

03-1244-CD  
JAMES A. RICKETTS, et alvs. WILLIAM SHAWVER, et al

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

JAMES A. RICKETTS and  
LAURIE M. RICKETTS,

Plaintiffs

vs.

WILLIAM SHAWVER and  
JUNE SHAWVER and any heirs, persons  
claiming, or who might claim  
title under the aforesaid defendants;  
and any other person, persons, firms,  
partnerships, or corporate entities who  
might claim title to the premises  
herein described,

Defendants

No. 03 -1244 C.D.

ACTION TO QUIET TITLE

Type of Pleading: Complaint

Filed on behalf of: Plaintiffs

Counsel of Record for this party:

LEA ANN HELTZEL, ESQUIRE  
Attorney at Law

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

(814) 375-0300

**FILED**

**AUG 21 2003**

William A. Shaw  
Prothonotary/Clerk of Courts

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

JAMES A. RICKETTS and  
LAURIE M. RICKETTS,

Plaintiffs

vs.

No. 03 - C.D.

WILLIAM SHAWVER and  
JUNE SHAWVER and any heirs, persons  
claiming, or who might claim  
title under the aforesaid defendants;  
and any other person, persons, firms,  
partnerships, or corporate entities who  
might claim title to the premises  
herein described,  
Defendants

ACTION TO QUIET TITLE

**NOTICE**

**TO DEFENDANTS:**

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

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

Office of the Court Administrator  
Clearfield County Courthouse  
North Second Street  
Clearfield, PA 16830  
(814) 761-2641

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

JAMES A. RICKETTS and  
LAURIE M. RICKETTS,

Plaintiffs

vs.

No. 03 - C.D.

WILLIAM SHAWVER and  
JUNE SHAWVER and any heirs, persons  
claiming, or who might claim  
title under the aforesaid defendants;  
and any other person, persons, firms,  
partnerships, or corporate entities who  
might claim title to the premises  
herein described,

Defendants

ACTION TO QUIET TITLE

**COMPLAINT**

NOW COMES, Plaintiffs, JAMES A. RICKETTS and LAURIE M. RICKETTS, husband  
and wife, by and through their attorneys, The Hopkins Law Firm, and avers as follows:

1. Plaintiffs are husband and wife who reside together at 224 Hilltop Drive,  
Mahaffey, Clearfield County, Pennsylvania.

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

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

Beginning at a maple tree in the line of land formerly of W.Raymond  
Johnson, now of Wilson W. Chason;

Thence South three (3) degrees twenty (20) minutes East, one hundred  
twenty (120) feet to an iron pin;

Thence North Eighty-one (81) degrees East, seven hundred twelve (712)  
feet to an iron pin;

Thence North thirty seven (37)degrees thirty (30) minutes West, one  
hundred twenty (120) feet to an iron pin at the line of land formerly of W.

Raymond Johnson, now of Wilson W. Chason;

Thence by the Chason land, South eighty one (81) degrees West. Seven hundred twelve (712) feet to the place of beginning. Containing approximately two (2) acres.

Identified as Clearfield County Assessment Map #117-D10-15.

3. The Defendants are William Shawver and June Shawver, husband and wife.
4. The whereabouts of the Defendants who are set forth above are unknown.
5. By deed dated February 28, 1945 and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 362 page 193, John F. Mitchell, Sr. and Gertrude Mitchell, husband and wife, conveyed said property to John F. Mitchell, Jr.
6. By deed dated October 14, 1947 and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 387 at page 598, John F. Mitchell, Jr. and Dorothy M. Mitchell, his wife, conveyed the premises at issue to W. Raymond Johnson.
7. By deed dated August 25, 1964 and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 510 at page 54, W. Raymond Johnson and Mabel H. Johnson conveyed the property unto Lester E. Schickling and Carol Ann Schickling, husband and wife.
8. By deed dated July 7, 1972 and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 600 at page 56, Lester E. Schickling and Carol Ann Schickling, husband and wife, conveyed the property unto William Shawver and June Shawver, husband and Wife.
9. The said property owned by William Shawver and June Shawver, husband and wife, was subject to a tax sale by the Tax Claim Bureau of Clearfield County, Pennsylvania on September 15, 1992 for unpaid taxes.

10. By deed dated December 15, 1992 and recorded in the office of the Recorder of Deeds of Clearfield County in Deed Book 1505 at page 94, the Tax Claim Bureau of Clearfield County, Pennsylvania conveyed the property to Kim Mowrey Hobba.

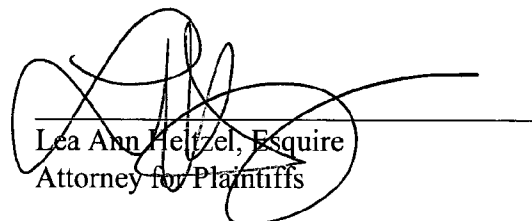
11. By deed dated April 9, 1996 and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 1754, page 604, Kim Mowrey Hobba, conveyed the property to James A. Ricketts and Laurie M. Ricketts, husband and wife.

12. The purpose of this action is to quiet the title on the above described property, as to any interest the Defendants William Shawver and June Shawver, their heirs, devisees, administrators, executors and assigns, may have had in the said premises because of any defect that may exist or may have existed in the said tax sale of the property the Tax Claim Bureau of Clearfield County, Pennsylvania.

13. This action is brought to clear any and all possible clouds upon the title of the property identified above.

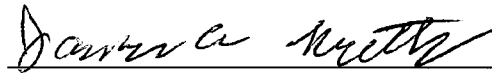
WHEREFORE, the Plaintiffs request the Court to decree that title to the premises described herein be granted unto Plaintiffs in fee simple and absolutely; and that the Defendants, their heirs, devisees, executors, administrators, and assigns, and all other person, persons, firms, partnerships, or corporate entities in interests, or their legal representatives be forever barred from asserting any right, lien, or interest inconsistent with the interest or claim of the Plaintiffs as set forth herein, in and to the property described in paragraph two (2).

Respectfully submitted,

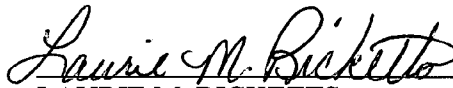
  
Lea Ann Helzel, Esquire  
Attorney for Plaintiffs

VERIFICATION

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

A handwritten signature in cursive script, appearing to read "James A. Ricketts", written over a horizontal line.

JAMES A. RICKETTS

A handwritten signature in cursive script, appearing to read "Laurie M. Ricketts", written over a horizontal line.

LAURIE M. RICKETTS

FILED

~~01:30:00~~  
AUG 21 2003

Att. pd. 95.00

1 cc Att. g

William A. Shaw  
Prothonotary/Clerk of Courts



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

JAMES A. RICKETTS and  
LAURIE M. RICKETTS,

Plaintiffs

vs.

No. 03-1244 C.D.

WILLIAM SHAWVER and  
JUNE SHAWVER and any heirs, persons  
claiming, or who might claim title  
title under the aforesaid defendants;  
and any other person, persons, firms,  
partnerships, or corporate entities who  
might claim title to the premises  
herein described,

Defendants

ACTION TO QUIET TITLE

FILED

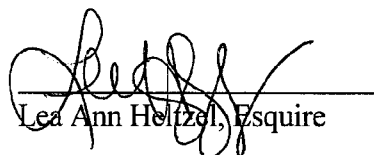
AUG 21 2003

William A. Shaw  
Prothonotary/Clerk of Courts

**MOTION FOR PUBLICATION**

AND NOW, this 20<sup>th</sup> day of August, 2003, an Affidavit having been executed and filed on behalf of JAMES A. RICKETTS and LAURIE M. RICKETTS and that the whereabouts of William Shawver and June Shawver, their accumulative heirs, devisees, administrators, executors, assigns, and all other person, persons, firms, partnerships, or corporate entities in interest, are unknown.

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

  
Lea Ann Heltzel, Esquire

FILED 1cc  
07/11:30 AM  
AUG 21 2003  
Atty Helzel

William A. Shaw  
Prothonotary/Clerk of Courts

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

JAMES A. RICKETTS and  
LAURIE M. RICKETTS,

Plaintiffs

vs.

No. 03-1244 C.D.

WILLIAM SHAWVER and  
JUNE SHAWVER and any heirs, persons  
claiming, or who might claim title  
title under the aforesaid defendants;  
and any other person, persons, firms,  
partnerships, or corporate entities who  
might claim title to the premises  
herein described,

Defendants

ACTION TO QUIET TITLE

**FILED**

**AUG 21 2003**

William A. Shaw  
Prothonotary/Clerk of Courts

**AFFIDAVIT OF UNKNOWN WHEREABOUTS**

Lea Ann Heltzel, Esquire, being duly sworn according to law, hereby certifies that  
the last known address of William Shawver and June Shawver was Clearfield,  
Pennsylvania.

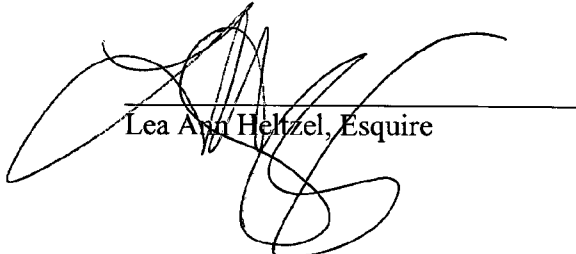
Your affiant has made the following search for the Defendants:

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

d. The Prothonotary's Office of Clearfield County has been searched and fails to reveal any current or past cases dealing with William Shawver and June Shawver

e. The Register of Wills Office of the County of Clearfield has been searched and fails to reveal any estates for William Shawver and June Shawver.

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



Lea Ann Heltzel, Esquire

Sworn to and subscribed before  
me this 21st day of  
August, 2003



Notary Public

Notarial Seal  
Jacqueline S. Ciamacco, Notary Public  
Curwensville Boro, Clearfield County  
Commission Expires Mar. 14, 2005

FILED  
cc  
Q/1:3046H  
AUG 21 2003  
Amy Hertz

William A. Shaw  
Prothonotary/Clerk of Courts

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

JAMES A. RICKETTS and  
LAURIE M. RICKETTS,

Plaintiffs

vs.

No. 03- 1244- C.D.

WILLIAM SHAWVER and  
JUNE SHAWVER and any heirs, persons  
claiming, or who might claim title  
title under the aforesaid defendants;  
and any other person, persons, firms,  
partnerships, or corporate entities who  
might claim title to the premises  
herein described,

Defendants

ACTION TO QUIET TITLE

**ORDER FOR PUBLICATION**

AND NOW, this 20<sup>th</sup> day of August, 2003 upon the consideration of the foregoing Motion, the Plaintiffs are granted leave to make service of the Complaint on the above mentioned Defendants, their heirs, devisees, administrators, executors, assigns, and all other person, persons, firms, partnerships, or corporate entities in interest, or their legal representatives, by publication one time in The Progress a newspaper published in the City of Clearfield, in general circulation of the County of Clearfield, Commonwealth of Pennsylvania, and in The Clearfield Legal Journal.

BY THE COURT,

JUDGE

FILED

AUG 22 2003

William A. Shaw  
Prothonotary/Clerk of Courts

FILED 1cc

*Any Ketzel*

*019:27*  
AUG 22 2003

William A. Shaw

Prothonotary/Clerk of Courts

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

JAMES A. RICKETTS and  
LAURIE M. RICKETTS,

Plaintiffs

vs.

WILLIAM SHAWVER and  
JUNE SHAWVER and any heirs, persons  
claiming, or who might claim  
title under the aforesaid defendants;  
and any other person, persons, firms,  
partnerships, or corporate entities who  
might claim title to the premises  
herein described,

Defendants

No. 03 – 1244 – C.D.

ACTION TO QUIET TITLE

Type of Pleading: Motion for Judgment

Filed on behalf of: James A. Ricketts  
and Laurie M. Ricketts, Plaintiffs

Counsel of Record for this party:

HOPKINS LAW FIRM

DAVID J. HOPKINS, ESQUIRE  
Attorney at Law  
Supreme Court No. 42519

LEA ANN HELTZEL, ESQUIRE  
Attorney at Law  
Supreme Court No. 83998

900 Beaver Drive  
DuBois, Pennsylvania 15801

(814) 375-0300

FILED

OCT 06 2003

William A. Shaw

Prothonotary/Clerk of Courts

2 Clerk to Attorney



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

JAMES A. RICKETTS and  
LAURIE M. RICKETTS,

Plaintiffs

vs.

No. 03 – 1244 – C.D.

WILLIAM SHAWVER and  
JUNE SHAWVER and any heirs, persons  
claiming, or who might claim  
title under the aforesaid defendants;  
and any other person, persons, firms,  
partnerships, or corporate entities who  
might claim title to the premises  
herein described,

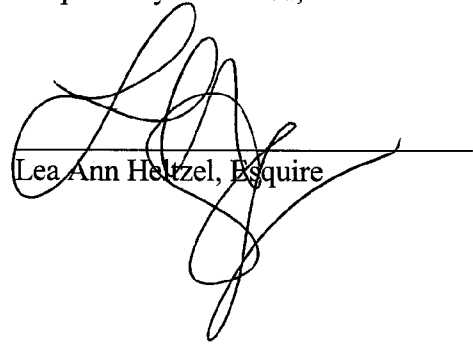
Defendants

ACTION TO QUIET TITLE

**MOTION FOR JUDGMENT**

AND NOW, this 3<sup>rd</sup> day of October, 2003, an Affidavit having been filed by Lea Ann Heltzel, Esquire, Attorney for Plaintiffs, James A. Ricketts and Laurie M. Ricketts, that the Complaint with Notice to Plead was served on all of the Defendants by publication and the Defendants have not answered. The Plaintiffs, by and through their attorney, moves the Court to enter judgment in favor of the Plaintiffs and against the Defendants in the above named case and to grant to the Plaintiffs the relief prayed for in accordance with Rules of Civil Procedure 1066. Plaintiffs further requests that the Honorable Court modify in accordance with Rules of Civil Procedure, Rule 248, the thirty (30) day period provided Defendants by Rules of Civil Procedure, Rule 1066(b) to assert any right, lien, title or interest in the land inconsistent with the interest or claim Plaintiffs set forth in their Complaint.

Respectfully submitted,



Lea Ann Heltzel, Esquire

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

No. 03-1244-C.D.

ACTION TO QUIET TITLE

JAMES A. RICKETTS and LAURIE  
M. RICKETTS Plaintiffs

vs.

WILLIAM SHAWVER and JUNE  
SHAWVER 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, Defen-  
dants

QUIET TITLE ACTION NOTICE

TO: William Shawver and June  
Shawver 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.

You are hereby notified that an ac-  
tion to quiet title to the premises sit-  
uate, lying and being in Greenwood  
Township, Clearfield County,  
Pennsylvania, and identified as  
Clearfield County Assessment Map  
No. 117-D10-15 has been filed  
against you. Said premises are de-  
scribed as follows:

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

Beginning at a maple tree in the  
line of land formerly of W. Raymond  
Johnson, now of Wilson W. Cha-  
son;

Thence South three (3) degrees  
twenty (20) minutes East, one hun-  
dred twenty (120) feet to an iron  
pin;

Thence North Eighty-one (81) de-  
grees East, seven hundred twelve  
(712) feet to an iron pin;

Thence North thirty-seven (37)  
degrees thirty (30) minutes West,  
one hundred twenty (120) feet to  
an iron pin at the Johnson, now of  
Wilson W. Chason land;

Thence one (81) degrees  
seven hundred twelve (712)  
feet place of beginning. Con-  
taining approximately two (2)  
acres.

Identified as Clearfield County As-  
sessment Map #117-D10-15.

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, execu-  
tors and assigns may have in the  
property as described above. The  
Plaintiff in this action, after a diligent  
search, has been unable to locate  
the Defendants or their devisees or  
heirs.

Whereupon the Court Ordered  
that notice of said action be served  
on the Defendants, and their heirs.  
IF YOU WISH TO DEFEND, YOU  
MUST ENTER A WRITTEN AP-  
PEARANCE PERSONALLY OR BY  
ATTORNEY TO FILE YOUR DE-  
FENSE OF OBJECTIONS IN WRIT-  
ING WITH THE COURT. YOU ARE  
WANTED THAT IF YOU FAIL TO  
DO SO THE CASE MAY PROCEED  
WITHOUT YOU AND 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 PA-  
PER TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE A  
LAWYER OR CANNOT AFFORD  
ONE, GO TO OR TELEPHONE  
THE OFFICE SET FORTH BELOW  
TO FIND OUT WHERE YOU CAN  
GET LEGAL HELP.

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

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

PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :

: SS:

COUNTY OF CLEARFIELD :

On this 23rd day of September, 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 September 6, 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


## PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :

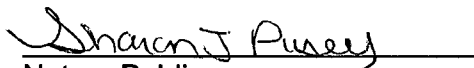
:

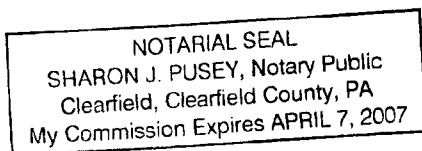
COUNTY OF CLEARFIELD :

On this 12th day of September 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 September 12, 2003, No. 37. 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



Lea Ann Heltzel  
900 Beaver Drive  
DuBois PA 15801

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

JAMES A. RICKETTS and LAURIE M. RICKETTS, Plaintiffs vs. WILLIAM SHAWVER and JUNE SHAWVER, 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, Defendant.

No. 2003-1244-CD

ACTION TO QUIET TITLE NOTICE

TO: WILLIAM SHAWVER and JUNE SHAWVER, 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.

You are hereby notified that an action to quiet title to the premises situate, lying and being in Greenwood Township, Clearfield County, Pennsylvania, and identified as Clearfield County Assessment Map No. 117-D10-15 has been filed against you. Said premises are described as follows:

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

Beginning at a maple tree in the line of land formerly of W. Raymond Johnson, now of Wilson W. Chason;

Thence South three (3) degrees twenty (20) minutes East, one hundred twenty (120) feet to an iron pin;

Thence North Eighty-one (81) degrees East, seven hundred twelve (712) feet to an iron pin;

Thence North thirty seven (37) degrees thirty (30) minutes West, one hundred twenty (120) feet to an iron pin at the line of land formerly of W. Raymond Johnson, now

notice of said action be served on the Defendants, and their heirs.

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

YOU SHOULD TAKE THIS 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, 1 North Second Street, Clearfield, PA 16830 (814) 765-2641. (ext. 5982).

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

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**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

**IN THE COURT OF COMMON PLEAS  
OF CLEARFIELD COUNTY, PA  
CIVIL ACTION - LAW**

WACHOVIA BANK, NATIONAL  
ASSOCIATION F/K/A FIRST UNION  
NATIONAL BANK AS TRUSTEE FOR  
PENNSYLVANIA HOUSING FINANCE  
AGENCY PLAINTIFF VS. STEVEN A. WAY,  
DEFENDANT.

• of Wilson W. Chason;

• Thence by the Chason land, South eighty one (81) degrees West. Seven hundred twelve (712) feet to the place of beginning. Containing approximately two (2) acres.

Identified as Clearfield County Assessment Map #117-D10-15.

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

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

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

YOU SHOULD TAKE THIS 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, 1 North Second Street, Clearfield, PA 16830 (814) 765-2641. (ext. 5982).

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

166, Penfield, PA 15849.

The Articles of Amendment are to be filed under the provisions of Section 5603 and 5605 of the Pennsylvania Municipality Authorities Act, 53 Pa.C.S. 5601, et seq. The nature, character and purpose of the Amendment is to decrease the number of members of the Board of the Authority from seven (7) to five (5).

The time when the Articles of the Amendment will be filed with the Secretary of the Commonwealth is on or after September 19, 2003.

Kim C. Kesner, Esquire, Solicitor for Huston Township Water Association.

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

JAMES A. RICKETTS and LAURIE M. RICKETTS, Plaintiffs vs. WILLIAM SHAWVER and JUNE SHAWVER, 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, Defendant.

No. 2003-1244-CD

**ACTION TO QUIET TITLE NOTICE**

TO: WILLIAM SHAWVER and JUNE SHAWVER, 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.

You are hereby notified that an action to quiet title to the premises situate, lying and being in Greenwood Township, Clearfield County, Pennsylvania, and identified as Clearfield County Assessment Map No. 117-D10-15 has been filed against you. Said premises are described as follows:



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

JAMES A. RICKETTS and  
LAURIE M. RICKETTS,

Plaintiffs

vs.

No. 03 – 1244 – C.D.

WILLIAM SHAWVER and  
JUNE SHAWVER and any heirs, persons  
claiming, or who might claim  
title under the aforesaid defendants;  
and any other person, persons, firms,  
partnerships, or corporate entities who  
might claim title to the premises  
herein described,

Defendants

ACTION TO QUIET TITLE

AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF CLEARFIELD

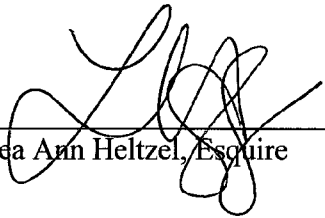
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William A. Shaw  
Prothonotary/Clerk of Courts  
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Personally appeared before me, the undersigned officer, Lea Ann Heltzel, Attorney for James A. Ricketts and Laurie M. Ricketts, who, being duly sworn according to law, deposes and says that the service of the foregoing Complaint to Quiet Title, endorsed with Notice to Plead, has been served upon all Defendants, William Shawver and June Shawver 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, by publication, and more than twenty (20) days have elapsed since said service, and that the said

Defendants have not filed an appearance or any answer to the Complaint, although the time in which to do so has expired.

  
\_\_\_\_\_  
Lea Ann Heltzel, Esquire

Sworn to and subscribed before me this  
\_\_\_\_\_ day of October, 2003.

\_\_\_\_\_  
Notary Public

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

JAMES A. RICKETTS and  
LAURIE M. RICKETTS,

Plaintiffs

vs.

No. 03 - 1244 - C.D.

WILLIAM SHAWVER and  
JUNE SHAWVER and any heirs, persons  
claiming, or who might claim  
title under the aforesaid defendants;  
and any other person, persons, firms,  
partnerships, or corporate entities who  
might claim title to the premises  
herein described,

Defendants

ACTION TO QUIET TITLE

**FILED**

OCT 08 2003  
019:5212 cc atty Heltzel  
William A. Shaw  
Prothonotary/Clerk of Courts

**ORDER**

AND NOW, this 8<sup>th</sup> day of October, 2003, it appearing that service of the Complaint to Quiet Title in the above stated action was served upon all Defendants by publication, and by Affidavit of Lea Ann Heltzel, Attorney for Plaintiffs, that no answer or appearance has been filed to said action, and on Motion of Lea Ann Heltzel, Esquire, it is hereby ORDERED and DECREED:

1. That the Defendants, William Shawver and June Shawver 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, are forever barred from asserting any right, title, lien or interest inconsistent with the interest or claim of the Plaintiffs as set forth in their Complaint in and to:

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

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

Beginning at a maple tree in the line of land formerly of W. Raymond Johnson, now of Wilson W. Chason;

Thence South three (3) degrees twenty (20) minutes East, one hundred twenty (120) feet to an iron pin;

Thence North Eighty-one (81) degrees East, seven hundred twelve (712) feet to an iron pin;

Thence North thirty seven (37) degrees thirty (30) minutes West, one hundred twenty (120) feet to an iron pin at the line of land formerly of W. Raymond Johnson, now of Wilson W. Chason;

Thence by the Chason land, South eighty one (81) degrees West. Seven hundred twelve (712) feet to the place of beginning. Containing approximately two (2) acres.

Identified as Clearfield County Assessment Map #117-D10-15.

3. That title to said property is now vested in James A. Ricketts and Laurie M. Ricketts as prayed.

4. That the rights of the Plaintiffs are superior to the rights of the Defendants, William Shawver and June Shawver and any heirs, persons claiming, or who might claim title under the aforesaid Defendants and any other person, persons, firms, partnerships, or corporate entities who might claim title to the premises herein described.

5. That the Plaintiffs have title in fee simple to said premises as described in the Complaint as against the Defendants, William Shawver and June Shawver and any heirs, devisees, administrators, executors, and assigns.

6. That the Defendants, William Shawver and June Shawver and any heirs, devisees, administrators, executors and assigns are enjoined and forever barred from asserting any right,

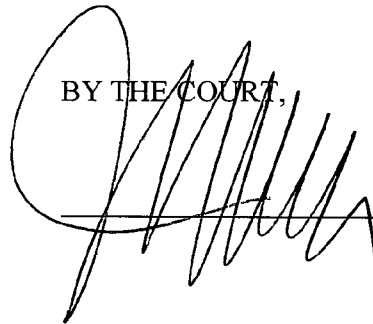
title or interest in or to the premises described which are inconsistent with the interest or claims of the Plaintiffs as set forth in their Complaint and from setting up any title to the premises and from impeaching, denying or in any way attacking the title of the Plaintiffs to the premises.

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

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

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

BY THE COURT,

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

JUDGE