

06-19-CD

**David Zinza et al vs Winifred Clark et al**  
**2006-19-CD**

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

DAVID ZINZA and :  
KATHLEEN J. ZINZA, husband and wife :  
Plaintiffs :  
VS. : NO. 06-19-CD  
:  
WINIFRED P. CLARK, her heirs, :  
successors and assigns; :  
AARON P. CLARK, his heirs, :  
successors and assigns; :  
J.O. CLARK, JR., his heirs, successors :  
and assigns, and/or any person or :  
entity claiming title in and to the :  
herein described premises under them, :  
Defendants :

CASE NUMBER: \_\_\_\_\_

TYPE OF CASE: Quiet Title Action

TYPE OF PLEADING: COMPLAINT

FILED ON BEHALF OF: Plaintiffs

COUNSEL OF RECORD FOR THIS PARTY: JOHN A. SOBEL, IV, ESQUIRE  
Supreme Court I.D. No. 31670  
218 S. Second Street  
Clearfield, PA 16830  
(814) 765-5552

FILED <sup>5CC</sup>  
01/02/2006 Atty Sobel  
JAN 06 2006 Atty pd.  
95.00  
W.A. Shaw  
William A. Shaw  
Prothonotary/Clerk of Courts

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

DAVID ZINZA and :  
KATHLEEN J. ZINZA, husband and wife :  
Plaintiffs :  
VS. : NO. \_\_\_\_\_  
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WINIFRED P. CLARK, her heirs, :  
successors and assigns; :  
AARON P. CLARK, his heirs, : ACTION TO QUIET TITLE  
successors and assigns; :  
J.O. CLARK, JR., his heirs, successors :  
and assigns, and/or any person or :  
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herein described premises under them, :  
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 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'S OFFICE  
Clearfield County Courthouse  
Clearfield, PA 16830  
(814) 765-2641

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Defendants :  
ACTION TO QUIET TITLE

**COMPLAINT**

AND NOW, comes DAVID ZINZA and KATHLEEN J. ZINZA, his wife, by and through their attorney, JOHN A. SOBEL, IV, who aver as follows:

1. That Plaintiff, DAVID ZINZA, is an adult individual, with an address of P.O. Box 141, Burnside, Clearfield County, Pennsylvania 15721.
2. That Plaintiff, KATHLEEN J. ZINZA, is an adult individual, with an address of P.O. Box 141, Burnside, Clearfield County, Pennsylvania 15721.
3. That Defendant WINIFRED P. CLARK passed away December 15, 1954. Her Last Will and Testament having been filed with the Register of Wills Office of Clearfield County to File No. 22408. She specifically devised her real property to her two sons, namely, Aaron P. Clark and J.O. Clark, Jr.

4. That Defendant, AARON P. CLARK, passed away August 12, 1973. His Last Will and Testament having been filed with the Register of Wills Office of Clearfield County to File No. 74-61. He gave his estate to be divided equally between his three children, namely, Aaron P. Clark, Jr. a/k/a A. Patchin Clark, Jr.; Joseph C. Clark and Mary Jane C. Groton.

5. That Defendant, J.O. CLARK, JR., is believed to have been living in 1994 as evidenced by a Deed found in the Recorder's Office of Clearfield County but since that time we have been unable to establish whether he is deceased, his present whereabouts are unknown.

6. That the property in question is more particularly described below and has the Tax Map No. 2.0-A13-309-00048.

**ALL** that certain lot or piece of ground situate in the Borough of Burnside, County of Clearfield and State of Pennsylvania, bounded on the North by First Street; on the East by Walnut Street; on the South by property of A.H. Wright; and on the West by an alley; being eighty (80) feet in front and extending back one hundred and sixty (160) feet.

**Now by survey of Curry and Associates being described as follows:**

**ALL** that parcel of land known as Lot Nos. 8 and 10 as shown on Map Showing Lands of Horace Patchin and A.W. Patchin Estates by E.W. Hess Engineer, dated September 7, 1909, lying off the southwest corner of First and Walnut Streets in the Borough of Burnside, Clearfield County, Pennsylvania, and being more particularly described as follows:

**BEGINNING** at a 3/4 inch rebar set on the southwest corner of First and Walnut Streets, said rebar being the northeast corner of the land herein conveyed and running; thence South 13 degrees 33 minutes 03 seconds East a distance of 130.00 feet along the western side of Walnut Street to a 3/4 inch rebar set at the northeast corner of Kenneth P. And Joy L. Wetzel, as was conveyed to them by Instrument No. 200400120; thence South 76 degrees 27 minutes 48 seconds West a distance of 160.00 feet along the lands of Kenneth P. Wetzel and Joy L. Wetzel and along the northern line of James D. And Theresa E. Neely, as was conveyed to them by deed Book 1983, Page 574 and page 578, to a 3/4 inch rebar set at the northwest corner of James D. And Theresa E. Neely, said rebar being on the eastern side of an unopened alley known as Diamond Alley; thence North 13 degrees 33 minutes 03 seconds West a distance of 130.00 feet along the eastern line of an unopened alley referred to as Diamond Alley to a 3/4 inch rebar set on the southern side of First Street; thence North 76 degrees 27 minutes 48 seconds East a distance of 160.00 feet along the southern line of First Street to a 3/4 inch rebar set and place of beginning.

Containing 20,800 square feet or 0.478 acre and being all that land bounded on the North by First Street, on the East by Walnut Street, on the South by property of A.H. Wright and on the West by an alley, also known as Lot 8 and Lot 10 as shown on Map Showing Lands of Horace Patchin and A.W. Patchin Estates by E.W. Hess Engineer, dated September 7, 1909. Bearings above are based on True North, and shown on a subdivision map prepared by Curry and Associates dated July 12, 2005.

7. That property, containing 108 Acres, more or less, with exceptions and reservations, that being an undivided one-half interest, was conveyed by Carl E. Patchin and Mayme Patchin, his wife to James B. Stauffer by Deed dated May 4, 1918 and entered for record in the Recorder's Office of Clearfield County in Deed Book Volume 247, page 391.

8. That property, containing 108 Acres, more or less, with exceptions and reservations, that being an undivided one-half interest, was conveyed by Elizabeth P. Hughes, Administratrix of the Estate of Carl E. Patchin to Winifred P. Clark, by Deed dated January 26, 1944 and entered for record in the Recorder's Office of Clearfield County in Deed Book Volume 356, Page 311.

9. That Aaron P. Clark and Helen S. Clark, his wife; J.O. Clark, Jr. and Carolyn S. Clark, his wife; and James B. Stauffer, a single man, did convey property identified as being 80 x 160 feet to William Zinza and Irene Zinza, husband and wife, by Deed dated May 11, 1959 and entered for record in the Recorder's Office of Clearfield County in Deed Book Volume 477, Page 258.

10. That William Zinza and Irene Zinza, husband and wife, conveyed their interest to David Zinza and Kathleen J. Zinza, husband and wife, by Deed dated June 29, 1987 and entered for record in the Recorder's Office of Clearfield County to Deeds & Records Book Volume 1169, page 098.

11. That with respect to this property, Plaintiffs and their predecessors in title have exercised open, notorious and continuous dominion possession and control over the premises described in Paragraph 6 for a period in excess of 21 years adverse to any other claims of ownership.

12. That with respect to this property, Plaintiffs and their predecessors in title believed Lots 10 and 8 were conveyed to them and as a result of that belief, they have maintained it by paying taxes thereon.

13. That the purpose of this Quiet Title Action is to extinguish and cure any defects which may exist in the ownership of property more particularly described in Paragraph 6 hereof, and to extinguish any equity which the Defendants, their heirs, successors and assigns may have in the premises described in Paragraph 6 hereof.

14. That the Defendants, their heirs, successors and assigns identified in Paragraphs 3 through 5 of this Complaint are the only persons or entity known to Plaintiffs who have any interest in said property and the Defendants, their heirs, successors and assigns cannot be determined if he/they continue(s) to exist. All the public records in the Clearfield County Courthouse and local telephone books have been checked prior to reaching this conclusion.

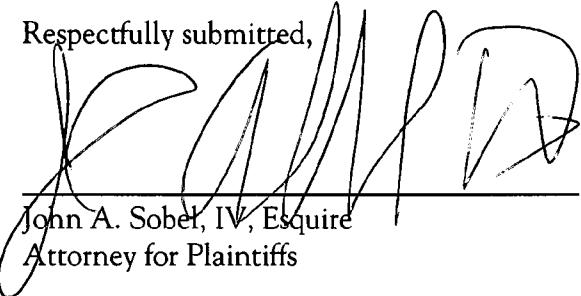
**WHEREFORE**, Plaintiffs request:

A. that be decree of your Honorable Court it may be declared that title to the premises set forth in Paragraph 6 is in the Plaintiffs and that they be allowed to enjoy said property in peace;

B. that the Defendants, their heirs, successors and assigns, within thirty (30) days from the receipt of this Complaint, institute an action of ejectment against the Plaintiffs and that otherwise the Defendants, their heirs, successors and assigns be perpetually enjoined from setting up any title to said property from impeaching, denying or in any way attaching the Plaintiffs' title to said property, from issuing or maintaining an ejectment from said premises and from encumbering, mortgaging or conveying the said premises or any part thereof.

C. such other relief as the court determines to be equitable and just.

Respectfully submitted,

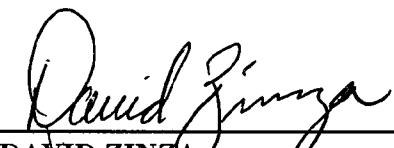


John A. Sobel, IV, Esquire  
Attorney for Plaintiffs

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF CLEARFIELD : SS:  
:

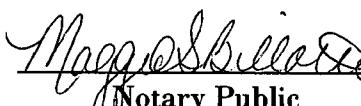
**A F F I D A V I T**

Before me, the undersigned officer, personally appeared, DAVID ZINZA and KATHLEEN J. ZINZA who being duly sworn according to law deposes and says that the facts set forth in the foregoing Complaint are true and correct to the best of their knowledge, information, and belief.

  
\_\_\_\_\_  
DAVID ZINZA  
  
\_\_\_\_\_  
KATHLEEN J. ZINZA

Sworn to and subscribed

before me this 4th day  
of January, 2006.

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

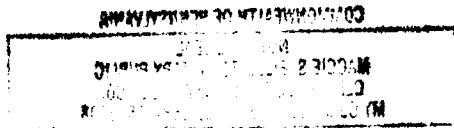
COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL  
MAGGIE S. BILLOTTE, NOTARY PUBLIC  
CLEARFIELD BORO, CLEARFIELD CO.  
MY COMMISSION EXPIRES SEPT. 15, 2008

**FILED**

**JAN 06 2006**

William A. Shaw  
Prothonotary/Clerk of Courts



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FILED  
01/25/2006  
JAN 25 2006  
NO CC  
CR

William A. Shaw  
Prothonotary/Clerk of Courts

ACTION TO QUIET TITLE

CASE NUMBER: 06-19-CD

TYPE OF CASE: Quiet Title Action

TYPE OF PLEADING: MOTION FOR PUBLICATION

FILED ON BEHALF OF: Plaintiffs

COUNSEL OF RECORD FOR THIS PARTY: JOHN A. SOBEL, IV, ESQUIRE  
Supreme Court I.D. No. 31670  
218 S. Second Street  
Clearfield, PA 16830  
(814) 765-5552

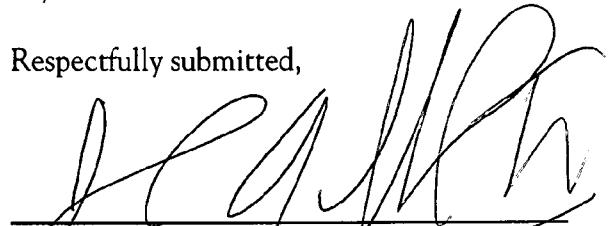
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and assigns, and/or any person or :  
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Defendants :

**MOTION FOR PUBLICATION**

AND NOW, to wit, this 25 day of January, 2006, an Affidavit having been filed by John A. Sobel, IV, attorney for the Plaintiffs, that the whereabouts of the above named Defendants their heirs, successors and assigns, are unknown, the said John A. Sobel, IV moves the Court for leave to serve the Complaint upon the said Defendants, their heirs, successors and assigns, generally by publication once in The Progress, Clearfield, Pennsylvania and the Clearfield County Legal Journal, Clearfield, Pennsylvania.

Respectfully submitted,

  
John A. Sobel, IV, Esquire  
Attorney for Plaintiffs

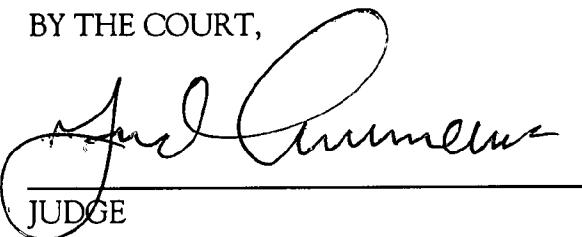
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Defendants :

**ORDER**

AND NOW, to wit, this 25 day of January, 2006, upon  
consideration of the foregoing Motion, the Plaintiffs are granted leave to make service of the  
Complaint on the Defendants, their heirs, successors and assigns, by publication once in The  
Progress, Clearfield, Pennsylvania and the Clearfield County Legal Journal, Clearfield,  
Pennsylvania.

BY THE COURT,



William A. Shaw  
JUDGE

**FILED**

JAN 30 2006  
014:04 pm (64)  
William A. Shaw  
Prothonotary/Clerk of Courts  
1 CENT TO ATTY

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FILED NO  
019-05-61  
JAN 25 2006

William A. Shaw  
Prothonotary/Clerk of Courts

**A F F I D A V I T**

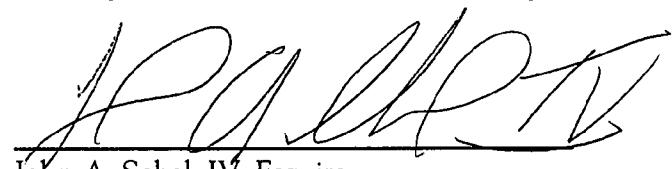
COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF CLEARFIELD :  
:

JOHN A. SOBEL, IV, who being duly sworn according to law, deposes and says that  
in support of his Motion For Publication, the following:

1. All public records in the Clearfield County Courthouse and local telephone  
books have been checked prior to making this Affidavit.

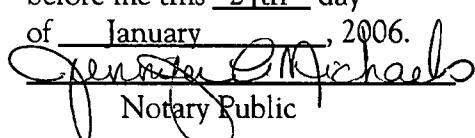
2. That I have made a good faith effort to find the whereabouts of the  
Defendants, Winifred P. Clark, Aaron P. Clark, J.O. Clark, Jr., their heirs, successors and assigns.

Further, the deponent sayeth not.



John A. Sobel, IV, Esquire

Sworn to and subscribed  
before me this 24th day  
of January, 2006.

  
Notary Public

NOTARIAL SEAL  
JENNIFER A. MICHAELS, NOTARY PUBLIC  
CLEARFIELD BORO., CLEARFIELD COUNTY  
MY COMMISSION EXPIRES JUNE 17, 2007

FILED

JAN 25 2006

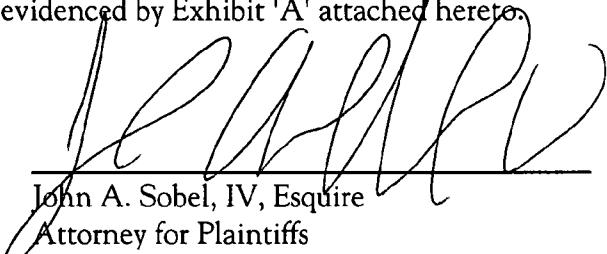
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Defendants :

**AFFIDAVIT**

The undersigned hereby certifies that he did cause to have published in The Progress the Notice for the Complaint with regard to the Quiet Title Action filed to the above on the Defendants, their heirs, successors and assigns, as evidenced by Exhibit 'A' attached hereto.



John A. Sobel, IV, Esquire  
Attorney for Plaintiffs

Sworn to and subscribed

before me this 14th day

of February, 2006.



JENNIFER A. MICHAELS  
Notary Public

NOTARIAL SEAL  
JENNIFER A. MICHAELS, NOTARY PUBLIC  
CLEARFIELD BORO., CLEARFIELD COUNTY  
MY COMMISSION EXPIRES JUNE 17, 2007

FILED <sup>10cc</sup>  
01/10/48/01  
FEB 16 2006  
W.A. Shaw  
Prothonotary/Clerk of Courts

FILED

FEB 16 2006

William A. Shaw  
Prothonotary/Clerk of Courts

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PENNSYLVANIA  
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husband and wife,  
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and/or any person  
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premises under them,  
Defendants

NOTICE  
TO THE ABOVE NAMED DEFENDANTS their heirs, successors and assigns:  
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 claim set forth against you. You are warned that if you fail to do so, the case may proceed without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiffs. You may lose money or property or other rights important to you.

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COURT ADMINISTRATOR'S OFFICE  
Clearfield County Courthouse  
Clearfield, PA 16830  
(814) 765-2641

You are hereby notified that an Action to Quiet Title to all that certain piece or parcel of land situate in the Commonwealth of Pennsylvania, County of Clearfield, Borough of Burnside, having the Tax Map No. 2.0-A13-309-00048, and more particularly described as follows:

ALL that certain lot or piece of ground situate in the Borough of Burnside, County of Clearfield and State of Pennsylvania, bounded on the North by First Street; on the East by Walnut Street; on the South by property of A.H. Wright; and on the West by an alley; being eighty (80) feet in front and extending back one hundred and sixty (160) feet.

Now by survey of Curry and Associates being described as follows:  
ALL that parcel of land known as Lot Nos. 8 and 10 as shown on Map Showing Lands of Horace Patchin and A.W. Patchin Estates by E.W. Hess Engineer, dated September 7, 1909, lying off the southwest corner of First and Walnut Streets in the Borough of Burnside, Clearfield County, Pennsylvania, and being more particularly described as follows:

BEGINNING at a  $\frac{1}{4}$  inch rebar set on the southwest corner of First and Walnut Streets, said rebar being the northeast corner of the land herein conveyed and running, thence South 13 degrees 33 minutes 03 seconds East a distance of 130.00 feet along the western side of Walnut Street to a  $\frac{1}{4}$  inch rebar set at the northeast corner of Kenneth P. and Joy L. Wetzel, as was conveyed to them by Instrument No. 200400120; thence South 76 degrees 27 minutes 48 seconds West a distance of 160.00 feet along the lands of Kenneth P. Wetzel and Joy L. Wetzel and along the northern line of James D. and Theresa E. Neely, as was conveyed to them by Deed Book 1983, Page 574 and page 578, to a  $\frac{1}{4}$  inch rebar set at the northwest corner of James D. and Theresa E. Neely, said rebar being on the eastern side of an unopened alley known as Diamond Alley; thence North 13 degrees 33 minutes 03 seconds West a distance of 130.00 feet along the eastern line of an unopened alley referred to as Diamond Alley to a  $\frac{1}{4}$  inch rebar set on the southern side of First Street; thence North 76 degrees 27 minutes 48 seconds East a distance of 160.00 feet along the southern line of First Street to a  $\frac{1}{4}$  inch rebar set and place of beginning.

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Further, the Court of Common Pleas of Clearfield County, Pennsylvania, did by Order executed the 25th day of January, 2006, direct that notice of this action be served upon you by advertisement in The Progress and that if you do not appear or otherwise defend such action within thirty days from the date of advertisement, you shall be, by appropriate order, forever barred from asserting any right, lien, title or interest or claim of the Plaintiff as set forth in his Complaint.

John A. Sobel, IV,  
Esquire  
Attorney for Plaintiffs

## PROOF OF PUBLICATION

STATE OF PENNSYLVANIA : : SS:  
COUNTY OF CLEARFIELD

On this 13th day of February, A.D. 2006, 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 February 9, 2006

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

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FILED NO  
02/05/06  
FEB 24 2006  
WM

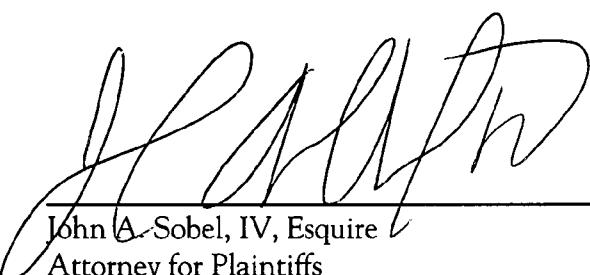
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successors and assigns; :  
J.O. CLARK, JR., his heirs, successors :  
and assigns, and/or any person or :  
entity claiming title in and to the :  
herein described premises under them, :  
Defendants :

**AFFIDAVIT**

The undersigned hereby certifies that he did cause to have published in the Clearfield County Legal Journal the Notice for the Complaint with regard to the Quiet Title Action filed to the above on the Defendants, their heirs, successors and assigns, as evidenced by Exhibit 'A' attached hereto.



John A. Sobel, IV, Esquire  
Attorney for Plaintiffs

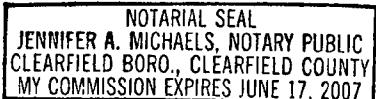
Sworn to and subscribed

before me this 24th day

of February, 2006.



Jennifer A. Michaels  
Notary Public

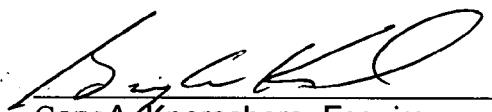


## PROOF OF PUBLICATION

STATE OF PENNSYLVANIA : :

COUNTY OF CLEARFIELD : :

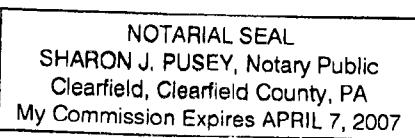
On this 17th day of February AD 2006, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Gary A. Knaresboro editor of the Clearfield County Legal Journal of the Courts of Clearfield County, and that the annexed is a true copy of the notice or advertisement published in said publication in the regular issues of Week of February 17, 2006. Vol. 18 No. 7. 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.

Sharon J. Pusey  
Notary Public  
My Commission Expires



John A. Sobel IV  
218 S 2<sup>nd</sup> Street  
Clearfield PA 16830

**FILED**

**FEB 24 2006**

William A. Shaw  
Prothonotary/Clerk of Courts

under them, Defendants.

NO. 06-19-CD

ACTION TO QUIET TITLE

NOTICE

TO THE ABOVE NAMED DEFENDANTS their heirs, successors and assigns:

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 claim set forth against you. You are warned that if you fail to do so, the case may proceed without further notice for any money claimed in the Complaint or for any other claim or 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 ADMINISTRATORS OFFICE  
Clearfield County Courthouse, Clearfield, PA  
16830. (814) 765-2641.

You are hereby notified that an Action to Quiet Title to all that certain piece or parcel of land situate in the Commonwealth of Pennsylvania, County of Clearfield, Borough of Burnside, having the Tax Map No. 2-0-A13-309-00048, and more particularly described as follows:

ALL that certain lot or piece of ground situate in the Borough of Burnside, County of Clearfield and State of Pennsylvania, bounded on the North by First Street; on the East by Walnut Street; on the South by property of A.H. Wright; and on the West by an alley; being eighty (80) feet in front and extending back one hundred and sixty (160) feet.

Now by survey of Curry and Associates being described as follows:

ALL that parcel of land known as Lot Nos. 8 and 10 as shown on Map Showing Lands of Horace Patchin and A.W. Patchin Estates by E.W. Hess Engineer, dated September 7, 1909, lying off the southwest corner of First and Walnut Streets in the Borough of Burnside, Clearfield County, Pennsylvania, and being more particularly described as follows:

BEGINNING at a 3/4 inch rebar set on the southwest corner of First and Walnut Streets, said rebar being the northeast corner of the land herein conveyed and running; thence South 13 degrees 33 minutes 03 seconds East a distance of 130.00 feet along the western side of Walnut

Street to a 3/4 inch rebar set at the northeast corner of Kenneth P. And Joy L. Wetzel, as was conveyed to them by Instrument No. 200400120; thence South 76 degrees 27 minutes 48 seconds West a distance of 160.00 feet along the lands of Kenneth P. Wetzel and Joy L. Wetzel and along the northern line of James D. And Theresa E. Neely, as was conveyed to them by deed Book 1983, Page 574 and page 578, to a 3/4 inch rebar set at the northwest corner of James D. And Theresa E. Neely, said rebar being on the eastern side of an unopened alley known as Diamond Alley; thence North 13 degrees 33 minutes 03 seconds West a distance of 130.00 feet along the eastern line of an unopened alley referred to as Diamond Alley to a 3/4 inch rebar set on the southern side of First Street; thence North 76 degrees 27 minutes 48 seconds East a distance of 160.00 feet along the southern line of First Street to a 3/4 inch rebar set and place of beginning.

Containing 20,800 square feet or 0.478 acre and being all that land bounded on the North by First Street, on the East by Walnut Street, on the South by property of A.H. Wright and on the West by an alley, also known as Lot 8 and Lot 10 as shown on Map Showing Lands of Horace Patchin and A.W. Patchin Estates by E.W. Hess Engineer, dated September 7, 1909. Bearings above are based on True North, and shown on a subdivision map prepared by Curry and Associates dated July 12, 2005.

Further, the Court of Common Pleas of Clearfield County, Pennsylvania, did by Order executed the 25th day of January, 2006, direct that notice of this action be served upon you by advertisement in the Clearfield County Legal Journal and that if you do not appear or otherwise defend such action within thirty (30) days from the date of advertisement, you shall be, by appropriate order, forever barred from asserting any right, lien, title or interest or claim of the Plaintiff as set forth in his Complaint.

John A. Sobel, IV, Esquire, Attorney for Plaintiffs, 218 S. Second Street, Clearfield, PA. 16830 (814) 765-5552.

MICK.

NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY

ALL THAT following described lot of ground situate, lying and being in TOWNSHIP OF BIGLER, County of CLEARFIELD, Commonwealth of Pennsylvania, bounded and limited as follows, to wit:

ALL those two (2) certain pieces, parcels or tracts of land situate, lying and being in the Township of Bigler, in the County of Clearfield, Commonwealth of Pennsylvania bounded and described as follows:

THE FIRST THEREOF Beginning at a post near corner of lot, now or formerly of Frank Grossman, formerly conveyed to Andrew Hurtuk late of Fred Ruel, South 30 degrees 30' East, one hundred thirty-seven (137') feet to a post; thence along land now or formerly of Reading, Richey & Wallace South 15° 15' East, three hundred fifty-five (355') feet to a post; thence along same land South 45° East one hundred (100') feet to a post; thence along same land North 66 degrees East two hundred eighty-nine and five tenths (289.5) feet to a post; thence along same land North 45° 15' West, two hundred sixty-five (265') feet to a post; thence along same land North 42 degrees West, three hundred ninety-four (394') feet to a point; thence along same land South 85 degrees 30' West, forty-three (43') feet to a post; thence along alley left open by Frank Grossman and on his land to accommodate party adjoining him, South 1 degree 30' East, fifty-nine (59') feet to post and place of beginning. Containing two and thirty hundredths (2.35) acres.

THE SECOND THEREOF: Beginning at a post along alley; thence along land now or formerly of Reading, Richey & Wallace, North 680 East, one hundred eighty-seven and seven tenths (187.7') feet to a post; (thence along said Land South 7 degrees 30' East, one hundred sixty-five and eighty tenths (165.8') feet to a post; thence along same land South 74 degrees West, eighty-two (82') feet to a post; thence along alley North 580 West forty-three (43') feet to a post, thence along same alley North 41 degrees West, one hundred twenty-four and

Street, Suite 116, Clearfield, PA 16830 to enforce the Court Judgment of 8/27/04, obtained by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (the mortgagee), against you.

Prop. Sit. In the City of TOWNSHIP OF BIGLER, County of Clearfield, and State of Pennsylvania.

Being Premises: 205 FRIENDSHIP MINE ROAD, A/K/A RR 1 BOX 401A, HOUTZDALE, PA 16651.

Improvements consist of residential property. Sold as the property of JEROME MICK, LISA I. MICK

TERMS OF SALE: THE HIGHEST AND BEST BIDDER SHALL BE THE BUYER. The purchaser at the sale must take ten (10%) percent down payment of the bid price or of the Sheriff's cost, whichever is higher, at the time of sale in the form of cash, money order or bank check. The balance must be paid within ten (10) days of the sale or the purchaser will lose the down money.

Daniel Schmieg, Esquire, One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400, Philadelphia, PA 19103, (215) 563-7000, Attorney for Plaintiff.

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NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS  
OF CLEARFIELD COUNTY,  
PENNSYLVANIA

CIVIL ACTION - LAW  
NO. 2005-519-CD

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2000-A Asset-Backed Certificates Series 2000-A P.O. Box 57038, Irvine, CA 92619-7038, Plaintiff vs. Timothy R. Dennis, Mary S. Dennis, 3269 Oak Ridge Road, New Millport, PA 16861 Defendants.

NOTICE OF SALE OF REAL  
PROPERTY

TO: Timothy R. Dennis

3269 Oak Ridge Road  
New Millport, PA 16861 and  
RR1, Boardman Road, Box 68  
New Millport, (Knox Twp.) PA 16861

Your house (real estate) at RR1  
Boardman Road, Box 68, New Millport (Knox Township), PA 16861 was scheduled to be sold at the Sheriff's Sale on November 4, 2005 at 10:00 am in the Clearfield County Courthouse, 11 North Second Street, Suite 116, Clearfield, PA 16830, to enforce the court judgment of \$54,770.46, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be

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

DAVID ZINZA and KATHLEEN J.  
ZINZA, husband and wife Plaintiffs VS.  
WINIFRED P. CLARK, her heirs,  
successors and assigns; AARON P.  
CLARK, his heirs, successors and assigns;  
J.O. CLARK, JR., his heirs, successors and  
assigns, and/or any person or entity claiming  
title in and to the herein described premises

NOTICE IS HEREBY GIVEN, pursuant to the Fictitious Names Act of the Commonwealth of Pennsylvania, Section 311 of Act 1982-295 (54 Pa.C.S.A. 311), that an Application for Registration of Fictitious Name was filed with the Corporation Bureau, Department of State, of the Commonwealth of Pennsylvania, on January 23, 2006, for the purpose of registering the fictitious name NATURES TREASURES, with its principal place of business at 918 Treasure Lake, DuBois, Pennsylvania 15801. The persons intending to do business under the fictitious name is Jacqueline M. Craig and Richard L. Craig, 918 Treasure Lake, DuBois,

CA

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

DAVID ZINZA and :  
KATHLEEN J. ZINZA, husband and wife :  
Plaintiffs :  
VS. : NO. 06-19-CD  
:  
WINIFRED P. CLARK, her heirs, :  
successors and assigns; :  
AARON P. CLARK, his heirs, : ACTION TO QUIET TITLE  
successors and assigns; :  
J.O. CLARK, JR., his heirs, successors :  
and assigns, and/or any person or :  
entity claiming title in and to the :  
herein described premises under them, :  
Defendants :

CASE NUMBER: 06-19-CD

TYPE OF CASE: Quiet Title Action

TYPE OF PLEADING: ORDER

FILED ON BEHALF OF: Plaintiffs

COUNSEL OF RECORD FOR THIS PARTY: JOHN A. SOBEL, IV, ESQUIRE  
Supreme Court I.D. No. 31670  
218 S. Second Street  
Clearfield, PA 16830  
(814) 765-5552

FILED  
03/22/2006  
MAR 22 2006  
Atty Sobel  
C.R.

William A. Shaeffer  
Commonwealth Clerk of Courts

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

DAVID ZINZA and	:	
KATHLEEN J. ZINZA, husband and wife	:	
Plaintiffs	:	
VS.	:	NO. 06-19-CD
WINIFRED P. CLARK, her heirs,	:	
successors and assigns;	:	
AARON P. CLARK, his heirs,	:	ACTION TO QUIET TITLE
successors and assigns;	:	
J.O. CLARK, JR., his heirs, successors	:	
and assigns, and/or any person or	:	
entity claiming title in and to the	:	
herein described premises under them,	:	
Defendants	:	

## ORDER

AND NOW, this 21<sup>ST</sup> day of March, 2006 it appearing that service of the Complaint in the above captioned case, with notice to plead, was served in The Progress, Clearfield, Pennsylvania and the Clearfield County Legal Journal, Clearfield, Pennsylvania, and an Affidavit having been filed with the Prothonotary as to attempts made to obtain information and the whereabouts of the Defendants, and it further appearing that no answer has been filed nor appearance entered by any of the said Defendants or their duly authorized representatives and more than twenty (20) days having elapsed since the advertisement thereof, it is hereby ORDERED as follows:

1. That the above named Defendants, their heirs, successors and assigns, 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 for all that certain piece or parcel of land

situate in the Commonwealth of Pennsylvania, County of Clearfield, Borough of Clearfield and more particularly described as follows:

Tax Map No. 2.0-A13-309-00048

**ALL** that certain lot or piece of ground situate in the Borough of Burnside, County of Clearfield and State of Pennsylvania, bounded on the North by First Street; on the East by Walnut Street; on the South by property of A.H. Wright; and on the West by an alley; being eighty (80) feet in front and extending back one hundred and sixty (160) feet.

**Now by survey of Curry and Associates being described as follows:**

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**BEGINNING** at a 3/4 inch rebar set on the southwest corner of First and Walnut Streets, said rebar being the northeast corner of the land herein conveyed and running; thence South 13 degrees 33 minutes 03 seconds East a distance of 130.00 feet along the western side of Walnut Street to a 3/4 inch rebar set at the northeast corner of Kenneth P. And Joy L. Wetzel, as was conveyed to them by Instrument No. 200400120; thence South 76 degrees 27 minutes 48 seconds West a distance of 160.00 feet along the lands of Kenneth P. Wetzel and Joy L. Wetzel and along the northern line of James D. And Theresa E. Neely, as was conveyed to them by deed Book 1983, Page 574 and page 578, to a 3/4 inch rebar set at the northwest corner of James D. And Theresa E. Neely, said rebar being on the eastern side of an unopened alley known as Diamond Alley; thence North 13 degrees 33 minutes 03 seconds West a distance of 130.00 feet along the eastern line of an unopened alley referred to as Diamond Alley to a 3/4 inch rebar set on the southern side of First Street; thence North 76 degrees 27 minutes 48 seconds East a distance of 160.00 feet along the southern line of First Street to a 3/4 inch rebar set and place of beginning.

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Said Order to be final and absolute unless the aforesaid Defendant, his heirs, successors and assigns, shall file exceptions to this Order within thirty (30) days of the date hereof.

2. That if said above named Defendants, their heirs, successors and assigns, shall not have filed said exceptions within thirty (30) days, the Prothonotary, upon Praecept of Plaintiffs,

shall enter final judgment for Plaintiffs and against said named Defendants, their heirs, successors and assigns.

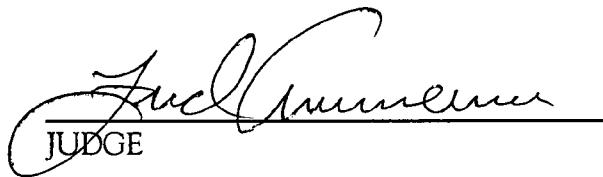
3. That the rights of Plaintiffs in said premises are at all times superior to the rights of said named Defendants, their heirs, successors and assigns and that the Plaintiffs have title in fee simple to said premises described in the Complaint as against said Defendants, their heirs, successors and assigns.

4. That the Defendants, their heirs, successors and assigns or any person claiming under them shall be forever enjoined from setting up any title to the premises of Plaintiffs described in the Complaint and from impeaching, denying or in any way attacking the title of Plaintiffs to said premises.

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

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

BY THE COURT,



Jack Munemer  
JUDGE

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

DAVID ZINZA and :  
KATHLEEN J. ZINZA, husband and wife :  
Plaintiffs :  
VS. : NO. 06-19-CD  
:  
WINIFRED P. CLARK, her heirs, :  
successors and assigns; :  
AARON P. CLARK, his heirs, : ACTION TO QUIET TITLE  
successors and assigns; :  
J.O. CLARK, JR., his heirs, successors :  
and assigns, and/or any person or :  
entity claiming title in and to the :  
herein described premises under them, :  
Defendants :

**FILED**

0/1.5/cm

ICC Atty Sobel

APR 24 2006

William A. Shaw  
Prothonotary

CASE NUMBER: 06-19-CD

TYPE OF CASE: Quiet Title Action

TYPE OF PLEADING: PRAECIPE TO ENTER FINAL JUDGMENT

FILED ON BEHALF OF: Plaintiffs

COUNSEL OF RECORD FOR THIS PARTY: JOHN A. SOBEL, IV, ESQUIRE  
Supreme Court I.D. No. 31670  
218 S. Second Street  
Clearfield, PA 16830  
(814) 765-5552

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

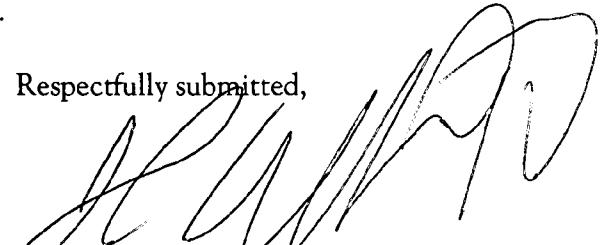
DAVID ZINZA and :  
KATHLEEN J. ZINZA, husband and wife :  
Plaintiffs :  
VS. : NO. 06-19-CD  
:  
WINIFRED P. CLARK, her heirs, :  
successors and assigns; :  
AARON P. CLARK, his heirs, : ACTION TO QUIET TITLE  
successors and assigns; :  
J.O. CLARK, JR., his heirs, successors :  
and assigns, and/or any person or :  
entity claiming title in and to the :  
herein described premises under them, :  
Defendants :

PRAECIPE TO ENTER FINAL JUDGMENT

TO THE PROTHONOTARY:

Please enter a final judgment against the above named Defendants, their heirs,  
successors and assigns and on behalf of the above named Plaintiffs for such relief as requested in an  
Order dated the 21st day of March, 2006.

Respectfully submitted,



John A. Sobel, IV, Esquire  
Attorney for Plaintiffs

FILED

APR 24 2006

William A. Shaw  
Prothonotary