

04-1972-CD
MADONNA ANN CLARKSON vs. SERA BIANCHO, et al.

Madonna Clarkson vs Sira Ciancho et al
2004-1972-CD

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PA

MADONNA ANN CLARKSON,
Plaintiff

VS.

SIRA BIANCHO a/k/a SIRA

BIANCHI a/k/a SERA BIANCO

a/k/a SERA BIANCHI a/k/a SIRO

BIANCHO a/k/a SIRO BIANCHI

and ROSA BIANCHO a/k/a ROSA

BIANCHI, his wife;

and their heirs, executors,
administrators, successors
trustees and assigns, known
or unknown, and any other
person who may claim title
or an interest in the
property subject to this
action,

Defendants

: No.: 2004-1972-CD
:
: Type of Case: Quiet
:
: Title Action
:
: Type of Pleading:
:
: Complaint
:
: Filed on behalf of:
:
: Plaintiff
:
: Counsel of Record For
:
: This Party:
:
: Girard Kasubick, Esq.
:
: Supreme Court #30109
:
: LEHMAN & KASUBICK
:
: 611 Brisbin Street
:
: Houtzdale, PA 16651
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FILED *Agood. 9:*
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William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PA

MADONNA ANN CLARKSON,
Plaintiff

vs.

SIRA BIANCHO a/k/a SIRA

BIANCHI a/k/a SERA BIANCHO

a/k/a SERA BIANCHI a/k/a SIRO

BIANCHO a/k/a SIRO BIANCHI

and ROSA BIANCHO a/k/a ROSA

BIANCHI, his wife;

and their heirs, executors,
administrators, successors
trustees and assigns, known
or unknown, and any other
person who may claim title
or an interest in the
property subject to this
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: This Party:
: Girard Kasubick, Esq.
: Supreme Court #30109
: LEHMAN & KASUBICK
: 611 Brisbin Street
: Houtzdale, PA 16651

FILED *Agd. 95.00*
0/1:076/Noce
DEC 13 2004

William A. Shaw
Prothonotary/Clerk of Courts

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

MADONNA ANN CLARKSON,	:	
Plaintiff	:	
	:	No.: 2004- -CD
vs.	:	
	:	QUIET TITLE ACTION
SIRA BIANCHO a/k/a SIRA	:	
BIANCHI a/k/a SERA BIANCHO	:	
a/k/a SERA BIANCHI a/k/a	:	
SIRO BIANCHO a/k/a SIRO	:	
BIANCHI and ROSA BIANCHO	:	
a/k/a ROSA BIANCHI, his wife;	:	
and their heirs, executors,	:	
administrators, successors,	:	
trustees and assigns, known	:	
or unknown, and any other	:	
person who may claim title or	:	
an interest in the property	:	
subject to this action,	:	
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.

David Meholick
Court Administrator's Office
Clearfield County Court House
Clearfield, PA 16830
(814) 765-2641

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

MADONNA ANN CLARKSON,	:	
Plaintiff	:	
	:	No.: 2004- -CD
vs.	:	
	:	QUIET TITLE ACTION
SIRA BIANCHO a/k/a SIRA	:	
BIANCHI a/k/a SERA BIANCHO	:	
a/k/a SERA BIANCHI a/k/a	:	
SIRO BIANCHO a/k/a SIRO	:	
BIANCHI and ROSA BIANCHO	:	
a/k/a ROSA BIANCHI, his wife;	:	
and their heirs, executors,	:	
administrators, successors,	:	
trustees and assigns, known	:	
or unknown, and any other	:	
person who may claim title or	:	
an interest in the property	:	
subject to this action,	:	
Defendants	:	

COMPLAINT

AND NOW comes, Madonna Ann Clarkson, by and through her attorney, Girard Kasubick, Esq., and files the following Complaint:

1. The Plaintiff is Madonna Ann Clarkson, who resides at 646 Hegarty Road, P.O. Box 27, Coalport PA 16627.

2. The Defendants are Sira Bianco a/k/a Sira Bianchi a/k/a Sera Bianco a/k/a Sera Bianchi a/k/a Siro Bianco a/k/a Siro Bianchi and Rosa Bianco a/k/a Rosa Bianchi, his wife; and their heirs, executors,

administrators, successors, trustees and assigns, known or unknown, and any other person who may claim title under them, and who are deceased or their whereabouts are unknown.

3. The real property involved in and subject of this action is all that real property or parcel of land situate in Coalport Borough, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin located on the Southerly right of way line of Filbert Street and being the Northwest corner of land of now or formerly James Clarkson, et. ux.; thence along said line South 08 Deg. 14 Min. 37 Sec. East 247.60 feet to an iron pine located on line of land of now or formerly Dexter Carpenter Coal; thence along said land North 52 Deg. West 216.88 feet to an iron pin located on the Easterly right of way line of Forest Street; thence along said line North 8 Deg. 14 Min. 37 Sec. West 95.00 feet to an iron pin located on the Southerly line of Filbert Street; thence along said line North 83 Deg. 18 Min. 10 Sec. East 150.05 feet to an iron pin and place of beginning. Containing 0.59 acres.

The above property shown on the November 25, 2002 survey map of Stanley Dean Kimberly, R.S., attached hereto and marked Exhibit "A" and marked as the Area Of Action To Quiet Title.

The above property currently known by Clearfield County Tax Map No. 5-H17-347-86. The above property herein after referred to as "Premises".

4. The deeds and method by which Madonna Ann Clarkson obtained title to the real property described in Paragraph 3 above of this Complaint is as follows:

a). The Premises was conveyed to Madonna Ann Clarkson, by deed of Tax Claim Bureau of Clearfield

County, Pennsylvania in the name of "Unknown Owner" by deed dated October 8, 2004 and recorded in Clearfield County Instrument No. 200416831. The description in this deed is only by the Tax Map Number with no metes and bounds description.

b). The Premises has been assessed as unknown by the County Assessment Office since 1988, when the county commenced assessing the property in that manner because of no assessment to anyone for the Premises.

c). The Premises was conveyed to Sira Biancho, by deed from Joseph Pickering and Mary Pickering, his wife, et. al., dated January 20, 1920 and recorded in Clearfield County Deed Book 240, Page 176. The description in this deed is as follows:

All that certain piece or parcel of ground situated in the Borough of Coalport, County of Clearfield, and State of Pennsylvania, and being bounded and described as follows:

COMMENCING at a post or point at the intersection of the right of way of the Bellwood Division of the Pennsylvania Railroad Company and Filbert Street; thence by line of said Filbert Street, North 80 deg. East 233.8 feet to a post on Wood Street; thence by line of Wood Street South 10 deg. East 230.0 feet to right of way of the Bellwood Division of the Pennsylvania Railroad Company; thence by line of right of way of the said Railroad Company, North 55.24 deg. West 327.6 feet to the place of beginning. Containing 0.62 acres.

d). The property described in Deed Book 240, Page 176 is lots 225, 226, 227, and 282 as shown on the Plan of Coalport recorded July 20, 1910 in Clearfield County Miscellaneous Book 7, Page 247 being the Plan of the James Haines lots. It is averred the Premises subject of this action is Lots 225, 226, 227 as shown on this plan. Lot 282 is a small triangle as shown on the plan and is not subject of this action.

e). The Assessment Records for Coalport Borough, Clearfield County in 1921 shows 3L assessed to Siro Bianco and it states the 3L are from Pickering, et. al.

f). The 3L assessment to Siro Bianco are only assessed for 1921 and 1922 and then they are removed with no notions on whether they are transferred to another party or sold to the county for taxes.

g). The assessment records after 1923 do not show any assessment of 3L in Coalport Borough to Sira Bianco a/k/a Sira Bianchi a/k/a Sera Bianco a/k/a Sera Bianchi a/k/a Siro Bianco a/k/a Siro Bianchi and records were checked up to 1947. The assessment records and other recorded documents of record in Clearfield County show the various spellings of the name Sira Bianco. These records also indicate that his wife was Rosa Bianco.

h). After diligent search of the Lands Sold to County Books from 1920 to 1936 in Books 3 and 4 no record could be found that the 3L in Coalport Borough assessed to Siro Bianco in 1921 and 1922 were sold to the county for unpaid taxes.

i). After diligent search of the records in the Clearfield County Recorder of Deeds Office no deed could be found wherein the 3L or the property described in Deed Book 240, Page 176 was conveyed out by Sira Bianco a/k/a Sira Bianchi a/k/a Sera Bianco a/k/a Sera Bianchi a/k/a Siro Bianco a/k/a Siro Bianchi or by Rosa Bianco a/k/a Rosa Bianchi.

j). After diligent search of the records of estate indexes in the Clearfield County Register of Wills Office, no estates could be found on Sira Bianco a/k/a Sira Bianchi a/k/a Sera Bianco a/k/a Sera Bianchi a/k/a Siro Bianco a/k/a Siro Bianchi or on Rosa Bianco a/k/a Rosa Bianchi.

k). The last record owner of the Premises appears to have been Sira Bianco a/k/a Sira Bianchi a/k/a Sera Bianco a/k/a Sera Bianchi a/k/a Siro Bianco a/k/a Siro Bianchi.

1). From the Assessment Records of Coalport Borough, Clearfield County it appears that no assessment was on the books for the Premises subject of this action from 1923 until 1988 when assessed as unknown property.

5. The Plaintiff and her husband before his death have been in open, continuous, notorious, actual, exclusive, visible, distinct and hostile possession of the Premises described in Paragraph 3 of this Complaint since 1996 when they purchased adjacent lands by deed recorded in Clearfield County Deeds and Records Book 1786, Page 511.

6. This Quiet Title Action is necessary to establish a proper chain of title out of which the real property subject of this action comes, because of irregularities in the chain of title, including possible unrecorded deeds, variances in the descriptions, tax sale deeds, unclear tax assessments, no assessment and unknown assessment of the Premises at times, and no proof of deaths or estates of record proving heirs, all of which raise a question as to the chain of title to the property and create a cloud on title.

7. It is finally averred that this Quiet Title Action is necessary to determine the validity or discharge of any document, obligation, assessment or deed affecting

any right, title and interest in the property subject of this action, which may affect the rights of the Defendants and their heirs.

8. All of the named Defendants to this Action are deceased or their whereabouts are unknown and Plaintiff has made a diligent and reasonable search to locate the whereabouts of the Defendants, Sira Bianco a/k/a Sira Bianchi a/k/a Sera Bianco a/k/a Sera Bianchi a/k/a Siro Bianco a/k/a Siro Bianchi and Rosa Bianco a/k/a Rosa Bianchi, his wife, but they are deceased or their whereabouts are unknown.

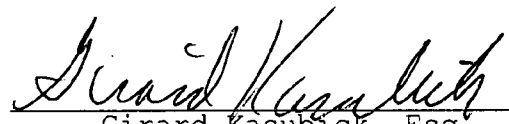
WHEREFORE, Plaintiff brings this action and respectfully requests the Court to decree as follows:

a). That the Plaintiff, her heirs, executors, personal representatives and assigns are seized of an indefeasible title to the property situated in Coalport Borough, Clearfield County, Pennsylvania, described herein and that an Order and Decree be entered adjudicating that each of the Defendants and any of their heirs, successors, trustees, personal representatives, or assigns be forever barred from asserting any right, title, lien or interest in the within described parcel of land.

b). That such other relief be granted as may be necessary in establishing Plaintiffs' title, including

determinations on the validity or discharge of any documents, obligations or deeds affecting right, title and interest in the property described herein.

c). Such other and further relief as the Court deems proper.


Girard Kasubick, Esq.
Attorney for Plaintiff

VERIFICATION

I, the undersigned, verify that the statements made in the foregoing Complaint are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.


Madonna Ann Clarkson

SURVEY DRAFT OF AREA OF ACTION TO QUIET TITLE		
SITUATE COALPORT BOROUGH CLEARFIELD CO. PENNSYLVANIA	DATE	DRAWN BY
80 F/In	11-25-02	SDK
JOB	REVISION	SHEET
	1/1	1/1

This map drawn with TRAVERSE PC, Software

LEGEND	
△	Traverse
●	Set Rebar

- NOTES:
1. All bearings based on magnetic north
 2. Please refer to Coalport Borough Plan of Lots
 3. Please refer to DB155 pg 35
 4. Area of Action to Quiet Title = 0.59 acres
 5. Property assessed as unknown
 6. Please refer to lots 225, 226, 227, 282
 7. Please refer to a Kimberly Surveying Draft dated 11-25-02

KIMBERLY SURVEYING
1873 BEAVER VALLEY ROAD
FLINTON, PENNSYLVANIA 16640
814.687.4278 / 935.9396
SDK3NRK@AOL.COM

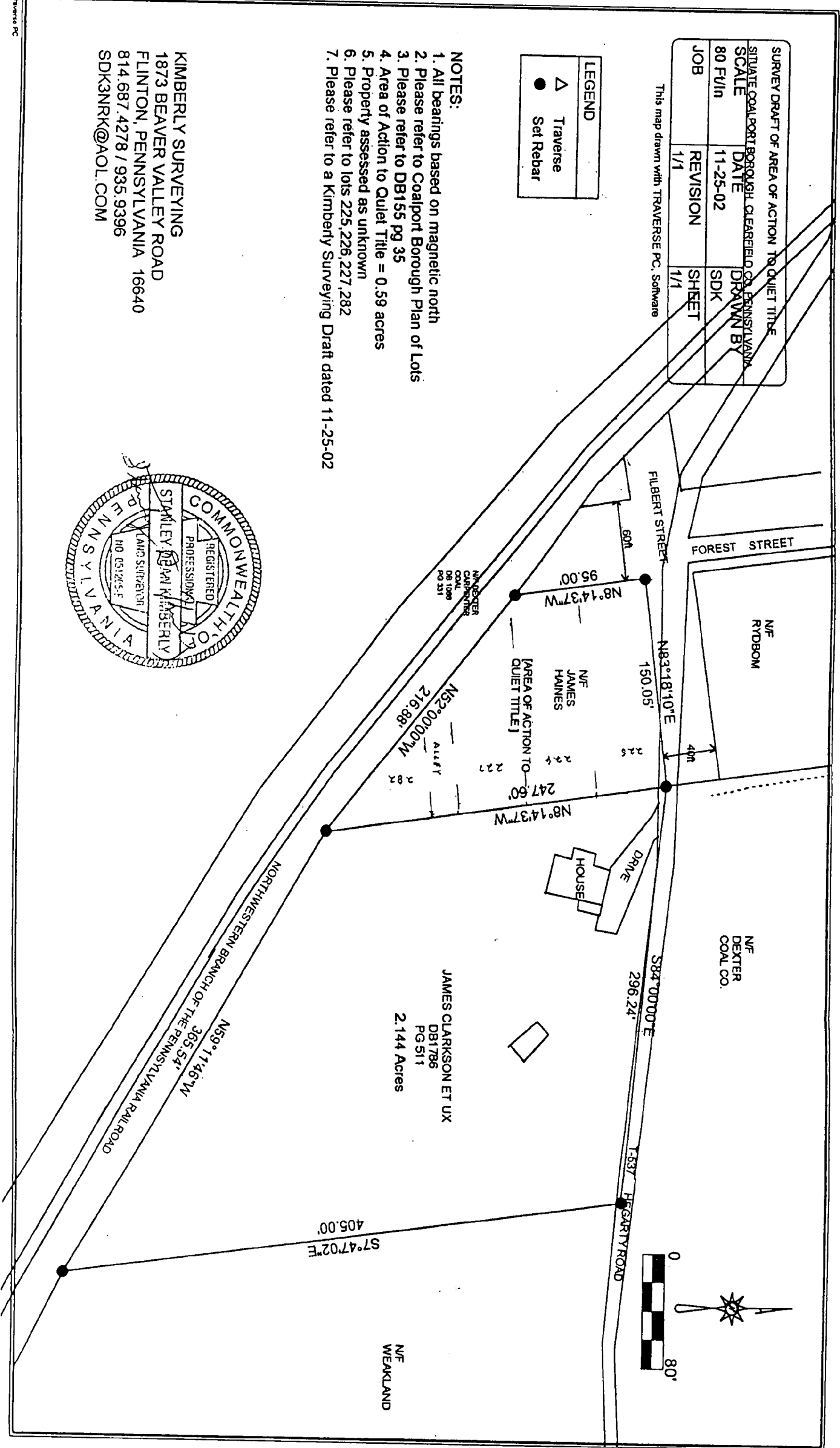
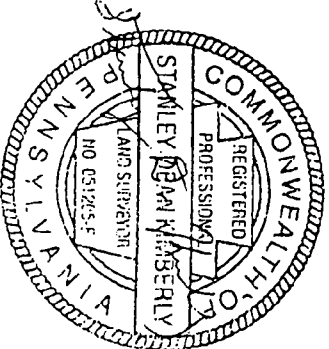


EXHIBIT "A"

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

MADONNA ANN CLARKSON,
Plaintiff

vs.

SIRA BIANCHO a/k/a SIRA
BIANCHI a/k/a SERA BIANCHO
a/k/a SERA BIANCHI a/k/a
SIRO BIANCHO a/k/a SIRO
BIANCHI and ROSA BIANCHO
a/k/a ROSA BIANCHI, his wife;
and their heirs, executors,
administrators, successors,
trustees and assigns, known
or unknown, and any other
person who may claim title or
an interest in the property
subject to this action,
Defendants

No.: 2004-1972-CD

QUIET TITLE ACTION

FILED No
01/07/04
DEC 13 2004

William A. Shaw
Prothonotary/Clerk of Courts

MOTION FOR SERVICE BY PUBLICATION

1. Your Petitioner is Madonna Ann Clarkson, Plaintiff in the above captioned matter.

2. Petitioner, by attached affidavit incorporated herein by reference thereto, believe that the named Defendants are deceased or their whereabouts are unknown.

WHEREFORE, Petitioner, by her attorney, Girard Kasubick, Esq., requests that Your Honorable Court grant an order that all of the herein named Defendants be served by publication as required by law.



Girard Kasubick, Esq.
Attorney for Plaintiff

FILED

DEC 13 2004

William A. Shaw
Prothonotary/Clerk of Courts

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

MADONNA ANN CLARKSON,
Plaintiff

vs.

SIRA BIANCHO a/k/a SIRA
BIANCHI a/k/a SERA BIANCHO
a/k/a SERA BIANCHI a/k/a
SIRO BIANCHO a/k/a SIRO
BIANCHI and ROSA BIANCHO
a/k/a ROSA BIANCHI, his wife;
and their heirs, executors,
administrators, successors,
trustees and assigns, known
or unknown, and any other
person who may claim title or
an interest in the property
subject to this action,
Defendants

No.: 2004-1972-CD

QUIET TITLE ACTION

FILED
01/10/04
DEC 13 2004

NO
CC

William A. Shaw
Prothonotary/Clerk of Courts

AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF CLEARFIELD

§:

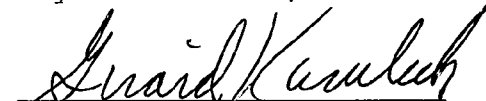
Before me, the undersigned officer, personally appeared MADONNA ANN CLARKSON, who being duly sworn according to law, deposes and says that the names of the Defendants, SIRA BIANCHO a/k/a SIRA BIANCHI a/k/a SERA BIANCHO a/k/a SERA BIANCHI a/k/a SIRO BIANCHO a/k/a SIRO BIANCHI and ROSA BIANCHO a/k/a ROSA BIANCHI, his wife, their heirs, executors, administrators, successors, trustees, assigns and successors, known or unknown, are

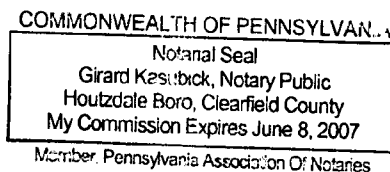
all deceased or their whereabouts are unknown to the Plaintiff.

Plaintiff and her attorney have made an investigation to locate the aforesaid Defendants that are unknown, by checking the records of Clearfield County and by review of the telephone directories in the area, contacting the election office, tax rolls, and voting records, however none of the above were found because they are deceased or their whereabouts are unknown.


Madonna Ann Clarkson

Sworn to and subscribed
before me this 9th
day of December, 2004.


N.P.



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

MADONNA ANN CLARKSON,
Plaintiff

vs.

SIRA BIANCHO a/k/a SIRA
BIANCHI a/k/a SERA BIANCHO
a/k/a SERA BIANCHI a/k/a
SIRO BIANCHO a/k/a SIRO
BIANCHI and ROSA BIANCHO
a/k/a ROSA BIANCHI, his wife;
and their heirs, executors,
administrators, successors,
trustees and assigns, known
or unknown, and any other
person who may claim title or
an interest in the property
subject to this action,
Defendants

No.: 2004-1972-CD

QUIET TITLE ACTION

FILED
DEC 17 2004

William A. Shaw
Prothonotary/Clerk of Courts

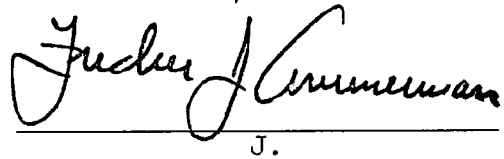
ORDER DIRECTING COMPLAINT TO BE SERVED

BY ADVERTISEMENT ON DEFENDANTS

NOW, this 17th day of December, 2004, the within
Action being an Action to Quiet Title and the Plaintiff
having made Affidavit that the addresses of Defendants are
unknown and cannot be ascertained, and therefore upon
Motion of Girard Kasubick, Esq., Attorney for Plaintiff,
it is Ordered and Decreed that substitute service by
publication be made upon the Defendants whose addresses
are unknown, or may be deceased, by giving notice in the
Progress, a newspaper of general circulation published in

the Clearfield County area and in the Clearfield County Legal Journal, to the above named Defendants whose addresses are unknown, or may be deceased; such publication to be one (1) time only stating that this action has been filed, and that this Complaint must be pleaded to within twenty (20) days after publication of notice; otherwise judgment will be taken against all of the Defendants by default.

BY THE COURT,


J.

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

MADONNA ANN CLARKSON,
Plaintiff

vs.

SIRA BIANCHO a/k/a SIRA
BIANCHI a/k/a SERA BIANCHO
a/k/a SERA BIANCHI a/k/a
SIRO BIANCHO a/k/a SIRO
BIANCHI and ROSA BIANCHO
a/k/a ROSA BIANCHI, his wife;
and their heirs, executors,
administrators, successors,
trustees and assigns, known
or unknown, and any other
person who may claim title or
an interest in the property
subject to this action,
Defendants

:
: No.: 2004-1972-CD
: Type of Case: Quiet
: Title Action
: Type of Pleading:
: Affidavit of Service
: Filed on behalf of:
: Plaintiff
: Counsel of Record for
: This Party:
: Girard Kasubick, Esq.
: Supreme Court #30109
: LEHMAN & KASUBICK
: 611 Brisbin Street
: Houtzdale, PA 16651
:
:

FILED
01/19/05
JAN 25 2005

W. Mark A. Stow
Prothonotary, Clerk of Courts

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


MADONNA ANN CLARKSON,	:	
Plaintiff	:	
	:	No.: 2004-1972-CD
vs.	:	
	:	QUIET TITLE ACTION
SIRA BIANCHO a/k/a SIRA	:	
BIANCHI a/k/a SERA BIANCHO	:	
a/k/a SERA BIANCHI a/k/a	:	
SIRO BIANCHO a/k/a SIRO	:	
BIANCHI and ROSA BIANCHO	:	
a/k/a ROSA BIANCHI, his wife;	:	
and their heirs, executors,	:	
administrators, successors,	:	
trustees and assigns, known	:	
or unknown, and any other	:	
person who may claim title or	:	
an interest in the property	:	
subject to this action,	:	
Defendants	:	

AFFIDAVIT OF SERVICE

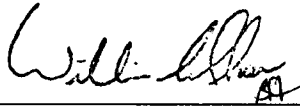
Before me, William A. Shaw, Prothonotary, personally appeared Girard Kasubick, Esq., who being duly sworn according to law, deposes and says that service was made in this case by publication in the Clearfield Progress one time only on December 23, 2004 and in the Clearfield County Legal Journal one time only for the week of December 31, 2004, as appears by sworn proofs hereto attached, and that all the named Defendants who are deceased or their whereabouts are unknown were served by publication and not by any other manner. No appearance having been entered on behalf of any of the Defendants

served by publication, nor any answer filed by any of them after service of a Complaint containing a notice to defend. Plaintiff has caused this Affidavit to be made for the purpose of obtaining a decree or Order of Court under Pa. R.C.P. 1066.

WHEREFORE, this Affidavit of Service made by the manner aforesaid is made for the purpose of obtaining a Decree of Court.


Girard Kasubick, Esq.,
Attorney for Plaintiff

Sworn to and subscribed
before me this 25th
day of January, 2005.



N. P.
WILLIAM A. SHAW
Prothonotary
My Commission Expires
1st Monday in Jan. 2006
Clearfield Co., Clearfield, PA

LEGAL NOTICE
IN THE COURT
OF COMMON PLEAS
OF CLEARFIELD COUNTY, PA
CIVIL DIVISION

No.: 2004-1972-CD
QUIET TITLE ACTION
MADONNA ANN CLARKSON,
Plaintiff

vs.
SIRABIANCHO,
a/k/a SIRABIANCHI,
a/k/a SERABIANCHO,
a/k/a SIRO BIANCHI,
a/k/a SIRO BIANCHI,
a/k/a SIRO BIANCHI,
and ROSABIANCHO,
a/k/a ROSA BIANCHI, his wife;
and their heirs, executors, adminis-
trators, successors, trustees and
assigns, known or unknown, and
any other person who may claim ti-
tle or an interest in the property sub-
ject to this action, Defendants
ACTION TO QUIET TITLE

NOTICE
TO: SIRABIANCHO, a/k/a SIRABIANCHI,
a/k/a SERABIANCHI, a/k/a SIRO BIANCHI,
a/k/a SIRO BIANCHI, a/k/a SIRO BIANCHI,
and ROSABIANCHO, a/k/a ROSA BIANCHI,
his wife, and their heirs,
executors, administrators, succes-
sors, trustees, successors and as-
signs, known or unknown:

You have been sued in Court. You
are hereby notified that an Action to
Quiet Title to that tract or parcel of
land located in Coalport Borough,
Clearfield County, Pennsylvania,
has been filed against you. Said land
is bounded and described as fol-
lows:

BEGINNING at an iron pin located
on the Southerly right of way line of
Filbert Street and being the North-
west corner of land of now or for-
merly James Clarkson, et. ux.;
thence along said line South 08
Deg. 14 Min. 37 Sec. East 247.60
feet to an iron pin located on line of
land of now or formerly Dexter Car-
penter Coal; thence along said land
North 52 Deg. West 216.88 feet to
an iron pin located on the Easterly
right of way line of Forest Street;
thence along said line North 8 Deg.
14 Min. 37 Sec. West 95.00 feet
to an iron pin located on the South-
easterly line of Filbert Street; thence
along said line North 83 Deg. 18
Min. 10 Sec. East 150.05 feet to
an iron pin and place of beginning.
Containing 0.59 acres.

The above property currently
known by Clearfield County Tax
Map No. 5-H17-347-86.

You are further notified to appear
and answer the Complaint in said
Action within twenty (20) days from
the date of this publication, other-
wise judgment will be entered
against you barring you from all
claims, rights and interest inconsis-
tent with the Plaintiffs' claim of title
as set forth in the Complaint.

PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :
COUNTY OF CLEARFIELD : SS:

On this 27th day of December, A.D. 2004,
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 December 23, 2004

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.

Cheryl J. Robison
Notary Public Clearfield, Pa.

My Commission Expires
October 31, 2007

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Cheryl J. Robison, Notary Public
Clearfield Boro, Clearfield County
My Commission Expires Oct. 31, 2007

Member, Pennsylvania Association Of Notaries

NOTICE

TO: SIRABIANCHO, a/k/a SIRABIANCHI,
a/k/a SERABIANCHI, a/k/a SIRO BIANCHI,
a/k/a SIRO BIANCHI, a/k/a SIRO BIANCHI,
and ROSABIANCHO, a/k/a ROSA BIANCHI,
his wife, and their heirs,
executors, administrators, succes-
sors, trustees and assigns, known
or unknown.

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 are warned that if
you fail to do so, the case may pro-
ceed without you and a judgement
may be entered against you without
further notice for the relief re-
quested by the Plaintiff. 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's Office
Clearfield County Court House
Clearfield, PA 16830
(814) 765-2641

LEHMAN & KASUBICK
611 Brisbin Street
Houtzdale, PA 16651

12:23-1d-b

PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :

:

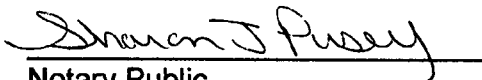
COUNTY OF CLEARFIELD :

On this 31st day of December AD 2004, 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 December 31, 2004. No. 53. And that all of the allegations of this statement as to the time, place, and character of the publication are true.



Gary A. Knaresboro, Esquire
Editor

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



Notary Public
My Commission Expires

NOTARIAL SEAL
SHARON J. PUSEY, Notary Public
Clearfield, Clearfield County, PA
My Commission Expires APRIL 7, 2007

Lehman & Kasubick
611 Brisbin Street
Houtzdale PA 16651

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

MADONNA ANN CLARKSON, Plaintiff
vs. SIRA BIANCHO a/k/a SIRA BIANCHI
a/k/a SERA BIANCHO a/k/a SERA
BIANCHI a/k/a SIRO BIANCHO a/k/a SIRO
BIANCHI and ROSA BIANCHO a/k/a ROSA
BIANCHI, his wife; and their heirs,
executors, administrators, successors,
trustees and assigns, known or unknown
and any other person who may claim title in
the property subject to this action,
Defendants

No. 04-1972 -CD
ACTION TO QUIET TITLE
NOTICE

TO: SIRA BIANCHO a/k/a SIRA
BIANCHI a/k/a SERA BIANCHO a/k/a
SERA BIANCHI a/k/a SIRO BIANCHO a/k/a
SIRO BIANCHI and ROSA BIANCHO a/k/a
ROSA BIANCHI, his wife; and their heirs,
executors, administrators, successors,
trustees and assigns, known or unknown:

You have been sued in court. You are
hereby notified that an Action to Quiet Title
to that tract or parcel of land located in
Coalport Borough, Clearfield County,
Pennsylvania, has been filed against you.
Said land is bounded and described as
follows:

BEGINNING at an iron pin located on
the Southerly right of way line of Filbert
Street and being the Northwest corner of
land of now or formerly James Clarkson, et.
ux.; thence along said line South 08 Deg. 14
Min. 37 Sec. East 247.60 feet to an iron pin
located on line of land of now or formerly
Dexter Carpenter Coal; thence along said
land North 52 Deg. West 216.88 feet to an
iron pin located on the Easterly right of way
line of Forest Street; thence along said line
North 8 Deg. 14 Min. 37 Sec. West 95.00
feet to an iron pin located on the Southerly
line of Filbert Street; thence along said line
North 83 Deg. 18 Min. 10 Sec. East 150.05
feet to an iron pin and place of beginning.
Containing 0.59 acres. The above property
currently known by Clearfield County Tax
Map No. 5-H17-347-86.

You are further notified to appear and
answer the Complaint in said Action within
twenty (20) days from the date of this
publication, otherwise judgment will be
entered against you barring you from all
claims, rights and interest inconsistent with
the Plaintiffs' claim of title as set forth in the
Complaint.

NOTICE

TO: SIRA BIANCHO a/k/a SIRA
BIANCHI a/k/a SERA BIANCHO a/k/a
SERA BIANCHI a/k/a SIRO BIANCHO a/k/a

SIRO BIANCHI and ROSA BIANCHO a/k/a
ROSA BIANCHI, his wife; and their heirs,
executors, administrators, successors,
trustees and assigns, known or unknown.

If you wish to defend, you must enter a
written appearance personally or by attorney
file your defenses or objections in writing
with the Court. You are warned that if you
fail to do so, the case may proceed without
you and a judgment may be entered against
you without further notice for the 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's Office, Clearfield
County Courthouse, One North Second
Street, Clearfield, PA 16830 (814) 765-2641.

LEHMAN & KASUBICK, 611 Brisbin
Street, Houtzdale, PA 16651.

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

MADONNA ANN CLARKSON,
Plaintiff

vs.

SIRA BIANCHO a/k/a SIRA
BIANCHI a/k/a SERA BIANCHO
a/k/a SERA BIANCHI a/k/a
SIRO BIANCHO a/k/a SIRO
BIANCHI and ROSA BIANCHO
a/k/a ROSA BIANCHI, his wife;
and their heirs, executors,
administrators, successors,
trustees and assigns, known
or unknown, and any other
person who may claim title or
an interest in the property
subject to this action,
Defendants

:
: No.: 2004-1972-CD
: Type of Case: Quiet
: Title Action
: Type of Pleading:
: Order of Court
: Filed on behalf of:
: Plaintiff
: Counsel of Record for
: This Party:
: Girard Kasubick, Esq.
: Supreme Court #30109
: LEHMAN & KASUBICK
: 611 Brisbin Street
: Houtzdale, PA 16651
:
:

FILED⁶⁴
09:31 *Att'y Kasubick*

JAN 26 2005

William A. Shaw
Prothonotary

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

MADONNA ANN CLARKSON,	:	
Plaintiff	:	
vs.	:	No.: 2004-1972-CD
	:	QUIET TITLE ACTION
SIRA BIANCHO a/k/a SIRA	:	
BIANCHI a/k/a SERA BIANCHO	:	
a/k/a SERA BIANCHI a/k/a	:	
SIRO BIANCHO a/k/a SIRO	:	
BIANCHI and ROSA BIANCHO	:	
a/k/a ROSA BIANCHI, his wife;	:	
and their heirs, executors,	:	
administrators, successors,	:	
trustees and assigns, known	:	
or unknown, and any other	:	
person who may claim title or	:	
an interest in the property	:	
subject to this action,	:	
Defendants	:	

ORDER OF COURT

NOW, this 25th day of January, 2005, an
Affidavit having been made that service was made by
publication on unknown Defendants in the Clearfield
Progress on December 23, 2004, and in the Clearfield
County Legal Journal the week of December 31, 2004, and it
appearing that it was impossible to serve any other
Defendants by any other means,

IT IS ORDERED AND DECREED that Defendants file suit
in ejectment or otherwise enter a proceeding to contest
the case within thirty (30) days, or this Order of Court
shall become final upon praecipe by Plaintiff, which

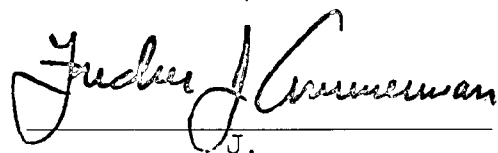
hereby Orders and Decrees that title to the land subject of this action is vested absolutely in the Plaintiff, her heirs and assigns, free and clear of any and all claims of any nature by any of the named Defendants, their heirs, executors, administrators, trustees, successors and assigns or by anyone claiming by, through or under them or any of them, and that the Plaintiff is seized of an indefeasible title to that certain piece or parcel of land located in Coalport Borough, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin located on the Southerly right of way line of Filbert Street and being the Northwest corner of land of now or formerly James Clarkson, et. ux.; thence along said line South 08 Deg. 14 Min. 37 Sec. East 247.60 feet to an iron pine located on line of land of now or formerly Dexter Carpenter Coal; thence along said land North 52 Deg. West 216.88 feet to an iron pin located on the Easterly right of way line of Forest Street; thence along said line North 8 Deg. 14 Min. 37 Sec. West 95.00 feet to an iron pin located on the Southerly line of Filbert Street; thence along said line North 83 Deg. 18 Min. 10 Sec. East 150.05 feet to an iron pin and place of beginning. Containing 0.59 acres.

The above property shown on the November 25, 2002 survey map of Stanley Dean Kimberly, R.S., filed with the Complaint in this matter.

The above property currently known by Clearfield County Tax Map No. 5-H17-347-86.

BY THE COURT,


J.

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

MADONNA ANN CLARKSON,
Plaintiff

vs.

SIRA BIANCHO a/k/a SIRA
BIANCHI a/k/a SERA BIANCHO
a/k/a SERA BIANCHI a/k/a
SIRO BIANCHO a/k/a SIRO
BIANCHI and ROSA BIANCHO
a/k/a ROSA BIANCHI, his wife;
and their heirs, executors,
administrators, successors,
trustees and assigns, known
or unknown, and any other
person who may claim title or
an interest in the property
subject to this action,
Defendants

:
: No.: 2004-1972-CD
: Type of Case: Quiet
: Title Action
: Type of Pleading:
: Motion for Judgment
: Filed on behalf of:
: Plaintiff
: Counsel of Record for
: This Party:
: Girard Kasubick, Esq.
: Supreme Court #30109
: LEHMAN & KASUBICK
: 611 Brisbin Street
: Houtzdale, PA 16651
:
:

FILED ND
d/9:16/01 ^{CC}
JAN 25 2005 ^{6K}

William A. Shaw
Prothonotary/Clerk of Courts

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


MADONNA ANN CLARKSON,	:	
Plaintiff	:	
	:	No.: 2004-1972-CD
vs.	:	
	:	QUIET TITLE ACTION
SIRA BIANCHO a/k/a SIRA	:	
BIANCHI a/k/a SERA BIANCHO	:	
a/k/a SERA BIANCHI a/k/a	:	
SIRO BIANCHO a/k/a SIRO	:	
BIANCHI and ROSA BIANCHO	:	
a/k/a ROSA BIANCHI, his wife;	:	
and their heirs, executors,	:	
administrators, successors,	:	
trustees and assigns, known	:	
or unknown, and any other	:	
person who may claim title or	:	
an interest in the property	:	
subject to this action,	:	
Defendants	:	

MOTION FOR JUDGMENT

NOW, this 25th day of January, 2005, an Affidavit having been executed and presented herewith on behalf of the Plaintiff showing that the Complaint was served by publication on all of the Defendants, one time only, to wit: December 23, 2004 in the Clearfield Progress and the week of December 31, 2004 in the Clearfield County Legal Journal, and further that all the named Defendants who are deceased or their whereabouts are unknown were not served in any other manner, and no Defendants served by publication having entered an appearance or filed an Answer or having expressed any purpose of intent to be

heard or desire to assert title to said property, and twenty (20) days having elapsed since the last publication, and it appearing that it was impossible to serve any of the Defendants by any other means.

WHEREFORE, Girard Kasubick, Esq., prays Your Honorable Court, as attorney for the Plaintiff, that judgment be entered in favor of the Plaintiff and against the Defendants, their heirs and assigns, with direction that they file suit in ejectment or otherwise enter proceedings to contest the case within thirty (30) days, or judgment may be entered against them forever barring them from asserting any title or claim to the real estate in this action.


Girard Kasubick, Esq.,
Attorney for Plaintiff

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

MADONNA ANN CLARKSON,
Plaintiff

vs.

SIRA BIANCHO a/k/a SIRA
BIANCHI a/k/a SERA BIANCHO
a/k/a SERA BIANCHI a/k/a
SIRO BIANCHO a/k/a SIRO
BIANCHI and ROSA BIANCHO
a/k/a ROSA BIANCHI, his wife;
and their heirs, executors,
administrators, successors,
trustees and assigns, known
or unknown, and any other
person who may claim title or
an interest in the property
subject to this action,
Defendants

:
: No.: 2004-1972-CD
: Type of Case: Quiet
: Title Action
: Type of Pleading:
: Final Praecipe
: Filed on behalf of:
: Plaintiff
: Counsel of Record for
: This Party:
: Girard Kasubick, Esq.
: Supreme Court #30109
: LEHMAN & KASUBICK
: 611 Brisbin Street
: Houtzdale, PA 16651
:
:

FILED^{6K}
01/13/04
MAR 08 2005

Sharon A. Price
Prothonotary, Clearfield County

