described properties listed in Paragraph 14 herein have exercised dominion, possession and control of the subject premises for a period in excess of twenty-one (21) years to wit: The Plaintiff's predecessors in title have utilized the property as their principle residence and further, the Plaintiff and his predecessors in title since 1947 have exclusively utilized the entire three (3) acres as a residence and have planted trees and shrubbery etc., have built, repaired and maintained the buildings and structures on the said property, all being adverse, continuous, open, visible, notorious, exclusive and hostile possession of the property.

17. That it is believed and therefore averred that the said Defendants were fully apprized of the tax sale effecting their interest in the said real estate as hereinbefore described, had due notice thereof, through advertisement in a newspaper of general circulation, through posting of the said premises, by actual notice as provided by registered mail, and that the said Defendants named herein failed and neglected to take any action in order to protect their respective interests in the said premises, they being fully apprized of the same and fully knowledgeable as to the sale of said premises to your Plaintiff herein or his predecessors in title.

18. That at no time have any of the herein named Defendants, their heirs, executors, administrators, successors and assigns, attempted to secure possession of the said real estate subject to this action, contest the title of the Plaintiff and/or his predecessors in title or assert any interest adverse to that of Plaintiff or his predecessors in title by any legal action or by formal acknowledgment thereof.

19. That the premises herein described in Paragraph 14 is the same premises that Plaintiff and his predecessors in title have been in adverse, open, exclusive, continuous, notorious, hostile and uninterrupted possession for a period in excess of twenty-one (21) years, possession of the said premises having been acquired by the Plaintiff and his predecessors in title as herein above set forth.

20. That the said Plaintiff and/or his predecessors in title have, commencing with the year 1947, and continuing up to the present time, made valuable improvements to the said premises, maintained the same premises, paid all current real estate taxes, and evidenced a settled intent of excluding all individuals, including but not limited to the Defendants, their heirs, executors, administrators, successors and assigns, from the use, actual occupation or constructive possession of the subject premises.

21. That at no time have any of the herein named Defendants attempted to secure possession of the said premises, contest the title of the Plaintiff or his predecessors in title, or assist in the maintenance, repair or improvements or those premises hereinbefore described nor has any asserted any interest adverse to the Plaintiff or his predecessors in title by legal action.

WHEREFORE, the Plaintiff respectfully request:

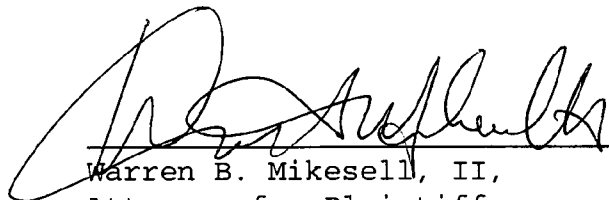
a) That the Defendant, their successors and assigns and any other person claiming under them, and all other persons having a claim to the premises described herein, be ordered to bring an action of ejectment to establish their claim to the premises described herein, within a time set by the Court, or be forever barred from setting up any title to the said premises and the use of the same, and from impeaching, denying or in any way attacking Plaintiff's title to said premises, from encumbering, mortgaging or conveying this parcel or any part thereof, or from asserting in any manner, any right, lien, title or interest inconsistent with the interest or claims of the Plaintiff as set forth in his Complaint.

b) That the Court declare the Plaintiff to be the sole owner and to be entitled to the exclusive possession of the premises described herein in Paragraph 14 by virtue of his adverse, open, notorious, exclusive, uninterrupted and hostile possession of the premises for a period in excess of twenty-one (21) years.

c) That an Order be made setting aside any defect which may have resulted from lack of notice of the said tax claim, and/or tax sale, or any other defect or irregularity occurring in the proceedings leading up to and resulting in the tax sale

wherein the Plaintiff and his predecessors in title secured title, and further confirming all actions of the tax office with respect to the notice requirements and further confirming all other actions undertaken by the tax office preparatory to or in consummation of the subsequent sale, all of which is as provided under the applicable sections of the Pennsylvania Real Estate Tax Sale Law.


d) That the Court make such further orders as may be necessary to establish the title of the Plaintiff and to grant him appropriate relief.



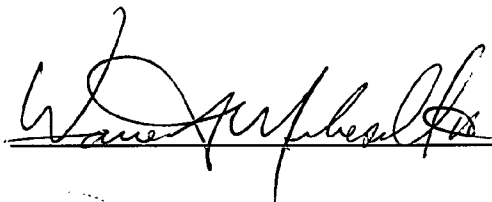
Warren B. Mikesell, II,  
Attorney for Plaintiff

COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF CLEARFIELD :

GREGORY N. DIXON, SR., being duly sworn according to law,  
deposes and say that he is the Plaintiff in the foregoing  
Complaint and that the facts set forth therein are true and  
correct to the best of his knowledge, information and belief.

  
\_\_\_\_\_  
Gregory N. Dixon, Sr.

Sworn to and subscribed  
before me this 18th day  
of January, 2002

  
\_\_\_\_\_



Notarial Seal  
Warren B. Mikesell II, Notary Public  
Clearfield Boro, Clearfield County  
My Commission Expires June 14, 2004  
Member, Pennsylvania Association of Notaries

In The Court of Common Pleas  
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Clearfield County, Pennsylvania

No. \_\_\_\_\_

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Plaintiff

Versus

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MIKESSELL & MIKESSELL  
ATTORNEYS AT LAW  
116 EAST LOCUST STREET  
CLEARFIELD, PENNSYLVANIA 16830

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FILED

OCT 01 2002

William A. Shaw  
Prothonotary

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FILED ON BEHALF OF: Plaintiff

COUNSEL OF RECORD FOR THIS PARTY: Warren B. Mikesell, II, Esquire  
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CECIL E. DIXON, ROSEANNA JUKES, ROBERT DIXON, :  
their heirs, executors, administrators, :  
successors and assigns, and :  
ARDELL DIXON, DONNIE DIXON, CHARLES DIXON, :  
ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, their :  
heirs, executors, administrators, successors :  
and assigns, and :  
ALVIN DIXON, his heirs, executors, :  
administrators, successors and assigns, and :  
LUELLE DIXON MAINES, HOWARD R. ZIEGLER, :  
WILLARD E. MAINES, ETHEL LIPSON, LEWIS :  
MAINES, ROBERT A. MAINES, LINDA KIRK, :  
their heirs, executors, administrators, :  
successors and assigns, and :  
HELEN DIXON WILLIAMS, RUSSELL WILLIAMS, CECIL :  
WILLIAMS, ELEANOR FAYE WILLIAMS VANDELIER, :  
their heirs, executors, administrators, :  
successors and assigns, and :  
MERLIN DIXON, MIKE DIXON, BOB DIXON :  
SAMUEL L. DIXON, KATHRYN DIXON HOFFMAN, :  
BETTY DIXON TRAVIS, their heirs, executors, :  
administrators, successors and assigns, :  
DEFENDANTS :

AMENDED COMPLAINT

The Plaintiff, GREGORY N. DIXON, SR., through his attorney, WARREN B. MIKESELL, II, complains upon a cause of action whereof the following is a statement.

1. That the Plaintiff is an adult individual, residing at RD Box 602, Morrisdale, Pennsylvania, 16858.

2. That the Defendant, JOHN C. DIXON, is believed to be the individual who went by the name of CHARLES DIXON. The said CHARLES DIXON and ELSIE SMEAL, his wife, are believed to be deceased and are believed to have had the following heirs at law:

a) CECIL E. DIXON, deceased, was married to ROSEANNA JUKES, believed to be living; however it is unknown where she is living. It is believed they had the following children:

LARRY DIXON, RR #1 Box 235, Woodland, Pennsylvania.  
WILLIAM DIXON, RR #1 Box 235, Woodland, Pennsylvania.  
MILDRED DIXON KORB, 74 Shelley Road, Meriden,  
Connecticut.  
ELSIE DIXON STRATTON, 203 Copeland Road, Philipsburg,  
Pennsylvania.  
JOHN E. DIXON, 1902 Jackson Street, Reynoldsville,  
Pennsylvania.  
ROBERT DIXON, P.O. Box 94, Woodland, Pennsylvania.  
THELMA DIXON KORB, 48 Circle Drive, Wallingford,  
Connecticut.  
SYLVIA JEAN DIXON GALENTINE, 183 Sandy Lane, Meridan,  
Connecticut.

b) ARDELL DIXON, deceased. It is unknown whether he married but it is believed he had the following children:

DONNIE DIXON, last known address was P.O. Box 1212,  
5000 School Street, McKean, Pennsylvania, current  
address unknown.  
CHARLES DIXON, last known address was P.O. Box 223,  
Hawk Run, Pennsylvania, current address unknown.  
ARTHUR DIXON, deceased, last known address was 1810  
Center Street, Erie, Pennsylvania. It is unknown  
whether he had any children or heirs at law.  
BONNIE I. DIXON ZORTMAN, deceased, last known address  
was 514 Fifth Street, Niagara Falls, New York. It  
is unknown whether she had any children or heirs  
at law.

c) ALVIN DIXON, deceased, was married to a woman with the last name of FLOOD, who is believed to be deceased. It is believed that they were divorced during their lifetime and it is believed they had two (2) children; however, their names or addresses are unknown.

d) LUELLA DIXON MAINES, deceased, was married to WILLARD MAINES, deceased. It is believed they had the following children:

ANNA MAE ZIEGLER, 961 Prospect Road, Evans City,  
Pennsylvania.  
SARA E. ZEIGLER, P.O. Box 89, Grampian, Pennsylvania.  
SHIRLEY M. BOCK, RR #1 Box 225A, Woodland,  
Pennsylvania.  
MARY LOU MAINES HARMON, P.O. Box 566, Prospect,  
Pennsylvania.  
BARBARA KOPP, 1100 Prospect Road, Evans City,  
Pennsylvania.  
WILLARD E. MAINES, P.O. Box 132, Grampian,  
Pennsylvania.  
ETHEL LIPSON, 230 Slater Street, Attleboro,  
Massachusetts.  
LEWIS MAINES, last known address was 371 Beans Brigg  
Road, Augusta, Georgia, current address unknown.  
ROBERT A. MAINES, RR #1 Box 538, Olanta, Pennsylvania.  
WANITA NIXON, P.O. Box 122, Grampian, Pennsylvania.  
LINDA KIRK, last known address was 42036 Morga Road,  
Temecula, California, current address unknown.  
DEBRA J. WILT, a/k/a Debbie Wilt, P.O. Box 280,  
Grampian, Pennsylvania.

e) HELEN DIXON WILLIAMS, deceased in 1980's. She was  
married to a GARMAN WILLIAMS, deceased, and they had the  
following children:

RUSSELL WILLIAMS, deceased. It is unknown whether he  
had any children or heirs at law.  
CECIL WILLIAMS, deceased. It is unknown whether he had  
any children or heirs at law.  
ELEANOR FAYE WILLIAMS, it was believed that she married  
JOSEPH VANDELIER? and their last known location  
was in Curwensville, Pennsylvania; current address  
is unknown.  
NORMA JEAN WILLIAMS CUMMINGS, married to GLENN E.  
CUMMINGS, last known address 170 Forcey Road,  
Wallaceton, Pennsylvania.

f) MERLIN DIXON, deceased, was married to FREDA DIXON,  
believed to be living at P.O. Box 9, West Decatur, Pennsylvania.  
He is believed to have had the following children:

JAMES M. DIXON, P.O. Box 9, West Decatur, Pennsylvania.  
MIKE DIXON, last known location was in Clearfield,  
Pennsylvania, current address unknown.  
BOB DIXON, last known location was in Clearfield,  
Pennsylvania, current address unknown.

RICHARD A. DIXON, RR #1 Box 713, Morrisdale,  
Pennsylvania.  
SAMUEL L. DIXON, P.O. Box 129, West Decatur,  
Pennsylvania.  
KATHRYN DIXON HOFFMAN, 801 South Main Street,  
Lewistown, Pennsylvania.  
HAROLD L. DIXON, 721 North Front Street, Philipsburg,  
Pennsylvania.  
BETTY DIXON TRAVIS, last known location believed to be  
in Brisbin, current address unknown.

3. That by Deed dated September 1, 1937, JAMES H. DIXON, conveyed three (3) acres of land situate in Boggs Township, Clearfield County, Pennsylvania to JOHN C. DIXON, with said Deed being recorded in The Office of the Recorder of Deeds of Clearfield County, Pennsylvania, in Deed Book 320, page 132.

4. That the aforesaid three (3) acres of land situate in Boggs Township, Clearfield County, Pennsylvania which was conveyed to JOHN C. DIXON from JAMES H. DIXON was assessed in the name of CHARLES DIXON in the Clearfield County Assessment Office in 1943.

5. That the aforesaid three (3) acre parcel of land situate in Boggs Township, Clearfield County, Pennsylvania was assessed in the name of CHARLES DIXON was sold to Clearfield County for non-payment of real estate taxes in 1943.

6. That the Deed for the Clearfield County Treasurer to the Clearfield County Commissioners was never recorded of record in Clearfield County, Pennsylvania.

7. That Hannah Waple, widow, purchased the aforesaid three (3) acre parcel of situate in Boggs Township, Clearfield County, Pennsylvania from Clearfield County, Pennsylvania in 1945.

8. That the Deed from the Clearfield County Commissioners to HANNAH WAPLE, widow, was never recorded of record in Clearfield County, Pennsylvania.

9. That HANNAH WAPLE, widow, conveyed the three (3) acres of land situate in Boggs Township, Clearfield County, Pennsylvania to GRANT LUMADUE and ARLENE LUMADUE, his wife, by Deed dated February 27, 1946, as recorded in The Office of the Recorder of Deeds of Clearfield County, Pennsylvania in Deed Book 378, page 30.

10. That the said GRANT LUMADUE and ARLEN LUMADUE, his wife, conveyed the said three (3) acres of land situate in Boggs Township, Clearfield County, Pennsylvania by Deed dated May 23, 1947, to EDWARD DIXON and MARTHA DIXON, husband and wife as tenants by the entireties, as recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania, in Deed Book 384, page 243.

11. That the said EDWARD DIXON died on February 6, 2001. A copy of his Death Certificate is recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania, as an attachment to the Deed recorded as Instrument Number 200111676.

12. That the said MARTHA DIXON did execute a Durable General Power of Attorney appointing her daughters HOPE R. GRAHAM and TRUDY K. TARACHKO, as attorneys-in-fact and did cause the said Power of Attorney to be recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania in Deed and Record Book 1937, page 417.

13. That the said MARTHA DIXON, by and through her Attorneys in Fact did convey the said three (3) acres of land situate in Boggs Township, Clearfield County, Pennsylvania by Deed dated July 27, 2001, to GREGORY N. DIXON, SR., as recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania as Instrument Number 2001111676.

14. That the said Plaintiff, GREGORY N. DIXON, SR., is the owner of the premises situate in Boggs Township, Clearfield County, Pennsylvania, and more particularly described as follows:

ALL that certain tract of land situate in the Township of Boggs, County of Clearfield and State of Pennsylvania, bounded and described as follows:

BEING the three (3) acres formerly assessed to Charles Dixon in Boggs Township, Clearfield County, and the premises which were returned by the Collector of taxes for non-payment of taxes for the year 1940 and were sold at public vendue by Edna Marsden, Treasurer of Clearfield County, on the 22<sup>nd</sup> day of January, 1943, to Clearfield County. The said premises were sold by the County Commissioners by Public vendue on the 26<sup>th</sup> day of March, 1945, to Hannah Waple, their deed being dated the 9<sup>th</sup> day of July 1945. And the said Hannah Waple, widow, by deed dated the 27<sup>th</sup> day of February, 1946 recorded at Clearfield in Deed Book No. 378, page 30, granted and conveyed the same to Grant Lumadue and Arlene Lumadue. The said Grant Lumadue and Arlene Lumadue having conveyed the said premises to Edward Dixon and Martha Dixon, by

Deed dated May 23, 1947, and recorded in The Office of the Recorder of Deeds of Clearfield County, Pennsylvania, in Deed Book 384, page 243. The said Martha Dixon having conveyed the said three (3) acres to Gregory N. Dixon, Sr., by Deed dated July 27, 2001, as recorded in the Office of Recorder of Deeds of Clearfield County, Pennsylvania, as Instrument Number 200111676, the present.

The said premises are further described in a Deed from James H. Dixon to John C. Dixon, dated September 1, 1937, as recorded at Clearfield in Deed Book No. 320, page 132:

BEGINNING at a post and corner on Township road and land of J. H. Dixon running North along land of J. H. Dixon thirty seven (37) rods to a post and corner on land of J. H. Dixon. Thence running along said land West thirteen (13) rod to a post and corner on land of J. H. Dixon thence along land of J. H. Dixon thirty seven (37) rod South to a post and corner on land of J. H. Dixon and Township road. Thence along land of J. H. Dixon and Township road East thirteen (13) rod to a post and corner and place of beginning Containing three (3) acres net.

Being the same parcel listed as Clearfield County Map Number 105-010-06

15. That following the filing of the original Complaint in the above captioned matter, the following heirs at law of JOHN C. DIXON, a/k/a CHARLES DIXON, did execute and deliver to the Plaintiff, GREGORY N. DIXON, SR., Quit Claim Deeds for all of their right, title and interest in and to the herein described premises thereby divesting themselves of any interest in the property:

LARRY DIXON; WILLIAM DIXON and JOYCE DIXON, his wife; MILDRED DIXON KORB and JAMES KORB, her husband; ELSIE DIXON STRATTON, widow; JOHN E. DIXON and LINDA J. DIXON, his wife; THELMA L. DIXON KORB and HAROLD I. KORB, her husband; SYLVIA JEAN DIXON-GALENTINE and THOMAS R. GALENTINE, her husband; ANNA MAE ZIEGLER and WILLIAM A. ZIEGLER, Jr.; her husband; SARA E. ZEIGLER (note: her husband, HOWARD R. was unable to execute a Deed due to illness); SHIRLEY M. BOCK; MARY LOU HARMON and JAMES W. HARMON, her husband; BARBARA KOPP and GERALD KOPP, her husband; WANITA NIXON and VERNON NIXON, her husband; DEBRA J. WILT; NORMA JEAN CUMMINGS and GLENN E. CUMMINGS, her husband; FRED A. DIXON; JAMES M. DIXON; RICHARD A. DIXON; and HAROLD L. DIXON and MARY LOU DIXON, his wife.

16. That an attempt to contact all of the heirs at law of JOHN C. DIXON, a/k/a CHARLES DIXON, was made by first class mail to the last known address of all of the original named Defendants and the following listed Defendant's mailings were returned as undeliverable with no forwarding address:

DONNIE DIXON, CHARLES DIXON, LEWIS MAINES, and LINDA KIRK

17. That the Plaintiff avers it is the purpose and intention of this Action to Quiet Title to extinguish any and all of the Defendants' interest as a result of any improprieties in the assessment or sale of the herein described property for the nonpayment of real estates taxes of the subject premises.

18. That the Plaintiff and his predecessors in title to the above described properties listed in Paragraph 14 herein have exercised dominion, possession and control of the subject premises for a period in excess of twenty-one (21) years to wit: The Plaintiff's predecessors in title have utilized the property as their principle residence and further, the Plaintiff and his predecessors in title since 1947 have exclusively utilized the entire three (3) acres as a residence and have planted trees and shrubbery etc., have built, repaired and maintained the buildings and structures on the said property, all being adverse, continuous, open, visible, notorious, exclusive and hostile possession of the property.

19. That it is believed and therefore averred that the said Defendants were fully apprized of the tax sale effecting their interest in the said real estate as hereinbefore described, had due notice thereof, through advertisement in a newspaper of general circulation, through posting of the said premises, by actual notice as provided by registered mail, and that the said Defendants named herein failed and neglected to take any action in order to protect their respective interests in the said premises, they being fully apprized of the same and fully knowledgeable as to the sale of said premises to your Plaintiff herein or his predecessors in title.

20. That at no time have any of the herein named Defendants, their heirs, executors, administrators, successors and assigns, attempted to secure possession of the said real estate subject to this action, contest the title of the Plaintiff and/or his predecessors in title or assert any interest adverse to that of Plaintiff or his predecessors in title by any legal action or by formal acknowledgment thereof.

21. That the premises herein described in Paragraph 14 is the same premises that Plaintiff and his predecessors in title have been in adverse, open, exclusive, continuous, notorious, hostile and uninterrupted possession for a period in excess of twenty-one (21) years, possession of the said premises having been acquired by the Plaintiff and his predecessors in title as herein above set forth.

22. That the said Plaintiff and/or his predecessors in title have, commencing with the year 1947, and continuing up to the present time, made valuable improvements to the said premises, maintained the same premises, paid all current real estate taxes, and evidenced a settled intent of excluding all individuals, including but not limited to the Defendants, their heirs, executors, administrators, successors and assigns, from the use, actual occupation or constructive possession of the subject premises.

23. That at no time have any of the herein named Defendants attempted to secure possession of the said premises, contest the title of the Plaintiff or his predecessors in title, or assist in the maintenance, repair or improvements or those premises hereinbefore described nor has any asserted any interest adverse to the Plaintiff or his predecessors in title by legal action.

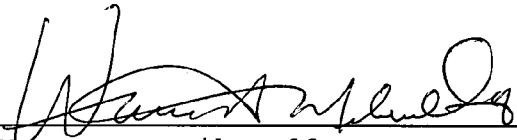
WHEREFORE, the Plaintiff respectfully request:

a) That the Defendants, their successors and assigns and any other person claiming under them, and all other persons having a claim to the premises described herein, be ordered to bring an action of ejectment to establish their claim to the premises described herein, within a time set by the Court, or be forever barred from setting up any title to the said premises and the use of the same, and from impeaching, denying or in any way attacking Plaintiff's title to said premises, from encumbering, mortgaging or conveying this parcel or any part thereof, or from asserting in any manner, any right, lien, title or interest inconsistent with the interest or claims of the Plaintiff as set forth in his Complaint.

b) That the Court declare the Plaintiff to be the sole owner and to be entitled to the exclusive possession of the premises described herein in Paragraph 14 by virtue of his adverse, open, notorious, exclusive, uninterrupted and hostile possession of the premises for a period in excess of twenty-one (21) years.

c) That an Order be made setting aside any defect which may have resulted from lack of notice of the said tax claim, and/or tax sale, or any other defect or irregularity occurring in the proceedings leading up to and resulting in the tax sale wherein the Plaintiff and his predecessors in title secured title, and further confirming all actions of the tax office with respect to the notice requirements and further confirming all other actions undertaken by the tax office preparatory to or in consummation of the subsequent sale, all of which is as provided under the applicable sections of the Pennsylvania Real Estate Tax Sale Law.

d) That the Court make such further orders as may be necessary to establish the title of the Plaintiff and to grant him appropriate relief.

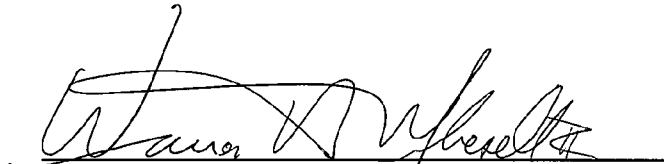


Warren B. Mikesell, II,  
Attorney for Plaintiff

**VERIFICATION**

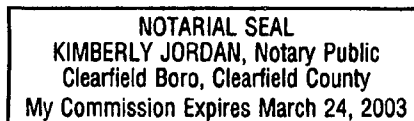
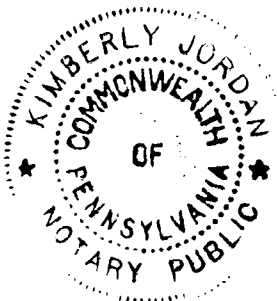
I, WARREN B. MIKESELL, II, ESQUIRE, as Attorney for the Plaintiff, Gregory N. Dixon, Sr., in the above-captioned action, do hereby verify that the responses set forth in the within Amended Complaint are true and correct to the best of my knowledge, information and belief. Said Attorney is making said Verification on behalf of Plaintiff since said Verification cannot be obtained from Plaintiff within the time allowed for filing the response to the Amended Complaint. Said Verification is also being made upon my reviewing of Plaintiff's Amended Complaint with the Plaintiff by telephone and said Verification is based on the representations made to the undersigned by the Plaintiff. I, the undersigned, understand that false statements made herein are subject to the penalties of 18 Pa.C.S.A. §4904 relating to unsworn falsification to authorities.

Date: 9-30-02

  
Warren B. Mikesell, II Esquire  
Attorney for Defendant

Sworn to and subscribed  
before me this 30<sup>th</sup> day  
of September, 2002





In The Court of Common Pleas  
of  
Clearfield County, Pennsylvania

No. 02-271-CD

GREGORY N. DIXON, SR.  
Plaintiff

Versus

JOHN C. DIXON, et. al.  
Defendant

With: J. A. Shaw  
Prothonotary

7 cc  
cc: cc  
011102  
Aug  
EAT

Mikesell

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

GREGORY N. DIXON, SR.,  
PLAINTIFF

vs.

No. 02-271-CD

JOHN C. DIXON, a/k/a CHARLES DIXON, his  
heirs, executors, administrators, successors  
and assigns, and  
CECIL E. DIXON, ROSEANNA JUKES, ROBERT DIXON,  
their heirs, executors, administrators,  
successors and assigns, and  
ARDELL DIXON, DONNIE DIXON, CHARLES DIXON,  
ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, their  
heirs, executors, administrators, successors  
and assigns, and  
ALVIN DIXON, his heirs, executors,  
administrators, successors and assigns, and  
LUELLA DIXON MAINES, HOWARD R. ZEIGLER,  
WILLARD E. MAINES, ETHEL LIPSON, LEWIS  
MAINES, ROBERT A. MAINES, LINDA KIRK,  
their heirs, executors, administrators,  
successors and assigns, and  
HELEN DIXON WILLIAMS, RUSSELL WILLIAMS, CECIL  
WILLIAMS, ELEANOR FAYE WILLIAMS VANDELIER,  
their heirs, executors, administrators,  
successors and assigns, and  
MERLIN DIXON, MIKE DIXON, BOB DIXON  
SAMUEL L. DIXON, KATHRYN DIXON HOFFMAN,  
BETTY DIXON TRAVIS, their heirs, executors,  
administrators, successors and assigns,  
DEFENDANTS

*Motion for Publication*

FILED

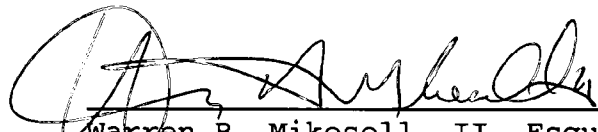
FEB 05 2003

012145/11  
William A. Shaw  
Prothonotary

4 Cmt To Att

**MOTION FOR PUBLICATION**

NOW, this 5th day of February, 2003, an Affidavit having been executed and filed on behalf of the Plaintiff, by his attorney, Warren B. Mikesell, II, Esquire, that the Defendants, JOHN C. DIXON, a/k/a CHARLES DIXON, his heirs, executors, administrators, successors and assigns, known or believed to be: CECIL E. DIXON, ROSEANNA JUKES, ARDELL DIXON, DONNIE DIXON, CHARLES DIXON, ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, ALVIN DIXON, LUELLA DIXON MAINES, HOWARD R. ZEIGLER, ETHEL LIPSON, LEWIS MAINES, LINDA KIRK, HELEN DIXON WILLIAMS, RUSSEL WILLIAMS, CECIL WILLIAMS, ELEANOR FAYE WILLIAMS VANDELIER, MERLIN DIXON, MIKE DIXON, BOB DIXON and BETTY DIXON TRAVIS, their heirs, executors, administrators, successors and assigns, parties of the first part, in title to all that tract of land being listed as three (3) acres of land situate in Boggs Township, Clearfield County, Pennsylvania, as conveyed by Deed dated July 27, 2001, to GREGORY N. DIXON, SR., and as recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania as Instrument Number 2001111676. The whereabouts of the Defendants, their heirs, executors, administrators, successors and assigns and are unknown, the Plaintiff, through his attorney, Warren B. Mikesell, II, hereby moves the Court for leave to serve by publication in such manner as the Court shall direct, as provided by Pennsylvania Rule of Civil Procedure No. 430(b)(1).

  
Warren B. Mikesell, II, Esquire  
Attorney for Plaintiff

**FILED**

FEB 05 2003

William A. Shaw  
Prothonotary

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

GREGORY N. DIXON, SR.,  
PLAINTIFF

vs.

No. 02-271-CD

JOHN C. DIXON, a/k/a CHARLES DIXON, his  
heirs, executors, administrators, successors  
and assigns, and  
CECIL E. DIXON, ROSEANNA JUKES, ROBERT DIXON,  
their heirs, executors, administrators,  
successors and assigns, and  
ARDELL DIXON, DONNIE DIXON, CHARLES DIXON,  
ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, their  
heirs, executors, administrators, successors  
and assigns, and  
ALVIN DIXON, his heirs, executors,  
administrators, successors and assigns, and  
LUELLA DIXON MAINES, HOWARD R. ZEIGLER,  
WILLARD E. MAINES, ETHEL LIPSON, LEWIS  
MAINES, ROBERT A. MAINES, LINDA KIRK,  
their heirs, executors, administrators,  
successors and assigns, and  
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WILLIAMS, ELEANOR FAYE WILLIAMS VANDELIER,  
their heirs, executors, administrators,  
successors and assigns, and  
MERLIN DIXON, MIKE DIXON, BOB DIXON  
SAMUEL L. DIXON, KATHRYN DIXON HOFFMAN,  
BETTY DIXON TRAVIS, their heirs, executors,  
administrators, successors and assigns,  
DEFENDANTS

*Affidavit.*

FILED

FEB 05 2003

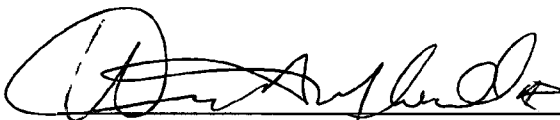
William A. Grew  
Prothonotary

*(Filer)*

**AFFIDAVIT**

COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF CLEARFIELD :

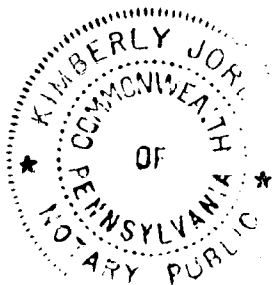
WARREN B. MIKESELL, II, being duly sworn according to law, deposes and states that he is the Attorney for the Plaintiff in the above captioned case and that the Defendants JOHN C. DIXON, a/k/a CHARLES DIXON, his heirs, executors, administrators, successors and assigns known or believed to be CECIL E. DIXON, ROSEANNA JUKES, ROBERT DIXON, ARDELL DIXON, DONNIE DIXON, CHARLES DIXON, ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, ALVIN DIXON, LUELLA DIXON MAINES, HOWARD R. ZEIGLER, ETHEL LIPSON, LEWIS MAINES, LINDA KIRK, HELEN DIXON WILLIAMS, RUSSELL WILLIAMS, CECIL WILLIAMS, ELEANOR FAYE WILLIAMS VANDELIER, MERLIN DIXON, MIKE DIXON, BOB DIXON, and BETTY DIXON TRAVIS, their heirs, executors, administrators, successors and assigns in title to all those lots or properties being all that tract of land listed as three (3) acres of land situate in Boggs Township, Clearfield County, Pennsylvania, as conveyed by Deed dated July 27, 2001, to GREGORY N. DIXON, SR., and as recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania as Instrument Number 2001111676. The whereabouts of the Defendants, their heirs, executors, administrators, successors and assigns are unknown.



Warren B. Mikesell, II

Sworn to and subscribed

before this 5<sup>th</sup> day  
of February, 2003.



NOTARIAL SEAL  
KIMBERLY JORDAN, Notary Public  
Clearfield Boro, Clearfield County  
My Commission Expires March 24, 2003

FILED

FEB 05 2003

0/2:45/um

William A. Shaw

Prothonotary

4 CENT TO APT

2003

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

GREGORY N. DIXON, SR.,  
PLAINTIFF

vs.

JOHN C. DIXON, a/k/a CHARLES DIXON, his  
heirs, executors, administrators, successors  
and assigns, and  
CECIL E. DIXON, ROSEANNA JUKES, ROBERT DIXON,  
their heirs, executors, administrators,  
successors and assigns, and  
ARDELL DIXON, DONNIE DIXON, CHARLES DIXON,  
ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, their  
heirs, executors, administrators, successors  
and assigns, and  
ALVIN DIXON, his heirs, executors,  
administrators, successors and assigns, and  
LUELLE DIXON MAINES, HOWARD R. ZEIGLER,  
WILLARD E. MAINES, ETHEL LIPSON, LEWIS  
MAINES, ROBERT A. MAINES, LINDA KIRK,  
their heirs, executors, administrators,  
successors and assigns, and  
HELEN DIXON WILLIAMS, RUSSELL WILLIAMS, CECIL  
WILLIAMS, ELEANOR FAYE WILLIAMS VANDELIER,  
their heirs, executors, administrators,  
successors and assigns, and  
MERLIN DIXON, MIKE DIXON, BOB DIXON  
SAMUEL L. DIXON, KATHRYN DIXON HOFFMAN,  
BETTY DIXON TRAVIS, their heirs, executors,  
administrators, successors and assigns,  
DEFENDANTS

No. 02-271-CD

Acceptance of  
Service of the  
Amended Complaint

FILED

FEB 05 2003

0/3:20/ wgr

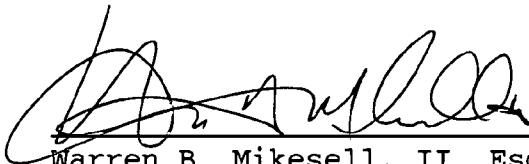
William A. Shaw

Prothonotary/Clerk of Courts

2 CEnt 70 ATT

Attached hereto are individual Acceptance of Service documents executed by the Defendants therein acknowledging receipt of Service of the original Complaint filed to the above captioned matter, and the same are hereby filed by Warren B. Mikesell, II, Esquire, Attorney for Plaintiff.

02/05/03  
Date

  
Warren B. Mikesell, II, Esquire  
Attorney for Plaintiff

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

GREGORY N. DIXON, SR.,  
PLAINTIFF

vs.

No. 02-271-CD

JOHN C. DIXON, a/k/a CHARLES DIXON, his  
heirs, executors, administrators, successors  
and assigns, and  
CECIL E. DIXON, ROSEANNA JUKES, ROBERT DIXON,  
their heirs, executors, administrators,  
successors and assigns, and  
ARDELL DIXON, DONNIE DIXON, CHARLES DIXON,  
ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, their  
heirs, executors, administrators, successors  
and assigns, and  
ALVIN DIXON, his heirs, executors,  
administrators, successors and assigns, and  
LUELLE DIXON MAINES, HOWARD R. ZIEGLER,  
WILLARD E. MAINES, ETHEL LIPSON, LEWIS  
MAINES, ROBERT A. MAINES, LINDA KIRK,  
their heirs, executors, administrators,  
successors and assigns, and  
HELEN DIXON WILLIAMS, RUSSELL WILLIAMS, CECIL  
WILLIAMS, ELEANOR FAYE WILLIAMS VANDELIER,  
their heirs, executors, administrators,  
successors and assigns, and  
MERLIN DIXON, MIKE DIXON, BOB DIXON  
SAMUEL L. DIXON, KATHRYN DIXON HOFFMAN,  
BETTY DIXON TRAVIS, their heirs, executors,  
administrators, successors and assigns,  
DEFENDANTS

**ACCEPTANCE OF SERVICE**

I, Willard E. Maines, the Defendant above named,  
do hereby accept service of the Amended Complaint in Action to  
Quiet Title Action filed to the 02-271-CD term and number.

10/9/02  
Date

Willard E. Maines

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

GREGORY N. DIXON, SR.,  
PLAINTIFF

vs.

No. 02-271-CD

JOHN C. DIXON, a/k/a CHARLES DIXON, his  
heirs, executors, administrators, successors  
and assigns, and  
CECIL E. DIXON, ROSEANNA JUKES, ROBERT DIXON,  
their heirs, executors, administrators,  
successors and assigns, and  
ARDELL DIXON, DONNIE DIXON, CHARLES DIXON,  
ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, their  
heirs, executors, administrators, successors  
and assigns, and  
ALVIN DIXON, his heirs, executors,  
administrators, successors and assigns, and  
LUELLE DIXON MAINES, HOWARD R. ZIEGLER,  
WILLARD E. MAINES, ETHEL LIPSON, LEWIS  
MAINES, ROBERT A. MAINES, LINDA KIRK,  
their heirs, executors, administrators,  
successors and assigns, and  
HELEN DIXON WILLIAMS, RUSSELL WILLIAMS, CECIL  
WILLIAMS, ELEANOR FAYE WILLIAMS VANDELIER,  
their heirs, executors, administrators,  
successors and assigns, and  
MERLIN DIXON, MIKE DIXON, BOB DIXON  
SAMUEL L. DIXON, KATHRYN DIXON HOFFMAN,  
BETTY DIXON TRAVIS, their heirs, executors,  
administrators, successors and assigns,  
DEFENDANTS

ACCEPTANCE OF SERVICE

I, Robert A. Dixon, Sr., the Defendant above named,  
do hereby accept service of the Amended Complaint in Action to  
Quiet Title Action filed to the 02-271-CD term and number.

11-5-02  
Date

Robert A. Dixon Sr.

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

GREGORY N. DIXON, SR.,  
PLAINTIFF

vs.

No. 02-271-CD

JOHN C. DIXON, a/k/a CHARLES DIXON, his  
heirs, executors, administrators, successors  
and assigns, and  
CECIL E. DIXON, ROSEANNA JUKES, ROBERT DIXON,  
their heirs, executors, administrators,  
successors and assigns, and  
ARDELL DIXON, DONNIE DIXON, CHARLES DIXON,  
ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, their  
heirs, executors, administrators, successors  
and assigns, and  
ALVIN DIXON, his heirs, executors,  
administrators, successors and assigns, and  
LUELLE DIXON MAINES, HOWARD R. ZIEGLER,  
WILLARD E. MAINES, ETHEL LIPSON, LEWIS  
MAINES, ROBERT A. MAINES, LINDA KIRK,  
their heirs, executors, administrators,  
successors and assigns, and  
HELEN DIXON WILLIAMS, RUSSELL WILLIAMS, CECIL  
WILLIAMS, ELEANOR FAYE WILLIAMS VANDELIER,  
their heirs, executors, administrators,  
successors and assigns, and  
MERLIN DIXON, MIKE DIXON, BOB DIXON  
SAMUEL L. DIXON, KATHRYN DIXON HOFFMAN,  
BETTY DIXON TRAVIS, their heirs, executors,  
administrators, successors and assigns,  
DEFENDANTS

ACCEPTANCE OF SERVICE

I, Annette T Dixon, the Defendant above named,  
do hereby accept service of the Amended Complaint in Action to  
Quiet Title Action filed to the 02-271-CD term and number.

1/2-02  
Date

Annette T Dixon

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

GREGORY N. DIXON, SR.,  
PLAINTIFF

vs.

No. 02-271-CD

JOHN C. DIXON, a/k/a CHARLES DIXON, his  
heirs, executors, administrators, successors  
and assigns, and  
CECIL E. DIXON, ROSEANNA JUKES, ROBERT DIXON,  
their heirs, executors, administrators,  
successors and assigns, and  
ARDELL DIXON, DONNIE DIXON, CHARLES DIXON,  
ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, their  
heirs, executors, administrators, successors  
and assigns, and  
ALVIN DIXON, his heirs, executors,  
administrators, successors and assigns, and  
LUELLE DIXON MAINES, HOWARD R. ZIEGLER,  
WILLARD E. MAINES, ETHEL LIPSON, LEWIS  
MAINES, ROBERT A. MAINES, LINDA KIRK,  
their heirs, executors, administrators,  
successors and assigns, and  
HELEN DIXON WILLIAMS, RUSSELL WILLIAMS, CECIL:  
WILLIAMS, ELEANOR FAYE WILLIAMS VANDELIER,  
their heirs, executors, administrators,  
successors and assigns, and  
MERLIN DIXON, MIKE DIXON, BOB DIXON  
SAMUEL L. DIXON, KATHRYN DIXON HOFFMAN,  
BETTY DIXON TRAVIS, their heirs, executors,  
administrators, successors and assigns,  
DEFENDANTS

ACCEPTANCE OF SERVICE

I, Ethel Lipson, the Defendant above named,  
do hereby accept service of the Amended Complaint in Action to  
Quiet Title Action filed to the 02-271-CD term and number.

10/4/02  
Date

Ethel Lipson

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

GREGORY N. DIXON, SR.,  
PLAINTIFF

vs.

No. 02-271-CD

JOHN C. DIXON, a/k/a CHARLES DIXON, his  
heirs, executors, administrators, successors  
and assigns, and  
CECIL E. DIXON, ROSEANNA JUKES, ROBERT DIXON,  
their heirs, executors, administrators,  
successors and assigns, and  
ARDELL DIXON, DONNIE DIXON, CHARLES DIXON,  
ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, their  
heirs, executors, administrators, successors  
and assigns, and  
ALVIN DIXON, his heirs, executors,  
administrators, successors and assigns, and  
LUELLE DIXON MAINES, HOWARD R. ZIEGLER,  
WILLARD E. MAINES, ETHEL LIPSON, LEWIS  
MAINES, ROBERT A. MAINES, LINDA KIRK,  
their heirs, executors, administrators,  
successors and assigns, and  
HELEN DIXON WILLIAMS, RUSSELL WILLIAMS, CECIL  
WILLIAMS, ELEANOR FAYE WILLIAMS VANDELIER,  
their heirs, executors, administrators,  
successors and assigns, and  
MERLIN DIXON, MIKE DIXON, BOB DIXON  
SAMUEL L. DIXON, KATHRYN DIXON HOFFMAN,  
BETTY DIXON TRAVIS, their heirs, executors,  
administrators, successors and assigns,  
DEFENDANTS

ACCEPTANCE OF SERVICE

I, Robert A Maines, the Defendant above named,  
do hereby accept service of the Amended Complaint in Action to  
Quiet Title Action filed to the 02-271-CD term and number.

10/15/02  
Date

Robert A Maines

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

GREGORY N. DIXON, SR.,  
PLAINTIFF

vs.

No. 02-271-CD

JOHN C. DIXON, a/k/a CHARLES DIXON, his  
heirs, executors, administrators, successors  
and assigns, and  
CECIL E. DIXON, ROSEANNA JUKES, ROBERT DIXON,  
their heirs, executors, administrators,  
successors and assigns, and  
ARDELL DIXON, DONNIE DIXON, CHARLES DIXON,  
ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, their  
heirs, executors, administrators, successors  
and assigns, and  
ALVIN DIXON, his heirs, executors,  
administrators, successors and assigns, and  
LUELLE DIXON MAINES, HOWARD R. ZIEGLER,  
WILLARD E. MAINES, ETHEL LIPSON, LEWIS  
MAINES, ROBERT A. MAINES, LINDA KIRK,  
their heirs, executors, administrators,  
successors and assigns, and  
HELEN DIXON WILLIAMS, RUSSELL WILLIAMS, CECIL  
WILLIAMS, ELEANOR FAYE WILLIAMS VANDELIER,  
their heirs, executors, administrators,  
successors and assigns, and  
MERLIN DIXON, MIKE DIXON, BOB DIXON  
SAMUEL L. DIXON, KATHRYN DIXON HOFFMAN,  
BETTY DIXON TRAVIS, their heirs, executors,  
administrators, successors and assigns,  
DEFENDANTS

**ACCEPTANCE OF SERVICE**

I, Samuel L Dixon, the Defendant above named,  
do hereby accept service of the Amended Complaint in Action to  
Quiet Title Action filed to the 02-271-CD term and number.

10-4-02  
Date

Samuel L Dixon

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

GREGORY N. DIXON, SR.,  
PLAINTIFF

vs.

No. 02-271-CD

JOHN C. DIXON, a/k/a CHARLES DIXON, his  
heirs, executors, administrators, successors  
and assigns, and  
CECIL E. DIXON, ROSEANNA JUKES, ROBERT DIXON,  
their heirs, executors, administrators,  
successors and assigns, and  
ARDELL DIXON, DONNIE DIXON, CHARLES DIXON,  
ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, their  
heirs, executors, administrators, successors  
and assigns, and  
ALVIN DIXON, his heirs, executors,  
administrators, successors and assigns, and  
LUELLE DIXON MAINES, HOWARD R. ZIEGLER,  
WILLARD E. MAINES, ETHEL LIPSON, LEWIS  
MAINES, ROBERT A. MAINES, LINDA KIRK,  
their heirs, executors, administrators,  
successors and assigns, and  
HELEN DIXON WILLIAMS, RUSSELL WILLIAMS, CECIL  
WILLIAMS, ELEANOR FAYE WILLIAMS VANDELIER,  
their heirs, executors, administrators,  
successors and assigns, and  
MERLIN DIXON, MIKE DIXON, BOB DIXON  
SAMUEL L. DIXON, KATHRYN DIXON HOFFMAN,  
BETTY DIXON TRAVIS, their heirs, executors,  
administrators, successors and assigns,  
DEFENDANTS

**ACCEPTANCE OF SERVICE**

I, Kathryn Dixon-Hoffman, the Defendant above named, do  
hereby accept service of the Amended Complaint in Action to  
Quiet Title Action filed to the 02-271-CD term and number.

Mar 25 2002  
Date

Kathryn A. Hoffman

**FILED**

**FEB 05 2003**

William A. Shaw  
Prothonotary/Clerk of Courts

**FILED**

**FEB 05 2003**

William A. Shaw  
Prothonotary

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

GREGORY N. DIXON, SR.,  
PLAINTIFF

vs.

No. 02-271-CD

Acceptance of  
Service

JOHN C. DIXON, a/k/a CHARLES DIXON, HIS  
HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS  
and ASSIGNS, and  
CECIL E. DIXON, LARRY DIXON, WILLIAM DIXON,  
MILDRED DIXON KORB, ELSIE DIXON STRATTON,  
JOHN DIXON, ROBERT DIXON, THELMA DIXON KORB,  
SYLVIA JEAN DIXON GALENTINE, THEIR HEIRS,  
EXECUTORS, ADMINISTRATORS, SUCCESSORS and  
ASSIGNS, and  
ARDELL DIXON, DONNIE DIXON, CHARLES DIXON,  
ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, THEIR  
HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS  
and ASSIGNS, and  
ALVIN DIXON, HIS HEIRS, EXECUTORS,  
ADMINISTRATORS, SUCCESSORS and ASSIGNS, and  
LUELLE DIXON MAINES, ANNA MAE ZIEGLER, SARA  
ZEIGLER, SHIRLEY BOCK, MARY HARMON, BARBARA  
KOPP, WILLARD E. MAINES, ETHEL LIPSON, LEWIS  
MAINES, ROBERT A. MAINES, WANITA NIXON, LINDA  
KIRK, DEBBIE WILT, THEIR HEIRS, EXECUTORS,  
ADMINISTRATORS, SUCCESSORS and ASSIGNS, and  
HELEN DIXON WILLIAMS, RUSSELL WILLIAMS, CECIL  
WILLIAMS, FAYE WILLIAMS, JEAN WILLIAMS, THEIR  
HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS  
and ASSIGNS, and  
MERLIN DIXON, JAMES DIXON, MIKE DIXON, BOB  
DIXON, RICHARD DIXON, SAM DIXON, KATHY DIXON  
HOFFMAN, HAROLD DIXON, BETTY DIXON TRAVIS,  
THEIR HEIRS, EXECUTORS, ADMINISTRATORS,  
SUCCESSORS and ASSIGNS  
DEFENDANTS


FILED

FEB 05 2003  
03:20 PM  
William A. Shaw  
Prothonotary/Clerk of Courts

2 CENS

Attached hereto are individual Acceptance of Service documents executed by the Defendants therein acknowledging receipt of Service of the original Complaint filed to the above captioned matter, and the same are hereby filed by Warren B. Mikesell, II, Esquire, Attorney for Plaintiff.

02/05/03  
Date

  
Warren B. Mikesell, II, Esquire  
Attorney for Plaintiff

**ACCEPTANCE OF SERVICE**

I, Larry W. Dixon, the Defendant above named,  
do hereby accept service of the Complaint in Action to Quiet  
Title Action filed to the 02-271-CD term and number.

04/02/02  
Date

Larry W. Dixon

**ACCEPTANCE OF SERVICE**

I, William DIXON, the Defendant above named,  
do hereby accept service of the Complaint in Action to Quiet  
Title Action filed to the 02-271-CD term and number.

3-6-02  
Date

William Dixon

**ACCEPTANCE OF SERVICE**

I, Sylvia Jean Dixon Galentine, the Defendant above named,  
do hereby accept service of the Complaint in Action to Quiet  
Title Action filed to the 02-271-CD term and number.

3-26-02  
Date

Sylvia Jean Dixon Galentine

**ACCEPTANCE OF SERVICE**

I, Sara E. Zeigler, the Defendant above named,  
do hereby accept service of the Complaint in Action to Quiet  
Title Action filed to the 02-271-CD term and number.

4-10-02  
Date

Sara E Zeigler

**ACCEPTANCE OF SERVICE**

I, Shirley M. Bock, the Defendant above named,  
do hereby accept service of the Complaint in Action to Quiet  
Title Action filed to the 02-271-CD term and number.

3-13-02  
Date

Shirley M. Bock

**ACCEPTANCE OF SERVICE**

I, Mary Lou Harmon, the Defendant above named,  
do hereby accept service of the Complaint in Action to Quiet  
Title Action filed to the 02-271-CD term and number.

31 March 2002  
Date

Mary Lou Harmon

**ACCEPTANCE OF SERVICE**

I, Barbara Kopp, the Defendant above named,  
do hereby accept service of the Complaint in Action to Quiet  
Title Action filed to the 02-271-CD term and number.

Mar. 25, 2002  
Date

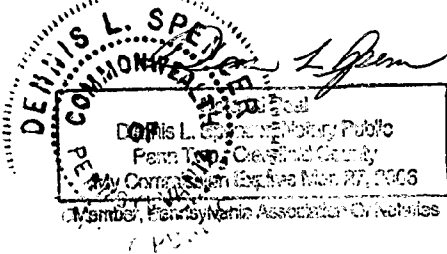
Barbara Kopp

**ACCEPTANCE OF SERVICE**

I, Vernon and Wanita Nixon, the Defendant above named,  
do hereby accept service of the Complaint in Action to Quiet  
Title Action filed to the 02-271-CD term and number.

4 30 02  
Date

Wanita Nixon  
Wanita Nixon



**ACCEPTANCE OF SERVICE**

I, Debra J. Wilt, the Defendant above named,  
do hereby accept service of the Complaint in Action to Quiet  
Title Action filed to the 02-271-CD term and number.

4-25-02  
Date

Debra J. Wilt

**ACCEPTANCE OF SERVICE**

I, Norma J. Cummings, the Defendant above named,  
do hereby accept service of the Complaint in Action to Quiet  
Title Action filed to the 02-271-CD term and number.

8-26-02  
Date

Norma J. Cummings

**ACCEPTANCE OF SERVICE**

I, Freda Dixon, the Defendant above named,  
do hereby accept service of the Complaint in Action to Quiet  
Title Action filed to the 02-271-CD term and number.

03-05-02  
Date

Freda Dixon

**ACCEPTANCE OF SERVICE**

I, James M. Dixon, the Defendant above named,  
do hereby accept service of the Complaint in Action to Quiet  
Title Action filed to the 02-271-CD term and number.

03-05-02  
Date

James M Dixon

**ACCEPTANCE OF SERVICE**

I, Richard A. Simon, the Defendant above named,  
do hereby accept service of the Complaint in Action to Quiet  
Title Action filed to the 02-271-CD term and number.

3 11 2002  
Date

Richard A. Simon

**ACCEPTANCE OF SERVICE**

I, Samuel L Dixon, the Defendant above named,  
do hereby accept service of the Complaint in Action to Quiet  
Title Action filed to the 02-271-CD term and number.

3-25-08

Date

Samuel L Dixon

**ACCEPTANCE OF SERVICE**

I, Kathryn Hoffman, the Defendant above named,  
do hereby accept service of the Complaint in Action to Quiet  
Title Action filed to the 02-271-CD term and number.

20-Mar-02  
Date

Kathryn Hoffman

**ACCEPTANCE OF SERVICE**

I, Harold L Dixon, the Defendant above named,  
do hereby accept service of the Complaint in Action to Quiet  
Title Action filed to the 02-271-CD term and number.

03-05-02  
Date

Heur J Sini

**FILED**

**FEB 05 2003**

William A. Shaw  
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

GREGORY N. DIXON, SR.,  
PLAINTIFF

vs.

No. 02-271-CD

JOHN C. DIXON, a/k/a CHARLES DIXON, his  
heirs, executors, administrators, successors  
and assigns, and  
CECIL E. DIXON, ROSEANNA JUKES, ROBERT DIXON,  
their heirs, executors, administrators,  
successors and assigns, and  
ARDELL DIXON, DONNIE DIXON, CHARLES DIXON,  
ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, their  
heirs, executors, administrators, successors  
and assigns, and  
ALVIN DIXON, his heirs, executors,  
administrators, successors and assigns, and  
LUELLA DIXON MAINES, HOWARD R. ZEIGLER,  
WILLARD E. MAINES, ETHEL LIPSON, LEWIS  
MAINES, ROBERT A. MAINES, LINDA KIRK,  
their heirs, executors, administrators,  
successors and assigns, and  
HELEN DIXON WILLIAMS, RUSSELL WILLIAMS, CECIL  
WILLIAMS, ELEANOR FAYE WILLIAMS VANDELIER,  
their heirs, executors, administrators,  
successors and assigns, and  
MERLIN DIXON, MIKE DIXON, BOB DIXON  
SAMUEL L. DIXON, KATHRYN DIXON HOFFMAN,  
BETTY DIXON TRAVIS, their heirs, executors,  
administrators, successors and assigns,  
DEFENDANTS

FILED

FEB 06 2003

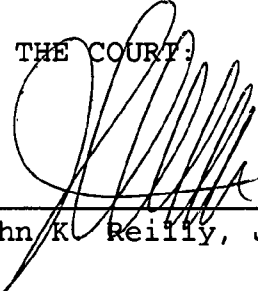
William A. Shaw  
Prothonotary

ORDER FOR PUBLICATION

NOW, this 6<sup>th</sup> day of February, 2003, that  
upon consideration of the forgoing Motion for Publication, the  
Plaintiff is granted leave to make service of the Complaint on  
the Defendants, JOHN C. DIXON, a/k/a CHARLES DIXON, his heirs,  
executors, administrators, successors and assigns, and CECIL E.

DIXON, ROSEANNA JUKES, ROBERT DIXON, ARDELL DIXON, DONNIE DIXON, CHARLES DIXON, ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, ALVIN DIXON, LUELLA DIXON MAINES, HOWARD R. ZEIGLER, ETHEL LIPSON, LEWIS MAINES, LINDA KIRK, HELEN DIXON WILLIAMS, RUSSELL WILLIAMS, CECIL WILLIAMS, ELEANOR FAYE WILLIAMS VANDELIER, MERLIN DIXON, MIKE DIXON, BOB DIXON, and BETTY DIXON TRAVIS, their heirs, executors, administrators, successors and assigns in title to all that tract of land listed as three (3) acres of land situate in Boggs Township, Clearfield County, Pennsylvania, by Deed dated July 27, 2001, to GREGORY N. DIXON, SR., as recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania, as Instrument Number 2001111676, the whereabouts of the Defendants, their heirs, executors, administrators, successors and assigns in title are unknown, upon consideration of the foregoing Motion, the Plaintiff is granted leave to make service of the Complaint on the Defendants, their heirs and assigns by publication one time in the Progress, the newspaper of general circulation of Clearfield County and The Clearfield County Legal Journal, the last insertion to appear not less than thirty (30) days prior to the date set for hearing of said Complaint in the Courtroom of the Clearfield County Courthouse, Clearfield, Pennsylvania; the said Defendants shall file an answer within 20 days of said insertion. The hearing on the Complaint is set for March 27, 2003, at 1:30 ~~a.m.~~/p.m. in Courtroom Number 1.

BY THE COURT:

  
\_\_\_\_\_  
John K. Reilly, Jr, President Judge

FILED

4cc

019:58:04  
FLB 06/06/2003

Angie Mikesell

Key

William A. Shaw  
Prothonotary

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

GREGORY N. DIXON, SR.,  
PLAINTIFF

vs.

No. 02-271-CD

JOHN C. DIXON, a/k/a CHARLES DIXON, his  
heirs, executors, administrators, successors  
and assigns, and  
CECIL E. DIXON, ROSEANNA JUKES, ROBERT DIXON,  
their heirs, executors, administrators,  
successors and assigns, and  
ARDELL DIXON, DONNIE DIXON, CHARLES DIXON,  
ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, their  
heirs, executors, administrators, successors  
and assigns, and  
ALVIN DIXON, his heirs, executors,  
administrators, successors and assigns, and  
LUELLE DIXON MAINES, HOWARD R. ZEIGLER,  
WILLARD E. MAINES, ETHEL LIPSON, LEWIS  
MAINES, ROBERT A. MAINES, LINDA KIRK,  
their heirs, executors, administrators,  
successors and assigns, and  
HELEN DIXON WILLIAMS, RUSSELL WILLIAMS, CECIL  
WILLIAMS, ELEANOR FAYE WILLIAMS VANDELIER,  
their heirs, executors, administrators,  
successors and assigns, and  
MERLIN DIXON, MIKE DIXON, BOB DIXON  
SAMUEL L. DIXON, KATHRYN DIXON HOFFMAN,  
BETTY DIXON TRAVIS, their heirs, executors,  
administrators, successors and assigns,  
DEFENDANTS

Acceptance of  
Service of the  
Order for  
Publication

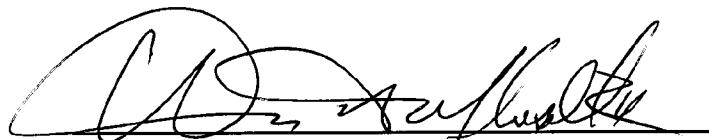
**FILED**

MAR 04 2003

William A. Shaw  
Prothonotary

Attached hereto are individual Acceptance of Service documents executed by the Defendants therein acknowledging receipt of Service of the Order for Publication filed to the above captioned matter, and the same are hereby filed by Warren B. Mikesell, II, Esquire, Attorney for Plaintiff.

03/04/03  
Date

  
Warren B. Mikesell, II, Esquire  
Attorney for Plaintiff

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

GREGORY N. DIXON, SR.,  
PLAINTIFF

vs.

No. 02-271-CD

JOHN C. DIXON, a/k/a CHARLES DIXON, his  
heirs, executors, administrators, successors  
and assigns, and  
CECIL E. DIXON, ROSEANNA JUKES, ROBERT DIXON,  
their heirs, executors, administrators,  
successors and assigns, and  
ARDELL DIXON, DONNIE DIXON, CHARLES DIXON,  
ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, their  
heirs, executors, administrators, successors  
and assigns, and  
ALVIN DIXON, his heirs, executors,  
administrators, successors and assigns, and  
LUELLE DIXON MAINES, HOWARD R. ZEIGLER,  
WILLARD E. MAINES, ETHEL LIPSON, LEWIS  
MAINES, ROBERT A. MAINES, LINDA KIRK,  
their heirs, executors, administrators,  
successors and assigns, and  
HELEN DIXON WILLIAMS, RUSSELL WILLIAMS, CECIL  
WILLIAMS, ELEANOR FAYE WILLIAMS VANDELIER,  
their heirs, executors, administrators,  
successors and assigns, and  
MERLIN DIXON, MIKE DIXON, BOB DIXON  
SAMUEL L. DIXON, KATHRYN DIXON HOFFMAN,  
BETTY DIXON TRAVIS, their heirs, executors,  
administrators, successors and assigns,  
DEFENDANTS

Acceptance of  
Service of the  
Order for  
Publication

ACCEPTANCE OF SERVICE

I, Ethel Lipson, the Defendant above named,  
do hereby accept service of the Amended Complaint in Action to  
Quiet Title Action filed to the 02-271-CD term and number.

2-27-03  
Date

Ethel Lipson

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

GREGORY N. DIXON, SR.,  
PLAINTIFF

vs.

No. 02-271-CD

JOHN C. DIXON, a/k/a CHARLES DIXON, his heirs, executors, administrators, successors and assigns, and  
CECIL E. DIXON, ROSEANNA JUKES, ROBERT DIXON, their heirs, executors, administrators, successors and assigns, and  
ARDELL DIXON, DONNIE DIXON, CHARLES DIXON, ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, their heirs, executors, administrators, successors and assigns, and  
ALVIN DIXON, his heirs, executors, administrators, successors and assigns, and  
LUELLE DIXON MAINES, HOWARD R. ZEIGLER, WILLARD E. MAINES, ETHEL LIPSON, LEWIS MAINES, ROBERT A. MAINES, LINDA KIRK, their heirs, executors, administrators, successors and assigns, and  
HELEN DIXON WILLIAMS, RUSSELL WILLIAMS, CECIL WILLIAMS, ELEANOR FAYE WILLIAMS VANDELIER, their heirs, executors, administrators, successors and assigns, and  
MERLIN DIXON, MIKE DIXON, BOB DIXON  
SAMUEL L. DIXON, KATHRYN DIXON HOFFMAN, BETTY DIXON TRAVIS, their heirs, executors, administrators, successors and assigns,  
DEFENDANTS

Acceptance of  
Service of the  
Order for  
Publication

ACCEPTANCE OF SERVICE

I, Samuel L Dixon, the Defendant above named, do hereby accept service of the Amended Complaint in Action to Quiet Title Action filed to the 02-271-CD term and number.

2-16-03  
Date

Sam L Dixon

FILED

Q/4:2008  
MAR 04 2003

William A. Shaw  
Prothonotary

1cc  
Amy M. Kessel  
E  
KES

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

GREGORY N. DIXON, SR.,  
PLAINTIFF

vs.

JOHN C. DIXON, a/k/a CHARLES DIXON, his  
heirs, executors, administrators, successors  
and assigns, and  
CECIL E. DIXON, ROSEANNA JUKES, ROBERT DIXON,  
their heirs, executors, administrators,  
successors and assigns, and  
ARDELL DIXON, DONNIE DIXON, CHARLES DIXON,  
ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, their  
heirs, executors, administrators, successors  
and assigns, and  
ALVIN DIXON, his heirs, executors,  
administrators, successors and assigns, and  
LUELLA DIXON MAINES, HOWARD R. ZEIGLER,  
WILLARD E. MAINES, ETHEL LIPSON, LEWIS  
MAINES, ROBERT A. MAINES, LINDA KIRK,  
their heirs, executors, administrators,  
successors and assigns, and  
HELEN DIXON WILLIAMS, RUSSELL WILLIAMS, CECIL  
WILLIAMS, ELEANOR FAYE WILLIAMS VANDELIER,  
their heirs, executors, administrators,  
successors and assigns, and  
MERLIN DIXON, MIKE DIXON, BOB DIXON  
SAMUEL L. DIXON, KATHRYN DIXON HOFFMAN,  
BETTY DIXON TRAVIS, their heirs, executors,  
administrators, successors and assigns,  
DEFENDANTS

No. 02-271-CD

Motion for  
Judgement

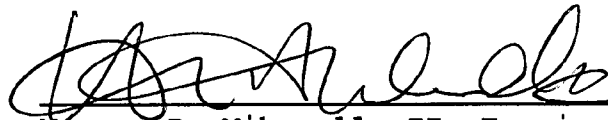
**FILED**

MAR 27 2003

William A. Shaw  
Prothonotary

MOTION FOR JUDGMENT

AND NOW, \_\_\_\_\_, 200\_\_\_\_, an Affidavit having been executed and filed on behalf of the Plaintiff that the Complaint with Notice to Plead had been served by publication on the Defendants, JOHN C. DIXON, a/k/a CHARLES DIXON, his heirs, executors, administrators, successors and assigns, and CECIL E. DIXON, ROSEANNA JUKES, ROBERT DIXON, their heirs, executors, administrators, successors and assigns, and ARDELL DIXON, DONNIE DIXON, CHARLES DIXON, ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, their heirs, executors, administrators, successors and assigns, and ALVIN DIXON, his heirs, executors, administrators, successors and assigns, and LUELLA DIXON MAINES, HOWARD R. ZEIGLER, WILLARD E. MAINES, ETHEL LIPSON, LEWIS MAINES, ROBERT A. MAINES, LINDA KIRK, their heirs, executors, administrators, successors and assigns, and HELEN DIXON WILLIAMS, RUSSELL WILLIAMS, CECIL WILLIAMS, ELEANOR FAYE WILLIAMS VANDELIER, their heirs, executors, administrators, successors and assigns, and MERLIN DIXON, MIKE DIXON, BOB DIXON, SAMUEL L. DIXON, KATHRYN DIXON HOFFMAN, BETTY DIXON TRAVIS, their heirs, executors, administrators, successors and assigns in title to all the properties listed in the three (3) acres of land situate in Boggs Township, Clearfield County, Pennsylvania by Deed dated July 27, 2001, to GREGORY N. DIXON, SR., as recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania as Instrument Number 2001111676, and they have failed to appear and defend their respective interests and/or have not complied with the Order of Court directing them to appear.

  
Warren B. Mikesell, II, Esquire  
Attorney for Plaintiff

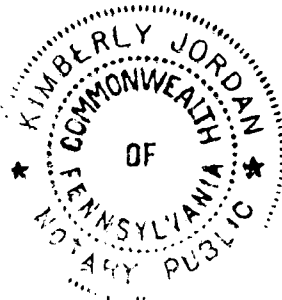
Sworn to and subscribed

before me this 20<sup>th</sup> day

of March, 2003.



Notarial Seal  
Kimberly Jordan, Notary Public  
Clearfield Boro, Clearfield County  
My Commission Expires Mar. 24, 2007  
Member, Pennsylvania Association Of Notaries



FILED

*Long*

3cc

01139-2003  
MAR 27 2003

*Atty M. Wessel*

William A. Shaw  
Prothonotary



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

GREGORY N. DIXON, SR.,  
PLAINTIFF

vs.

No. 02-271-CD

JOHN C. DIXON, a/k/a CHARLES DIXON, his  
heirs, executors, administrators, successors  
and assigns, and  
CECIL E. DIXON, ROSEANNA JUKES, ROBERT DIXON,  
their heirs, executors, administrators,  
successors and assigns, and  
ARDELL DIXON, DONNIE DIXON, CHARLES DIXON,  
ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, their  
heirs, executors, administrators, successors  
and assigns, and  
ALVIN DIXON, his heirs, executors,  
administrators, successors and assigns, and  
LUELLA DIXON MAINES, HOWARD R. ZEIGLER,  
WILLARD E. MAINES, ETHEL LIPSON, LEWIS  
MAINES, ROBERT A. MAINES, LINDA KIRK,  
their heirs, executors, administrators,  
successors and assigns, and  
HELEN DIXON WILLIAMS, RUSSELL WILLIAMS, CECIL  
WILLIAMS, ELEANOR FAYE WILLIAMS VANDELIER,  
their heirs, executors, administrators,  
successors and assigns, and  
MERLIN DIXON, MIKE DIXON, BOB DIXON  
SAMUEL L. DIXON, KATHRYN DIXON HOFFMAN,  
BETTY DIXON TRAVIS, their heirs, executors,  
administrators, successors and assigns,  
DEFENDANTS

Affidavit of  
Publication

**FILED**

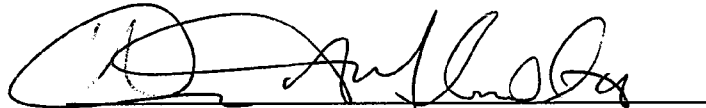
MAR 27 2003

William A. Shaw  
Prothonotary

**AFFIDAVIT**

COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF CLEARFIELD :

WARREN B. MIKESELL, II, ESQUIRE, being duly sworn according to law deposes and says that he is the attorney for the Plaintiff, makes this Affidavit on behalf of the Plaintiff, being authorized so to do; that service by publication was made upon the Defendants, JOHN C. DIXON, a/k/a CHARLES DIXON, his heirs, executors, administrators, successors and assigns, known or believed to be: CECIL E. DIXON, ROSEANNA JUKES, ARDELL DIXON, DONNIE DIXON, CHARLES DIXON, ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, ALVIN DIXON, LUELLA DIXON MAINES, HOWARD R. ZEIGLER, ETHEL LIPSON, LEWIS MAINES, LINDA KIRK, HELEN DIXON WILLIAMS, RUSSEL WILLIAMS, CECIL WILLIAMS, ELEANOR FAYE WILLIAMS VANDELIER, MERLIN DIXON, MIKE DIXON, BOB DIXON and BETTY DIXON TRAVIS, their heirs, executors, administrators, successors and assigns in title to all those lots or properties all the properties listed in the three (3) acres of land situate in Boggs Township, Clearfield County, Pennsylvania by Deed dated July 27, 2001, to GREGORY N. DIXON, SR., as recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania as Instrument Number 2001111676, proof of which is annexed hereto, marked Exhibit "A" and "B"; and the said Defendants have not filed an Answer thereto although the time in which to do so has expired.

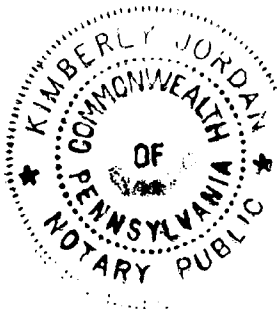
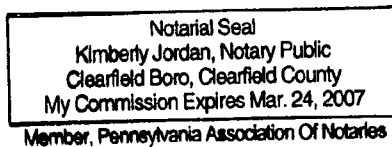
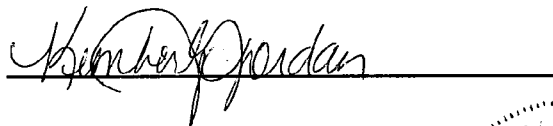


Warren B. Mikesell, II, Esquire  
Attorney for Plaintiff

Sworn to and subscribed

before me this 27<sup>th</sup> day

of March, 2003.



## PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :

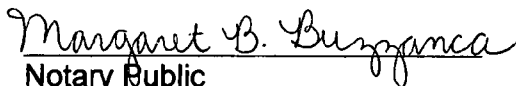
:

COUNTY OF CLEARFIELD :

On this 14th day of February AD 2003, 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 February 14, 2003, Vol. 15 No. 7. And that all of the allegations of this statement as to the time, place, and character of the publication are true.

  
\_\_\_\_\_  
Gary A. Knaresboro, Esquire  
Editor

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

  
\_\_\_\_\_  
Notary Public  
My Commission Expires

NOTARIAL SEAL  
MARGARET B. BUZZANCA, Notary Public  
Clearfield Boro, Clearfield County, PA  
My Commission Expires Nov. 23, 2005

Mikesell & Mikesell  
115 E Locust St  
Clearfield PA 16830

all person, persons, firms, and partnerships or corporate entities in interest or their legal representatives, Defendants.

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

ALL that certain piece, parcel or tract of land situate lying and being in the Township of Bloom, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Northerly side of Pennsylvania Legislative Route 17028, said point also being at the Southwestern corner of land now or formerly of James E. Gearhart; thence along Township Road No. 353 in a Westerly direction 792 feet, more or less, to a point on the Eastern boundary line of land now or formerly of S. O. Sigworth; thence in a Northerly direction along the Eastern line of said Sigworth land 792 feet, more or less, to a point; thence along land now or formerly of Clifford and James Harris in an Easterly direction 792 feet, more or less, to a point on the Western line of said Gearhart land; thence in a Southerly direction along the said Western line of Gearhart land 792 feet, more or less, to the place of beginning.

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, administrators, executors and assigns, by advertisement requiring Defendants above-named and their heirs, administrators, executors and assigns to answer the Complaint within twenty (20) days from the date of this publication.

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

Court Administrator, Clearfield County Courthouse, Second & Market Streets, Clearfield, PA 16830 (814) 765-2641. (ext. 50-51).

Benjamin S. Blakley III, Esquire, Blakley & Jones, 90 Beaver Drive, Box 6, DuBois, PA 15801, (814) 371-2730.

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

GREGORY N. DIXON, SR. an adult individual, Plaintiff vs. JOHN C. DIXON, a/k/a CHARLES DIXON, his heirs, executors, administrators, successors and assigns, and CECIL E. DIXON, ROSEANNA JUKES, ROBERT DIXON, their heirs, executors, administrators, successors and assigns, and ARDELL DIXON, DONNIE DIXON, CHARLES DIXON, ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, their heirs, executors, administrators, successors and assigns, and ALVIN DIXON, his heirs, executors, administrators, successors and assigns, and LUELLA DIXON MAINES, HOWARD R. ZEIGLER, WILLARD E. MAINES, ETHEL LIPSON, LEWIS MAINES, ROBERT A. MAINES, LINDA KIRK, their heirs, executors, administrators, successors and assigns, and HELEN DIXON WILLIAMS, RUSSELL WILLIAMS, CECIL WILLIAMS, ELEANOR FAYE WILLIAMS VANDELEIR, their heirs, executors, administrators, successors and assigns, and MERLIN DIXON, MIKE DIXON, BOB DIXON, SAMUEL L. DIXON, KATHRYN DIXON HOFFMAN, BETTY DIXON TRAVIS, their heirs, executors, administrators, successors and assigns;

NO. 02-271-CD

**ACTION TO QUIET TITLE**

TO: JOHN C. DIXON, a/k/a CHARLES DIXON, his heirs, executors, administrators, successors and assigns, known or believed to be the above named defendants.

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, 2nd & Market Streets, Clearfield, PA 16830 (814) 765-2641 Ex. 5982

You are hereby notified that an Action to Quiet Title to the following premises situate in Boggs Township, Clearfield County, Pennsylvania, has been filed against you. Said premises is more particularly bounded and described as follows:

BEGINNING at a post and corner on Township road and land of J. H. Dixon running North along land of J. G. Dixon thirty seven (37) rods to a post and corner on land of J. H. Dixon. Thence running along said land West thirteen (13) rod to a post and corner on land of J. H. Dixon thence along land of J. H. Dixon thirty seven (37) rod South to a post and corner on land of J. H. Dixon and Township road. Thence along land of J. H. Dixon and Township road East thirteen (13) rod to a post and corner and place of beginning Containing three (3) acres net.

BEING the same premises which vested in Gregory N. Dixon, Sr., an individual, by Deed from Martha Dixon, widow, dated July 27, 2001, and recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania, at Instrument Number 200111676.

WHEREUPON the Court ordered that notice of said action and the facts thereto be served by the Plaintiff by Advertisement upon the Defendants, JOHN C. DIXON, a/k/a CHARLES DIXON, his heirs, executors, administrators, successors and assigns, known or believed to be: CECIL E. DIXON, ROSEANNA JUKES, ARDELL DIXON, DONNIE DIXON, CHARLES DIXON, ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, ALVIN DIXON, LUELLA DIXON MAINES, HOWARD R. ZEIGLER, ETHEL LIPSON, LEWIS MAINES, LINDA KIRK, HELEN DIXON WILLIAMS, RUSSELL WILLIAMS, CECIL WILLIAMS, ELEANOR FAYE WILLIAMS VANDELEIR, MERLIN DIXON, MIKE DIXON, BOB DIXON and BETTY DIXON TRAVIS, their

heirs, executors, administrators, successors and assigns, parties of the second part; being all the persons who have an interest in and to the above described property situate in Boggs Township Clearfield County, Pennsylvania, requiring Defendants above named and their heirs, executors, 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 at the Clearfield County Courthouse, Clearfield, Pennsylvania, on March 27, 2003, at 1:30 p.m.

MIKESELL & MIKESELL, Attorneys at Law, 115 East Locust Street, Clearfield, PA 16830, Attorneys for Plaintiff.

#### MARSHAL'S SALE

MARSHAL'S SALE: 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. 02-63E, I shall expose to public sale the real property of Richard E. Kline, Jr. and Donna R. Kline known as RR#1, Comes Creek Road, Port Allegany, PA 16743. All those two certain pieces, parcels or tracts of land lying, being and situate in the Township of Liberty, County of McKean and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL ONE: BEGINNING at a point in the center of the highway leading to Port Allegany known as Route No. T-408;

THENCE North 68 degrees 30' East 303 feet to a point;

THENCE South 3 degrees 45' East and parallel with Portage Creek 297 feet to a point which point is an old stake on bank of Creek;

THENCE West 222.8 feet to a point in the center of said Highway;

THENCE North 21 degrees 30' West along the center of said highway, 200 feet to the place of beginning;

CONTAINING 1.5 acres be the same more or less.

EXCEPTING AND RESERVING all the oil, gas and petroleum found in, on or under the above described premises as conveyed in all previous deeds.

PARCEL TWO: BEGINNING at a point in the center of the highway leading to Port Allegany known as Route No. T-408;

THENCE North 68 degrees East two hundred thirty-two and three-tenths (232.3) feet to a point;

THENCE South 68 degrees 45' East one hundred nine (109) feet to a point on the

NOTICE  
IN THE COURT  
OF COMMON PLEAS  
OF CLEARFIELD COUNTY

Civil Division  
GREGORY N. DIXON, SR., an  
adult individual, Plaintiff  
vs.

JOHN C. DIXON, a/k/a CHARLES  
DIXON, his heirs, executors, ad-  
ministrators, successors and as-  
signs, and CECIL E. DIXON, RO-  
SEANNA JUKES, ROBERT DIX-  
ON, their heirs, executors, adminis-  
trators, successors and assigns,  
and ARDELL DIXON, DONNIE DIX-  
ON, CHARLES DIXON, ARTHUR  
DIXON, BONNIE I. DIXON ZORT-  
MAN, their heirs, executors, ad-  
ministrators, successors and as-  
signs, and ALVIN DIXON, his heirs,  
executors, administrators, succes-  
sors and assigns, and LUELLA DIX-  
ON MAINES, HOWARD R. ZEI-  
GLER, WILLARD E. MAINES,  
ETHEL LIPSON, LEWIS MAINES,  
ROBERT A. MAINES, LINDA KIRK,  
their heirs, executors, adminis-  
trators, successors and assigns, and  
HELEN DIXON WILLIAMS, RUS-  
SELL WILLIAMS, CECIL WIL-  
LIAMS, ELEANOR FAYE WIL-  
LIAMS VANDELIER, their heirs,  
executors, administrators, succes-  
sors and assigns, and MERLINDIX-  
ON, MIKE DIXON, BOB DIXON,  
SAMUEL L. DIXON, KATHRYN  
DIXON HOFFMAN, BETTY DIXON  
TRAVIS, their heirs, executors, ad-  
ministrators, successors and as-  
signs;

No. 02-271-CD  
ACTION TO  
QUIET TITLE

TO: JOHN C. DIXON, a/k/a  
CHARLES DIXON, his heirs, exe-  
cutors, administrators, successors  
and assigns, known or believed to  
be the above named Defendants.

NOTICE—If you wish to defend,  
you must enter a written appear-  
ance personally or by attorney and  
file your defenses or objections in  
writing with the Court. You are  
warned that if you fail to do so the  
case may proceed without you and  
a judgment may be entered against  
you without further notice for the re-  
lief requested by the Plaintiffs. You  
may lose money or property or  
other rights important to you.

IF YOU DO NOT HAVE A LAW-  
YER OR CANNOT AFFORD ONE,  
GO TO OR TELEPHONE THE OF-  
FICE 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 Ext. 50-51

You are hereby notified that an  
Action to Quiet Title to the following  
premises situate in Boggs Town-  
ship, Clearfield County, Pennsylva-  
nia, has been filed against you. Said  
premises is more particularly  
bounded and described as follows:

BEGINNING at a post and corner  
on Township road and land of J. H.  
Dixon running North along land of J.  
H. Dixon thirty-seven (37) rods to a  
post and corner on land of J. H. Dix-  
on. Thence running along said land  
West thirteen (13) rods to a post  
and corner on land of J. H. Dixon  
thence along land of J. H. Dixon  
thirty-seven (37) rod South to a  
post and corner on land of J. H. Dix-  
on and Township road. Thence  
along land of J. H. Dixon and Town-  
ship road East thirteen (13) rod to  
post and corner and place of begin-  
ning. Containing three (3) acres  
net.

PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :  
: SS:  
COUNTY OF CLEARFIELD :

On this 14th day of February, A.D. 2003,  
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 February 11, 2003.

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.

*Margaret E. Krebs*

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

*Ann K. Law*

Notary Public Clearfield, Pa.

My Commission Expires  
September 16, 2004

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

BEING the same premises which vested in Gregory N. Dixon, Sr., a individual, by Deed from Martha Dixon, widow, dated July 27, 2001, and recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania, at Instrument Number 200111676.

WHEREUPON said Court ordered that notice of said action and the facts thereto be served by Plaintiff by Advertisement upon the Defendants, JOHN C. DIXON, a/k/a CHARLES DIXON, his heirs, executors, administrators, successors and assigns, known or believed to be: CECIL E. DIXON, ROSEANNA JUKES, ARDELL DIXON, DONNIE DIXON, CHARLES DIXON, ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, ALVIN DIXON, LUELLA DIXON MAINES, HOWARD R. ZEIGLER, ETHEL LIPSON, LEWIS MAINES, LINDA KIRK, HELEN DIXON WILLIAMS, RUSSELL WILLIAMS, CECIL WILLIAMS, ELEANOR FAYE WILLIAMS VANDELLER, MERLIN DIXON, MIKE DIXON, BOB DIXON and BETTY DIXON TRAVIS, their heirs, executors, administrators, successors and assigns, parties of the second part; being all the persons who have an interest in and to the above described property situate in Boggs Township, Clearfield County, Pennsylvania, requiring Defendants above named and their heirs, executors, 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 at the Clearfield County Courthouse, Clearfield, Pennsylvania, on March 27, 2003, at 1:30 p.m.

MIKESELL & MIKESELL, Attorneys at Law, 115 East Locust Street, Clearfield, PA 16830, Attorney for Plaintiff.

2:11-1d-b

W512 A 10011W  
10/10/03

FILED

Q1:38 PM  
MAR 27 2003

3 cc

Att'y Mikesell

William A. Shaw  
Prothonetary

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

GREGORY N. DIXON, SR.,  
PLAINTIFF

vs.

No. 02-271-CD

JOHN C. DIXON, a/k/a CHARLES DIXON, his  
heirs, executors, administrators, successors  
and assigns, and  
CECIL E. DIXON, ROSEANNA JUKES, ROBERT DIXON,  
their heirs, executors, administrators,  
successors and assigns, and  
ARDELL DIXON, DONNIE DIXON, CHARLES DIXON,  
ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, their  
heirs, executors, administrators, successors  
and assigns, and  
ALVIN DIXON, his heirs, executors,  
administrators, successors and assigns, and  
LUELLA DIXON MAINES, HOWARD R. ZEIGLER,  
WILLARD E. MAINES, ETHEL LIPSON, LEWIS  
MAINES, ROBERT A. MAINES, LINDA KIRK,  
their heirs, executors, administrators,  
successors and assigns, and  
HELEN DIXON WILLIAMS, RUSSELL WILLIAMS, CECIL  
WILLIAMS, ELEANOR FAYE WILLIAMS VANDELIER,  
their heirs, executors, administrators,  
successors and assigns, and  
MERLIN DIXON, MIKE DIXON, BOB DIXON  
SAMUEL L. DIXON, KATHRYN DIXON HOFFMAN,  
BETTY DIXON TRAVIS, their heirs, executors,  
administrators, successors and assigns,  
DEFENDANTS

**FILED**

MAR 27 2003

**William A. Shaw**  
Prothonotary

ORDER

AND NOW, this 27 day of March, 2003, it

appearing that service of the Complaint to Quiet Title in the  
above stated action was served upon the Defendants by Publication  
with a Notice to Plead and by Affidavit of Warren B. Mikesell,

II, Attorney for the Plaintiff, that no answer or appearance has been filed to said action, and on Motion of Warren B. Mikesell, II, Esquire, Attorney for the Plaintiff, it is hereby ORDERED and DECREED:

1. That the Defendants, JOHN C. DIXON, a/k/a CHARLES DIXON, his heirs, executors, administrators, successors and assigns, and CECIL E. DIXON, ROSEANNA JUKES, ROBERT DIXON, their heirs, executors, administrators, successors and assigns, and ARDELL DIXON, DONNIE DIXON, CHARLES DIXON, ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, their heirs, executors, administrators, successors and assigns, and ALVIN DIXON, his heirs, executors, administrators, successors and assigns, and LUELLA DIXON MAINES, HOWARD R. ZEIGLER, WILLARD E. MAINES, ETHEL LIPSON, LEWIS MAINES, ROBERT A. MAINES, LINDA KIRK, their heirs, executors, administrators, successors and assigns, and HELEN DIXON WILLIAMS, RUSSELL WILLIAMS, CECIL WILLIAMS, ELEANOR FAYE WILLIAMS VANDELIER, their heirs, executors, administrators, successors and assigns, and MERLIN DIXON, MIKE DIXON, BOB DIXON SAMUEL L. DIXON, KATHRYN DIXON HOFFMAN, BETTY DIXON TRAVIS, their heirs, executors, administrators, successors and assigns; are forever barred from asserting any right, title, lien or interest inconsistent with the interest or claim of the Plaintiff as set forth in their Complaint in and to the premises described as:

ALL that certain tract of land situate in the Township of Boggs, County of Clearfield and State of Pennsylvania, bounded and described as follows:

BEING the three (3) acres formerly assessed to Charles Dixon in Boggs Township, Clearfield County, and the premises which were returned by the Collector of taxes for non-payment of taxes for the year 1940 and were sold at public vendue by Edna Marsden, Treasurer of Clearfield County, on the 22<sup>nd</sup> day of January, 1943, to Clearfield County. The said premises were sold by the County Commissioners by Public vendue on the 26<sup>th</sup> day of March, 1945, to Hannah Waple, their deed being dated the 9<sup>th</sup> day of July 1945. And the said Hannah Waple, widow, by deed dated the 27<sup>th</sup> day of February, 1946 recorded at Clearfield in Deed Book No. 378, page 30, granted and conveyed the same to Grant Lumadue and Arlene Lumadue. The said Grant Lumadue and Arlene Lumadue having conveyed the said premises to Edward Dixon and Martha Dixon, by Deed dated May 23, 1947, and recorded in The Office of the Recorder of Deeds of Clearfield County, Pennsylvania, in Deed Book 384, page 243. The said Martha Dixon having conveyed the said three (3) acres to Gregory N. Dixon, Sr., by Deed dated July 27, 2001, as recorded in the Office of Recorder of Deeds of Clearfield County, Pennsylvania, as Instrument Number 200111676, the present.

The said premises are further described in a Deed from James H. Dixon to John C. Dixon, dated September 1, 1937, as recorded at Clearfield in Deed Book No. 320, page 132:

BEGINNING at a post and corner on Township road and land of J. H. Dixon running North along land of J. H. Dixon thirty seven (37) rods to a post and corner on land of J. H. Dixon. Thence running along said land West thirteen (13) rod to a post and corner on land of J. H. Dixon thence along land of J. H. Dixon thirty seven (37) rod South to a post and corner on land of J. H. Dixon and Township road. Thence along land of J. H. Dixon and Township road East thirteen (13) rod to a post and corner and place of beginning Containing three (3) acres net.

Being the same parcel listed as Clearfield County Map Number 105-010-06

2. That title to the above described property is now vested in Gregory N. Dixon, Sr., as prayed.

3. That the rights of the Plaintiff are superior to the rights of the Defendants, JOHN C. DIXON, a/k/a CHARLES DIXON, his heirs, executors, administrators, successors and assigns, and CECIL E. DIXON, ROSEANNA JUKES, ROBERT DIXON, their heirs, executors, administrators, successors and assigns, and ARDELL DIXON, DONNIE DIXON, CHARLES DIXON, ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, their heirs, executors, administrators, successors and

assigns, and ALVIN DIXON, his heirs, executors, administrators, successors and assigns, and LUELLA DIXON MAINES, HOWARD R. ZEIGLER, WILLARD E. MAINES, ETHEL LIPSON, LEWIS MAINES, ROBERT A. MAINES, LINDA KIRK, their heirs, executors, administrators, successors and assigns, and HELEN DIXON WILLIAMS, RUSSELL WILLIAMS, CECIL WILLIAMS, ELEANOR FAYE WILLIAMS VANDELIER, their heirs, executors, administrators, successors and assigns, and MERLIN DIXON, MIKE DIXON, BOB DIXON SAMUEL L. DIXON, KATHRYN DIXON HOFFMAN, BETTY DIXON TRAVIS, their heirs, executors, administrators, successors and assigns 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.

4. That the Plaintiff have title in fee simple to the said property herein described as against the JOHN C. DIXON, a/k/a CHARLES DIXON, his heirs, executors, administrators, successors and assigns, and CECIL E. DIXON, ROSEANNA JUKES, ROBERT DIXON, their heirs, executors, administrators, successors and assigns, and ARDELL DIXON, DONNIE DIXON, CHARLES DIXON, ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, their heirs, executors, administrators, successors and assigns, and ALVIN DIXON, his heirs, executors, administrators, successors and assigns, and LUELLA DIXON MAINES,

HOWARD R. ZEIGLER, WILLARD E. MAINES, ETHEL LIPSON, LEWIS MAINES, ROBERT A. MAINES, LINDA KIRK, their heirs, executors, administrators, successors and assigns, and HELEN DIXON WILLIAMS, RUSSELL WILLIAMS, CECIL WILLIAMS, ELEANOR FAYE WILLIAMS VANDELIER, their heirs, executors, administrators, successors and assigns, and MERLIN DIXON, MIKE DIXON, BOB DIXON SAMUEL L. DIXON, KATHRYN DIXON HOFFMAN, BETTY DIXON TRAVIS, their heirs, executors, administrators, successors and assigns and devises.

5. That the Defendants, JOHN C. DIXON, a/k/a CHARLES DIXON, his heirs, executors, administrators, successors and assigns, and CECIL E. DIXON, ROSEANNA JUKES, ROBERT DIXON, their heirs, executors, administrators, successors and assigns, and ARDELL DIXON, DONNIE DIXON, CHARLES DIXON, ARTHUR DIXON, BONNIE I. DIXON ZORTMAN, their heirs, executors, administrators, successors and assigns, and ALVIN DIXON, his heirs, executors, administrators, successors and assigns, and LUELLA DIXON MAINES, HOWARD R. ZEIGLER, WILLARD E. MAINES, ETHEL LIPSON, LEWIS MAINES, ROBERT A. MAINES, LINDA KIRK, their heirs, executors, administrators, successors and assigns, and HELEN DIXON WILLIAMS, RUSSELL WILLIAMS, CECIL WILLIAMS, ELEANOR FAYE WILLIAMS VANDELIER, their heirs, executors, administrators, successors and assigns, and MERLIN DIXON, MIKE DIXON, BOB DIXON SAMUEL L. DIXON, KATHRYN DIXON HOFFMAN, BETTY DIXON TRAVIS, their heirs, executors,

administrators, successors and assigns and devises are enjoined and forever barred from asserting any right, title or interest in or to the property herein described which are inconsistent with the interest or claims of the Plaintiff as set forth in their Complaint and from setting up any title to the said property herein described and from impeaching, denying or in any way attacking the title of the Plaintiff to the premises.

6. That the thirty (30) day provisions of Pennsylvania Rules of Civil Procedure 1066(b)(i) is hereby modified 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 Rule 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 Deeds of Clearfield County, Pennsylvania.



Judge

FILED

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of 1:40-201  
MAR 27 2003

Atty Mikesell

William A. Shaw  
Prothonotary