

06-231-CD

Timothy Vionito et al vs John Sestina et al

Timothy Vionito et al vs John Sestina et al
2006-231-CD

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

TIMOTHY M. VIONITO and :
JEAN A. VIONITO :
Plaintiffs :
vs. : No. 2006- 231 C.D.
: :
JOHN J. SESTINA and :
REGINA A. SESTINA, : Type of Pleading: Complaint
any heir, persons claiming or who might :
claim title under the aforesaid defendants :
and any other person, persons, firms, :
partnerships, or corporate entities who :
might claim title to the premises herein :
described, :
Defendants :
: Filed on behalf of: Timothy M. Vionito
and Jean A. Vionito, Plaintiffs
: :
: Counsel of Record for this party:
: HOPKINS HELTZEL LLP
: DAVID J. HOPKINS, ESQUIRE
: Attorney at Law
: Supreme Court No. 42519
: LEA ANN HELTZEL, ESQUIRE
: Attorney at Law
: Supreme Court No. 83998
: 900 Beaver Drive
: DuBois, Pennsylvania 15801
: (814) 375-0300

FILED
01/08/2006
FEB 14 2006 1CC Atty
WM

William A. Shaw
Prothonotary/Clerk of Courts

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

TIMOTHY M. VIONITO and	:	
JEAN A. VIONITO	:	
Plaintiffs	:	
vs.	:	No. 2005- C.D.
JOHN J. SESTINA and	:	
REGINA A. SESTINA,	:	
any heir, persons claiming or who might	:	
claim title under the aforesaid defendants	:	
and any other person, persons, firms,	:	
partnerships, or corporate entities who	:	
might claim title to the premises herein	:	
described,	:	
Defendants	:	

NOTICE

TO DEFENDANTS:

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

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

Office of the Court Administrator
Clearfield County Courthouse
230 E. Market Street
Clearfield, PA 16830
(814) 765-2641 ext. 5982

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

TIMOTHY M. VIONITO and	:	
JEAN A. VIONITO	:	
Plaintiffs	:	
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claim title under the aforesaid defendants	:	
and any other person, persons, firms,	:	
partnerships, or corporate entities who	:	
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described,	:	
Defendants	:	

COMPLAINT

NOW COMES, Plaintiffs, Timothy M. Vionito and Jean A. Vionito, husband and wife, by and through their attorneys, Hopkins Heltzel LLP and files the within quiet title action and in support thereof says as follows:

COUNT I

1. Plaintiffs are Timothy M. Vionito and Jean A. Vionito, husband and wife, whose address is 467 Treasure Lake, DuBois, Pennsylvania 15801.
2. Defendants are John J. Sestina and Regina A. Sestina whose last known address was 1982 Rocklyn Drive, Brunswick, Ohio, 44212. John J. Sestina died April 24, 1991 survived by his wife, Defendant, Regina A. Sestina, whose address is unknown.
3. This quiet title action concerns real property known as Section 15, Lot 815 in the Treasure Lake Subdivision of Sandy Township, Clearfield County, Pennsylvania ("the Property").

4. By Deed dated August 10, 1970 and recorded in the Office of the Recorder of Deeds in Volume 633 at page 181, Treasure Lake Inc. conveyed the property to Defendants John J. Sestina and Regina A. Sestina

5. Defendants failed to pay real estate taxes assessed against the property. As a result of said failure to pay taxes, the property was turned over to the Tax Claim Bureau of Clearfield County, Pennsylvania, Trustee, under the provision of the Act of July 7, 1947, P.L. 1368, and amendments thereto.

6. By Deed dated December 5, 1994 and recorded in the Office of the Recorder of Deeds in Volume 1649, at page 540, the Tax Claim Bureau of Clearfield County, Pennsylvania, Trustee, under the provision of the Act of July 7, 1947, P.L. 1368, and amendments thereto conveyed the property to Kevin Ferra and Ellen Ferra.

7. By Deed dated April 30, 2001 and recorded in the Office of the Recorder of Deeds of Clearfield County as Instrument No. 2001-07774, Kevin Ferra and Ellen Ferra, husband and wife, conveyed the property to George R. Moore and Susan B. Moore, husband and wife.

8. By Deed dated March 19, 2002 and recorded in the Office of the Recorder of Deeds of Clearfield County as Instrument No. 2002-07332, George R. Moore and Susan B. Moore convey the property to Susan B. Moore.

9. By Deed dated September 26, 2005 and recorded in the Office of the Recorder of Deeds of Clearfield County as Instrument No. 2005-16432, Susan B. Moore conveyed the property to the Plaintiffs, Timothy M. Vionito and Jean A. Vionito.

10. The purpose of this quiet title action is to extinguish for all time any and all rights Defendants, John J. Sestina and Regina A. Sestina, may have in the property.

WHEREFORE, the Plaintiffs request the Court to decree that title to the premises described in paragraph three (3) of the Complaint be granted unto Plaintiffs, Timothy M. Vionito and Jean A. Vionito, in fee simple absolute; and that the Defendants, John J. Sestina and Regina A. Sestina, their heirs, devisees and assigns, all other person, persons, partnerships, limited liability companies or corporate entities in interest, or their legal representatives be forever barred from asserting any right, lien or interest inconsistent with the interest or claim of the Plaintiffs as set forth in and to the property known as Section 15, Lot 815 of the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania.

Respectfully submitted,

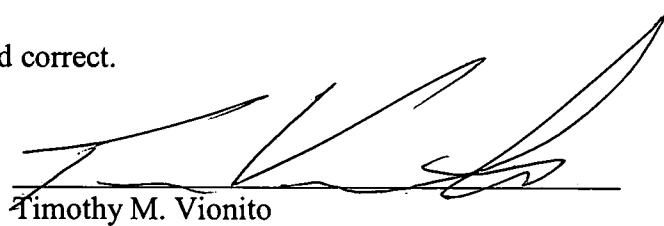
HOPKINS HELTZEL LLP



David J. Hopkins, Esquire

VERIFICATION

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



Timothy M. Vionito

VERIFICATION

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



Jean A. Vionito
Jean A. Vionito

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

TIMOTHY M. VIONITO and
JEAN A. VIONITO
Plaintiffs

vs.

No. 2006- 231 C.D.

JOHN J. SESTINA and
REGINA A. SESTINA,
any heir, persons claiming or who might
claim title under the aforesaid defendants
and any other person, persons, firms,
partnerships, or corporate entities who
might claim title to the premises herein
described,

Defendants

FILED
FEB 14 2006
AM
William A. Shaw
Prothonotary/Clerk of Courts

AFFIDAVIT OF UNKNOWN WHEREABOUTS

David J. Hopkins, attorney for Plaintiffs, Timothy M. Vionito and Jean A. Vionito, being duly sworn according to law, deposes and says that to the best of my knowledge, information and belief, the whereabouts of Defendant, Regina A. Sestina, is unknown.

A search of the Medina County, Ohio, Register of Wills Office revealed Defendant John J. Sestina's death .

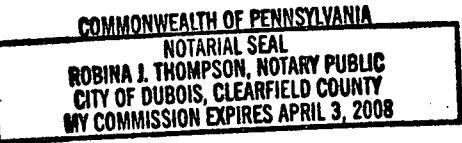
David J. Hopkins, Esquire, has conducted a search of the telephone directory with accompanying telephone calls, an internet search and a search of the Medina County Register of Wills Office all without locating Defendant, Regina A. Sestina.

As a result of the foregoing unsuccessful search, the whereabouts of Regina A. Sestina is unknown and your Affiant respectfully requests they be served by publication.

Sworn to and subscribed before
me this 13th day of
February, 2006.


Robina J. Thompson
Notary Public

David J. Hopkins, Esquire



FILED
FEB 14 2006

William A. Shaw
Prothonotary/Clerk of Courts

WA COURTS/2006 EDITION APRIL 3, 2002
MOUNTAIN THOMASON, MOUNTAIN PARKING
MOUNTAIN PARKING

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

TIMOTHY M. VIONITO and :
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Plaintiffs :
vs. : No. 2006- 231 C.D.
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Defendants :
:

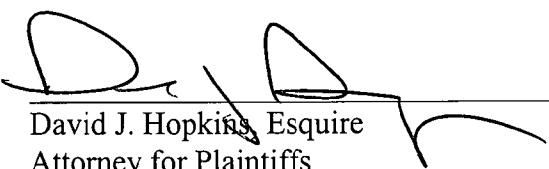
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01/08/06 Atty
FEB 14 2006
LS

William A. Shaw
Prothonotary/Clerk of Courts

MOTION FOR PUBLICATION

AND NOW, this 14 day of February, 2006, an Affidavit having been executed and filed by Timothy M. Vionito and Jean A. Vionito, their accumulative heirs, devisees, administrators, executors, successors or assigns, and all other person, persons, firms, partnerships, or corporate entities in interest are unknown. The Plaintiffs, by their counsel, Hopkins Heltzel LLP, requests the Court for leave to serve the Complaint on the above mentioned Defendants, their heirs, devisees, administrators, executors, assigns, and all other person, persons, firms, partnerships, or corporate entity in interest, or their legal representatives, generally, by publication in such manner as the Court shall direct and as provided by Pa. R.C.P. Rule 410, and Pa.R.C.P. Rule 430.

Respectfully submitted,



David J. Hopkins, Esquire
Attorney for Plaintiffs

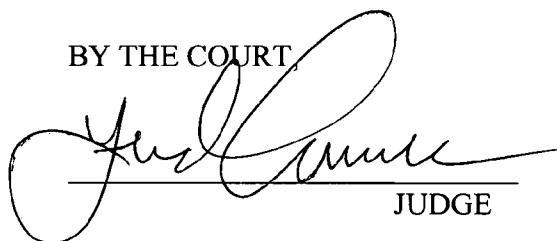
IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
(CIVIL DIVISION)

TIMOTHY M. VIONITO and :
JEAN A. VIONITO :
Plaintiffs :
vs. : No. 2006- 231 C.D.
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claim title under the aforesaid defendants :
and any other person, persons, firms, :
partnerships, or corporate entities who :
might claim title to the premises herein :
described, :
Defendants :

ORDER FOR PUBLICATION

AND NOW, this 16 day of February, 2006, upon the consideration of
the foregoing Motion, the Plaintiffs are granted leave to make service of the Complaint on
Defendants, John J. Sestina and Regina A. Sestina, their heirs, devisees, administrators,
executors, assigns, and all other person, persons, firms, partnerships, or corporate entities in
interest, or their legal representatives, by publication one time in the Clearfield County Legal
Journal and one time in the Courier Express.

BY THE COURT



JUDGE

FILED
01/00/06
FEB 16 2006
Atty Hopkins
GR

William A. Shaw
Prothonotary/Clerk of Courts

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

TIMOTHY M. VIONITO and :
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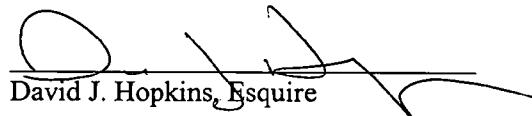
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03:50 PM MAR 24 2006 *Attty Hopkins*
GK

William A. Shaw
Prothonotary/Clerk of Courts

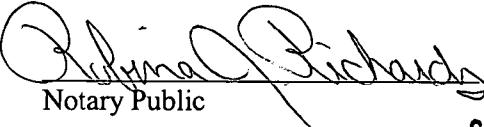
AFFIDAVIT

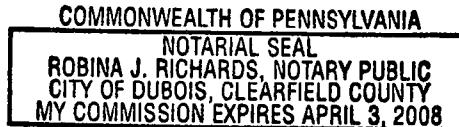
COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF CLEARFIELD :

Personally appeared before me, the undersigned officer, David J. Hopkins, Attorney for Plaintiffs, Timothy M. Vionito and Jean A. Vionito, who, being duly sworn according to law, deposes and says that the service of the foregoing Complaint to Quiet Title, endorsed with Notice to Plead, has been served upon all Defendants, John J. Sestina and Regina A. Sestina, and their heirs, devisees, administrators, executors and assigns, by publication, and more than twenty (20) days have elapsed since said service, and that the said Defendants have not filed an appearance or any answer to the Complaint, although the time in which to do so has expired.


David J. Hopkins, Esquire

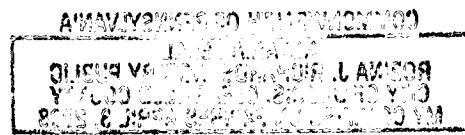
Sworn to and subscribed before me this
24th day of March, 2006.


Robina J. Richards
Notary Public



FILED
MAR 24 2006

William A. Shaw
Prothonotary/Clerk of Courts



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

TIMOTHY M. VIONITO and :
JEAN A. VIONITO :
Plaintiffs :
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and any other person, persons, firms, :
partnerships, or corporate entities who :
might claim title to the premises herein :
described, :
Defendants : :
:

FILED
03/24/2006
MAR 24 2006 ATTY
William A. Shaw
Prothonotary/Clerk of Courts
Hopkins

MOTION FOR JUDGMENT

AND NOW, this 24th day of March, 2006, an Affidavit having been filed by David J. Hopkins, Esquire, Attorney for Plaintiffs, Timothy M. Vionito and Jean A. Vionito, that the Complaint with Notice to Plead was served on Defendants. Defendants were served by publication pursuant to the Rules of Civil Procedure and Defendants have failed to file an answer. The Plaintiffs, by and through their attorney, move the Court to enter judgment in favor of the Plaintiffs and against the Defendants in the above named case and to grant to the Plaintiffs the relief prayed for in accordance with Rules of Civil Procedure 1066. Plaintiffs further requests that the Honorable Court modify in accordance with Rules of Civil Procedure, Rule 248, the thirty (30) day period provided Defendants by Rules of Civil Procedure, Rule 1066(b) to assert

any right, lien, title or interest in the land inconsistent with the interest or claim Plaintiffs set forth in their Complaint.

Respectfully submitted,



David J. Hopkins, Esquire

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

TIMOTHY M. VIONITO and JEAN A. VIONITO, Plaintiffs vs. JOHN J. SESTINA and REGINA A. SESTINA, any heir, persons claiming or who might claim title under the aforesaid defendants; and any other person, persons, firms, partnerships, or corporate entities who might claim title to the premises herein described, Defendants.

No. 2006-231-CD

QUIET TITLE ACTION NOTICE

TO: John J. Sestina and Regina A. Sestina, their heirs, devisees, administrators, executors and assigns and all other person, persons, firms, partnerships, or corporate entities in interest.

You are hereby notified that an action to quiet title to the premises situate, lying and being in Sandy Township, Clearfield County, Pennsylvania, and identified as Section 15, Lot 815 in the Treasure Lake Subdivision, Clearfield County, DuBois, Pennsylvania.

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

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

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

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

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

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

HUMMEL, SHIRLEY JEAN THOMAS, Dec'd
a/k/a **SHIRLEY JEAN HUMMEL**
a/k/a **JEAN THOMAS HUMMEL**

Late of Clearfield
Executor: **RICHARD L. HUMMEL**
Attorney: **RICHARD H. MILGRUB**
211 North Second Street
Clearfield, PA 16830

WHITED, LINDA L., Dec'd
a/k/a **LINDA LOUISE WHITED**
Late of Clearfield
Executor: **JAMES RAY WHITED, SR.**
Attorney: **JAMES A. NADDEO**
207 East Market Street
PO Box 552
Clearfield, PA 16830

CLYDE, MURIEL J., Dec'd
Late of Sandy Township
Executrix: **LISA A. ZIERDEN**
Attorney: **GLEASON, CHERRY**
& **CHERRY**
One North Franklin Street
PO Box 505
DuBois, PA 15801

Second Publication

BRANIFF, MARION GRACE, Dec'd
a/k/a **M. GRACE BRANIFF**
Late of Coalport
Co-Administrators:
SHIRLEY A. SMYERS
CLIFFORD J. BRANIFF, JR.
Attorney: **ANN B. WOOD**
PO Box 670
Clearfield, PA 16830

YAKIMOFF, BORIS J., Dec'd
Late of Youngstown
Executor: **DONALD C. YAKIMOFF**
Attorney: **GREGORY M. KRUK**
690 Main Street
Brockway, PA 15824

First Publication

O'SHELL, PATRICIA L., Dec'd
Co-Executors: **BARBARA J. LAING**
TERRI A. CLARKSON
Attorney: **DWIGHT L. KOERBER, JR.**
110 North Second Street
PO Box 1320
Clearfield, PA 16830

REITER, WALTER A., Dec'd
Late of Florida
Executrix: **LOIS E. REITER**
Attorney: **RICHARD A. BELL**
318 East Locust Street
PO Box 670
Clearfield, PA 16830

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

TIMOTHY M. VIONITO and :
JEAN A. VIONITO :
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and any other person, persons, firms, :
partnerships, or corporate entities who :
might claim title to the premises herein :
described, :
Defendants :
:

FILED

MAR 29 2006
01:10:43 PM
William A. Shaw
Prothonotary/Clerk of Courts
1 Cents to Att'l

ORDER

AND NOW, this 28th day of March, 2006 appearing that service of the Complaint to Quiet Title in the above stated action was served upon Defendants, John J. Sestina and Regina A. Sestina, their heirs, devisees, administrators, executors and assigns and all other person, persons, firms, partnerships or corporate entities in interest, by publication; and by Affidavit of David J. Hopkins, Attorney for Plaintiffs, that no answer or appearance has been filed to said action; and on Motion of David J. Hopkins, Esquire, it is hereby ORDERED and DECREED:

1. That the Defendants, John J. Sestina and Regina A. Sestina, and their heirs, devisees, persons, firms, partnerships, or corporate entities in interest, are forever barred from asserting any right, title, lien or interest inconsistent with the interest or claim of the Plaintiffs as set forth in their Complaint in and to:

Real property known as Section 15, Lot 815 in the Treasure Lake Subdivision, Sandy Township, Clearfield County, Pennsylvania.

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

TIMOTHY M. VIONITO and JEAN A. VIONITO, Plaintiffs vs. JOHN J. SESTINA and REGINA A. SESTINA, any heir, persons claiming or who might claim title under the aforesaid defendants; and any other person, persons, firms, partnerships, or corporate entities who might claim title to the premises herein described, Defendants.

No. 2006-231-CD

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TO: John J. Sestina and Regina A. Sestina, their heirs, devisees, administrators, executors and assigns and all other person, persons, firms, partnerships, or corporate entities in interest.

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

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

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

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

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

HUMMEL, SHIRLEY JEAN THOMAS, Dec'd
a/k/a SHIRLEY JEAN HUMMEL
a/k/a JEAN THOMAS HUMMEL

Late of Clearfield
Executor: RICHARD L. HUMMEL
Attorney: RICHARD H. MILGRUB
211 North Second Street
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Executor: JAMES RAY WHITED, SR.
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CLYDE, MURIEL J., Dec'd
Late of Sandy Township
Executrix: LISA A. ZIERDEN
Attorney: GLEASON, CHERRY
& CHERRY
One North Franklin Street
PO Box 505
DuBois, PA 15801

Second Publication

BRANIFF, MARION GRACE, Dec'd
a/k/a M. GRACE BRANIFF
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690 Main Street
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First Publication

O'SHELL, PATRICIA L., Dec'd
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Attorney: DWIGHT L. KOERBER, JR.
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REITER, WALTER A., Dec'd
Late of Florida
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Attorney: RICHARD A. BELL
318 East Locust Street
PO Box 670
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IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA
(CIVIL DIVISION)

No. 2006-231 C.D.

TIMOTHY M. VIONITO and JEAN A. VIONITO, Plaintiffs

vs.

JOHN J. SESTINA and REGINA A. SESTINA, any heir, persons claiming or who might claim title under the aforesaid defendants and any other person, persons, firms, partnerships, or corporate entities who might claim title to the premises herein described, Defendants

QUIET TITLE ACTION NOTICE

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Court Administrator
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230 East Market Street
Clearfield, Pennsylvania 16830
(814) 765-2641

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

DIE SETUP TECHNICIAN

Symmco Inc., in Sykesville has an immediate opening for an experienced professional(s) with knowledge of single level, multilevel and hydraulic presses.

Please send resume to:

Director of Manufacturing,
P.O. Box F, Sykesville, PA 15865
by March 10, 2006

No phone calls please.

General Help Wanted 095 General Help Wanted 095

taldyne

TERED COMPONENTS

ered Components of Ridgway, PA
ng the following position:

TIES TECHNICIAN

an Associate Degree in Specialized Technology
minimum of 5 years of work experience. Candi-
ng knowledge of Electronics, Robotics, PLC and
andidate will be responsible for assisting outside
projects, ensuring they have proper equipment,
neet the project needs. Also assist vendors with
cessary. Candidate will also participate in layout
st in all maintenance aspects of equipment relo-

uld reply no later than Friday March 3, 2006 by

**or of Human Resources,
ne Sintered Components,
ky Rd., Ridgway, PA 15853**

ionents is an Equal Opportunity Employer, m/f/d/v.

General Help Wanted 095 General Help Wanted 095

PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :
:
COUNTY OF CLEARFIELD :

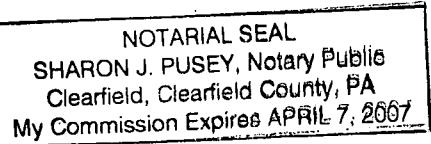
On this 3rd day of March AD 2006, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Gary A. Knaresboro editor of the Clearfield County Legal Journal of the Courts of Clearfield County, and that the annexed is a true copy of the notice or advertisement published in said publication in the regular issues of Week of March 3, 2006. Vol. 18 No. 9. 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



Hopkins Heltzel LLP
900 Beaver Drive
DuBois PA 15801

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

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

STATE OF PENNSYLVANIA
COUNTY OF CLEARFIELD

SS:

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

1st day of March A.D., 2006

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

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

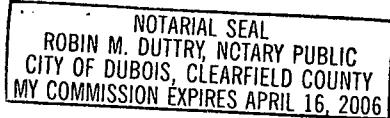
By Linda Smith

Sworn and subscribed to before me this 13th day of Mar., 2006

Robin M. Duttry
NOTARY PUBLIC



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



TO

Hopkins Heltzel LLP

For publishing the notice or advertisement attached hereto on the above stated dates.....	<u>\$234.90</u>
Probating same.....	<u>\$7.50</u>
Total.....	<u>\$242.40</u>

Publisher's Receipt for Advertising Costs

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

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

Established 1879, Phone 814-371-4200

McLEAN PUBLISHING COMPANY

Publisher of

COURIER-EXPRESS/TRI-COUNTY SUNDAY/JEFFERSONIAN DEMOCRAT

By

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

ATTORNEY FOR

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

Tara L. Hedlund

Plaintiff

VS.

No. 06-233-CD

TYPE OF CASE: CUSTODY

Jeffrey A. Sprague

Defendant

TYPE OF PLEADING: I.F.P

FILED ON BEHALF OF:

Name: Tara Hedlund

Address: 6351 Beecline Hwy
DuBois PA 15801

Telephone #: (814) 375-0274

Children:

Name (s)

Age

Date of Birth

Kayden D. Sprague Lyn

11/23/04

No Children to This Marriage

No Children 18 years of Age or Under

FILED acc piff
01/10:52 am
FEB 14 2006

Original
Upstairs

William A. Shaw
Prothonotary

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

TIMOTHY M. VIONITO and :
JEAN A. VIONITO :
Plaintiffs :
vs. :
No. 2006- 231 C.D.
JOHN J. SESTINA and :
REGINA A. SESTINA, :
any heir, persons claiming or who might :
claim title under the aforesaid defendants :
and any other person, persons, firms, :
partnerships, or corporate entities who :
might claim title to the premises herein :
described, :
Defendants :
:

FILED

MAR 29 2006
01:10:43 PM
William A. Shaw
Prothonotary/Clerk of Courts
1 C Pmt to Attc

ORDER

AND NOW, this 28th day of March, 2006 appearing that service of the Complaint to Quiet Title in the above stated action was served upon Defendants, John J. Sestina and Regina A. Sestina, their heirs, devisees, administrators, executors and assigns and all other person, persons, firms, partnerships or corporate entities in interest, by publication; and by Affidavit of David J. Hopkins, Attorney for Plaintiffs, that no answer or appearance has been filed to said action; and on Motion of David J. Hopkins, Esquire, it is hereby ORDERED and DECREED:

1. That the Defendants, John J. Sestina and Regina A. Sestina, and their heirs, devisees, persons, firms, partnerships, or corporate entities in interest, are forever barred from asserting any right, title, lien or interest inconsistent with the interest or claim of the Plaintiffs as set forth in their Complaint in and to:

Real property known as Section 15, Lot 815 in the Treasure Lake Subdivision, Sandy Township, Clearfield County, Pennsylvania.

2. That title to said property is now vested in Timothy M. Vionito and Jean A. Vionito as prayed.

3. That the rights of the Plaintiffs are superior to the rights of the Defendants, John J. Sestina and Regina A. Sestina, and any heirs, or other person, persons, firms, partnerships, or corporate entities who might claim title to the premises herein described through John J. Sestina and Regina A. Sestina.

4. That the Plaintiffs have title in fee simple to said premises as described in the Complaint as against the Defendants, John J. Sestina and Regina A. Sestina, and their heirs, devisees, administrators, executors and assigns.

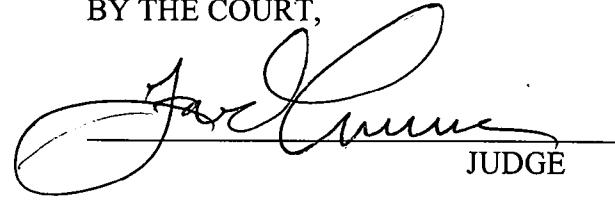
5. That the Defendants, John J. Sestina and Regina A. Sestina, and their heirs, devisees, administrators, executors and assigns are enjoined and forever barred from asserting any right, title or interest in or to the premises described which are inconsistent with the interest or claims of the Plaintiffs as set forth in their Complaint and from setting up any title to the premises and from impeaching, denying or in any way attacking the title of the Plaintiffs to the premises.

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

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

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

BY THE COURT,



A handwritten signature in black ink, appearing to read "Jack L. Linn". The signature is fluid and cursive, with a prominent "J" at the beginning. A horizontal line is drawn through the signature, and the word "JUDGE" is printed in capital letters to the right of the line.

JUDGE