

06-1758-CD  
Bruce Vereshack vs Rosa Zganyer et al

**Bruce Vereshack et al vs Rose Zganyer et al**  
**2006-1758-CD**

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

BRUCE L. VERESHACK and : No.: 2006-1758 -CD  
BOBBI JO VERESHACK, his wife, : Type of Case:  
Plaintiffs : Quite Title Action  
vs. : Type of Pleading:  
: Complaint  
ROSA ZGANYER a/k/a ROSIE : Filed on behalf of:  
SCONIER; : Plaintiffs  
ANNA JOHNS a/k/a ANNIE E. : Counsel Of Record For  
JOHNS; : This Party:  
KATHRYN ZGANYER a/k/a KATHRYN : Girard Kasubick, Esq.  
ZGAUYER; : Supreme Court #30109  
: 611 Brisbin Street  
: Houtzdale, PA 16651  
SALLY SARAH THOMCHICK; :  
MICHAEL L. MATEVISH and MARY :  
B. MATEVISH, his wife; :  
MARION C. MATEVISH; :  
SALLY ANN MATEVISH VAIS and :  
ALBERT VAIS, her husband; :  
CAROLINE MATEVISH SMID; :  
DAVID A. MATEVISH; :  
and JOHN E. MATEVISH; :  
and their heirs, executors, :  
administrators, successors, :  
trustees and assigns, known :  
or unknown and any other :  
person who may claim title :  
in the property subject to :  
this action, :  
Defendants :  
:

pd \$85.00  
FILED NO CC  
9/3/10cm  
OCT 26 2006 

William A. Shaw  
Prothonotary/Clerk of Courts

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

BRUCE L. VERESHACK and	:	No.: 2006-	-CD
BOBBI JO VERESHACK, his wife,	:		
Plaintiffs	:		
vs.	:	QUIET TITLE ACTION	
ROSA ZGANYER a/k/a ROSIE	:		
SCONIER; ANNA JOHNS a/k/a	:		
ANNIE E. JOHNS; KATHRYN	:		
ZGANYER a/k/a KATHRYN ZGAUYER;	:		
SALLY SARAH THOMCHICK; MICHAEL	:		
L. MATEVISH and MARY B.	:		
MATEVISH, his wife; MARION C.	:		
MATEVISH; SALLY ANN MATEVISH	:		
VAIS and ALBERT VAIS, her	:		
husband; CAROLINE MATEVISH	:		
SMID; DAVID A. MATEVISH;	:		
and JOHN E. MATEVISH; and	:		
their heirs, executors,	:		
administrators, successors,	:		
trustees and assigns, known	:		
or unknown and any other	:		
person who may claim title in	:		
the property subject to this	:		
action,	:		
Defendants	:		

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.

David S. Meholick  
Court Administrator's Office  
Clearfield County Courthouse  
One North Second Street  
Clearfield, PA 16830  
(814) 765-2641, Ext. 5982

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

BRUCE L. VERESHACK and	:	No.: 2006-	-CD
BOBBI JO VERESHACK, his wife,	:		
Plaintiffs	:		
vs.	:	QUIET TITLE ACTION	
ROSA ZGANAYER a/k/a ROSIE	:		
SCONIER; ANNA JOHNS a/k/a	:		
ANNIE E. JOHNS; KATHRYN	:		
ZGANAYER a/k/a KATHRYN ZGAUYER;	:		
SALLY SARAH THOMCHICK; MICHAEL	:		
L. MATEVISH and MARY B.	:		
MATEVISH, his wife; MARION C.	:		
MATEVISH; SALLY ANN MATEVISH	:		
VAIS and ALBERT VAIS, her	:		
husband; CAROLINE MATEVISH	:		
SMID; DAVID A. MATEVISH;	:		
and JOHN E. MATEVISH; and	:		
their heirs, executors,	:		
administrators, successors,	:		
trustees and assigns, known	:		
or unknown and any other	:		
person who may claim title in	:		
the property subject to this	:		
action,	:		
Defendants	:		

COMPLAINT

AND NOW comes BRUCE L. VERESHACK and BOBBI JO VERESHACK, his wife, by and through their attorney, Girard Kasubick, Esq., and files the following Complaint:

1. The Plaintiffs are Bruce L. Vereshack and Bobbi Jo Vereshack, his wife, who resides at 5839 Crossroad Boulevard, Box 31, Smoke Run, Pennsylvania 16681.

2. The Defendants, Rosa Zganyer a/k/a Rosie Sconier; Anna Johns a/k/a Annie E. Johns; Kathryn Zganyer a/k/a Kathryn Zgauyer; Sally Sarah Thomchick; Michael L.

Matevish and Mary B. Matevish, his wife; Marion C. Matevish; Sally Ann Matevish Vais and Albert Vais, her husband; Caroline Matevish Smid; David A. Matevish; and John E. Matevish; and their heirs, executors, administrators, successors, trustees and assigns, known or unknown, and any other person who may claim title under them, and who are deceased or their whereabouts are unknown.

3. The real properties involved in and subject to this action are those two (2) certain pieces or parcels of land situated in Bigler Township, Clearfield County, Pennsylvania, bounded and described as follows:

**THE FIRST THEREOF:**

BEGINNING at a post on the West side of Third Street and at the east corner of Ramey Avenue; and thence running West along the East side of Ramey Avenue One Hundred Fifty (150') feet, more or less, to the right of way of the Smoke Run Branch of the Tyrone and Clearfield Railroad; thence North along said right of way One Hundred Fifty (150') feet to Lot No. 12; and thence East along Lot No. 12 One Hundred Fifty (150') feet, more or less, to Third Street; and thence running along the West side of Third Street One Hundred Fifty (150') feet to Ramey Avenue, or place of beginning; and is designated on the Map of the Village of Smoke Run as Lots 13, 14 and 15 in Block "O.

The above property being assessed as Clearfield County Tax Map No. 103-K15-498-15.

**THE SECOND THEREOF:**

COMMENCING on the West side of Third Street; thence north along the line of Lot No. 12, one hundred fifty (150) feet, more or less, to the right-of-way of the Smoke Run Branch of the Tyrone and Clearfield Railroad; thence South along said Railroad a distance of approximately fifty (50)

feet; thence along the line of Lot No. 14, one hundred fifty (150) feet, more or less, to Third Street; thence along Third Street fifty (50) feet to a point and place of beginning. Being Lot No. 13 in Block O in the plot of the Village of Smoke Run.

The above property being assessed as Clearfield County Tax Map No. 103-K15-498-16.

The above two (2) described properties hereinafter collectively referred to as 'Premises'.

4. The chain of title to the real property described in Paragraph 3. of this Complaint is as follows:

**A. As to the First Thereof Parcel.**

a). The First Thereof was conveyed to Bruce L. Vereshack and Bobbi Jo Vereshack, his wife, by deed from Margaret Pajonk a/k/a Margaret M. Pajonk, widow, dated July 11, 2003 and recorded in Clearfield County Instrument No. 200312574. The First Thereof in Paragraph 3. above being the Third Thereof described tract in said deed.

b). The First Thereof was conveyed to Steve S. Pajonk and Margaret M. Pajonk, his wife, as Tenants by the Entireties, by deed from Thomas E. Washell and Elizabeth K. Washell, his wife, dated August 14, 1992 and recorded in Clearfield County Deeds and Records Book 1478, Page 374.

c). Steve S. Pajonk died on February 23, 1994 as shown in the Clearfield County Estate File No. 2003-382.

d). The First Thereof was conveyed to Thomas E. Washell and Elizabeth K. Washell, his wife, by deed from Sally Sarah Thomchick, dated November 11, 1988 and recorded in Clearfield County Deeds and Records Book 1253, Page 431. This deed does not indicate whether Sally Sarah Thomchick was single, widow, or married and this action is to clear title against any spouse or claimant under Sally Sarah Thomchick.

e). The First Thereof was conveyed to Sally Sarah Thomchick, by deed from the Tax Claim Bureau of Clearfield County in the name of Anna Johns and Kathryn Zgauyer dated July 8, 1987 and recorded in Clearfield County Deeds and Records Book 1169, Page 375.

f). The deed recorded in Deeds and Records Book 1169, Page 375 does not contain the metes and bounds description of the First Thereof as described in Paragraph 3. above, but described the property as a H & 3L being Tax Map No. 103-K15-498-15.

g). The Assessment Records of Bigler Township shows that 3L & H or H & 3L are assessed to Anna Johns and Kathryn Zgauyer from 1954 until the time of the tax sale in 1987. In the 1954 Bigler Township Assessment Records it states that the 3L & H was formerly assessed to Rosie Sconier and gives the deed reference of Clearfield County Deed Book 243, Page 245.

h). The First Thereof was conveyed to Anna Johns and Kathryn Zganyer by deed from Rosa Zganyer, widow, dated October 8, 1920 and recorded on October 9, 1920 in Clearfield County Deed Book 243, Page 245. This deed has the same metes and bounds description as the First Thereof in Paragraph 3. above.

i). After diligent search of the records of the Clearfield County Recorder of Deeds Office no deed was found recorded on the transfer of the First Thereof property in Paragraph 3. above out of Anna Johns or Kathryn Zganyer.

j). After diligent search of the records of the Clearfield County Register of Wills Office no estate could be found showing the heirs of Anna Johns or Kathryn Zganyer a/k/a Kathryn Zgauyer except there is a death certification filed of record in Clearfield County Estate File No. 1997-735 on Annie E. Johns who was born August 25, 1877 and died May 23, 1948 which may or may not be our Anna Johns, but this file does not show who her heirs are.

k). It is averred and believed that Rosa Zganyer and Rosie Sconier are the same person; Anna Johns and Annie E. Johns are the same person; and Kathryn Zganyer and Kathryn Zgauyer are the same person.

**B. As to The Second Thereof parcel.**

a). The Second Thereof was conveyed to Bruce L. Vereshack and Bobbi Jo Vereshack, his wife, by deed from

Margaret Pajonk a/k/a Margaret M. Pajonk, widow, dated July 11, 2003 and recorded in Clearfield County Instrument No. 200312574. The Second Thereof in Paragraph 3. above being the Second Thereof described tract in said deed.

b). The Second Thereof was conveyed to Steve Pajonk and Margaret Pajonk, his wife, as Tenants by the Entireties, by deed from the heirs of Michael L. Matevish and Mary B. Matevish, his wife, dated August 26, 1987 and recorded in Clearfield County Deeds and Records Book 1223, Page 508.

c). In Deeds and Records Book 1223, Page 508 it states that the property described as the Second Thereof in Paragraph 3. above was conveyed to Michael L. Matevish and Mary B. Matevish, his wife, by unrecorded deed, but which is Lot 13 in Block "O" described in deed to Anna Johns and Kathryn Zganyer dated October 8, 1920 in deed recorded in Clearfield County Deed Book 243, Page 245.

d). After diligent search of the records of the Clearfield County Recorder of Deeds Office no deed was found recorded on the transfer of the lot in the Second Thereof in Paragraph 3. above out of Anna Johns or Kathryn Zganyer, or into Michael L. Matevish and Mary B. Matevish.

e). It is averred that the Second Thereof in Paragraph 3. above is a part of the First Thereof in Paragraph 3. above.

f). After diligent search of the records of the records of the Clearfield County Register of Wills Office no estate could be found showing the heirs of Michael L. Matevish or Mary B. Matevish, nor of the heirs of Anna Johns or Kathryn Zganyer a/k/a Kathryn Zgauyer, except there is a death certification filed of record in Clearfield County Estate File No. 1997-735 on Annie E. Johns who was born August 25, 1877 and died May 23, 1948 which may or may not be our Anna Johns, but this file does not show who her heirs are.

g). The Grantors in the deed dated August 26, 1987 and recorded in Clearfield County Deeds and Records Book 1223, Page 508, noted in subparagraph 4.B.b). above indicates Michael L. Matevish and Mary B. Matevish had eight (8) children, namely; Josephine Nagle, Ann E. Matevish, Joseph R. Matevish, John E. Matevish, David A. Matevish, Caroline Matevish Smid, Sally Ann Matevish Vais, and Marion C. Matevish.

h). Josephine Nagle, Ann E. Matevish and Joseph R. Matevish signed the deed in Deeds and Records Book 1223, Page 508, but the other five (5) children being John E. Matevish, David A. Matevish, Caroline Matevish Smid, Sally Ann Matevish Vais and Marion C. Matevish did not sign said deed, but the deed indicates they are deceased and their spouses and/or children sign as heirs.

i). After diligent search of the records of the Clearfield County Register of Wills no estates could be found showing the heirs of John E. Matevish, David A. Matevish, Caroline Matevish Smid, Sally Ann Matevish Vais or Albert Vais, her husband, or Marion C. Matevish listed as deceased in Deed Book 1223, Page 508.

5. The Plaintiffs and their predecessors in title have been in open, continuous, notorious, actual, exclusive, visible, distinct, and hostile possession of the Premises described in Paragraph 3 of this Complaint in excess of twenty-one (21) years immediately preceding the filing of this action, and thereby claim title by adverse possession.

6. This Quiet Title Action is also necessary to establish a proper chain of title out of which the Premises subject of this action comes, because of irregularities in the chain of title including unrecorded deeds and tax sale deeds, variances in the descriptions in the chain of title, failure to file estates for deceased parties establishing a proper chain of title, tax sales of record, deeds recorded wherein it is unclear and not properly identifying what property may be transferred, all of which raises a question as to the chain of title to the Premises subject of this action and creates a cloud on title. The Quiet Title Action is also necessary to establish the Adverse Possession claim of Plaintiffs to

the Premises which has the irregular title for the reasons shown above.

7. It is finally averred that this Quiet Title Action is necessary to determine the validity or discharge of any document, obligation, assessment or deed affecting any right, title and interest in the property subject of this action, which may affect the rights of the Defendants.

8. The following named Defendants to this action are deceased or their whereabouts are unknown and Plaintiffs have made a diligent and reasonable search to locate the whereabouts of the Defendants, Rosa Zganyer a/k/a Rosie Sconier; Anna Johns a/k/a Annie E. Johns; Kathryn Zganyer a/k/a Kathryn Zgauyer; Sally Sarah Thomchick; Michael L. Matevish and Mary B. Matevish, his wife; Marion C. Matevish; Sally Ann Matevish Vais and Albert Vais, her husband; Caroline Matevish Smid; David A. Matevish; and John E. Matevish; and their heirs, executors, administrators, successors, trustees and assigns, known or unknown, and any other person who may claim title under them, and who are deceased or their whereabouts are unknown.

WHEREFORE, Plaintiffs bring this action and respectfully requests the Court to decree as follows:

a). That the Plaintiffs, their heirs, executors, personal representatives and assigns are seized

of an indefeasible title to the property situated in Bigler Township, Clearfield County, Pennsylvania, described herein and that an Order and Decree be entered adjudicating that each Defendant and any of their heirs, successors, trustees, personal representatives, or assigns be forever barred from asserting any right, title, lien or interest in the within described parcels of land.

b). That such other relief be granted as may be necessary in establishing Plaintiffs' title, including determinations on the validity or discharge of any documents, obligations or deeds affecting right, title and interest in the properties described herein.

c). Declaring that the Plaintiffs have adversely possessed the Premises subject of this action and adjudicating that each Defendant and any of their heirs, successors, trustees, personal representatives, or assigns be forever barred from asserting any right, title, lien or interest in the within described Premises due to the adverse possession by Plaintiffs.

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



Girard Kasubick  
Girard Kasubick, Esq.  
Attorney for Plaintiffs

**VERIFICATION**

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



Bruce L. Vereshack



Bobbi Jo Vereshack

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

BRUCE L. VERESHACK and : No.: 2006-1758-CD  
BOBBI JO VERESHACK, his wife, : Type of Case:  
Plaintiffs : Quiet Title Action  
vs. : Type of Pleading:  
: Affidavit  
ROSA ZGANAYER a/k/a ROSIE : Filed on behalf of:  
SCONIER; ANNA JOHNS a/k/a : Plaintiffs  
ANNIE E. JOHNS; KATHRYN : Counsel Of Record For  
ZGANAYER a/k/a KATHRYN ZGAUYER; : This Party:  
SALLY SARAH THOMCHICK; MICHAEL : Girard Kasubick, Esq.  
L. MATEVISH and MARY B. : Supreme Court #30109  
MATEVISH, his wife; MARION C. : 611 Brisbin Street  
MATEVISH; SALLY ANN MATEVISH : Houtzdale, PA 16651  
VAIS and ALBERT VAIS, her :  
husband; CAROLINE MATEVISH :  
SMID; DAVID A. MATEVISH; :  
and JOHN E. MATEVISH; and :  
their heirs, executors, :  
administrators, successors, :  
trustees and assigns, known :  
or unknown and any other :  
person who may claim title in :  
the property subject to this :  
action, :  
Defendants :  
:

FILED  
OCT 31 2006  
2006  
OCT 26 2006  
W.M.  
William A. Shaw  
Prothonotary/Clerk of Courts

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

BRUCE L. VERESHACK and : No.: 2006- -CD  
BOBBI JO VERESHACK, his wife, :  
Plaintiffs :  
vs. : QUIET TITLE ACTION  
ROSA ZGANIER a/k/a ROSIE :  
SCONIER; ANNA JOHNS a/k/a :  
ANNIE E. JOHNS; KATHRYN :  
ZGANIER a/k/a KATHRYN ZGAUYER; :  
SALLY SARAH THOMCHICK; MICHAEL :  
L. MATEVISH and MARY B. :  
MATEVISH, his wife; MARION C. :  
MATEVISH; SALLY ANN MATEVISH :  
VAIS and ALBERT VAIS, her :  
husband; CAROLINE MATEVISH :  
SMID; DAVID A. MATEVISH; :  
and JOHN E. MATEVISH; and :  
their heirs, executors, :  
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or unknown and any other :  
person who may claim title in :  
the property subject to this :  
action, :  
Defendants :

AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :  
§: :  
COUNTY OF CLEARFIELD :  
:

Before me, the undersigned officer, personally  
appeared BRUCE L. VERESHACK and BOBBI JO VERESHACK,  
husband and wife, who being duly sworn according to law,  
deposes and says that the unknown Defendants, Rosa Zganyer  
a/k/a Rosie Sconier; Anna Johns a/k/a Annie E. Johns;  
Kathryn Zganyer a/k/a Kathryn Zgauyer; Sally Sarah

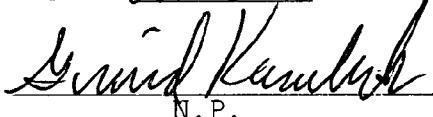
Thomchick; Michael L. Matevish and Mary B. Matevish, his wife; Marion C. Matevish; Sally Ann Matevish Vais and Albert Vais, her husband; Caroline Matevish Smid; David A. Matevish; and John E. Matevish; their heirs, executors, administrators, successors, trustees, assigns and successors, known or unknown, are all deceased or their whereabouts are unknown to the Plaintiffs.

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

  
Bruce L. Vereshack

  
Bobbi Jo Vereshack

Sworn to and subscribed  
before me this 24<sup>th</sup>  
day of October, 2006.

  
N.P.

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Girard Kasubick, Notary Public  
Houtzdale Boro, Clearfield County  
My Commission Expires June 8, 2007

Member, Pennsylvania Association Of Notaries

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

BRUCE L. VERESHACK and : No.: 2006-1758 -CD  
BOBBI JO VERESHACK, his wife, : Type of Case:  
Plaintiffs : Quiet Title Action  
vs. : Type of Pleading  
: Motion For Service  
ROSA ZGANAYER a/k/a ROSIE : By Publication  
SCONIER; ANNA JOHNS a/k/a : Filed on behalf of:  
ANNIE E. JOHNS; KATHRYN : Plaintiffs  
ZGANAYER a/k/a KATHRYN ZGUYER; : Counsel Of Record For  
SALLY SARAH THOMCHICK; MICHAEL : This Party:  
L. MATEVISH and MARY B. : Girard Kasubick, Esq.  
MATEVISH, his wife; MARION C. : Supreme Court #30109  
MATEVISH; SALLY ANN MATEVISH : 611 Brisbin Street  
VAIS and ALBERT VAIS, her : Houtzdale, PA 16651  
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SMID; DAVID A. MATEVISH; :  
and JOHN E. MATEVISH; and :  
their heirs, executors, :  
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trustees and assigns, known :  
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action, :  
Defendants :  
:

FILED NO cc.  
9310cm  
OCT 26 2006 

William A. Shaw  
Prothonotary/Clerk of Courts

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SCONIER; ANNA JOHNS a/k/a	:		
ANNIE E. JOHNS; KATHRYN	:		
ZGANAYER a/k/a KATHRYN ZGAUYER;	:		
SALLY SARAH THOMCHICK; MICHAEL	:		
L. MATEVISH and MARY B.	:		
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their heirs, executors,	:		
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trustees and assigns, known	:		
or unknown and any other	:		
person who may claim title in	:		
the property subject to this	:		
action,	:		
Defendants	:		

MOTION FOR SERVICE BY PUBLICATION

1. Your Petitioners are Bruce L. Vereshack and Bobbi Jo Vereshack, his wife, Plaintiffs in the above captioned matter.

2. Petitioners, by attached affidavit incorporated herein by reference thereto, believes that all named Defendants are deceased or their whereabouts are unknown.

WHEREFORE, Petitioners, by their attorney, Girard

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



Girard Kasubick  
Girard Kasubick, Esq.  
Attorney for Plaintiffs

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SALLY SARAH THOMCHICK; MICHAEL :  
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or unknown and any other :  
person who may claim title in :  
the property subject to this :  
action, :  
Defendants :

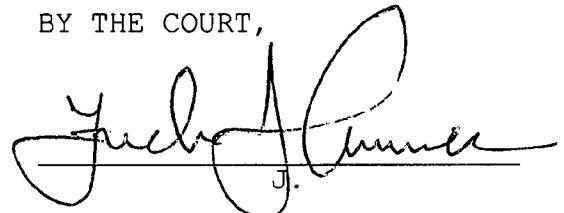
FILED 1cc  
01/04/2006 Atty Kasubick  
OCT 31 2006 GK  
William A. Shaw  
Prothonotary/Clerk of Courts

ORDER DIRECTING COMPLAINT TO BE SERVED  
BY ADVERTISEMENT ON DEFENDANTS

NOW, this 27 day of October, 2006, the  
within Action being an Action to Quiet Title and the  
Plaintiffs having made Affidavit that the addresses of all  
Defendants are unknown and cannot be ascertained, and  
therefore upon Motion of Girard Kasubick, Esq., Attorney  
for Plaintiffs, it is Ordered and Decreed that substitute  
service by publication be made upon all the Defendants  
whose addresses are unknown, or may be deceased, by giving

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

BY THE COURT,



Judge John J. Cawley

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

BRUCE L. VERESHACK and : No.: 2006-1758-CD  
BOBBI JO VERESHACK, his wife, : Type of Case: Quiet  
Plaintiffs : Title Action  
vs. : Type of Pleading:  
ROSA ZGANYER, ET AL., : Affidavit of Service  
Defendants : Filed on behalf of:  
 : Plaintiffs  
 : Counsel of Record for  
 : This Party:  
 : Girard Kasubick, Esq.  
 : Supreme Court #30109  
 : LEHMAN & KASUBICK  
 : 611 Brisbin Street  
 : Houtzdale, PA 16651

FILED NO  
01/08/07  
DEC 04 2006  
W.A.S.  
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Defendants :  
:

AFFIDAVIT OF SERVICE

Before me, William A. Shaw, Prothonotary, personally appeared Girard Kasubick, Esq., who being duly sworn according to law, deposes and says that service was made in this case by publication in the Clearfield Progress one time only on November 4, 2006 and in the Clearfield County Legal Journal one time only for the week of November 10, 2006, as appears by sworn proofs hereto attached, and that all the named Defendants who are deceased or their whereabouts are unknown were served by publication and not by any other manner. No appearance having been entered on behalf of any of the Defendants served by publication, nor any answer filed by any of them after service of a Complaint containing a notice to defend. Plaintiffs have caused this Affidavit to be made for the purpose of obtaining a decree or Order of Court under Pa. R.C.P. 1066.

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

  
Girard Kasubick, Esq.,

Attorney for Plaintiffs

Sworn to and subscribed  
before me this 4<sup>th</sup>  
day of December, 2006.

  
N.P.

WILLIAM A. SHAW  
Prothonotary  
My Commission Expires  
1st Monday in Jan. 2010  
Clearfield Co., Clearfield, PA

NOTICE  
IN THE COURT  
OF COMMON PLEAS  
CLEARFIELD COUNTY, PA  
CIVIL DIVISION  
No.: 2006-1758-CD  
QUIET TITLE ACTION  
BRUCEL. VERESHACK and  
BOBBIJOVERESHACK,  
his wife,  
Plaintiffs

vs.

ROSA ZGANYER,  
a/k/a ROSIE SCONIER;  
ANNA JOHNS;  
a/k/a ANNIE E. JOHNS;  
KATHRYN ZGANYER,  
a/k/a KATHRYN ZGAUYER;  
SALLY SARAH THOMCHICK;  
MICHAEL L. MATEVISH and  
MARY B. MATEVISH, his wife;  
MARION C. MATEVISH;  
SALLY ANN MATEVISH VAIS and  
ALBERT VAIS, her husband;  
CAROLINE MATEVISH SMID;  
DAVID A. MATEVISH; and  
JOHN E. MATEVISH;  
and their heirs, executors,  
administrators, successors,  
trustees and assigns, known  
or unknown and any other  
person who may claim title in  
the property subject to this action,  
Defendants

ACTION TO  
QUIET TITLE  
NOTICE

TO: ROSA ZGANYER, A/K/A ROSIE SCONIER; ANNA JOHNS, A/K/A ANNIE E. JOHNS; KATHRYN ZGANYER, A/K/A KATHRYN ZGAUYER; SALLY SARAH THOMCHICK; MICHAEL L. MATEVISH AND MARY B. MATEVISH, HIS WIFE; MARION C. MATEVISH; SALLY ANN MATEVISH VAIS AND ALBERT VAIS, HER HUSBAND; CAROLINE MATEVISH SMID; DAVID A. MATEVISH; AND JOHN E. MATEVISH; and their heirs, executors, administrators, successors, trustees and assigns, known or unknown.

You have been sued in Court. You are hereby notified that an Action to Quiet Title to the premises situated in Bigler Township, Clearfield County, Pennsylvania, has been filed against you. Said lands are bounded and described as follows:

THE FIRST THEREOF:

BEGINNING at a post on the West side of Third Street and at the east corner of Ramey Avenue; and thence running West along the East side of Ramey Avenue One Hundred Fifty (150') feet, more or less, to the right-of-way of the Smoke Run Branch of the Tyrone and Clearfield Railroad; thence South along said Railroad a distance of approximately fifty (50) feet; thence along the line of Lot No. 14, one hundred fifty (150) feet, more or less, to the right-of-way of the Smoke Run Branch of the Tyrone and Clearfield Railroad; thence South along said Railroad a distance of approximately fifty (50) feet; thence along the line of Lot No. 14, one hundred fifty (150) feet, more or less, to Third Street; thence along Third Street fifty (50) feet to a point and place of beginning. Being Lot No. 13 in Block O in the plot of the Village of Smoke Run.

The above property being assessed as Clearfield County Tax Map No. 103-K15-498-16.

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

NOTICE

TO: ROSA ZGANYER, A/K/A ROSIE SCONIER; ANNA JOHNS, A/K/A ANNIE E. JOHNS; KATHRYN ZGANYER, A/K/A KATHRYN ZGAUYER; SALLY SARAH THOMCHICK; MICHAEL L. MATEVISH AND MARY B. MATEVISH, HIS WIFE; MARION C. MATEVISH;

more or less, to Third Street; and thence running along the West side of Third Street One Hundred Fifty (150') feet to Ramey Avenue, or place of beginning; and is designated on the Map of the Village of Smoke Run as Lots 13, 14 and 15 in Block "O". The above property being assessed as Clearfield County Tax Map No. 103-K15-498-15.

## PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :  
COUNTY OF CLEARFIELD : SS:

On this 6th day of November, A.D. 20 06, 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 November 4, 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

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

SALLY ANN MATEVISH VAIS AND  
ALBERT VAIS, HER HUSBAND;  
CAROLINE MATEVISH SMID;  
DAVID A. MATEVISH; AND JOHN  
E. MATEVISH; their heirs, execu-  
tors, administrators, successors,  
trustees and assigns, known or un-  
known.

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 Plaintiffs. You may lose money or property or other rights important to you.

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

Court Administrator's Office  
Clearfield County Courthouse  
One North Second Street  
Clearfield, PA 16830  
(814) 765-2641, Ext. 5982  
LEHMAN & KASUBICK  
611 Brisbin Street  
Houtzdale, PA 16651

## PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :  
:  
COUNTY OF CLEARFIELD :

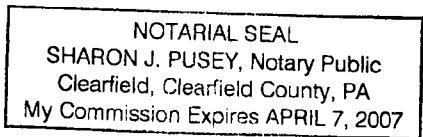
On this 10th day of November AD 2006, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Gary A. Knaresboro editor of the Clearfield County Legal Journal of the Courts of Clearfield County, and that the annexed is a true copy of the notice or advertisement published in said publication in the regular issues of Week of November 10, 2006, Vol. 18 No. 45. 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



Lehman & Kasubick  
611 Brisbin St  
Houtzdale PA 16651

assigns, known or unknown and, any other person who may claim title in the property subject to this action, Defendants

No.: 2006-1758-CD  
ACTION TO QUIET TITLE

NOTICE  
TO: ROSA ZGANAYER A/K/A ROSIE  
SCONIER; ANNA JOHNS A/K/A ANNIE E.  
JOHNS; KATHRYN ZGANAYER A/K/A  
KATHRYN ZGAUYER; SALLY SARAH  
THOMCHICK; MICHAEL L. MATEVISH  
AND MARY B. MATEVISH, HIS WIFE;  
MARION C. MATEVISH; SALLY ANN  
MATEVISH VAIS AND ALBERT VAIS, HER  
HUSBAND; CAROLINE MATEVISH SMID;  
DAVID A. MATEVISH; AND JOHN E.  
MATEVISH; and their heirs, executors,  
administrators, successors, trustees and  
assigns, known or unknown.

You have been sued in Court. You are hereby notified that an Action to Quiet Title to the premises situated in Bigler Township, Clearfield County, Pennsylvania has been filed against you. Said lands are bounded and described as follows:

## THE FIRST THEREOF:

BEGINNING at a post on the West side of Third Street and at the east corner of Ramey Avenue; and thence running West along the East side of Ramey Avenue One Hundred Fifty (150') feet, more or less, to the right of way of the Smoke Run Branch of the Tyrone and Clearfield Railroad; thence North along said right of way One Hundred Fifty (150') feet to Lot No. 12; and thence East along Lot No 12 One Hundred Fifty (150') feet, more or less, to Third Street; and thence running along the West side of Third Street One Hundred Fifty (150') feet to Ramey Avenue, place of beginning; and is designated on the Map of the Village of Smoke Run as Lots 13, 14 and 15 in Block "O".

The above property being assessed as  
Clearfield County Tax Map No. 103-K15-  
498-15.

## THE SECOND THEREOF

COMMENCING on the West side of Third Street; thence north along the line of Lot No. 12, one hundred fifty (150) feet, more or less, to the right-of-way of the Smoke Run Branch of the Tyrone and Clearfield Railroad; thence South along said Railroad a distance of approximately fifty (50) feet; thence along the line of Lot No. 14, one hundred fifty (150) feet, more or less, to Third Street; thence along Third Street fifty (50) feet to a point and place of beginning. Being Lot No. 13 in Block O in the plot of the Village of Smoke Run.

The above property being assessed as  
Clearfield County Tax Map No. 103-K15-  
498-16.

You are further notified to appear and

answer the Complaint in said Action within twenty (20) days of this Notice otherwise judgment will be entered against you barring you from all claims, rights and interest inconsistent with the Plaintiffs claim of title as set forth in the Complaint.

## NOTICE

TO: ROSA ZGANAYER A/K/A ROSIE SCONIER; ANNA JOHNS A/K/A ANNIE E. JOHNS; KATHRYN ZGANAYER A/K/A KATHRYN ZGAYER; SALLY SARAH THOMCHICK; MICHAEL L. MATEVISH AND MARY B. MATEVISH, HIS WIFE; MARION C. MATEVISH; SALLY ANN MATEVISH VAIS AND ALBERT VAIS, HER HUSBAND; CAROLINE MATEVISH SMID; DAVID A. MATEVISH; AND JOHN E. MATEVISH; and their heirs, executors, administrators, successors, trustees and assigns, known or unknown.

If you wish to defend, you must enter a written appearance personally or by attorney 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 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.

NEER : Court Administrator's Office, Clearfield County Courthouse, One North Second Street, Clearfield, PA 16830, (814) 765-2641, Ext. 5982.

2041, EX. 3502.  
LEHMAN & KASUBICK, 611 Brisbin  
Street, Houtzdale, PA 16651.

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

BRUCE L. VERESHACK and BOBBI JO VERESHACK, his wife, Plaintiffs vs. ROSA ZGANAYER a/k/a ROSIE SCONIER; ANNA JOHNS a/k/a ANNIE E. JOHNS; KATHRYN ZGANAYER a/k/a KATHRYN ZGAUYER; SALLY SARAH THOMCHICK; MICHAEL L. MATEVISH and MARY B. MATEVISH, his wife; MARION C. MATEVISH; SALLY ANN MATEVISH VAIS and ALBERT VAIS, her husband; CAROLINE MATEVISH SMID; DAVID A. MATEVISH; and JOHN E. MATEVISH; and their heirs, executors, administrators, successors, trustees and

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

BRUCE L. VERESHACK and :  
BOBBI JO VERESHACK, his wife, : No.: 2006-1758-CD  
Plaintiffs : Type of Case: Quiet  
vs. : Title Action  
ROSA ZGANYER, ET AL., : Type of Pleading:  
Defendants : Motion for Judgment  
: Filed on behalf of:  
: Plaintiffs  
: Counsel of Record for  
: This Party:  
: Girard Kasubick, Esq.  
: Supreme Court #30109  
: LEHMAN & KASUBICK  
: 611 Brisbin Street  
: Houtzdale, PA 16651

FILED NO  
01/07/07  
DEC 04 2006  
6K

William A. Shaw  
Prothonotary/Clerk of Courts

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

BRUCE L. VERESHACK and :  
BOBBI JO VERESHACK, his wife, : No.: 2006-1758-CD  
Plaintiffs :  
vs. : QUIET TITLE ACTION  
: :  
ROSA ZGANYER, ET AL., :  
Defendants : :  
:

MOTION FOR JUDGMENT

NOW, this 4<sup>th</sup> day of December, 2006, an Affidavit having been executed and presented herewith on behalf of the Plaintiffs showing that the Complaint was served by publication on all of the Defendants, one time only, to wit: November 4, 2006 in the Clearfield Progress and the week of November 10, 2006 in the Clearfield County Legal Journal, and further that all the named Defendants who are deceased or their whereabouts are unknown were not served in any other manner, and no Defendants served by publication having entered an appearance or filed an Answer or having expressed any purpose of intent to be heard or desire to assert title to said property, and twenty (20) days having elapsed since the last publication, and it appearing that it was impossible to serve any of the Defendants by any other means.

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



Girard Kasubick, Esq.,  
Attorney for Plaintiffs

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

BRUCE L. VERESHACK and : No.: 2006-1758-CD  
BOBBI JO VERESHACK, his wife, : Type of Case:  
Plaintiffs : Quite Title Action  
vs. : Type of Pleading:  
ROSA ZGANYER a/k/a ROSIE : Order of Court  
SCONIER; : Filed on behalf of:  
ANNA JOHNS a/k/a ANNIE E. : Plaintiffs  
JOHNS; : Counsel Of Record For  
KATHRYN ZGANYER a/k/a KATHRYN : This Party:  
ZGAUYER; : Girard Kasubick, Esq.  
SALLY SARAH THOMCHICK; : Supreme Court #30109  
MICHAEL L. MATEVISH and MARY : 611 Brisbin Street  
B. MATEVISH, his wife; : Houtzdale, PA 16651  
MARION C. MATEVISH; :  
SALLY ANN MATEVISH VAIS and :  
ALBERT VAIS, her husband; :  
CAROLINE MATEVISH SMID; :  
DAVID A. MATEVISH; :  
and JOHN E. MATEVISH; :  
and their heirs, executors, :  
administrators, successors, :  
trustees and assigns, known :  
or unknown and any other :  
person who may claim title :  
in the property subject to :  
this action, :  
Defendants :  
:

FILED 1CC  
01/11/2007 Atty Kasubick  
DEC 05 2006  
(60)

William A. Shaw  
Prothonotary/Clerk of Courts

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

BRUCE L. VERESHACK and, :  
BOBBI JO VERESHACK, his wife, : No.: 2006-1758-CD  
Plaintiffs :  
vs. : QUIET TITLE ACTION  
: :  
ROSA ZGANAYER, ET AL., :  
Defendants : :

ORDER OF COURT

NOW, this 4<sup>th</sup> day of December, 2006, an Affidavit having been made that service was made by publication on all unknown Defendants in the Clearfield Progress on November 4, 2006, and in the Clearfield County Legal Journal the week of November 10, 2006, and it appearing that it was impossible to serve any other Defendants by any other means,

IT IS ORDERED AND DECREED that Defendants file suit in ejectment or otherwise enter a proceeding to contest the case within thirty (30) days, or this Order of Court shall become final upon praecipe by Plaintiffs, which hereby Orders and Decrees that title to the land subject of this action is vested absolutely in the Plaintiffs, their heirs and assigns, free and clear of any and all claims of any nature by any of the named Defendants, their heirs, executors, administrators, trustees, successors and assigns or by anyone claiming by, through or under them or

any of them, and that the Plaintiffs are seized of an indefeasible title to those two (2) certain pieces or parcels of land located in Bigler Township, Clearfield County, Pennsylvania, bounded and described as follows:

**THE FIRST THEREOF:**

BEGINNING at a post on the West side of Third Street and at the east corner of Ramey Avenue; and thence running West along the East side of Ramey Avenue One Hundred Fifty (150') feet, more or less, to the right of way of the Smoke Run Branch of the Tyrone and Clearfield Railroad; thence North along said right of way One Hundred Fifty (150') feet to Lot No. 12; and thence East along Lot No. 12 One Hundred Fifty (150') feet, more or less, to Third Street; and thence running along the West side of Third Street One Hundred Fifty (150') feet to Ramey Avenue, or place of beginning; and is designated on the Map of the Village of Smoke Run as Lots 13, 14 and 15 in Block "O.

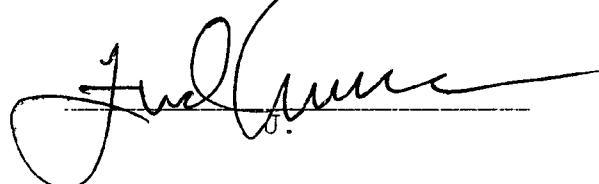
The above property being assessed as Clearfield County Tax Map No. 103-K15-498-15.

**THE SECOND THEREOF:**

COMMENCING on the West side of Third Street; thence north along the line of Lot No. 12, one hundred fifty (150) feet, more or less, to the right-of-way of the Smoke Run Branch of the Tyrone and Clearfield Railroad; thence South along said Railroad a distance of approximately fifty (50) feet; thence along the line of Lot No. 14, one hundred fifty (150) feet, more or less, to Third Street; thence along Third Street fifty (50) feet to a point and place of beginning. Being Lot No. 13 in Block O in the plot of the Village of Smoke Run.

The above property being assessed as Clearfield County Tax Map No. 103-K15-498-16.

BY THE COURT,



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

BRUCE L. VERESHACK and : No.: 2006-1758-CD  
BOBBI JO VERESHACK, his wife, : Type of Case:  
Plaintiffs : Quite Title Action  
vs. : Type of Pleading:  
ROSA ZGANYER a/k/a ROSIE : Final Praecept  
SCONIER; : Filed on behalf of:  
ANNA JOHNS a/k/a ANNIE E. : Plaintiffs  
JOHNS; : Counsel Of Record For  
KATHRYN ZGANYER a/k/a KATHRYN : This Party:  
ZGAUYER; : Girard Kasubick, Esq.  
SALLY SARAH THOMCHICK; : Supreme Court #30109  
MICHAEL L. MATEVISH and MARY : 611 Brisbin Street  
B. MATEVISH, his wife; : Houtzdale, PA 16651  
MARION C. MATEVISH; :  
SALLY ANN MATEVISH VAIS and :  
ALBERT VAIS, her husband; :  
CAROLINE MATEVISH SMID; :  
DAVID A. MATEVISH; :  
and JOHN E. MATEVISH; :  
and their heirs, executors, :  
administrators, successors, :  
trustees and assigns, known :  
or unknown and any other :  
person who may claim title :  
in the property subject to :  
this action, :  
Defendants :  
:

FILED *cc*  
09/28/2017 Atty Kasubick  
JAN 05 2017  
WM  
William A. Shaw  
Prothonotary/Clerk of Courts

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

BRUCE L. VERESHACK and, :  
BOBBI JO VERESHACK, his wife, : No.: 2006-1758-CD  
Plaintiffs :  
: QUIET TITLE ACTION  
vs. :  
: ROSA ZGANYER, ET AL., :  
Defendants :  
:

**FINAL PRAECIPE**

TO: William A. Shaw, Prothonotary:

Please enter judgment in the above-captioned matter  
in favor of the Plaintiffs.

  
\_\_\_\_\_  
Girard Kasubick, Esq.,  
Attorney for Plaintiffs

Dated: January 5, 2007

FILED

JAN 05 2007

William A. Stratton  
Prothonotary/Clerk of Courts