

02-571-CD  
RAYMOND A. SMITH etux -vs- L. E. DOTTS etal

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

RAYMOND A. SMITH and SHIRLEY B. :  
SMITH, his wife, :  
Plaintiffs :

vs. :

L. E. DOTTS, HANNAH LOCHRIE, :  
THOMAS LOCHRIE, ARTHUR BROS., and :  
REBECCA J. ARTHUR, their heirs :  
executors, administrators and :  
assigns, :  
Defendants :

No. 02-571-CD

ACTION TO QUIET TITLE

COMPLAINT

Filed on behalf of  
Plaintiffs

Counsel of Record for  
this Party:

Carl A. Belin, Jr.  
Attorney-at-Law  
Pa. I.D. 06805

Belin & Kubista  
15 North Front Street  
P.O. Box 1  
Clearfield, PA 16830

(814) 765-8972

**FILED**

APR 11 2002

William A. Shaw  
Prothonotary

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

RAYMOND A. SMITH and SHIRLEY B.	:	
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executors, administrators and	:	
assigns,	:	
Defendants	:	

**NOTICE**

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

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

COURT ADMINISTRATOR  
Clearfield County Courthouse  
1 North Second Street  
Clearfield, PA 16830

(814) 765-2641 Ex 5982

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

RAYMOND A. SMITH and SHIRLEY B.	:	
SMITH, his wife,	:	
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REBECCA J. ARTHUR, their heirs	:	
executors, administrators and	:	
assigns,	:	
Defendants	:	

COMPLAINT

NOW COMES, the Plaintiffs, and by and through their attorneys Belin & Kubista, bring the following action in quiet title, and in support thereof, allege as follows:

1. That the Plaintiffs are Raymond A. Smith and Shirley B. Smith, his wife, of Winslow Township, Jefferson County, Pennsylvania, with a mailing address of P.O. Box 39, Reynoldsville, Pennsylvania 15851.

2. The Defendants are: L. E. Dotts, whose last known address is Glen Hope, Clearfield County, Pennsylvania; Hannah Lochrie, whose last known address is the Borough of Windber, Somerset County, Pennsylvania; Thomas Lochrie, who last known address is the Borough of Windber, Somerset County,

Pennsylvania; Arthur Bros., whose last known address is the City of Philadelphia, Pennsylvania; and Rebecca J. Arthur, whose last known address is Radnor Township, Delaware County, Pennsylvania.

3. That the Plaintiffs are the owners of a tract of land identified in the Clearfield County Tax Maps as Parcel Number 8-I15-13, which is located in Glen Hope Borough, Clearfield County, Clearfield Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a post by land of Joshua Comstock; thence North thirty-three (33°) degrees West twelve (12) perches to a hemlock; thence North seventy-five (75°) degrees West sixty-two (62) perches to a hemlock; thence North forty-seven (47°) degrees West thirty-one (31) perches to a hemlock; thence North twenty-three (23°) degrees West thirty-eight (38) perches to a hemlock; thence South fifty-two (52°) degrees West twenty-eight (28) perches to post in Blue Run; thence down said Run South twenty-five (25°) degrees East forty (40) perches to a post; thence South forty-five (45°) degrees East twenty-eight (28) perches to post; thence South sixty (60°) degrees East, sixty-five (65) perches to a post; thence South eighty-one (81°) degrees East six (6) perches to a post in Run; thence North seven (7°) degrees East twenty-one (21) perches to post; thence South

eighty-one (81) degrees East twenty-one (21) perches to post; thence North seven (7°) degrees East two and one-fourth (2-1/4) perches to a post; thence North eighty-one (81°) degrees East ten (10) perches to place of beginning.

CONTAINING twenty-three (23) acres and eighteen (18) perches.

4. That Raymond A. Smith and Shirley B. Smith acquired the other one-half (1/2) interest in the premises by deed of R. Wesley Smith and Samantha Smith by deed dated April 24, 1998, and recorded in the Clearfield County Recorder of Deeds Office in Deeds and Record Book 1926, page 340.

5. That Raymond A. Smith and Shirley B. Smith, husband and wife, and R. Wesley Smith and Samantha L. Smith, husband and wife, Plaintiffs herein, each acquired a one-half interest in the premises by deed of James R. Walsh, Trustee of the Bankruptcy Estate of Benjamin Coal Company dated April 11, 1992, recorded in the Office of the Recorder of Deeds of Clearfield County in Deeds and Records Book 1465, page 377.

6. That Benjamin Coal Company acquired the premises by deed of Stanley A. Garson and Margaret J. Garson dated September 9, 1977, recorded in the Office of the Recorder of Deeds in Deed Book 746, page 13.

7. That Stanley A. Garson and Margaret J. Garson acquired the premises by deed of Mark K. Bowles and Donna Bowles dated February 2, 1966, recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 345, page 325.

8. The Mark Bowles and Donna Bowles acquired the premises by deed of the Clearfield County Commissioners as 33 acres assessed in the name of L. E. Dotts on October 5, 1964, but the said Commissioners' deed was not recorded.

9. That the Clearfield County Commissioners acquired the premises by deed of Clearfield County Treasurer as 33 acres of surface assessed in the name of L. E. Dotts on August 3, 1943, for unpaid taxes, but said Treasurer's deed was not recorded.

10. That one of the purposes of this quiet title action is to extinguish any interest that L. E. Dotts, his heirs and assigns, may have had in and to said premises due to lack of notice or any other defect in the tax sale referred to in Paragraphs 8 and 9, and to extinguish any interest or equity that L. E. Dotts may have had in the premises following said tax sale, and further to extinguish any interest or equity in any

party resulting from the failure to record the Treasurer's deed and Commissioners' deed as to said tax sale.

11. That L. E. Dotts acquired the premises by deed of the Clearfield County Commissioners as 33 acres assessed in the name of Hannah Lochrie on April 24, 1950, but said Commissioners' deed was not recorded.

12. That Clearfield County Commissioners acquired the premises by deed of the Clearfield County Treasurer as 33 acres assessed in the name of Hannah Lochrie, on August 24, 1947, but said Treasurer's deed was not recorded.

13. That one of the purposes of this quiet title action is to extinguish any interest that Hannah Lochrie, her heirs and assigns, may have had in and to said premises due to lack of notice or any other defect in the tax sale referred to in Paragraphs 11 and 12, and to extinguish any interest or equity that Hannah Lochrie may have had in the premises following said tax sale, and further to extinguish any interest or equity in any party resulting from the failure to record the Treasurer's deed or Commissioners' deed as to said tax sale.

14. That the premises were transferred from Thomas Lochrie to Hannah Lochrie for the assessment of 33 acres for the



year of 1941 but that there is no deed or other instrument of transfer recorded in Clearfield County to support said transfer.

15. That one of the purposes of this quiet title action is to extinguish any interest Thomas Lochrie, his heirs, personal representatives or assigns may have had in and to the premises as a result of the transfer of said assessment and to extinguish any interest or equity that Thomas Lochrie may have had in the premises following the transfer of said assessment in Hannah Lochrie's name.

16. That the premises were acquired by the Clearfield County Commissioners by deed of the Clearfield County Treasurers as 33 acres assessed in the name of Arthur Bros. dated August 10, 1931, but the Treasurer's deed was not recorded.

17. That the premises were acquired by Thomas Lochrie by deed of the Clearfield County Commissioners as 33 acres assessed in the name of Arthur Bros. dated November 17, 1936, but the Commissioners' deed was not recorded.

18. That one of the purposes of this quiet title action is to extinguish any interest that Arthur Bros., its successors and assigns, may have had in and to said premises due to lack of notice or any other defect in the tax sale referred

to in Paragraphs 16 and 17, and to extinguish any interest or equity that Arthur Bros. may have had in the premises following said tax sale, and further to extinguish any interest or equity in any party resulting from the failure to record the Treasurer's deed and Commissioners' deed as to said tax sale.

19. That Thomas Lochrie acquired the premises by deed of George Wild, Georgia Wild, his wife, and John E. Reese dated November 1, 1922, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 262, page 49.

20. That George Wild and John E. Reese acquired the premises by deed of Lydia E. Julian, Catherine W. Arthur, Christina G. Cree and Henry B. Cree, her husband, and the heirs of Rebecca J. Arthur: J. Warren Arthur, Janet B. Arthur, widow of Charles H. Arthur, Margaret W. Arthur, Fannie R. Arthur, Meredith H. Parsons and Sarah Ester, his wife, Isaac W. W. Parsons and Dorothy V., his wife, Charles A. Parsons and Sidney Kerr, his wife, and Edwin A. Parsons and Winnie, his wife, dated October 30, 1922, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 262, page 52.

21. That there is no estate found or recorded in Clearfield County for Rebecca J. Arthur.

22. That one of the purposes of this quiet title action is to extinguish any interest that Rebecca J. Arthur, her heirs, administrators, or assigns, may have had in the premises and to extinguish any interest or equity that Rebecca J. Arthur, her heirs, personal representatives or assigns may have had in the premises following the execution of the deed by the purported heirs to George Wild and John E. Reese.

23. That Lydia E. Julian, Katharine W. Arthur, and Christiana G. Cree acquired a one-half interest being the interest of Robert M. Arthur in the premises by deed of Lydia C. Arthur dated June 19, 1913, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 199, page 420.

24. That Lydia C. Arthur acquired a one-half interest in the premises as devisee of the Last Will and Testament of Robert M. Arthur who died on December 6, 1907, and whose Last Will and Testament is filed in the Register of Wills Office in Clearfield County in Will Book G, page 444.

25. That C. J. Arthur and Robert M. Arthur acquired the premises by deed of Joshua Comstock and Hope Comstock, his wife, by deed dated June 23, 1870 and recorded in the Office of

the Recorder of Deeds of Clearfield County in Deed Book GG, page 73.

26. That C. J. Arthur died on June 13, 1877, intestate and Rebecca J. Arthur, J. Warren Arthur and Jacob L. Warner were appointed administrators of his estate as found in the estate filed of record in the Clearfield County Register of Wills at File Number 1387.

27. That C. Anderson Warner acquired a one-half interest in the premises being the interest of C. J. Arthur by deed of Rebecca J. Arthur, Jacob L. Warner and J. Warner Arthur, Administrators of the Charles J. Arthur Estate dated July 15, 1884, and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 44, page 28.

28. That Rebecca J. Arthur acquired a one-half interest in the premises being the interest of C. J. Arthur by deed of C. Anderson Warner, and Anna C. his wife, dated January 27, 1893 and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 119, page 482.

29. That the Plaintiffs and their predecessors in title have exercised adverse, continuous, visible, notorious,

exclusive and hostile possession over the premises and have continued possession for a period in excess of 21 years.

30. That the Defendants and the Plaintiffs herein are the only persons known to the Plaintiffs who have any interest in the said premises.

WHEREFORE, Plaintiffs request:

(a) That by decree of Your Honorable Court it may be declared that the Plaintiffs have acquired title to the premises and that they should be allowed to enjoy said properties in peace;

(b) That the Defendants within twenty (20) days from the receipt of the Complaint, institute an action of ejectment against the Plaintiffs and that otherwise the Defendants be perpetually enjoined from setting up any title to said premises; from impeaching, denying or in any way attacking the Plaintiffs' title to said premises, from issuing or maintaining an ejectment of said premises or any part thereof; and

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

Respectfully Submitted,

BELIN & KUBISTA

By 

Carl A. Belin, Jr., Esq.

COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF CLEARFIELD :

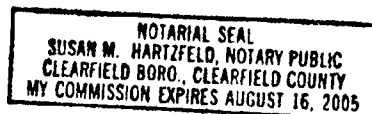
Before me the undersigned officer, personally appeared R.  
RAYMOND A. SMITH and SHIRLEY B. SMITH, his wife, who being duly  
sworn according to law, depose and say that the facts set forth  
in the foregoing Complaint are true and correct to the best of  
their knowledge, information and belief.

Raymond A. Smith  
Raymond A. Smith

Shirley B. Smith  
Shirley B. Smith

Sworn and subscribed before me this 11th day of  
April, 2002.

Susan M. Hartzfeld  
Notary Public



FILED

APR 11 2002

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William A. Shaw pd \$90.00  
Prethenerary  
Q 3cc latty Belin  
JTB

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



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

RAYMOND A. SMITH and SHIRLEY B.  
SMITH, his wife,

Plaintiffs

vs.

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executors, administrators and  
assigns,

Defendants

No. 02-571-00

ACTION TO QUIET TITLE

AFFIDAVIT

Filed on behalf of  
Plaintiffs

Counsel of Record for  
this Party:

Carl A. Belin, Jr.  
Attorney-at-Law  
Pa. I.D. 06805

Belin & Kubista  
15 North Front Street  
P.O. Box 1  
Clearfield, PA 16830

(814) 765-8972

**FILED**

APR 11 2002

01245/noce EAK  
William A. Shaw  
Prothonotary

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Defendants	:	

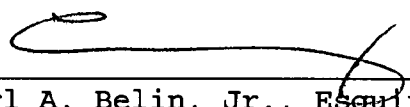
AFFIDAVIT

Carl A. Belin, Jr., Esquire, being duly sworn according to law, deposes and states that he is the attorney for the Plaintiff and that he attempted to ascertain the identity, whereabouts, and addresses of Defendants L. E. Dotts, Hannah Lochrie, Thomas Lochrie, Arthur Bros., and Rebecca J. Arthur, their heirs, executors, administrators, and assigns.

He further avers that he caused an abstractor to search the real estate and estate records of Clearfield County and that no listings in the name of Defendants L. E. Dotts, Hannah Lochrie, Thomas Lochrie, Arthur Bros., and Rebecca J. Arthur, their heirs, executors, administrators and assigns were found; that phone

directories were consulted in Windber, Pennsylvania, Philadelphia, Pennsylvania, Radnor Township, Delaware County, Pennsylvania and no listings were found for L. E. Dotts, Hannah Lochrie, Thomas Lochrie, Arthur Bros., and Rebecca J. Arthur, their heirs, executors, administrators and assigns; that the city directories, the tax records, or the indices in the Somerset County Recorder of Deeds Office were searched and no addresses or recent transactions in the name of Hannah Lochrie and Thomas Lochrie, their heirs, executors, administrators and assigns were found; that the city directories, the tax records, or the indices in the Philadelphia County Recorder of Deeds Office were searched and no addresses or recent transactions in the name of Arthur Bros., its administrators and assigns were found; that the city directories, the tax records or the indices in the Delaware County Recorder of Deeds Office were searched and no addresses or recent transactions in the name of Rebecca J. Arthur were found.

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

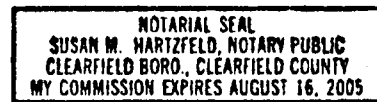


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Carl A. Belin, Jr., Esquire  
Attorney for Plaintiffs

Sworn and subscribed before me this 11th day of  
April, 2002.

Susan M. Hartzfeld  
Notary Public



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

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assigns,  
Defendants

No. 02-571-00

ACTION TO QUIET TITLE

MOTION FOR PUBLICATION

Filed on behalf of  
Plaintiffs

Counsel of Record for  
This Party:  
Carl A. Belin, Jr., Esq.  
Pa. I.D. #06805

BELIN & KUBISTA  
15 North Front Street  
P.O. Box 1  
Clearfield, PA 16830

(814) 765-8972

**FILED**

APR 11 2002

012-451 no cc  
William A. Shaw  
Prothonotary

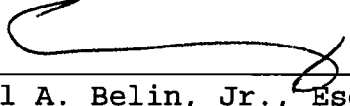
IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
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Rebecca J. Arthur, their heirs :  
executors, administrators and :  
assigns, :  
Defendants :

MOTION FOR PUBLICATION

AND NOW, to wit: April 11, 2002, an affidavit  
having been executed and filed on behalf of the Plaintiffs that the  
Defendants L. E. Dotts, Hannah Lochrie, Thomas Lochrie, Arthur  
Bros., and Rebecca J. Arthur, their heirs, executors,  
administrators, and assigns, present whereabouts are unknown, that  
Plaintiffs, by their attorneys, Belin & Kubista, move the Court for  
leave to serve the complaint on Defendants L. E. Dotts, Hannah  
Lochrie, Thomas Lochrie, Arthur Bros., and Rebecca J. Arthur, their  
heirs, executors and assigns, by publication in *The Progress* and  
the *Clearfield County Legal Journal*, Clearfield, Pennsylvania one  
(1) time.

BELIN & KUBISTA



---

Carl A. Belin, Jr., Esquire



BELIN & KUBISTA

ATTORNEYS AT LAW

15 NORTH FRONT STREET

P. O. BOX 1

CLEARFIELD, PENNSYLVANIA 16830

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
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REBECCA J. ARTHUR, their heirs  
executors, administrators and  
assigns,

Defendants

No. **02-571-CD**

ACTION TO QUIET TITLE

ORDER

AND NOW, to wit: this 12<sup>th</sup> day of April, 2002,  
upon consideration of the foregoing Motion, the Plaintiffs are  
granted leave to make service of the Complaint on the Defendants,  
L. E. Dotts, Hannah Lochrie, Thomas Lochrie, Arthur Bros., and  
Rebecca J. Arthur, their heirs, executors, administrators and  
assigns by general publication one time in *The Progress* and the  
*Clearfield County Legal Journal*, Clearfield, Pennsylvania not less  
than thirty (30) days prior to June 13, 2002, the date set  
for hearing of said Complaint in the Courtroom at Clearfield,

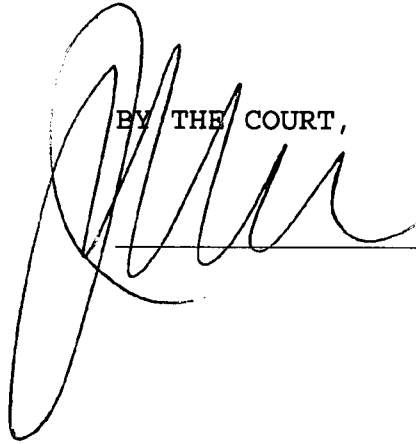
**FILED**

APR 12 2002

012110044 Belin  
William A. Shaw  
Prothonotary

Pennsylvania at 1:30 o'clock p.m.

BY THE COURT,

A large, stylized handwritten signature, likely of a judge, is written over a horizontal line. The signature is in cursive and appears to be the name of the court official.

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

RAYMOND A. SMITH and SHIRLEY B.  
SMITH, his wife,  
Plaintiffs

vs.

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Defendants

:  
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: No. 02 - 571 - C.D.  
:  
: ACTION TO QUIET TITLE  
:  
: AFFIDAVIT  
:  
:  
:

Filed on behalf of  
Plaintiffs

Counsel of Record for  
this Party:

Carl A. Belin, Jr., Esq.  
Pa. I.D. #08605

BELIN & KUBISTA  
15 North Front Street  
P.O. Box 1  
Clearfield, PA 16830  
(814) 765-8972

**FILED**

MAY 22 2002  
0110341200  
William A. Shaw  
Prothonotary

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

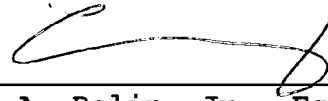
RAYMOND A. SMITH and SHIRLEY B. :  
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Rebecca J. Arthur, their heirs :  
executors, administrators and :  
assigns, :  
Defendants :

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA :  
SS.  
COUNTY OF CLEARFIELD :

CARL A. BELIN, JR., attorney for the above named Plaintiffs,  
being duly sworn according to law, deposes and states that Notice  
of the Quiet Title Action was served upon Defendants, L. E. Dotts,  
Hannah Lochrie, Thomas Lochrie, Arthur Bros., and Rebecca J.  
Arthur, their heirs, executors, administrators, and assigns, by  
publication in *The Progress* a newspaper on April 16, 2002, as  
evidenced by the Proof of Publication dated May 20, 2002, attached  
hereto AND by publication in the *Clearfield County Legal Journal*,  
Clearfield, on April 19, 2002, as evidenced by the Proof of

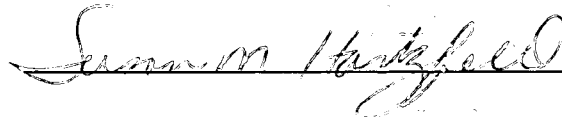
Publication dated May 1, 2002, attached hereto.



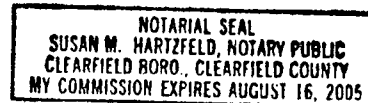
Carl A. Belin, Jr., Esquire

SWORN AND SUBSCRIBED before me this 21<sup>st</sup> day of

May, 2002.



Notary Public



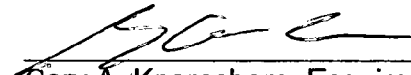
## PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :

:

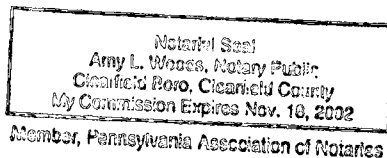
COUNTY OF CLEARFIELD :

On this 1st day of May AD 2002, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Gary A. Knaresboro editor of the Clearfield County Legal Journal of the Courts of Clearfield County, and that the annexed is a true copy of the notice or advertisement published in said publication in the regular issues of Week of April 19, 2002, Vol. 14 No. 16. 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



Belin & Kubista  
PO Box 1  
Clearfield, PA 16830

PA16830.

LARGE LOCAL residential contractor is looking for an experienced warranty service person and also experienced framing sub-contractors. Bellefonte 355-2325, ext. 130.

LOOKING for the right cashier and/or cook in a very busy, fast paced store. Part-time or full-time. Must be energized and have people person skills. For details, call Dave at Gio's before 5:00 P.M., Monday thru Friday, Woodland 857-7714.

LOOKING FOR WAITER/ waitress and delivery person. Apply in person at Spanky's Court House Cafe, 14 North 2nd Street, Clearfield.

LPN'S NEEDED. Offering competitive wage and benefit package. Send resume to Box "2276", c/o The Progress, P.O. Box 291, Clearfield, PA 16830.

MAINTENANCE TECHNICIAN: State College apartment community seeking full-time maintenance technician to perform plumbing, electrical and general maintenance duties. Great benefits available. Please send resume and salary history to: Box "2293" c/o The Progress, 109 North Front Street, Philipsburg, PA 16866.

MANAGEMENT OPPORTUNITY. Career Opportunity with Major Company. Complete training program, excellent benefits. Call Clearfield 814-765-8752 for a confidential interview.

MATERIALS HANDLER: Builders Surplus of Bigler needs a Material Handler to perform heavy work such as unloading trucks, moving stock, and assisting customers in loading purchases. This is a part-time position. Please send a resume to or complete an application at: Builders Surplus, P.O. Box 307, US Route 322, Bigler, PA 16825. An Equal Opportunity Employer.

MRI TECH and CT TECH for Imaging Center. Excellent pay and benefits. Call 800-624-6110 or fax resume to 611 Open MRI & CT, Attention: Tom Mueller, 814-867-5285.

MUST BE willing to travel with concessions. Neat, reliable. Phone 857-7759.

PART-TIME help for seasonal greenhouse work on Route 879 near Sheetz. Apply to Helen Liegey, Clearfield 765-7673.

PERSON TO CLEAN. Apply in person at Snow Shoe Exit 22 Restaurant.

RECEPTIONIST/BILLING CLERK: Part-time employment for multi-task chiropractic office. Must enjoy working with people. Send resume: Box "2296" c/o The Progress, 109 North Front Street, Philipsburg, PA 16866.

RETIREE LOOKING for housekeeper. Please reply to Box "2294", c/o The Progress, P.O. Box 291, Clearfield, PA 16830.



to the following  
in Glen Hope Bor-  
to Bo  
Clearfield County, Clearfield,  
sylvania, more particularly  
ounded and described as follows:  
BEGINNING at a post by land of  
Joshua Comstock; thence North  
thirty-three (33°) degrees West  
twelve (12) perches to a hemlock;  
thence North seventy-five (75°)  
degrees West sixty-two (62)  
perches to a hemlock; thence  
North forty-seven (47°) degrees  
West thirty-one (31) perches to a  
hemlock; thence North twenty-  
three (23°) degrees West thirty-  
eight (38) perches to a hemlock;  
thence South fifty-two (52°) de-  
grees West twenty-eight (28)  
perches to post in Blue Run; thence  
down said Run South twenty-five  
(25°) degrees East forty (40)  
perches to a post; thence South  
forty-five (45°) degrees East  
twenty-eight (28) perches to post;  
thence South sixty (60°) degrees  
East, sixty-five (65) perches to a  
post; thence South eighty-one  
(81°) degrees East six (6) perches  
to a post in Run; thence North sev-  
en (7°) degrees East twenty-one  
(21) perches to post; thence South  
eighty-one (81°) degrees East  
twenty-one (21) perches to post;  
thence North seven (7°) degrees  
East two and one-fourth (2-¼)  
perches to a post; thence North  
eighty-one (81°) degrees East ten  
(10) perches to place of beginning.  
CONTAINING twenty-three (23)  
acres and eighteen (18) perches.  
That the purpose of this Quiet Title  
Action include the following; to ex-  
tinguish any interest that L. E.  
Dotts, his heirs and assigns, may  
have had in and to the premises due  
to any lack of notice or any other de-  
fect of the Treasurer's sale of Au-  
gust 3, 1943, and the  
Commissioner's sale on October 5,  
1964 referred to in Paragraphs 8  
and 9 of the Complaint which are  
hereby incorporated by reference  
and made a part hereof, and to ex-  
tinguish any interest or equity that  
L. E. Dotts may have had in the  
premises following said tax sale,  
and further to extinguish any inter-  
est in the premises in any party as a  
result of the failure of Mark Bowles  
and Donna Bowles to record the  
treasurer's and the  
commissioner's deed; to extin-  
guish any interest that Hannah Lo-  
chrie may have had in the premises  
due to any lack of Notice or any  
other defect of the Treasurer's sale  
of April 24, 1950 and the  
Commissioner's sale on August  
24, 1947 referred to in Paragraphs  
11 and 12 of the Complaint which  
are hereby incorporated be refer-  
ence and made a part hereof, and to  
extinguish any interest or equity  
Hannah Lochrie may have had in  
the premises following said tax  
sale, and further to extinguish any  
interest in the premises in any party  
as a result of the failure of L. E. Dotts  
to record the treasurer's and the  
commissioner's deed; to extin-  
guish any interest that Thomas Lo-  
chrie, his heirs, personal represen-  
tatives or assigns may have had in  
the premises as a result of the trans-  
fer of the assessment of 33 acres  
for the year of 1941 to Hannah Lo-  
chrie referred to in Paragraph 14 of  
the Complaint which is hereby in-  
corporated by reference and made  
a part thereof, and further to extin-  
guish any interest or equity that  
Thomas Lochrie may have had in  
the premises following the transfer  
of said assessment; to extinguish  
any interest Arthur Bros. may have  
had in the premises due to any lack  
of notice or any other defect of the  
Treasurer's sale on August 10,  
1931 and the Commissioner's sale  
on November 17, 1936 referred to  
Paragraphs 16 and 17 of the Com-  
plaint which are hereby incor-  
porated by reference and made a  
part hereof, and to extinguish any  
interest or equity Arthur Bros. may  
have had in the premises following  
said tax sale, and further to extin-  
guish any interest in the premises in  
any party as a result of the failure of  
Thomas Lochrie to record the  
treasurer's and the  
comissioner's deed; to extin-  
guish any interest that Rebecca J.  
Arthur, her heirs, administrators, or  
assigns may have had in the prem-  
ises following the execution of the  
deed by the purported heirs to  
George Wild and John E. Reese re-  
ferred to in Paragraph 20 of the  
Complaint which is hereby incor-  
porated by reference and made a  
part hereof, and to extinguish any  
interest or equity that Rebecca J.  
Arthur, her heirs, personal repre-  
sentatives or assigns may have had  
in the premises following the exe-  
cution of said deed.  
WHEREUPON said Court or-  
dered that notice of said action and  
the facts thereto be served on the  
Defendants L. E. Dotts, Hannah Lo-  
chrie, Thomas Lochrie, Arthur  
Bros., and Rebecca J. Arthur, their  
heirs, executors, administrators  
and assigns, by the Plaintiffs by ad-  
vertisement requiring Defendants  
L. E. Dotts, Hannah Lochrie, Tho-  
mas Lochrie, Arthur Bros., and Re-  
becca J. Arthur, their heirs, execu-  
tors, administrators and assigns, to  
answer the said complaint within  
twenty (20) days from the date of  
this publication. For failure to com-  
ply, a judgment will be taken by ap-  
plication of Plaintiffs before the  
Court at a hearing to be held on  
June 13, 2002, at 1:30 P.M., at  
the Clearfield County Courthouse,  
Clearfield, Pennsylvania.  
BELIN & KUBISTA, Attorneys at  
Law, 15 North Front Street, Clear-  
field, Pennsylvania, Attorneys for  
Plaintiff.

IN THE COURT  
OF COMMON PLEAS  
OF CLEARFIELD COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION  
No. 02-571-CD  
ACTION TO  
QUIET TITLE

RAYMOND A. SMITH and SHIR-  
LEY B. SMITH, his wife, Plaintiffs

vs.

L. E. DOTTS, HANNAH LO-  
CHRIE, THOMAS LOCHRIE, AR-  
THUR BROS., and REBECCA J.  
ARTHUR, their heirs, executors,

administrators and assigns, Defen-  
dants

TO: L. E. DOTTS, HANNAH LO-  
CHRIE, THOMAS LOCHRIE, AR-  
THUR BROS., and REBECCA J.  
ARTHUR, THEIR HEIRS, EXECU-  
TORS, ADMINISTRATORS AND  
ASSIGNS:

NOTICE

If you wish to defend, you must  
enter a written appearance person-  
ally or by attorney and file your de-  
fenses or objections in writing with  
the court. You warned that if you fail  
to do so, the case may proceed  
without you and a judgment may be  
entered against you without further  
notice for the relief requested by  
the Plaintiffs. You may lose money  
or property or other rights important  
to you. IF YOU DO NOT HAVE A  
LAWYER OR CANNOT AFFORD  
ONE, GO TO OR TELEPHONE  
THE OFFICE SET FORTH BELOW  
TO FIND OUT WHERE YOU CAN  
GET LEGAL HELP.

Court Administrator, Clearfield  
County Courthouse, 1 North Sec-  
ond Street, Clearfield, Pennsylva-  
nia 16830 (814) 765-2641 Ext.

that an

PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :  
COUNTY OF CLEARFIELD : SS:

On this 20th day of May, A.D. 2002,  
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 April 16, 2002.

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

**BELIN & KUBISTA**

ATTORNEYS AT LAW

15 NORTH FRONT STREET

P. O. BOX 1

CLEARFIELD, PENNSYLVANIA 16830

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

RAYMOND A. SMITH and SHIRLEY  
B. SMITH, his wife, Plaintiffs vs. L. E.  
DOTTS, HANNAH LOCHRIE, THOMAS  
LOCHRIE, ARTHUR BROS., and  
REBECCA J. ARTHUR, their heirs,  
executors, administrators and assigns,  
Defendants.

No. 02-571-CD

ACTION TO QUIET TITLE

TO: L. E. DOTTS, HANNAH  
LOCHRIE, THOMAS LOCHRIE, ARTHUR  
BROS., and REBECCA J. ARTHUR, their  
heirs, executors, administrators and  
assigns:

NOTICE

IF YOU WISH TO DEFEND, YOU  
MUST ENTER A WRITTEN APPEAR-  
ANCE PERSONALLY OR BY ATTORNEY  
TO FILE YOUR DEFENSE OR  
OBJECTIONS IN WRITING WITH THE  
COURT. YOU ARE WARNED THAT IF  
YOU FAIL TO DO SO THE CASE MAY  
PROCEED WITHOUT YOU AND A  
JUDGMENT MAY BE ENTERED  
AGAINST YOU WITHOUT FURTHER  
NOTICE FOR THE RELIEF REQUESTED  
BY THE PLAINTIFFS. YOU MAY LOSE  
MONEY OR PROPERTY OR OTHER  
RIGHTS IMPORTANT TO YOU. IF YOU  
DO NOT HAVE A LAWYER OR CANNOT  
AFFORD ONE, GO TO OR TELEPHONE  
THE OFFICE SET FORTH BELOW TO  
FIND OUT WHERE YOU CAN GET  
LEGAL HELP.

Court Administrator, Clearfield County  
Courthouse, 1 North Second Street,  
Clearfield, PA 16830. (814) 765-2641 Ex.  
5982.

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

BEGINNING at a point by land of  
Joshua Comstock; thence North thirty-three  
(33) degrees West twelve (12) perches to a  
hemlock; thence North seventy-five (75)  
degrees West sixty-two (62) perches to a  
hemlock; thence North forty-seven (47)  
degrees West thirty-one (31) perches to a  
hemlock; thence North twenty-three (23)  
degrees West thirty-eight (38) perches to a  
hemlock; thence South fifty-two (52)  
degrees West twenty-eight (28) perches to  
post in Blue Run; thence down said Run  
South twenty-five (25) degrees East forty  
(40) perches to a post; thence South forty-  
five (45) degrees East twenty-eight (28)  
perches to post; thence South sixty (60)  
degrees East, sixty-five (65) perches to a  
post; thence South eighty-one (81) degrees  
East twenty-one (21) perches to post;

thence North seven (7) degrees East two  
and one-fourth (2 1/4) perches to a post;  
thence North eighty-one (81) degrees East  
ten (10) perches to place of beginning.

CONTAINING twenty-three (23) acres  
and eighteen (18) perches.

That the purposes of this Quiet Title  
Action include the following: to extinguish  
any interest that L. E. Dotts, his heirs and  
assigns, may have had in the premises due  
to any lack of notice or any other defect of  
the Treasurer's sale of August 3, 1943, and  
the Commissioner's sale on October 5,  
1964 referred to in Paragraphs 8 and 9 of  
the Complaint which are hereby  
incorporated by reference and made a part  
hereof, and to extinguish any interest or  
equity that L. E. Dotts may have had in the  
premises following said tax sale, and further  
to extinguish in the premises in any party as  
a result of the failure of Mark Bowles and  
Donna Bowles to record the treasurer's and  
the commissioner's deed; to extinguish any  
interest that Hannah Lochrie may have had  
in the premises due to any lack of notice or  
any other defect of the Treasurer's sale of  
April 24, 1950 and the Commissioner's sale  
on August 24, 1947 referred to in  
Paragraphs 11 and 12 of the Complaint  
which are hereby incorporated by reference  
and made a part hereof, and to extinguish  
any interest or equity Hannah Lochrie may  
have had in the premises following said tax  
sale, and further to extinguish any interest  
in the premises in any party as a result of  
the failure of L. E. Dotts to record the  
Treasurer's and the commissioner's deed;  
to extinguish any interest that Thomas  
Lochrie, his heirs, personal representatives  
or assigns may have had in the premises as  
a result of the transfer of the assessment of  
33 acres for the year of 1941 to Hannah  
Lochrie referred to in Paragraph 14 of the  
Complaint which is hereby incorporated by  
reference and made a part hereof, and  
further to extinguish any interest or equity  
that Thomas Lochrie may have had in the  
premises following the transfer of said  
assessment; to extinguish any interest  
Arthur Bros. May have had in the premises  
due to any lack of notice or any other defect  
of the Treasurer's sale on August 10, 1931  
and the Commissioner's sale on November  
17, 1936 referred to Paragraphs 16 and 17  
of the Complaint which are herein  
incorporated by reference and made a part  
hereof, and to extinguish any interest or  
equity Arthur Bros. May have had in the  
premises following said tax sale, and further  
to extinguish any interest in the premises in  
any party as a result of the failure of  
Thomas Lochrie to record the Treasurer's  
and the commissioner's deed; to extinguish  
any interest that Rebecca J. Arthur, her  
heirs, administrators, or assigns may have  
had in the premises following the execution  
of the deed by the purported heirs to

**GARRISON, MARIAN A.**, Dec'd  
Late of Clearfield  
Executor: **CLEARFIELD BANK  
& TRUST CO.**  
Attorney: **MICHAEL P. YEAGER**  
P.O. Box 752  
Clearfield, PA 16830

**TIERNEY, DENNIS**, Dec'd  
**A/k/a DENNIS J. TIERNEY**  
Late of Ramey  
Executrix: **BARBARA L. LYNN**  
P.O. Box 58  
Ramey, PA 16671

First Publication

**VIEHDORFER, L. CLAIR**, Dec'd  
**A/k/a LAWRENCE CLAIR VIEHDORFER**  
**A/k/a L. C. VIEHDORFER**  
**A/k/a CLAIR VIEHDORFER**  
**A/k/a LAWRENCE C. VIEHDORFER**  
Late of Karthaus  
Co-Executrices:  
**LINDA VIEHDORFER DIVINEY**  
**JANET VIEHDORFER MOORE**  
Attorney: **GATES & SEAMAN**  
PO Box 846  
Clearfield, PA 16830

**BLAKE, ROSE MARIE**, Dec'd  
**A/k/a ROSE M. BLAKE**  
**A/k/a ROSE BLAKE**  
Late of Westover Borough  
Administratrix: **RENEE M. SECKINGER**  
Attorney: **GATES & SEAMAN**  
PO Box 846  
Clearfield, PA 16830

**McCOMBS, BROOKS**, Dec'd  
**A/k/a BROOKS CLELLAND McCOMBS**  
Late of Curwensville  
Co-Executrices: **BARBARA BROWN**  
**FAYE TUBBS**  
Attorney: **R. DENNING GEARHART**  
215 East Locust Street  
Clearfield, PA 16830

**ARNOLD, JOHN J.**, Dec'd  
Late of Curwensville  
Executor: **JOHN J. ARNOLD JR.**  
Attorney: **DAVID S. AMMERMAN**  
310 East Cherry Street  
Clearfield, PA 16830

**O'DONNELL, BENJAMIN E.**, Dec'd  
Late of Beccaria Township  
Executrix: **ALICE J. O'DONNELL**  
Attorney: **RAYMOND J. WENDEKIER**  
36 Magee Avenue  
Patton, PA 16668

**WALL, HELEN N.**, Dec'd  
Late of Bloom Township  
Executor: **ROD A. WALL**  
Attorney: **GARY C. HORNER**  
PO Box 280  
Johnstown, PA 15907

**FREDERICK, GRACE SMITH**, Dec'd  
**A/k/a GRACE FREDERICK**  
Administratrix:  
**LINDA JEAN BALLAROTTO**  
Attorney: **WM. LYNN HOLLEN**  
1633 E. Pleasant Valley Blvd.  
Altoona, PA 16602

#### ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN, that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on the 27th day of March, 2002 for the purpose of obtaining a Certificate of Incorporation of a proposed business corporation to be organized under the Corporation Law of the Commonwealth of Pennsylvania of 1988.

The name of the corporation is **TWO ROADS COUNSELING SERVICE, INC.**

The purpose for which it is to be organized is to have unlimited power to engage in and to do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Corporation Law of 1988.

**COLAVECCHI, RYAN & COLAVECCHI**, 221 East Market Street, P.O. Box 131, Clearfield, PA 16830.

#### NOTICE

IN RE: Estate of **RANDY A. LINGLE**, Deceased, late of Lawrence Township, Clearfield County, Pennsylvania.

TO ALL CREDITORS OF **RANDY A. LINGLE**, DECEASED, NOTICE IS HEREBY GIVEN THAT a Petition for Settlement of Small Estate pursuant to 20 Pa. C.S.A. 3102 has been filed in the Orphans' Court Division of the Court of Common Pleas of Clearfield County and a hearing to consider said Petition has been scheduled for the 13th day of June, 2002, at 1:30 o'clock p.m. in the Courtroom Number 1 of the Clearfield County Courthouse, Clearfield, Pennsylvania. Said Petition may be granted by the Court unless exceptions are filed before the date and time of said hearing.

By: **Andrew P. Gates, Esquire, GATES & SEAMAN**, Two North Front Street, PO Box 846, Attorneys for Petitioner, **Ryan A. Lingle**.

George Wild and John E. Reese referred to  
in Paragraph 20 of the Complaint which is  
hereby incorporated by reference and made  
a part hereof, and to extinguish any interest  
or equity that Rebecca J. Arthur, her heirs,  
personal representatives or assigns may  
have had in the premises following the  
execution of said deed.

WHEREUPON the Court ordered that  
notice of said action and the facts thereto  
be served on the Defendants L. E. Dotts,  
Hannah Lochrie, Thomas Lochrie, Arthur  
Bros., and Rebecca J. Arthur, 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 Plaintiffs before the  
Court at a hearing to be held on June 13,  
2002, at 1:30 P.M., at the Clearfield County  
Courtthouse, Clearfield, Pennsylvania.  
BELIN & KUBISTA, Attorneys at Law,  
15 North Front Street, Clearfield, PA 16830.  
Attorneys for Plaintiff.

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

RAYMOND A. SMITH and SHIRLEY B.  
SMITH, his wife,

Plaintiffs

vs.

L. E. Dotts, Hannah Lochrie,  
Thomas Lochrie, Arthur Bros., and  
Rebecca J. Arthur, their heirs  
executors, administrators and  
assigns,

Defendants

No. 02-571-CD

ACTION TO QUIET TITLE

**FILED**

JUN 13 2002

William A. Shaw  
Prethenotary

ORDER

AND NOW, this 13th day of June, 2002, an Affidavit of Service of the Complaint with Notice to Defend having been filed stating that the complaint and notice was served on all Defendants by publication, and no responsive pleading having been filed by said Defendants, the Defendants having not appeared in person or by attorney upon motion of Carl A. Belin, Jr., Attorney for Plaintiffs, it is the **ORDER** of this Court that title to said premises is found to be vested in the Plaintiffs and that they be allowed to enjoy said property in peace. Said property is identified in the Clearfield County Tax Maps as Parcel Number 8-I15-13, which is located in Glen Hope Borough, Clearfield County,

Clearfield Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a post by land of Joshua Comstock; thence North thirty-three (33°) degrees West twelve (12) perches to a hemlock; thence North seventy-five (75°) degrees West sixty-two (62) perches to a hemlock; thence North forty-seven (47°) degrees West thirty-one (31) perches to a hemlock; thence North twenty-three (23°) degrees West thirty-eight (38) perches to a hemlock; thence South fifty-two (52°) degrees West twenty-eight (28) perches to post in Blue Run; thence down said Run South twenty-five (25°) degrees East forty (40) perches to a post; thence South forty-five (45°) degrees East twenty-eight (28) perches to post; thence South sixty (60°) degrees East, sixty-five (65) perches to a post; thence South eighty-one (81°) degrees East six (6) perches to a post in Run; thence North seven (7°) degrees East twenty-one (21) perches to post; thence South eighty-one (81) degrees East twenty-one (21) perches to post; thence North seven (7°) degrees East two and one-fourth (2-1/4) perches to a post; thence North eighty-one (81°) degrees East ten (10) perches to place of beginning.

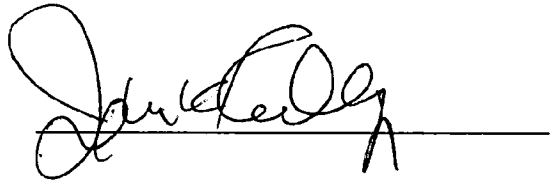
CONTAINING twenty-three (23) acres and eighteen (18) perches.

It is the FURTHER ORDER of this Court that unless the Defendants file a responsive pleading to the complaint or institute an action in ejectment within thirty (30) days of the date hereof,



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

BY THE COURT,

A handwritten signature in dark ink, appearing to read "J. L. Kelly", is written over a horizontal line. The signature is fluid and cursive.

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

RAYMOND A. SMITH and SHIRLEY B.  
SMITH, his wife,

Plaintiffs

vs.

L. E. DOTTS, HANNAH LOCHRIE,  
THOMAS LOCHRIE, ARTHUR BROS., and  
REBECCA J. ARTHUR, their heirs  
executors, administrators and  
assigns,

Defendants

No. 02-571-C.D.

ACTION TO QUIET TITLE

PRAECIPE FOR FINAL  
JUDGMENT

Filed on behalf of  
Plaintiffs

Counsel of Record for  
this Party:

Carl A. Belin, Jr.  
Attorney-at-Law  
Pa. I.D. 06805

Belin & Kubista  
15 North Front Street  
P.O. Box 1  
Clearfield, PA 16830

(814) 765-8972

**FILED**

JUL 15 2002

William A. Shaw  
Prothonotary

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


RAYMOND A. SMITH and SHIRLEY B.	:	
SMITH, his wife,	:	
Plaintiffs	:	
	:	No. 02-571-CD
vs.	:	
	:	ACTION TO QUIET TITLE
L. E. Dotts, Hannah Lochrie,	:	
Thomas Lochrie, Arthur Bros., and	:	
Rebecca J. Arthur, their heirs	:	
executors, administrators and	:	
assigns,	:	
Defendants	:	

PRAECIPE FOR FINAL JUDGMENT

TO THE PROTHONOTARY:

Please enter final judgment against the Defendants in the above-captioned case for failure to comply with the Order of Court directing Defendants to file objections within thirty (30) days from the entry of Order of judgment in favor of Plaintiffs.

BELIN & KUBISTA

  
\_\_\_\_\_  
Carl A. Belin, Jr., Esq.  
Attorney for Plaintiffs