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MAY 03 2006 Amy rd. 9500  
William A. Shaw  
Prothonotary/Clerk of Courts

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

ROBERT M. HOOVER,  
an individual,  
Plaintiff,

v.

DOMINICK ZUCCKI, a/k/a  
DOMINIC ZUKEY,  
an individual,  
his heirs, executors,  
administrators, assigns,  
and successors in interest,  
Defendant.

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No. 06 - - CD  
Action to Quiet Title

COMPLAINT

NOW COMES the Plaintiff, Robert M. Hoover, and by his attorney, James A. Naddeo, Esquire, sets forth the following:

1. That the Plaintiff, Robert M. Hoover, is a widower, who resides at 516 Mountain Avenue, Altoona, Pennsylvania.

2. That the Defendant, Dominick Zuccki, a/k/a Dominic Zukey, his heirs, executors, administrators, assigns and successors in interest, if there be any, are individuals or entities whose whereabouts are unknown.

3. That the Plaintiff is the owner of certain premises located in Gulich Township (near Fernwood Park), Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a post on Township road leading from Janesville to Ramey at division line of lands of

grantors herein and Stanley Cytich; thence South 35° East 180 feet along land of said Stanley Cytich to a post in alley; thence North 46° East 250 feet along lands of said alley and one Edward Shedlock to post on other land of said Shedlock; thence North 35° West 180 feet along said line of said Shedlock to a post on Township road aforesaid; thence South 46° West 250 feet along said Township road to post and place of beginning. Containing one acre more or less.

EXCEPTING and RESERVING any mineral and/or mining rights ad set forth in chain of title.

4. That Plaintiff and his wife, June A. Hoover, now deceased, acquired title to said premises by deed from Louis J. Laraia and Catherine M. Laraia dated July 10, 1974 and recorded in Clearfield County Deed Book 686, page 273.

5. That Louis J. Laraia acquired title to said premises by deed from Verne B. Cornelius, a single man, dated July 11, 1970 and recorded in Clearfield County Deed Book 563, page 66.

6. That Verne B. Cornelius acquired title to said premises by Deed from Albert Genesi and Ann Genesi dated September 21, 1964 and recorded in Clearfield County Deed Book 511, page 39.

7. That Albert Genesi acquired title to said premises by Deed from The Clearfield County Commissioners dated August 23, 1943 and recorded in Clearfield County Deed Book 511, page 38, purporting to be 1A, 3L sold as the property of Dominic Zukey.

8. That Dominick Zuccki acquired title to said premises by Deed from Joseph Knapper, Alice J. Knapper, Susan Craig, Frank Craig and Catherine Craig dated August 15, 1915 and recorded in Clearfield County Deed Book 231, page 373.

9. That the purpose of this action is to clear any interest which Dominick Zuccki, a/k/a Dominic Zukey may have in the subject property.

10. That the Defendant is the only person known to the Plaintiff who has any interest in said property.

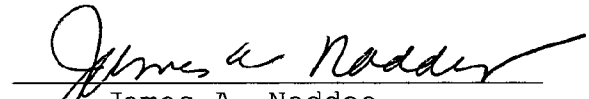
11. That the Plaintiff and his predecessors in title have exercised adverse, continuous, visible, notorious, exclusive, complete and hostile possession over the premises and have continued such possession for a period in excess of twenty-one (21) years.

WHEREFORE, Plaintiff requests:

(a) That by Decree of Your Honorable Court, it may be declared that title to the premises set forth in Paragraph 3 of this Complaint is in the Plaintiff and that he shall be allowed to enjoy said property in peace; and

(b) That the Defendant, within twenty (20) days from the receipt of the Complaint, institute an action of ejectment against the Plaintiff and that otherwise the Defendant be perpetually enjoined from setting up any title to said premises, from impeaching, denying or in any way attacking the Plaintiff's

title to said property, from issuing or maintaining an ejectment of said premises and from encumbering, mortgaging, or conveying the said premises or any part thereof.

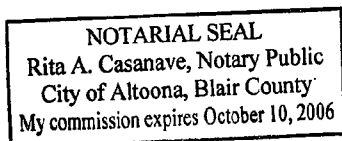
  
James A. Naddeo  
Attorney for Plaintiff

COMMONWEALTH OF PENNSYLVANIA    )  
COUNTY OF Blair                    ) ss.

Before me, the undersigned officer, personally appeared  
ROBERT M. HOOVER, who being duly sworn according to law, depose  
and state that the facts set forth in the foregoing Complaint are  
true and correct to the best of his knowledge, information and  
belief.

Robert M. Hoover  
Robert M. Hoover

SWORN and SUBSCRIBED before me this 7<sup>th</sup> day of April, 2006.



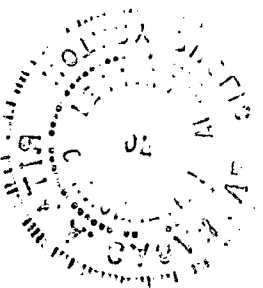
Rita A. Casanave



**FILED**

**MAY 03 2006**

William A. Shaw  
Prothonotary/Clerk of Courts





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

ROBERT M. HOOVER,  
an individual,  
Plaintiff,

v.

DOMINICK ZUCCKI, a/k/a  
DOMINIC ZUKEY,  
an individual,  
his heirs, executors,  
administrators, assigns,  
and successors in interest,  
Defendant.

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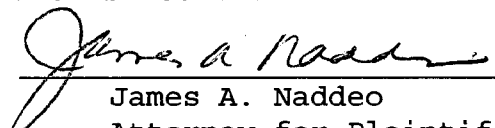
No. 06 - 686 - CD  
Action to Quiet Title

MOTION FOR SPECIAL ORDER DIRECTING  
SERVICE BY PUBLICATION

NOW COMES the Plaintiff in the above-captioned matter  
and sets forth the following:

1. The Movant is the Plaintiff in the above-captioned matter.
2. The Movant filed a Quiet Title Action on or about May 3, 2006.
3. The Movant desires to have your Honorable Court enter an Order pursuant to Pa. R.C.P. No. 430.
4. In support of this request, Movant incorporates the attached affidavit.

WHEREFORE, Movant respectfully request your Honorable Court to grant the relief sought in this Motion.

  
James A. Naddeo  
Attorney for Plaintiff

**William A. Shaw**  
Prothonotary

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

ROBERT M. HOOVER,  
an individual,  
Plaintiff,

v.

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No. 06 - 686 - CD  
Action to Quiet Title

AFFIDAVIT PURSUANT TO PA. R.C.P. 430

1. Counsel for Movant has been unable to determine the whereabouts of the Defendant.

2. Movant and Counsel for Movant have made the following attempts to locate Defendant:

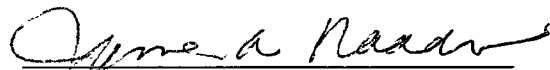
A. Telephone directory assistance for Clearfield, Philipsburg, DuBois, and Pittsburgh Pennsylvania, and surrounding areas.

B. Local tax records.

C. Internet search.

I verify that the statements made in the Affidavit are true and correct. I understand that false statements herein

are made subject to the penalties of Pa. C. S. Section 4904  
relating to unsworn falsifications to authorities.

  
James A. Naddeo

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James A. Naddeo, Esquire  
207 East Market Street  
PO Box 552  
Clearfield, PA 16830  
(814) 765-1601

GM

William A. Shaw  
Prothonotary/Clerk of Courts

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

ROBERT M. HOOVER,  
an individual,  
Plaintiff,

v.

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and successors in interest,  
Defendant.

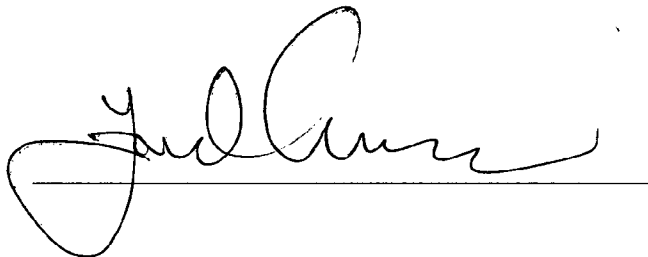
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No. 06 - 686 - CD  
Action to Quiet Title

ORDER GRANTING MOTION FOR SPECIAL ORDER  
DIRECTING SERVICE BY PUBLICATION

AND NOW, this 4<sup>th</sup> day of May, 2006, upon  
consideration of the Plaintiff's Motion for Special Order  
Directing Service by way of Publication, and it appearing to the  
Court that Plaintiff has made a good faith effort to locate and  
serve Defendant, it is hereby ORDERED that the Motion is granted  
and that service upon the Defendant is to be made by way of  
publication by advertising the Notice required by Pa. R.C.P. No.  
430 once in the Clearfield County Law Journal and once in a  
newspaper of general circulation within the County.

BY THE COURT



A handwritten signature in cursive script, likely of the court clerk, is written over a horizontal line.

William A. Shaw  
Prothonotary/Clerk of Courts



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

ROBERT M. HOOVER,  
an individual,  
Plaintiff,

v.

DOMINICK ZUCCKI, a/k/a  
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No. 06 - 686 - CD  
Action to Quiet Title

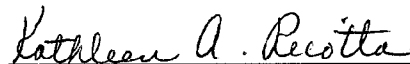
AFFIDAVIT

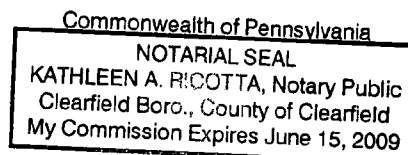
Linda C. Lewis, Esquire, being duly sworn according to law, deposes and says that he is attorney for Plaintiff and makes this affidavit on behalf of the Plaintiff, being authorized to do so; that a complaint in this action to quiet title, containing a notice to defend within twenty days of service, was duly served on the Defendant, Dominick Zuccki, a/k/a Dominic Zuckey, by publication in the Progress on May 16, 2006 and the Clearfield County Legal Journal for week of May 19, 2006, proofs of publication are attached hereto; and that to date the Defendant has not filed an answer in the action.

  
Linda C. Lewis

Attorney for Plaintiff

Sworn and subscribed before me this 28<sup>th</sup> day of July, 2006.

  
Kathleen A. Ricotta



MAY 31 2006

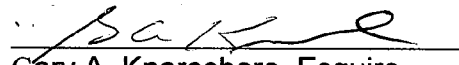
**PROOF OF PUBLICATION**

**STATE OF PENNSYLVANIA :**

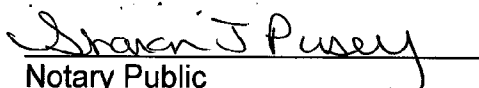
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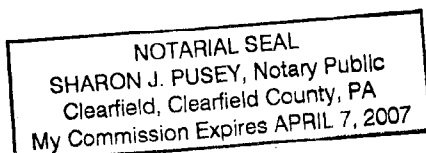
**COUNTY OF CLEARFIELD :**

On this 19th day of May 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 May 19, 2006, Vol. 18 No. 20. 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



James A Naddeo  
PO Box 552  
Clearfield PA 16830

765-2641, Ex. 5982.

You are hereby notified that an Action to Quiet Title to the following parcel of land situate in Gulich Township (near Fernwood Park), Clearfield County, Pennsylvania, has been filed against you. Said parcel being more particularly bounded and described as follows:

BEGINNING at a post on Township road leading from Janesville to Ramey at division line of lands of grantors herein and Stanley Cytich; thence South 35 East 180 feet along land of said Stanley Cytich to a post in alley; thence North 46 East 250 feet along lands of said alley and one Edward Shedlock to post on other land of said Shedlock; thence North 35 West 180 feet along said line of said Shedlock to a post on Township road aforesaid; thence South 46° West 250 feet along said Township road to post and place of beginning. Containing one acre more or less.

RESERVING AND EXCEPTING any mineral and/or mining rights as set forth in chain of title.

The Purpose of this Quiet Title Action is to extinguish any equity which the Defendant above named, his heirs, executors, administrators, assigns and successors in interest may have in the property which is set forth in this action.

WHEREUPON, said Court ordered that notice of the said Action and the facts thereto be served on the Defendant, Dominick Zuccki, a/k/a Dominic Zukey, his heirs, executors, administrators, assigns and successors in interest, to answer the said Complaint within twenty (20) days from the date of this publication. For failure to comply, a judgment will be taken by application of Plaintiff before the Court.

James A. Naddeo, Esquire, 207 East Market Street, P. O. Box 552, Clearfield, Pennsylvania 16830, Attorney for Plaintiff.

last known address is R.O Box 23, Coalport,  
PA 16627.

THIS FIRM IS A DEBT COLLECTOR  
AND WE ARE ATTEMPTING TO COLLECT  
A DEBT OWED TO OUR CLIENT. ANY  
INFORMATION OBTAINED FROM YOU  
WILL BE USED FOR THE PURPOSE OF  
COLLECTING THE DEBT.

You are hereby notified that Plaintiff  
BANK ONE, NA, AS TRUSTEE FOR THE  
HOLDERS OF THE MORTGAGE-BASED  
PASS-THROUGH CERTIFICATES,  
SERIES 2001-28, has filed a Mortgage  
Foreclosure Complaint endorsed with a  
notice to defend against you in the Court of  
Common Pleas of Clearfield County,  
Pennsylvania, docketed to No. 2006-321-CD  
wherein Plaintiff seeks to foreclose on the  
mortgage secured on your property located,  
RD 1, Box 274, West Decatur, PA 16878  
whereupon your property will be sold by the  
Sheriff of Clearfield.

#### 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 the 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  
claim 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. THIS  
OFFICE CAN PROVIDE YOU WITH  
INFORMATION ABOUT HIRING A

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

ROBERT M. HOOVER, Plaintiff, v.  
DOMINICK ZUCCKI, a/k/a DOMINIC  
ZUKEY, an individual, his heirs, executors,  
administrators, assigns, and successors in  
interest, Defendant.

No. 06 - 686 - CD

TO: DOMINICK ZUCCKI, a/k/a  
DOMINIC ZUKEY, an individual, his heirs,  
executors, administrators, assigns, and  
successors in interest.

NOTICE - If you wish to defend, you  
must enter a written appearance personally  
or by attorney and file your defenses or  
objections in writing with the court. You are  
warned that if you fail to do so the case may  
proceed without you and a judgment may be  
entered against you without further notice for  
the relief requested by the Plaintiff. You may  
lose money or property or other rights  
important to you.

IF YOU DO NOT HAVE A LAYWER 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  
Court House, Clearfield, Pennsylvania, (814)

you in the Court of Common Pleas of Clearfield County Pennsylvania, docketed to No. 05-807-CD. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 333 Treasure Lake. DuBois, PA 15801 whereupon your property would be sold by the Sheriff of Clearfield County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER

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

ROBERT M. HOOVER,  
Plaintiff

v.  
DOMINICK ZUCCKI,  
a/k/a DOMINIC ZUKEY,  
an individual, his heirs,  
executors, administrators,  
assigns, and successors  
in interest,  
Defendant.

No. 06-686-CD

TO: DOMINICK ZUCCKI, a/k/a  
DOMINIC ZUKEY, an individual, his  
heirs, executors, administrators,  
assigns, and successors in inter-  
est.

NOTICE - If you wish to defend,  
you must enter a written appear-  
ance personally or by attorney and  
file your defenses or objections in  
writing with the Court. You are  
warned that if you fail to do so the  
case may proceed without you and  
a judgment may be entered against

you without further notice for the re-  
lief requested by the Plaintiff. You  
may lose money or property or  
other rights important to you.

IF YOU DO NOT HAVE A LAW-  
YER OR CANNOT AFFORD ONE,  
GO TO OR TELEPHONE THE OF-  
FICE SET FORTH BELOW TO  
FIND OUT WHERE YOU CAN GET  
LEGAL HELP.

Court Administrator, Clearfield  
County Courthouse, Clearfield,  
Pennsylvania, (814) 765-2641,  
Ext. 5982.

You are hereby notified that an  
Action to Quiet Title to the following  
parcel of land situate in Gulich  
Township (near Fernwood Park),  
Clearfield County, Pennsylvania,  
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parcel being more particularly  
bounded and described as follows:

BEGINNING at a post on Town-  
ship road leading from Janesville to  
Ramey at division line of lands of  
grantors herein and Stanley Cylich;  
thence South 35° East 180 feet  
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RESERVING AND EXCEPTING  
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set forth in chain of title.

The purpose of this Quiet Title Ac-  
tion is to extinguish any equity  
which the Defendant above named,  
his heirs, executors, administra-  
tors, assigns and successors in in-  
terest may have in the property  
which is set forth in this action.

WHEREUPON, said Court or-  
dered that notice of the said Action  
and the facts thereto be served on  
the Defendant, Dominick Zuccki,  
a/k/a Dominic Zukey, his heirs, exe-  
cutors, administrators, assigns and  
successors in interest, to answer  
the said Complaint within twenty  
(20) days from the date of this publi-  
cation. For failure to comply, a judg-  
ment will be taken by application of  
Plaintiff before the Court.

James A. Naddeo, Esquire  
207 East Market Street  
P.O. Box 552  
Clearfield, Pennsylvania 16830  
Attorney for Plaintiff

5:16-1d-b

PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :  
: SS:  
COUNTY OF CLEARFIELD :

On this 17th / day of May, 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 May 16, 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.

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

My Commission Expires  
October 31, 2007

Member, Pennsylvania Association Of Notaries

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

ROBERT M. HOOVER,  
an individual,  
Plaintiff,

v.

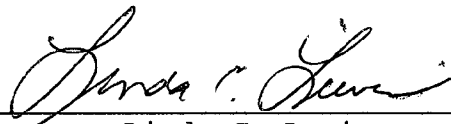
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No. 06 - 686 - CD  
Action to Quiet Title

MOTION FOR DEFAULT JUDGMENT

AND NOW, this 28<sup>th</sup> day of July 2006, an Affidavit having been executed and filed on behalf of the Plaintiff that the Complaint with Notice to Defend had been served on the Defendant as stated in the Affidavit; and more than twenty (20) days have expired since the date of service and the Defendant not having answered, the Plaintiff, by his attorney, Linda C. Lewis, Esquire, moves the Court to enter judgment in favor of the Plaintiff and against the Defendant and to grant Plaintiff the relief prayed for in his Complaint in accordance with Pennsylvania Rules of Civil Procedure No. 1066.



Linda C. Lewis  
Attorney for Plaintiff

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## ORDER

Counsel of Record for  
this party:

James A. Naddeo, Esquire  
207 East Market Street  
PO Box 552  
Clearfield, PA 16830  
(814) 765-1601

0/3:194m

JUL 31 2006

2cc Atty Needed

CK

**William A. Shaw**  
Prothonotary

CM

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
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ROBERT M. HOOVER,  
an individual,  
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and successors in interest,  
Defendant.

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No. 06 - 686 - CD  
Action to Quiet Title

ORDER

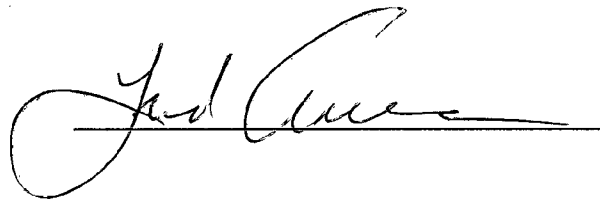
AND NOW, this 28 of July, 2006, it appearing that a Complaint to Quiet Title in the above stated Action was served on the Defendant and by Affidavit of Linda C. Lewis, Esquire, Attorney for Plaintiff, no answer has been filed in said action on behalf of said Defendant and on motion of Linda C. Lewis, Esquire, Attorney for Plaintiff, it is hereby ORDERED and DIRECTED the Plaintiff be allowed to enjoy said property in peace and that the said Defendant, Dominick Zuccki, a/k/a Dominic Zukey, be forever barred from asserting any right, title, lien or interest inconsistent with the interest or claim of the Plaintiff as set forth in his Complaint in and to certain premises located in Gulich Township (near Fernwood Park), Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a post on Township road leading from Janesville to Ramey at division line of lands of grantors herein and Stanley Cytich; thence South 35° East 180 feet along land of said Stanley Cytich to a post in alley; thence North 46° East 250 feet along lands of said alley and one Edward Shedlock to post on other land of said Shedlock; thence North 35° West 180 feet along said line of said Shedlock to a post on Township road aforesaid; thence South 46° West 250 feet along said Township road to post and place of beginning. Containing one acre more or less.

EXCEPTING and RESERVING any mineral and/or mining rights ad set forth in chain of title.

Said ORDER shall be final and absolute unless the Defendant shall file exceptions thereto within thirty (30) days thereafter. If such action is not taken within the thirty (30) day period, the Prothonotary, on Praecipe of the Plaintiff, shall enter final judgment.

BY THE COURT

A handwritten signature in dark ink, appearing to read "J. A. C.", is written over a horizontal line. The signature is fluid and cursive.

DATE: 7-31-06

☒ You are responsible for serving all appropriate parties.

☐ The Prothonotary's office has provided service to the following parties:

☐ Plaintiff(s) ☐ Plaintiff(s) Attorney ☐ Other

☐ Defendant(s) ☐ Defendant(s) Attorney

☐ Special Instructions:

NO CENT COPIES

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

ROBERT M. HOOVER,  
an individual,  
Plaintiff,

v.

DOMINICK ZUCCKI, a/k/a  
DOMINIC ZUKEY,  
an individual,  
his heirs, executors,  
administrators, assigns,  
and successors in interest,  
Defendant.

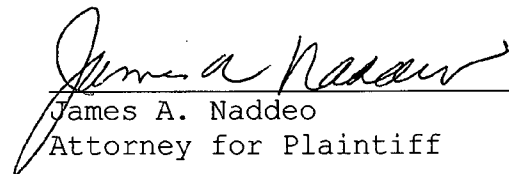
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No. 06 - 686 - CD  
Action to Quiet Title

PRAECIPE FOR FINAL JUDGMENT

TO THE PROTHONOTARY:

Please enter final judgment against the Defendant in the  
above-captioned action for failure to respond to the Order of  
Court dated July 28, 2006.

  
James A. Naddeo  
Attorney for Plaintiff

Dated: August 30, 2006.