

05-243-CD
C. Ardary et al vs. R. Ardary et al

y, et al.

2005-243-CD

Clara Ardary et al v. Raulpin Ardary

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

CLARA V. ARDARY, VIRGINIA GRICE,
VIRGINIA GRICE, Executrix of the Estate
Of CLYDE W. ARDARY, and MONA
L. GRAHAM,

Plaintiffs

NO. 2005-243-CD

vs.

RALPH ARDARY, and all of his
heirs, devisees, executors,
administrators, successors and
assigns, as well as any person
or persons that might claim title
under them, and any other person,
persons, firms, partnerships, or
corporate entities who claim an interest,

Defendants

FILED
03:53 PM 10/01/2005
MAR 01 2005

William A. Shaw
Prothonotary

ORDER

AND NOW, to wit, this 1st day of March, 2005, upon
consideration of the foregoing Motion For Publication the Plaintiffs are granted leave
to make service of the Complaint on the heirs, executors, administrators, successors
and assigns of Ralph Ardary and any person or entity known or unknown that might
claim title under them or through them by publication, once in the Progress of
Clearfield, Pennsylvania a newspaper of general circulation, and once in the Clearfield
County Legal Journal.

BY THE COURT

Judie J. Crammeran

CR

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

CLARA V. ARDARY, VIRGINIA GRICE,
VIRGINIA GRICE, Executrix of the Estate
Of CLYDE W. ARDARY, and MONA
L. GRAHAM,

NO. 2005-243 CD

Plaintiffs

vs.

RALPH ARDARY, and all of his
heirs, devisees, executors,
administrators, successors and
assigns, as well as any person
or persons that might claim title
under them, and any other person,
persons, firms, partnerships, or
corporate entities who claim an interest,

Defendants

TYPE OF CASE:
ACTION TO QUIET TITLE

TYPE OF PLEADING:
COMPLAINT

FILED ON BEHALF OF:
PLAINTIFFS

COUNSEL OF RECORD FOR
THIS PARTY:

Richard A. Bell, Esquire
Supreme Ct. I.D. #06808

BELL, SILBERBLATT & WOOD
318 E. Locust Street
P.O. Box 670
Clearfield, PA 16830

(814) 765-5537

FILED ^{No}
^{CC}
01/21/05
FEB 22 2005 Aky pd. 95.00

William A. Shaw
Prothonotary/Clerk of Courts

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

CLARA V. ARDARY, VIRGINIA GRICE,
VIRGINIA GRICE, Executrix of the Estate
Of CLYDE W. ARDARY, and MONA
L. GRAHAM,

NO. 2005- CD

Plaintiffs

vs.

RALPH ARDARY, and all of his
heirs, devisees, executors,
administrators, successors and
assigns, as well as any person
or persons that might claim title
under them, and any other person,
persons, firms, partnerships, or
corporate entities who claim an interest,

Defendants

TO THE WITHIN NAMED DEFENDANTS

NOTICE TO DEFEND

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 FIND ONE, GO TO OR TELEPHONE

THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL
HELP.

COURT ADMINISTRATOR
CLEARFIELD COUNTY COURTHOUSE
2nd & Market Streets
Clearfield, Pennsylvania 16830
Telephone (814) 765-2641 Ex.5982

BELL, SILBERBLATT & WOOD
BY


Richard A. Bell, Esquire
Attorney for Plaintiffs

BELL, SILBERBLATT & WOOD
318 East Locust Street
P.O. Box 670
Clearfield, Pennsylvania 16830

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

CLARA V. ARDARY, VIRGINIA GRICE,
VIRGINIA GRICE, Executrix of the Estate
Of CLYDE W. ARDARY, and MONA
L. GRAHAM,

NO. 2005- CD

Plaintiffs

vs.

RALPH ARDARY, and all of his
heirs, devisees, executors,
administrators, successors and
assigns, as well as any person
or persons that might claim title
under them, and any other person,
persons, firms, partnerships, or
corporate entities who claim an interest,

Defendants

COMPLAINT

AND NOW COMES the Plaintiffs by and through their attorney, Richard A. Bell,
Esquire, of Bell, Silberblatt & Wood, and files the following Complaint to Quiet Title
against the within Defendants on the following facts:

1. The Plaintiff Clara V. Ardary is an individual of full age and suri juris who resides at 989 Goshen Road, Clearfield, Pennsylvania 16830.
2. Virginia Grice is an individual of full age and suri juris who resides at 332 Race Street, Clearfield, Pennsylvania 16830.

3. Virginia Grice is also the Executrix of the Estate of Clyde W. Ardary, appointed by the Register Of Wills of Clearfield County, Pennsylvania as the Executrix of Clyde W. Ardary on October 18, 2004, and is of full age and suri juris who resides at 332 Race Street, Clearfield, Pennsylvania 16830.

4. Mona L. Graham is an individual of full age and suri juris who resides at 1010 Willow Drive, Clearfield, Pennsylvania 16830.

5. Ralph Ardary died November 3rd, 1978. He was a widower at the time of his death.

6. The Plaintiffs have been told that Ralph Ardary had one child, but nobody has been able to supply the name of the mother of the child, the name of the child, or the whereabouts of the child.

7. By Deed dated September 24, 1908, and recorded in Deed Book 173 at Page 178 D. S. Stiver, et ux conveyed to Nettie M. Ardary a property in Lawrence Township, Clearfield County, Pennsylvania presently described as follows:

ALL that certain tract or parcel of land situate in Lawrence Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a hemlock the south east corner of land conveyed to E. & W. F. Irwin, Lot No. 92; thence west one hundred and fifty five (155) perches to a post the south east corner of land conveyed to John Butler, Lot No. 119; thence north fifty six (56) perches to a post corner of Lot No. 181; thence east one hundred and fifty five (155) perches to a white pine, the south east corner of Lot No. 181, and thence south fifty six (56) perches to place of beginning and containing fifty one (51) acres, with allowance of six per cent, more or less; being Lot No. 182 of Allotment of Keating, in said Lawrence Township, and being Warrant No. 1905.

EXCEPTING AND RESERVING all that certain lot or plot of ground conveyed by Nettie M. Ardary, et ux to Arvilla Pearl Gaines by Deed dated March 27, 1942 and recorded in the Recorder's Office Of Clearfield County, Pennsylvania in Deed Book 343, at Page 158.

ALSO EXCEPTING AND RESERVING all that certain lot or parcel of ground conveyed by Don F. Ardary and Nettie M. Ardary to Clyde W. Ardary and Clara V. Ardary, by Deed dated April 10, 1948 and recorded in the Office Of The Recorder Of Deeds Of Clearfield County, Pennsylvania in Deed Book 390, at Page 238.

EXCEPTING AND RESERVING all exceptions and reservations which appear in the prior chain of title.

8. The said Nettie M. Ardary died October 4, 1960 a resident of Lawrence Township, Clearfield County, Pennsylvania. By her Last Will and Testament she devised and bequeathed all of her property to her five children, Ruth Dush, Ralph Ardary, Paul Ardary, Arvilla Gaines, and Clyde Ardary.

9. All of the five children of Nettie M. Ardary are deceased, but the Plaintiffs have been able to identify and locate the heirs of all of the said children with the exception of Ralph Ardary. The Plaintiffs have determined that the wife of Ralph Ardary is deceased. The Plaintiffs have further inquired of members of the family and through their counsel have checked the recent records of Clearfield County and other

records available, and have not been able to determine whether Ralph Ardary did have a child, and if he did the identity and whereabouts of that child. If no child exists, the heirs of the brothers and sisters of Ralph Ardary will be his heirs-at-law.

10. The Plaintiffs bring this action to cure the defect existing by the interest of Ralph Ardary being outstanding and to perfect the title of the Plaintiffs and other heirs of Nettie M. Ardary.

WHEREFORE, the Plaintiffs pray that your Honorable Court grant relief to them by:

A. Ordering that the Defendants be forever barred from asserting any right, lien, title or interest in the land hereinbefore described inconsistent with the interest or claim of the Plaintiffs set forth in their Complaint, unless the Defendants take such action as the Court may direct within thirty (30) days thereafter.

B. Order that if Answer or Objections or such other action is not taken within thirty (30) days the Prothonotary on Praecept of the Plaintiffs shall enter final Judgment in favor of the Plaintiffs and against the Defendants.

C. Enter any other Order the Court finds necessary for the granting of proper relief.

Respectfully submitted.

BELL, SILBERBLATT & WOOD
BY


Richard A. Bell, Esquire, Attorney for Plaintiffs

VERIFICATION

We, CLARA V. ARDARY, VIRGINIA GRICE, VIRGINIA GRICE, Executrix of the Estate of CLYDE W. ARDARY, and MONA L. GRAHAM verify that the within statements in the foregoing Complaint are true and correct to the best of our knowledge, information and belief. This verification is made subject to the penalties of 18 Pa.C.S.A. §4904, relating to unsworn falsification to authorities.

DATED: 3-21-05

Clara V. Ardary
CLARA V. ARDARY

DATED: 2/21/05

Virginia Grice
VIRGINIA GRICE

DATED: 2/21/05

Virginia Grice, Executrix
VIRGINIA GRICE, Executrix of the
Estate of CLYDE W. ARDARY

DATED: 2/21/05

Mona L. Graham
MONA L. GRAHAM

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

CLARA V. ARDARY, VIRGINIA GRICE,
VIRGINIA GRICE, Executrix of the Estate
Of CLYDE W. ARDARY, and MONA
L. GRAHAM,

NO. 2005-*243* CD

Plaintiffs

vs.

RALPH ARDARY, and all of his
heirs, devisees, executors,
administrators, successors and
assigns, as well as any person
or persons that might claim title
under them, and any other person,
persons, firms, partnerships, or
corporate entities who claim an interest,

FILED
01912141601
FEB 22 2005
10cc

William A. Shaw
Prothonotary/Clerk of Courts

Defendants

AFFIDAVIT PURSUANT TO R.C.P. 430

Richard A. Bell, Esquire, of Bell, Silberblatt & Wood, attorney for the Plaintiffs,
being duly sworn according to law, deposes and states that he is making this affidavit
on behalf of the Plaintiffs as follows:

The Plaintiffs through their counsel and representative, and their own efforts
have searched the records of Clearfield County, Pennsylvania, including the Deed
records and Estate records and have further searched various telephone and
community directories. The Plaintiffs with and through their counsel have not been
able to locate any child or heir or assigns of Defendant Ralph Ardary, and if they exist
at all their names and whereabouts are unknown to the Plaintiffs and therefore a

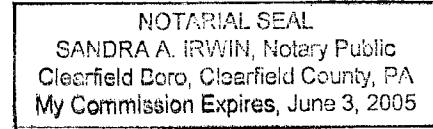
Notice By Publication is necessary to give Notice to any and all heirs and assigns generally of the Defendant Ralph Ardary or persons who have acquired an interest in the subject property whose identity and whereabouts are unknown to the Plaintiffs.



Richard A. Bell, Esquire
Attorney for Plaintiffs

SWORN AND SUBSCRIBED BEFORE ME

this 21st day of February,
2005.



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

CLARA V. ARDARY, VIRGINIA GRICE,
VIRGINIA GRICE, Executrix of the Estate
Of CLYDE W. ARDARY, and MONA
L. GRAHAM,

NO. 2005-243-CD

Plaintiffs

vs.

RALPH ARDARY, and all of his
heirs, devisees, executors,
administrators, successors and
assigns, as well as any person
or persons that might claim title
under them, and any other person,
persons, firms, partnerships, or
corporate entities who claim an interest,

Defendants

FILED NO CC
01/04/05
FEB 22 2005

William A. Shaw
Prothonotary/Clerk of Courts

MOTION FOR PUBLICATION

AND NOW, this 21st day of February, 2005, an Affidavit having
been executed and filed by Richard A. Bell of Bell, Silberblatt & Wood, attorney for the
Plaintiffs that the names and present whereabouts of the heirs and assigns of
Defendant Ralph Ardary are unknown to the Plaintiffs and the Plaintiffs have been
unable to find or locate any of them or determine with certainty that there are any
such heirs and assigns, the said Richard A. Bell moves the Court for leave to serve the
Complaint upon the said Defendants and their heirs, executors, administrators,
successors and assigns generally by publishing said notice in the Progress a newspaper
of general circulation in Clearfield County, Pennsylvania, and in the Clearfield County

D -

Legal Journal the official legal journal of the Courts of Clearfield County, Pennsylvania.



Richard A. Bell, Esquire
Attorney for Plaintiffs

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

CLARA V. ARDARY, VIRGINIA GRICE,
VIRGINIA GRICE, Executrix of the Estate
Of CLYDE W. ARDARY, and MONA
L. GRAHAM,

NO. NO. 2005- 00243-CD

Plaintiffs

vs.

RALPH ARDARY, and all of his
heirs, devisees, executors,
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or persons that might claim title
under them, and any other person,
persons, firms, partnerships, or
corporate entities who claim an interest,

TYPE OF CASE:
ACTION TO QUIET TITLE

TYPE OF PLEADING:
AFFIDAVIT PURSUANT TO
R.C.P. 1066
FILED ON BEHALF OF:
PLAINTIFFS

COUNSEL OF RECORD FOR
THIS PARTY:

Richard A. Bell, Esquire
Supreme Ct. I.D. #06808

BELL, SILBERBLATT & WOOD
318 E. Locust Street
P.O. Box 670
Clearfield, PA 16830

(814) 765-5537

FILED
APR 22 2005
0/11:45/1
William A. Shaw
Prothonotary/Clerk of Courts
No C/c

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

CLARA V. ARDARY, VIRGINIA GRICE,
VIRGINIA GRICE, Executrix of the Estate
Of CLYDE W. ARDARY, and MONA
L. GRAHAM,

NO. 2005- 243- CD

Plaintiffs

vs.

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or persons that might claim title
under them, and any other person,
persons, firms, partnerships, or
corporate entities who claim an interest,

Defendants

AFFIDAVIT PURSUANT TO R.C.P. 1066

Richard A. Bell, Esquire, of Bell, Silberblatt & Wood, attorneys for the Plaintiffs,
being duly sworn according to law, deposes and states that he is the attorney for the
Plaintiffs in the above action and that a copy of the Complaint filed with Notice To
Defend has been served on the Defendants as follows:

A. On all Defendants their heirs, successors and assigns by publication in The
Clearfield Progress on March 4,, 2005, proof of publication being attached hereto.

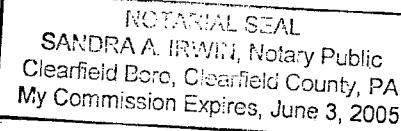
B. On al Defendants their heirs, successors and assigns by publication in the

Clearfield County Legal Journal in the regular issue of the week of March 11, 2005,
Volume 17, No. 10, proof of publication being attached hereto.



Richard A. Bell, Esquire
Attorney for Plaintiffs

SWORN AND SUBSCRIBED before me
this 22nd day of April,
2005.



PROOF OF PUBLICATION

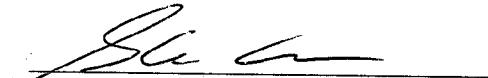
STATE OF PENNSYLVANIA :

:

COUNTY OF CLEARFIELD :

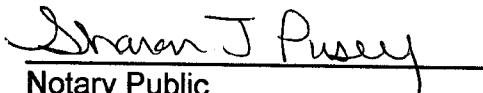
:

On this 14th day of March AD 2005, 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 March 11, 2005. Vol. 17, No. 10. 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

Bell Silberblatt & Wood
PO Box 670
Clearfield PA 16830

Defendants, their heirs, successors and assigns, and any other person, persons or entity claiming or who might claim title under them or all other persons or entities claiming any right, title or interest in the land described, except the Plaintiffs and other heirs of Nettie M. Ardary, will be forever barred from asserting any interest, lien, right or title to the said land, inconsistent with the Plaintiffs, their successors and assigns.

NOTICE - You have been sued in Court. If you wish to defend, against the claims set forth as above, you must take action within twenty (20) days after the Complaint has been filed and this Notice has been posted in the newspaper, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to all 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 FIND ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Court Administrator, Clearfield County Court House, Second and Market Streets, Clearfield, PA 16830 (814) 765-2641, Ext. 5982

BELL, SILBERBLATT & WOOD, 318 East Locust Street, PO Box 670, Clearfield, PA 16830.

MARSHAL'S SALE

By virtue of a Writ of Execution issued out of the U.S. Court for the W. D. of PA at suit of the USA at Mis. No. 04-57J, I shall expose to public sale the following real property of Frances C. McMichael a/k/a Frances C. Porrin, known as 530 Maple Avenue, DuBois, Pennsylvania 15801. The following bounded and described as follows:

ALL that certain, piece or parcel of land which is situate in the Second Ward of the City of DuBois, Clearfield County, Pennsylvania, and more fully described in the deed to Frances Porrin by Archie L. Anderson and Lucy M. Anderson, husband and wife, and Larry F. Stott and Merian A. Stott, husband and wife, dated March 14, 1980 and recorded on March 20, 1980, in

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, APRIL 1, 2005 at 10:00 A.M.

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

The Price or 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

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

CLARA V. ARDARY, VIRGINIA GRICE,
VIRGINIA GRICE, Executrix of the Estate of
CLYDE W. ARDARY, and MONA L.
GRAHAM, Plaintiffs vs. RALPH ARDARY,
and all of his heirs devisees, executors,
administrators, successors and assigns, as
well as any person or persons that might
claim title under them, and any other person,
persons, firms, partnerships or corporate
entities, who might claim an interest,
Defendants.

No. 05-243-CD
ACTION TO QUIET TITLE
LEGAL NOTICE
TO: THE ABOVE-NAMED DEFEN-

DANTS:

You are hereby notified that the Plaintiffs
listed above have filed a Complaint in an
Action to Quiet Title regarding a parcel of
real estate situate in Lawrence Township,
Clearfield County, Pennsylvania bounded
and described as follows:

ALL that certain tract or parcel of land
situate in Lawrence Township, Clearfield
County, Pennsylvania, bounded and
described as follows:

BEGINNING at a hemlock the southeast
corner of land conveyed to E. & W. F. Irwin,
Lot No. 92; thence west one hundred and
fifty five (155) perches to a post the south
east corner of land conveyed to John Butler,
Lot No. 119; thence north fifty six (56)
perches to a post corner of Lot No. 181;
thence east one hundred and fifty five (155)
perches to a white pine, the south east
corner of Lot No. 181, and thence south fifty
six (56) perches to place of beginning and
containing fifty one (51) acres, with
allowance of six per cent, more or less;
being Lot No. 182 of Allotment of Keating, in
said Lawrence Township, and being Warrant
No. 1905.

EXCEPTING AND RESERVING all that
certain lot or plot of ground conveyed by
Nettie M. Ardary, et ux to Arville Pearl
Gaines by Deed dated March 27, 1942 and
recorded in the Recorder's Office of
Clearfield County, Pennsylvania in Deed
Book 343, at Page 158.

ALSO EXCEPTING AND RESERVING
all that certain lot or parcel of ground
conveyed by Don F. Ardary and Nettie M.
Ardary to Clyde W. Ardary and Clara V.
Ardary, by Deed dated April 10, 1948 and
recorded in the Office of the Recorder of
Deeds of Clearfield County, Pennsylvania in
Deed Book 390, at Page 238.

EXCEPTING AND RESERVING all
exceptions and reservations which appear in
the prior chain of title.

TAKE NOTICE that the Plaintiff is the
owner of the land described hereinabove
and that they have requested in their
complaint which is on file in the Office of the
Prothonotary of the Court of Common Pleas
of Clearfield County, that the Court decree
that the title to the same is in them, free and
clear of the claims of all Defendants, their
heirs and assigns, and any other person or
persons claiming any right, title or interest in
the land described, or anyone claiming by,
through or under them.

WHEREUPON, said Court ordered that
notice of said action and the facts therein be
served on the above named Defendants by
publication. Should the above named
defendants, their heirs, successors or
assigns, or any other person, persons or
entity claiming or who might claim title under
them or all other persons or entities claiming
any right, title or interest in the land
described fail to plead to the Plaintiffs'
Complaint within twenty (20) days from the
last publication of this Notice, or fail to take
such action within thirty (30) days after
default judgment as the court may direct, the

Send letter of inquiry, res
 ferred, Doctoral Degree pre
 skills, central office and ru
 ment and organizational skill
 ed record of educational lea
 taking office mid-June, 2005.

West Branch Area

SUPERINT

Employment

challenge. Interested candi
 someone who is looking for
 This full-time position is
 dependable, and willing to
 candidate must have good
 experience and have current
 homes. Must have at least
 home nursing office, C.N.,
 position available for an R.N.
 Helpmates Inc., Home He
 month. 765-3404.

Home Help

Employment

301 Spruce Street, 1 bed-
 room apartment. Utili-
 ties included. \$295 a
 month. 765-3404.

CLEARFIELD AREA:
 3 bed room house for
 rent. \$375 plus utilities
 and security deposit.
 765-3404.

CLEARFIELD: All new
 1 bedroom apartments.
 Furnished with stove,
 refrigerator, heat, sam-
 plation, deck and off
 street parking. 765-5247
 or 761-5247.

BIGLER: 3 bedroom
 trailer. Oil heat, \$400/
 month plus utilities.
 236-1342.

For Rent

814-375-2750

Take one or both!

1290 & 2122 sq. ft.

2 spaces, same building.

DETAIL SPACE

DUBois OFFICE /

Frenchville 263-4104.
 ber hauling available.
 with full-time local busi-
 ness.

1993 FREIGHTLINER
 with full-time local busi-
 ness.

Defendants, their heirs, successors and assigns, and any other person, persons or entity claiming or who might claim title under them or all other persons or entities claiming any right, title or interest in the land described, except the Plaintiffs and other heirs of Nettie M. Ardary, will be forever barred from asserting any interest, lien, right or title to the said land, inconsistent with the Plaintiffs, their successors and assigns.

NOTICE - You have been sued in Court. If you wish to defend, against the claims set forth as above, you must take action within twenty (20) days after the Complaint has been filed and this Notice has been posted in the newspaper, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to all 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.

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Court Administrator, Clearfield County Court House, Second and Market Streets, Clearfield, PA 16830 (814) 765-2641, Ext. 5982

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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, APRIL 1, 2005 at 10:00 A.M.

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

The Price or 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

ALL that certain tract or parcel of land situate in Lawrence Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a hemlock the southeast corner of land conveyed to E. & W. F. Irwin, Lot No. 92; thence west one hundred and fifty five (155) perches to a post the south east corner of land conveyed to John Butler, Lot No. 119; thence north fifty six (56) perches to a post corner of Lot No. 181; thence east one hundred and fifty five (155) perches to a white pine, the south east corner of Lot No. 181, and thence south fifty six (56) perches to place of beginning and containing fifty one (51) acres, with allowance of six per cent, more or less; being Lot No. 182 of Allotment of Keating, in said Lawrence Township, and being Warrant No. 1905.

EXCEPTING AND RESERVING all that certain lot or plot of ground conveyed by Nettie M. Ardary, et ux to Arville Pearl Gaines by Deed dated March 27, 1942 and recorded in the Recorder's Office of Clearfield County, Pennsylvania in Deed Book 343, at Page 158.

ALSO EXCEPTING AND RESERVING all that certain lot or parcel of ground conveyed by Don F. Ardary and Nettie M. Ardary to Clyde W. Ardary and Clara V. Ardary, by Deed dated April 10, 1948 and recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania in Deed Book 390, at Page 238.

EXCEPTING AND RESERVING all exceptions and reservations which appear in the prior chain of title.

TAKE NOTICE that the Plaintiff is the owner of the land described hereinabove and that they have requested in their complaint which is on file in the Office of the Prothonotary of the Court of Common Pleas of Clearfield County, that the Court decree that the title to the same is in them, free and clear of the claims of all Defendants, their heirs and assigns, and any other person or persons claiming any right, title or interest in the land described, or anyone claiming by, through or under them.

WHEREUPON, said Court ordered that notice of said action and the facts therein be served on the above named Defendants by publication. Should the above named defendants, their heirs, successors or assigns, or any other person, persons or entity claiming or who might claim title under them or all other persons or entities claiming any right, title or interest in the land described fail to plead to the Plaintiffs' Complaint within twenty (20) days from the last publication of this Notice, or fail to take such action within thirty (30) days after default judgment as the court may direct, the

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

CLARA V. ARDARY, VIRGINIA GRICE, VIRGINIA GRICE, Executrix of the Estate of CLYDE W. ARDARY, and MONA L. GRAHAM, Plaintiffs vs. RALPH ARDARY, and all of his heirs devisees, executors, administrators, successors and assigns, as well as any person or persons that might claim title under them, and any other person, persons, firms, partnerships or corporate entities, who might claim an interest, Defendants.

No. 05-243-CD
**ACTION TO QUIET TITLE
LEGAL NOTICE**

TO: THE ABOVE-NAMED DEFENDANTS:

You are hereby notified that the Plaintiffs listed above have filed a Complaint in an Action to Quiet Title regarding a parcel of real estate situate in Lawrence Township, Clearfield County, Pennsylvania bounded and described as follows:

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

CLARA V. ARDARY, VIRGINIA GRICE,
VIRGINIA GRICE, Executrix of the Estate
Of CLYDE W. ARDARY, and MONA
L. GRAHAM,

Plaintiffs

vs.

RALPH ARDARY, and all of his
heirs, devisees, executors,
administrators, successors and
assigns, as well as any person
or persons that might claim title
under them, and any other person,
persons, firms, partnerships, or
corporate entities who claim an interest,

Defendants

NO. NO. 2005- 00243-CD

TYPE OF CASE:
ACTION TO QUIET TITLE

TYPE OF PLEADING:
MOTION FOR JUDGMENT

FILED ON BEHALF OF:
PLAINTIFFS

COUNSEL OF RECORD FOR
THIS PARTY:

Richard A. Bell, Esquire
Supreme Ct. I.D. #06808

BELL, SILBERBLATT & WOOD
318 E. Locust Street
P.O. Box 670
Clearfield, PA 16830

(814) 765-5537

FILED

APR 22 2005

0/11:451

William A. Shaw

Prothonotary/Clerk of Courts

No C/C

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

CLARA V. ARDARY, VIRGINIA GRICE,
VIRGINIA GRICE, Executrix of the Estate
Of CLYDE W. ARDARY, and MONA
L. GRAHAM,

NO. 2005- 243- CD

Plaintiffs

vs.

RALPH ARDARY, and all of his
heirs, devisees, executors,
administrators, successors and
assigns, as well as any person
or persons that might claim title
under them, and any other person,
persons, firms, partnerships, or
corporate entities who claim an interest,

Defendants

MOTION FOR JUDGMENT

NOW COMES, the Plaintiffs by their attorney, Richard A. Bell, Esquire of Bell,
Silberblatt & Wood, and moves your Honorable Court to enter Judgment in favor of
the Plaintiffs and against the Defendants for the following reasons:

1. An Affidavit has been executed and filed on behalf of the Plaintiffs that
the original Complaint endorsed with a Notice To Defend has been served upon all
of the named Defendants.
2. The Defendants have failed to file any Answer to the Complaint within

the time allotted for filing a responsive pleading.

WHEREFORE, the Plaintiffs by their attorney moves your Honorable Court to enter Judgment in favor of the Plaintiffs and against the Defendants and to grant Plaintiffs the relief prayed for in accordance with Pennsylvania Rules Of Civil Procedure No. 1066.

BELL, SILBERBLATT & WOOD
BY



Richard A. Bell, Esquire
Attorney for Plaintiffs

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

CLARA V. ARDARY, VIRGINIA GRICE,
VIRGINIA GRICE, Executrix of the Estate
Of CLYDE W. ARDARY, and MONA
L. GRAHAM,

NO. 2005-243-CD

Plaintiffs

vs.

RALPH ARDARY, and all of his heirs, devisees, executors, administrators, successors and assigns, as well as any person or persons that might claim title under them, and any other person, persons, firms, partnerships, or corporate entities who claim an interest.

Defendants

FILED

APR 27 2005
3:35 PM
William A. Shaw
Prothonotary/Clerk of Courts

ORDER OF COURT

AND NOW, this 27th day of April, 2005, Affidavit having been made that service has been made upon all Defendants in this action, and no Appearance or Answers having been filed by Defendants, the Court upon Motion of the Plaintiffs by their attorney, Richard a. Bell, Esquire, ORDERS that unless the Defendants, their legal representatives, or their heirs, or assigns or any of them, shall within thirty (30) days from the date of this Order, institute an action of ejectment, against the Plaintiffs, they, the Defendants, shall be forever barred, and enjoined from impeaching, denying or in any way attacking Plaintiffs title to the hereinafter described premises, from issuing or maintaining an action in ejectment for said premises, from encumbering, mortgaging or conveying this parcel or any

part thereof, or from asserting any claim in any manner, right, lien, title or interest inconsistent with the interest or claim of the Plaintiffs as set forth in their Complaint.

The description of the property which is the subject of this action is as follows:

ALL that certain tract or parcel of land situate in Lawrence Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a hemlock the south east corner of land conveyed to E. & W. F. Irwin, Lot No. 92; thence west one hundred and fifty five (155) perches to a post the south east corner of land conveyed to John Butler, Lot No. 119; thence north fifty six (56) perches to a post corner of Lot No. 181; thence east one hundred and fifty five (155) perches to a white pine, the south east corner of Lot No. 181, and thence south fifty six (56) perches to place of beginning and containing fifty one (51) acres, with allowance of six per cent, more or less; being Lot No. 182 of Allotment of Keating, in said Lawrence Township, and being Warrant No. 1905.

EXCEPTING AND RESERVING all that certain lot or plot of ground conveyed by Nettie M. Ardary, et ux to Arvilla Pearl Gaines by Deed dated March 27, 1942 and recorded in the Recorder's Office Of Clearfield County, Pennsylvania in Deed Book 343, at Page 158.

ALSO EXCEPTING AND RESERVING all that certain lot or parcel of ground conveyed by Don F. Ardary and Nettie M. Ardary to Clyde W. Ardary and Clara V. Ardary, by Deed dated April 10, 1948 and recorded in the Office Of The Recorder Of Deeds Of Clearfield County, Pennsylvania in Deed Book 390, at Page 238.

EXCEPTING AND RESERVING all exceptions and reservations which appear in the prior chain of title.

BY THE COURT

A handwritten signature in black ink, appearing to read "Judge J. C. Cunningham", is written over a horizontal line.

FILED

APR 27 2005

William A. Shaw
Prothonotary/Clerk of Courts

NO COPIES
FOR ATTY
u/s

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

CLARA V. ARDARY, VIRGINIA GRICE,
VIRGINIA GRICE, Executrix of the Estate
Of CLYDE W. ARDARY, and MONA
L. GRAHAM,

Plaintiffs

vs.

RALPH ARDARY, and all of his
heirs, devisees, executors,
administrators, successors and
assigns, as well as any person
or persons that might claim title
under them, and any other person,
persons, firms, partnerships, or
corporate entities who claim an interest,

Defendants

NO. NO. 2005- 00243-CD

TYPE OF CASE:
ACTION TO QUIET TITLE

TYPE OF PLEADING:
PRAECIPE

FILED ON BEHALF OF:
PLAINTIFFS

COUNSEL OF RECORD FOR
THIS PARTY:

Richard A. Bell, Esquire
Supreme Ct. I.D. #06808

BELL, SILBERBLATT & WOOD
318 E. Locust Street
P.O. Box 670
Clearfield, PA 16830

(814) 765-5537

FILED *NO CC*
of 6/12/05 @
JUN 6 2005

William A. Shaw
Prothonotary/Clerk of Courts

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

CLARA V. ARDARY, VIRGINIA GRICE,
VIRGINIA GRICE, Executrix of the Estate
Of CLYDE W. ARDARY, and MONA
L. GRAHAM,

Plaintiffs

NO. 2005- CD

vs.

RALPH ARDARY, and all of his
heirs, devisees, executors,
administrators, successors and
assigns, as well as any person
or persons that might claim title
under them, and any other person,
persons, firms, partnerships, or
corporate entities who claim an interest,

Defendants

PRAECIPE

TO: WILLIAM A. SHAW, PROTHONOTARY

Thirty (30) days having elapsed since the Court Order of April 27th, 2005, was issued and the Defendants having failed to institute an Action Of Ejectment or take any action against the Plaintiffs, pursuant to Rule 1066(b) of the Pennsylvania Rules of Civil Procedure, please enter final judgment in the above matter in favor of the Plaintiffs and against the Defendants. The property to which this judgment applies is situate in Lawrence Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a hemlock the south east corner of land conveyed to E. & W. F. Irwin, Lot No. 92; thence west one hundred and fifty five (155) perches to a post the south east corner of land conveyed to John Butler, Lot No. 119; thence north fifty six (56) perches to a post corner of Lot No. 181; thence east one hundred and fifty five (155)

perches to a white pine, the south east corner of Lot No. 181, and thence south fifty six (56) perches to place of beginning and containing fifty one (51) acres, with allowance of six per cent, more or less; being Lot No. 182 of Allotment of Keating, in said Lawrence Township, and being Warrant No. 1905.

EXCEPTING AND RESERVING all that certain lot or plot of ground conveyed by Nettie M. Ardary, et ux to Arvilla Pearl Gaines by Deed dated March 27, 1942 and recorded in the Recorder's Office Of Clearfield County, Pennsylvania in Deed Book 343, at Page 158.

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EXCEPTING AND RESERVING all exceptions and reservations which appear in the prior chain of title.

BELL, SILBERBLATT & WOOD
BY



Richard A. Bell, Esquire
Attorney for Plaintiffs