

04-51-CD  
SHIRLEY VARGAS etal vs. LUCIEN BIRD etal

Shirley Vargas, et al vs. Lucien Bird, et. al  
2004-51-CD

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

SHIRLEY VARGAS, Executrix  
of the ESTATE OF JOHN A. VARGAS,  
Plaintiffs

vs.

LUCIEN BIRD, LEWIS A. SCHRIVER  
and ETHEL J. SCHRIVER, A. H. REITZ  
a/k/a ANNA H. REITZ, J. S. REITZ  
a/k/a JOSEPH S. REITZ, THOMAS E. H.  
REITZ, MARION B. REITZ, 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. 04-51-CD

ACTION TO QUIET TITLE

Type of Pleading: Complaint

Filed on behalf of: Shirley Vargas,  
Executrix of the Estate of John A. Vargas

Counsel of Record for this party:

DAVID J. HOPKINS, ESQUIRE  
Attorney at Law

Supreme Court No. 42519  
900 Beaver Drive  
DuBois, Pennsylvania 15801

(814) 375-0300

FILED

JAN 13 2004

William A. Shaw  
Prothonotary/Clerk of Courts

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

SHIRLEY VARGAS, Executrix  
of the ESTATE OF JOHN A. VARGAS,  
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No.

LUCIEN BIRD, LEWIS A. SCHRIVER  
and ETHEL J. SCHRIVER, A. H. REITZ  
a/k/a ANNA H. REITZ, J. S. REITZ  
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and any other person, person, firms  
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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  
230 E. Market Street  
Clearfield, PA 16830  
(814) 765-2641 ext. 5982

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

SHIRLEY VARGAS, Executrix  
of the ESTATE OF JOHN A. VARGAS,  
Plaintiffs

vs.

No.

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and ETHEL J. SCHRIVER, A. H. REITZ  
a/k/a ANNA H. REITZ, J. S. REITZ  
a/k/a JOSEPH S. REITZ, THOMAS E. H.  
REITZ, MARION B. REITZ, and any  
heirs, persons claiming, or who might  
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and any other person, person, firms  
partnerships, or corporate entities who  
might claim title to the premises herein  
described,  
Defendants

ACTION TO QUIET TITLE

**COMPLAINT**

NOW COMES, Plaintiff, Shirley Vargas, Executrix of the Estate of John A. Vargas, by  
and through her attorneys, The Hopkins Law Firm, and avers as follows:

1. Plaintiff, Shirley Vargas, is an adult individual who was appointed as Executrix of the Estate of John A. Vargas by the Clearfield County Register of Wills on October 4, 1994.
2. The property to be quieted is generally known as Clearfield County Tax Map No. 119-S2-456-17 in the Village of Penfield, Houston Township, Clearfield County.
3. The property at issue was formerly a part of a larger ten (10) acre parcel being Lots 114 and 115 of the Plan of Penfield conveyed to Lucien Bird in 1889 by Deed recorded in Deed Book 48, at page 549.

4. In 1902, the Lucien Bird Estate transferred a 2/5 acre parcel to Lewis A. Schriver. Lewis A. Schriver was married to Ethel J. Schriver. The Deed was not recorded. Lewis A. Schriver was assessed with the property from 1922 to 1932 when it was sold to the County for unpaid taxes.

5. By Deed dated December 30, 1936, A. H. Reitz, a/k/a Anna H. Reitz, purchased the property from the Clearfield Commissioners as recorded in Deed Book 412, at page 103.

6. In 1940, the property was lost to Clearfield County for failure to pay real estate taxes but later repurchased.

7. In 1951, A. H. Reitz, a widow, assigned the lot to John and Marion Vargas as set forth in Deed Book 412, at page 104. Apparently, the property was also sold to the County in 1951 under the Reitz name. The property however was redeemed by John Vargas as set forth in Lands Sold to the County Book 12 at page 133.

8. John A. Vargas held the property openly, notoriously and hostile to all people until his death on August 27, 1994. Your Petitioner has been in the possession of the property since the death of John A. Vargas.

9. The purpose of this quiet title action is to clear any and all possible clouds from the title of the property as held by Lucien Bird, Lewis A. Schriver and Ethel J. Schriver, husband and wife, A. H. Reitz a/k/a Anna H. Reitz and J. S. Reitz a/k/a Joseph S. Reitz, husband and wife, Thomas E.H. Reitz, son of Anna and Joseph Reitz, Marion B. Reitz, daughter in law to Joseph S. Reitz and Anna H. Reitz.

10. The identity and location of the aforesaid Defendants are unknown.

WHEREFORE, the Plaintiff request the Court to decree that title to the premises described herein be granted unto Plaintiff, Shirley Vargas, Executrix of the Estate of John A. Vargas, in fee simple absolute; and that the Defendants Lucien Bird, Lewis A. Schriver and Ethel J. Schriver, A. H. Reitz a/k/a Anna H. Reitz, J. S. Reitz a/k/a Joseph S. Reitz, Thomas E. H. Reitz, Marion B. Reitz, their heirs, devisees, executors, administrators and assigns, and all other person, persons, partnerships, limited liability companies or corporate entities in interest, or their legal representatives be forever barred from asserting any right, lien or interest inconsistent with the interest or claim of the Plaintiff as set forth herein in and to the property set forth on the Clearfield County Tax Map as Parcel 119-S2-456-17.

Respectfully submitted,



David J. Hopkins, Esquire  
Attorney for Plaintiffs

VERIFICATION

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

Shirley Vargas  
Shirley Vargas

FILED *Atty pd. 95.00*

*JAN 13 11 2004* *No cc*

*[Signature]*  
William A. Shaw  
Prothonotary/Clerk of Courts



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

SHIRLEY VARGAS, Executrix  
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vs.

No. 04-51-CD

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a/k/a ANNA H. REITZ, J. S. REITZ  
a/k/a JOSEPH S. REITZ, THOMAS E. H.  
REITZ, MARION B. REITZ, 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

**AFFIDAVIT OF UNKNOWN WHEREABOUTS**

I, David J. Hopkins, Esquire, attorney for Shirley Vargas Executrix of the Estate of John A. Vargas, being duly sworn according to law, deposes and says to the best knowledge, information and belief of your Petitioner, from past quiet title actions, A. H. Reitz, a/k/a Anna H. Reitz, J. S. Reitz, a/k/a Joseph S. Reitz, Thomas E. Reitz and Marion B. Reitz are all deceased with no known heirs.

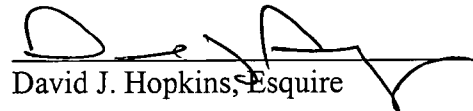
Your affiant has made a search of the Offices of the Recorder of Deeds and Register of Wills for the County of Clearfield and has been unable to locate heirs for Defendant, Lewis A. Schriver or Ethel J. Schriver and Lucien Bird. An internet search failed to provide any information on the above noted Defendants.

FILED

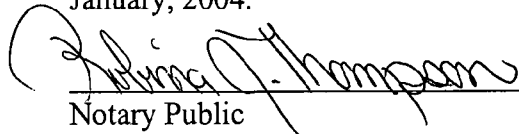
JAN 13 2004

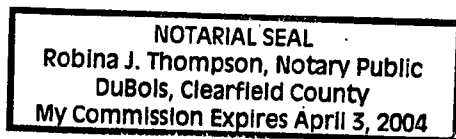
William A. ...  
Prothonotary

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

  
David J. Hopkins, Esquire

Sworn to and subscribed before  
me this 2nd day of  
January, 2004.

  
Notary Public



FILED

Mc  
cc

8/19/11  
JAN 13 2004

William A. Shaw  
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
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vs.

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a/k/a ANNA H. REITZ, J. S. REITZ  
a/k/a JOSEPH S. REITZ, THOMAS E. H.  
REITZ, MARION B. REITZ, 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

FILED

JAN 13 2004

William J. ...  
Prothonotary

**MOTION FOR PUBLICATION**

AND NOW, this 13<sup>th</sup> day of January, 2004, an Affidavit having been executed and filed on behalf of Shirley Vargas, Executrix of the Estate of John A. Vargas and that the whereabouts of the Defendants, Lucien Bird, Lewis A. Schriver and Ethel J. Schriver, husband and wife, A. H. Reitz a/k/a Anna H. Reitz, J. S. Reitz a/k/a Joseph S. Reitz, Thomas E. Reitz and Marion B. Reitz, their accumulative heirs, devisees, administrators, executors, successors or assigns, and all other person, person, firms, partnerships, or corporate entities in interest are unknown.

FILED

McCC

*del*  
JAN 13 2004

William A. Shaw  
Prothonotary/Clerk of Courts

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

SHIRLEY VARGAS, Executrix  
of the ESTATE OF JOHN A. VARGAS,  
Plaintiffs

vs.

No. 04-51-CD

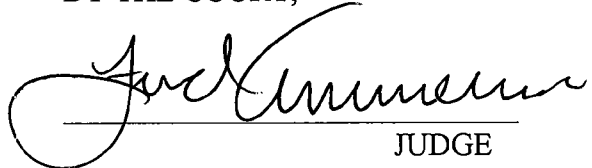
LUCIEN BIRD, LEWIS A. SCHRIVER  
and ETHEL J. SCHRIVER, A. H. REITZ  
a/k/a ANNA H. REITZ, J. S. REITZ  
a/k/a JOSEPH S. REITZ, THOMAS E. H.  
REITZ, MARION B. REITZ, and any  
heirs, persons claiming, or who might  
claim title under the aforesaid defendants;  
and any other person, persons, firms  
partnerships, or corporate entities who  
might claim title to the premises herein  
described,

Defendants

**ORDER FOR PUBLICATION**

AND NOW, this 13 day of January, 2004, upon the consideration of the foregoing Motion, the Plaintiff is granted leave to make service of the Complaint on the above named Defendants, their heirs, devisees, administrators, executors, assigns, and all other person, persons, firms, partnerships, or corporate entities in interest, or their legal representatives, by publication one time in the Courier Express published in the City of DuBois, County of Clearfield and Commonwealth of Pennsylvania and one time in the Clearfield County Legal Journal.

BY THE COURT,

  
JUDGE

**FILED**

**JAN 14 2004**

William A. Shaw  
Prothonotary/Clerk of Courts

FILED

ICC

1:25801  
JAN 14 2004

Attg Hopkins  
822

William A. Shaw  
Prothonotary/Clerk of Courts

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

SHIRLEY VARGAS, Executrix  
of the ESTATE OF JOHN A. VARGAS,  
Plaintiffs

vs.

No. 04-51-C.D.

LUCIEN BIRD, LEWIS A. SCHRIVER  
and ETHEL J. SCHRIVER, A. H. REITZ  
a/k/a ANNA H. REITZ, J. S. REITZ  
a/k/a JOSEPH S. REITZ, THOMAS E. H.  
REITZ, MARION B. REITZ, and any  
heirs, persons claiming, or who might  
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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 :  
: SS.  
COUNTY OF CLEARFIELD :

Personally appeared before me, the undersigned officer, David J. Hopkins, Attorney for Plaintiff, Shirley Vargas, Executrix of the Estate of John A. Vargas, 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, Lucien Bird, Lewis A. Schriver and Ethel J. Schriver, A. H. Reitz a/k/a Anna H. Reitz, J. S. Reitz a/k/a Joseph S. Reitz, Thomas E. H. Reitz and Marion B. Reitz, and their heirs, devisees, administrators, executors and

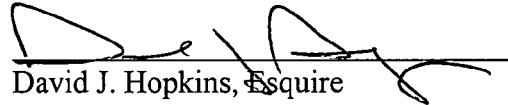
**FILED**

FEB 20 2004

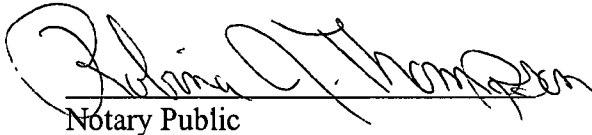
William A. Shaw  
Prothonotary



assigns, 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.

  
David J. Hopkins, Esquire

Sworn to and subscribed before me this  
13<sup>th</sup> day of February, 2004.

  
Notary Public

NOTARIAL SEAL  
Robina J. Thompson, Notary Public  
DuBois, Clearfield County  
My Commission Expires April 3, 2004

FILED

FILED  
11:50 AM 100 to letter

FEB 20 2004

William A. Shaw  
Prothonotary

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

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vs.

No. 04-51-C.D.

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and any other person, persons, firms  
partnerships, or corporate entities who  
might claim title to the premises herein  
described,

Defendants

ACTION TO QUIET TITLE

Type of Pleading: Motion for Judgment

Filed on behalf of: Shirley Vargas,  
Executrix of the Estate of John A. Vargas

Counsel of Record for this party:

DAVID J. HOPKINS, ESQUIRE  
Attorney at Law

Supreme Court No. 42519  
900 Beaver Drive  
DuBois, Pennsylvania 15801

(814) 375-0300

**FILED**

FEB 20 2004

William A. Shaw  
Prothonotary

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
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SHIRLEY VARGAS, Executrix  
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vs.

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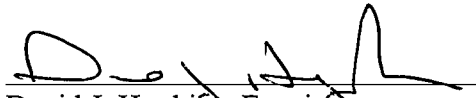
ACTION TO QUIET TITLE

**MOTION FOR JUDGMENT**

AND NOW, this 16<sup>th</sup> day of February, 2004, an Affidavit having been filed by David J. Hopkins, Esquire, Attorney for Plaintiff, Shirley Vargas, Executrix of the Estate of John A. Vargas; that the Complaint with Notice to Plead was served on all of the Defendants by publication and the Defendants have not answered within the timeframe allotted by the Pennsylvania Rules of Civil Procedure. The Plaintiff, by and through her attorney, moves the Court to enter judgment in favor of the Plaintiff and against the Defendants in the above named case and to grant to the Plaintiff the relief prayed for in accordance with Rules of Civil Procedure 1066. Plaintiff 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 Plaintiff set forth in her Complaint.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'D. Hopkins', written over a horizontal line.

David J. Hopkins, Esquire  
Attorney for Shirley A. Vargas, Executrix  
of the Estate of John A. Vargas

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

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
(CIVIL DIVISION)  
No. 04-51-C.D.  
ACTION TO QUIET TITLE

**ANNA**  
1929, P.L. 1784

SHIRLEY VARGAS, Executrix of the ESTATE OF JOHN A. VARGAS, Plaintiffs  
vs.

LUCIEN BIRD, LEWIS A. SCHRIVER and ETHEL J. SCHRIVER, A.H. REITZ a/k/a ANNA H. REITZ, J.S. REITZ a/k/a JOSEPH S. REITZ, THOMAS E. H. REITZ, MARION B. REITZ, 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

**QUIET TITLE ACTION NOTICE**

TO: Lucien Bird, Lewis A. Schriver and Ethel J. Schriver, A.H. Reitz a/k/a Anna H. Reitz, J. S. Reitz, Joseph S. Reitz, Thomas E. H. Reitz, Marion B. Reitz, 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 Village of Penfield, Huston Township, Clearfield County, Pennsylvania, and identified as Clearfield County Tax Map No. 119-S2-456-17 has been filed against you.

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

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

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

1/21/04

Advertising Supervisor of the **Courier-Express** County and State aforesaid, being duly newspaper, the **Tri-County Sunday**, a newspaper published by McLean Publishing State aforesaid, which was established in and the weekly publications, has been and notice of publication is attached hereto editions of the paper on the following

of January A.D., 2004  
by the **Courier-Express**, a daily  
and **Jeffersonian Democrat**, a weekly  
also declared that affiant is not  
publication, and that all allegations in the  
caption are true.

**Y Publisher of  
JEFFERSONIAN DEMOCRAT**

21 day of Jan., 2004

M. Dutton

**g Cost  
MPANY**

**TY SUNDAY/  
CRAT**

NOTARIAL SEAL  
ROBIN M. DUTTRY, NOTARY PUBLIC  
CITY OF DUBOIS, CLEARFIELD COUNTY  
MY COMMISSION EXPIRES APRIL 16, 2006

Advertisement	
Costs.....	\$ 244.26
Printing same.....	\$ 4.25
Total.....	\$ 248.51

**Publisher's Receipt for Advertising Costs**

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

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

Established 1879, Phone 814-371-4200

**McLEAN PUBLISHING COMPANY**

Publisher of

**COURIER-EXPRESS/TRI-COUNTY SUNDAY/JEFFERSONIAN DEMOCRAT**

By \_\_\_\_\_

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

\_\_\_\_\_  
ATTORNEY FOR

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
(CIVIL DIVISION)  
No. 04-51-C.D.  
ACTION TO QUIET TITLE

SHIRLEY VARGAS, Executrix of the **ESTATE OF JOHN A. VARGAS**, Plaintiffs

vs.

LUCIEN BIRD, LEWIS A SCHRIVER and ETHEL J. SCHRIVER, A.H. REITZ a/k/a ANNA H. REITZ, J.S. REITZ a/k/a JOSEPH S. REITZ, THOMAS E. H. REITZ, MARION B. REITZ, 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

**QUIET TITLE ACTION NOTICE**

TO: Lucien Bird, Lewis A. Schriver and Ethel J. Schriver, A.H. Reitz a/k/a Anna H. Reitz, J. S. Reitz, Joseph S. Reitz, Thomas E. H. Reitz, Marion B. Reitz, 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,

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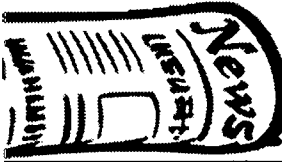
David J. Hopkins  
Attorney for Plaintiff  
900 Beaver Drive  
DuBois, PA 15801  
(814)375-0300

1/21/04



**APPLICATIONS  
WANTED FOR THE  
PRESS/  
WEDNESDAY!**

Would like to earn  
a job for you!



Applicant should have a minimum of an Associate Degree equivalent work experience in Quality Assurance. Responsible for basic quality techniques to track, analyze, on all materials, processes and products to ensure they meet quality standards. Applicant must have good math skills. Applicants must be able to accurately read and produce process sheets, control plans and standard test methods.

**CLASS A DIE SETTER**

The qualified candidate must be:

- Familiar with multi-action press functions from 60 to 100 tons
- Must be able to read blueprints
- Knowledge of SPC
- Must be able to lift at least 50 lbs
- Good troubleshooting skills and safe work habits
- Must be able to work overtime as needed
- Must have good interpersonal skills
- Job Duties to set-up and do preventative maintenance including sizing
- Good attendance
- Wage Range: \$15.13 - 17.78 commensurate with experience

Interested candidates should reply no later than Friday, June 1, 1995, enclosing a resume to:

**The Director of Human Resources  
Metaldyne Sintered Components  
1149 Rocky Road, Ridgway, PA 15077**

*Metaldyne Sintered Components is an equal opportunity employer.*

**erexpress.c**



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

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

**STATE OF PENNSYLVANIA  
COUNTY OF CLEARFIELD**

**SS:**

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

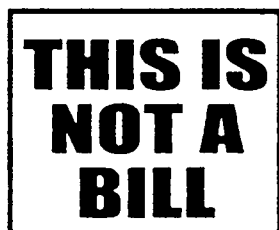
21st \_\_\_\_\_ day of January A.D., 2004

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

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

By \_\_\_\_\_

Sworn and subscribed to before me this 23rd day of Jan., 2004



\_\_\_\_\_  
Notary Public  
Statement of Advertising Cost  
**McLEAN PUBLISHING COMPANY**  
Publisher of  
**COURIER-EXPRESS/TRI-COUNTY SUNDAY/  
JEFFERSONIAN DEMOCRAT**  
DuBois, PA

NOTARIAL SEAL  
ROBIN M. DUTTRY, NOTARY PUBLIC  
CITY OF DUBOIS, CLEARFIELD COUNTY  
MY COMMISSION EXPIRES APRIL 16, 2006

TO The Hopkins Law Firm

For publishing the notice or advertisement attached hereto on the above stated dates.....	\$	<u>244.26</u>
Probating same.....	\$	<u>4.25</u>
Total.....	\$	<u>248.51</u>

**Publisher's Receipt for Advertising Costs**

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

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

Established 1879, Phone 814-371-4200

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

By \_\_\_\_\_

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

\_\_\_\_\_  
**ATTORNEY FOR**

# Clearfield County Legal Journal

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

## CLEARFIELD COUNTY LEGAL JOURNAL

P. O. Box 521, Clearfield, PA  
Owned and Published Weekly  
by the  
Clearfield County  
Bar Association

Fredric Ammerman ..... President Judge  
Paul Cherry ..... Judge

R. Denning Gearhart ..... President  
Earle D. Lees, Jr. .... Vice President  
Linda C. Lewis ..... Secretary  
Ann B. Wood ..... Treasurer

Joseph Colavecchi ..... Exec. Editor  
Gary A. Knaresboro ..... Editor

### Executive Committee

Barbara J. Hugney-Shope John R. Ryan  
Linda C. Lewis R. Denning Gearhart  
Ann B. Wood Earle D. Lees, Jr.  
Jeffrey DuBois

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

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

### REPORT OF DEEDS January 12, 2004

Cendant Mobility Financial Corporation,  
to Anthony Pighetti, 04-448, \$180,000  
Kristlie Eberly, to Liberty Investment  
Associates Inc, 04-470, \$1  
Mary Eckersley, to Ronald Mulhollan,  
04-477, \$2,500  
Countrywide Home Loans Inc, to  
Secretary of Housing & Urban Development,  
04-483, \$1  
Renea Isenberg, to Eli Byler, 04-485,  
\$30,000  
Evelyn Ross, to Evelyn Ross, 04-491,  
\$1

Helen Condon, to Jason Pentz, 04-494,  
\$1  
Spencer Collins, to Spencer Collins, 04-  
500, \$1  
Joann Segerberg, to Robert Albert, 04-  
516, \$30,000  
Clearfield Co Sheriff, to Michael Howe,  
04-529, \$17,000

### REPORT OF DEEDS January 13, 2004

Joseph Hassan, to Rodney Morris, 04-  
531, \$15,000  
Burton Maki, to Glen McAninch, 04-545,  
\$94,000  
Joseph Korb, to Javaid Malik, 04-546,  
\$308,000  
Paul Shanetchuck, to Paul Shanetchuck,  
04-554, \$1  
Janice Bell, to Janice Bell, 04-581, \$1  
Harry Coulter Sr., to Bank One, 04-599,  
\$1  
Martha Duke, to Martha McGee, 04-600,  
\$1  
William Verne, to Krisztina Beni, 04-601,  
\$400  
Clearfield Co Tax Claim Bureau, to  
Norman Diehl, 04-603, \$150

### REPORT OF DEEDS January 14, 2004

Donna Diehl, to Donna Diehl, 04-606, \$1  
Leslie Stiner, to Harry Foster Jr., 04-  
607, \$25,000  
Barbara Bloom, to Douglas May, 04-  
629, \$34,000  
John Skebo, to Barbara Haversack, 04-  
652, \$1  
Sherry Bochart, to Central Pennsylvania  
Development Corp, 04-653, \$1  
Donna Bell, to Donna Bell, 04-655, \$1  
Albert Bond, to Elizabeth Wetzel, 04-  
686, \$1

### REPORT OF DEEDS January 15, 2004

Paul Johnson, to Arthur Johnson, 04-  
728, \$20,000  
Rose Dillinger, to Big Cat Rescue Corp,  
04-747, \$10  
Dale Shellhammer, to William Hartle,  
04-750, \$11,000

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

SHIRLEY VARGAS, Executrix of the  
ESTATE OF JOHN A. VARGAS, Plaintiffs  
vs. LUCIEN BIRD, LEWIS A. SCHRIEVER  
and ETHEL J. SCHRIEVER, A.H. REITZ,  
a/k/a ANNA H. REITZ, J.S. REITZ a/k/a  
JOSEPH S. REITZ, THOMAS E. H. REITZ,  
MARION B. REITZ, 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. 2004-51-CD

ACTION TO QUIET TITLE

TO: LUCIEN BIRD, LEWIS A.  
SCHRIEVER and ETHEL J. SCHRIEVER, A.H.  
REITZ, a/k/a ANNA H. REITZ, J.S. REITZ  
a/k/a JOSEPH S. REITZ, THOMAS E. H.  
REITZ, MARION B. REITZ, 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 Village of Penfield, Huston  
Township, Clearfield County, Pennsylvania,  
and identified as Clearfield County Tax Map  
No. 119-S2-456-17, has been filed against  
you.

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

AFFORD ONE. GO TO OR TELEPHONE  
THE OFFICE SET FORTH BELOW TO  
FIND OUT WHERE YOU CAN GET LEGAL  
HELP.

Court Administrator, Clearfield County  
Courthouse, 230 East Market Street,  
Clearfield, PA 16830 (814) 765-2641 Ext.  
5982.

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

SHERIFF'S SALE  
OF VALUABLE REAL ESTATE

BY VIRTUE OF: Execution issued out of  
the Court of Common Pleas of Clearfield  
County, Pennsylvania and to me directed,  
there will be exposed to public sale in the  
Sheriff's Office in the Court House in the  
Borough of Clearfield on FRIDAY,  
FEBRUARY 6, 2004 at 10:00 A.M.

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

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

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

ALL that certain tract of land designated  
as Lot No. 160, Section 5 in the Treasure  
Lake Subdivision in Sandy Township,  
Clearfield County, Pennsylvania recorded in  
the Recorder of Deeds Office in Docket Map  
File No. 24, Excepting and reserving  
therefrom and subject to:

1. All easements, rights of way,  
reservations, restrictions and limitations  
shown or contained in prior instruments of  
record and in the aforesaid recorded plan.

**FILED**

*11:52 AM / CC to attorney*

FEB 20 2004

William A. Shaw  
Prothonotary

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

SHIRLEY VARGAS, Executrix  
of the ESTATE OF JOHN A. VARGAS,  
Plaintiffs

vs.

No. 04-51-C.D.

LUCIEN BIRD, LEWIS A. SCHRIVER  
and ETHEL J. SCHRIVER, A. H. REITZ  
a/k/a ANNA H. REITZ, J. S. REITZ  
a/k/a JOSEPH S. REITZ, THOMAS E. H.  
REITZ, MARION B. REITZ, 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

FILED

FEB 24 2004

William A. Shaw  
Prothonotary/Clerk of Courts

ACTION TO QUIET TITLE

**ORDER**

AND NOW, this 23rd day of February, 2004, 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 David J. Hopkins, Attorney for Plaintiff, that no answer or appearance has been filed to said action, and on Motion of David J. Hopkins, Esquire, it is hereby ORDERED and DECREED:

1. That the Defendants, Lucien Bird, Lewis A. Schriver and Ethel J. Schriver, A. H. Reitz a/k/a Anna H. Reitz, J. S. Reitz a/k/a Joseph S. Reitz, Thomas E. H. Reitz, Marion B.

Reitz, and their heirs, devisees, persons, firms, partnerships, or corporate entities in interest, are forever barred from asserting any right, title, lien or interest inconsistent with the interest or claim of the Plaintiffs as set forth in their Complaint in and to:

2. The property in this quiet title action is identified as Clearfield County Tax Map No. 119-S2-456-17 in the Village of Penfield, Houston Township, Clearfield County.

3. That title to said property is now vested in Shirley Vargas, Executrix of the Estate of John A. Vargas as prayed.

4. That the rights of the Plaintiff are superior to the rights of the Defendant, Lucien Bird, Lewis A. Schriver and Ethel J. Schriver, A. H. Reitz a/k/a Anna H. Reitz, J. S. Reitz a/k/a Joseph S. Reitz, Thomas E. H. Reitz and Marion B. Reitz 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 Plaintiff has title in fee simple to said premises as described in the Complaint as against the Defendants, Lucien Bird, Lewis A. Schriver and Ethel J. Schriver, A. H. Reitz a/k/a Anna H. Reitz, J. S. Reitz a/k/a Joseph S. Reitz, Thomas E. H. Reitz and Marion B. Reitz and their heirs, devisees, administrators, executors, and assigns.

6. That the Defendants, Lucien Bird, Lewis A. Schriver and Ethel J. Schriver, A. H. Reitz a/k/a Anna H. Reitz, J. S. Reitz a/k/a Joseph S. Reitz, Thomas E. H. Reitz and Marion B. Reitz and their 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 Plaintiff as set forth in her Complaint and from setting up any title to the premises and from impeaching, denying or in any way attacking the title of the Plaintiff 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.

  
JUDGE

FILED 102  
01/19:20 ~~01~~ Amy Hopkins  
FEB 24 2004  
William A. Shaw  
Prothonotary/Clerk of Courts