

06-1867-CD
Francis Adams et al vs Robert Stemcovski

Francis Adams et al vs Robert Stemcovski
2006-1867-CD

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

FRANCIS J. ADAMS and
JAMIE E. ADAMS,

Plaintiffs

vs.

No. 2006-1867-cp

ROBERT F. STEMCOVSKI, his heirs,
successors and assigns and any person
claiming, or who might claim title under
the aforesaid defendant; and any other
person, persons, firms, partnerships,
or corporate entities who might claim
title to the premises herein described,

Defendant

Type of Pleading: Complaint

Filed on behalf of: Francis J. Adams
and Jamie E. Adams, Plaintiffs

Counsel of Record for this party:

DAVID J. HOPKINS, ESQUIRE
Attorney at Law

Supreme Court No. 42519
100 Meadow Lane, Suite 5
DuBois, Pennsylvania 15801

(814) 375-0300

FILED

NOV 13 2006

01-2014
William A. Shaw
Prothonotary/Clerk of Courts

1 cent to Attn

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

FRANCIS J. ADAMS and	:	
JAMIE E. ADAMS,	:	
Plaintiffs	:	
vs.	:	No.
	:	
ROBERT F. STEMCOVSKI, his heirs,	:	
successors and assigns and any person	:	
claiming, or who might claim title under	:	
the aforesaid defendant; and any other	:	
person, persons, firms, partnerships,	:	
or corporate entities who might claim	:	
title to the premises herein described,	:	
Defendant	:	

NOTICE

TO DEFENDANT:

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 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.

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)

FRANCIS J. ADAMS and :
JAMIE E. ADAMS, :
Plaintiffs :
:
vs. : No.
:
ROBERT F. STEMCOVSKI, his heirs, :
successors and assigns and any person :
claiming, or who might claim title under :
the aforesaid defendant; and any other :
person, persons, firms, partnerships, :
or corporate entities who might claim :
title to the premises herein described, :
Defendant :

COMPLAINT

NOW COMES, Plaintiffs, Francis J. Adams and Jamie E. Adams, by and through their attorneys, Hopkins Heltzel LLP and avers as follows:

COUNT I

1. Plaintiffs, Francis J. Adams and Jamie E. Adams, are husband and wife and are adult individuals who reside together at 165 Roosevelt Street, Windburnex , Pennsylvania 16879.
2. The property to be quieted is described on Exhibit "A".
3. By deed dated June 13, 1992, Leroy J. Weitoish, James D. Weitoish and Frank Weitoish, Jr. conveyed the property described in paragraph 2 to Robert F. Stemcovski and Jennifer Rogers. The deed is recorded in the Office of the Recorder of Deeds of Clearfield County in Volume 1468, at page 422.
4. To the best knowledge, information and belief of Plaintiffs, the said Robert F. Stemcovski died on May 29, 2000 intestate without heirs. An estate was never opened in Clearfield County. The mortgage encumbering the property by Robert F. Stemkovski and

Jennifer Rogers fell into default, and as a result thereof, Jennifer Rogers conveyed her entire interest in the property to Kevin Jordan for the sum of One (\$1.00) Dollar. Said deed was dated June 10, 2002 and recorded in the Office of the Recorder of Deeds as Instrument 2003-20085. A corrective deed dated February 2, 2004 was prepared from Jennifer Rogers to Kevin Jordan. The corrective deed is recorded in the Office of the Recorder of Deeds as Instrument No. 2004-18914.

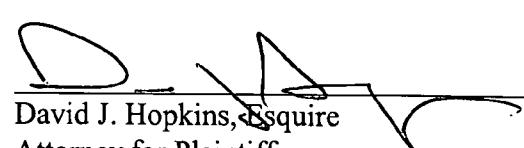
5. By deed dated October 27, 2003, Kevin Jordan conveyed his interest in the property described in paragraph 2 to Plaintiffs Francis J. Adams and Jamie E. Adams. The deed is recorded in the Office of the Recorder of Deeds of Clearfield County as Instrument No. 2003-20087. A corrective deed dated February 4, 2004 from Kevin Jordan to Francis J. Adams and Jamie E. Adams is recorded in the Office of the Recorder of Deeds in Clearfield County as Instrument No. 2004-18915.

6. The purpose of this quiet title is to remove any and all claims of Robert F. Stemcovski from the property described in paragraph 2.

WHEREFORE, the Plaintiffs request the Court to decree that title to the premises described in paragraph two of the Complaint be granted unto Plaintiffs, Francis J. Adams and Jamie E. Adams in fee simple absolute; and that the Defendant, Robert F. Stemcovski, his heirs, devisees, executors, administrators and assigns, and 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 set forth on Exhibit "A".

Respectfully submitted,



David J. Hopkins, Esquire
Attorney for Plaintiffs

EXHIBIT "A"

ALL those certain parcels of land situate in the Township of Cooper, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a post on Church Street;

THENCE along Methodist Church lot South eighty two (82) degrees thirty (30) minutes East one hundred and fifty (150) feet;

THENCE South six (6) degrees West one hundred (100) feet to post;

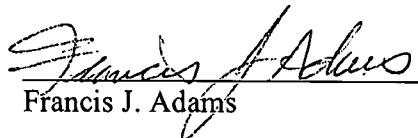
THENCE North eighty two (82) degrees thirty (30) minutes West one hundred fifty (150) feet to post on Church Street;

THENCE along Church Street North six (6) degrees East one hundred (100) feet to the place of beginning.

Being known as lots numbered twelve, erroneously written as lot number twenty, and fourteen in the plot of Winburne Improvement Company's addition to the Village of Winburne.

VERIFICATION

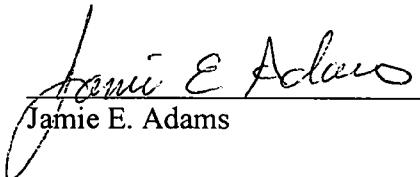
With full understanding that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904, relating to unsworn falsification to authorities, I verify that the statements made in this pleading are true and correct.



Francis J. Adams

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.



Jamie E. Adams

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

FRANCIS J. ADAMS and
JAMIE E. ADAMS,
Plaintiffs

vs.

ROBERT F. STEMCOVSKI, his heirs,
Successors and assigns and any person
Claiming, or who might claim title under
the aforesaid defendant; and any other
person, persons, firms, partnerships,
or corporate entities who might claim
title to the premises herein described,
Defendant

No. 2006-1867-CN

FILED

NOV 13 2006

511-207-
William A. Shaw
Prothonotary/Clerk of Courts

1 CEN to ATTY

AFFIDAVIT OF UNKNOWN WHEREABOUTS

I, David J. Hopkins, Esquire, attorney for Plaintiffs, Francis J. Adams and Jamie E. Adams, being duly sworn according to law, deposes and says as follows:

I have made a search of the records of the Recorder of Deeds and the Prothonotary's Office of the Clearfield County Courthouse and to the best of my to the best of my knowledge, information and belief, the Defendant, Robert F. Stemcovski, died May 29, 2000. An estate was apparently attempted to be opened on Mr. Stemcovski's behalf as evidenced by a Petition filed to No. 2001-206. To the best knowledge, information and belief of your Affiant, an Administrator was never appointed for the estate. Jennie Closs identifies herself as an aunt of Robert F. Stemcovski and Plaintiffs will serve notice of this action upon her.

As a result of the foregoing unsuccessful search, your Affiant respectfully request
Defendant be served by publication.



David J. Hopkins, Esquire

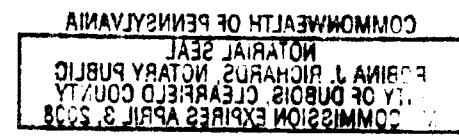
Sworn to and subscribed before
me this 13th day of
November, 2006.



Robina J. Richards
Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
ROBINA J. RICHARDS, NOTARY PUBLIC
CITY OF DUBOIS, CLEARFIELD COUNTY
MY COMMISSION EXPIRES APRIL 3, 2008



FILED

NOV 13 2006

William A. Shaw
Prothonotary/Clerk of Courts

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

FRANCIS J. ADAMS and :
JAMIE E. ADAMS, :
Plaintiffs :
vs. : No. 2006-1867-cp
: :
ROBERT F. STEMCOVSKI, his heirs, :
successors and assigns and any person :
claiming, or who might claim title under :
the aforesaid defendant; and any other :
person, persons, firms, partnerships, :
or corporate entities who might claim :
title to the premises herein described, :
Defendant :
:

FILED

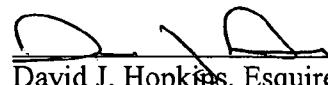
NOV 13 2006

011-2014
William A. Shaw
Prothonotary/Clerk of Courts
1 CEN to APP

MOTION FOR PUBLICATION

AND NOW, this 13 day of November, 2006, an Affidavit having been executed and filed on behalf of Plaintiffs, Francis J. Adams and Jamie E. Adams, and that the whereabouts of Defendant, Robert F. Stemcovski, his 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 Defendant, his 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

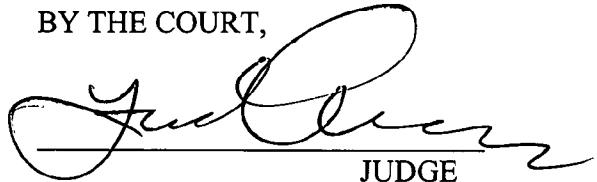
IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
(CIVIL DIVISION)

FRANCIS J. ADAMS and :
JAMIE E. ADAMS, :
Plaintiffs :
vs. : No. 2006-1867-CV
: :
ROBERT F. STEMCOVSKI, his heirs, :
successors and assigns and any person :
claiming, or who might claim title under :
the aforesaid defendant; and any other :
person, persons, firms, partnerships, :
or corporate entities who might claim :
title to the premises herein described, :
Defendant :
:

ORDER FOR PUBLICATION

AND NOW, this 16 day of November, 2006, upon the consideration of the foregoing Motion, the Plaintiffs are granted leave to make service of the Complaint on Defendant, Robert F. Stemcovski, his heirs, devisees, administrators, executors, assigns, and all other person, persons, firms, partnerships, or corporate entities in interest, or his legal representatives, by publication one time in the Courier Express published in the City of DuBois, County of Clearfield and Commonwealth of Pennsylvania and one time in the Clearfield County Legal Journal.

BY THE COURT,



JUDGE

FILED ^{cc}
01/10/2007 Atty Hopkins
NOV 17 2006

William A. Shaw
Prothonotary/Clerk of Courts

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

FRANCIS J. ADAMS and :
JAMIE E. ADAMS, :
Plaintiffs :
vs. :
No. 2006-1867 C.D.
: :
ROBERT F. STEMCOVSKI, his heirs, :
successors and assigns and any person :
claiming, or who might claim title under :
the aforesaid defendant; and any other :
person, persons, firms, partnerships, :
or corporate entities who might claim :
title to the premises herein described, :
Defendant :
:

AFFIDAVIT

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

Personally appeared before me, the undersigned officer, David J. Hopkins, Attorney for Plaintiffs, Francis J. Adams and Jamie E. Adams, 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 Defendant, Robert F. Stemcovski, and his heirs, devisees,

FILED ^{rec}
01/08/2001 Atty Hopkins
JAN 08 2001
(m)

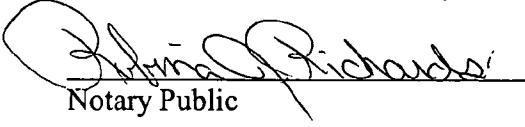
William A. Shaw
Prothonotary/Clerk of Courts

administrators, executors and assigns, by publication, and more than twenty (20) days have elapsed since said service, and that the said Defendant has 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
5th day of January, 2007.

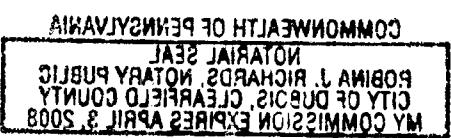


Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

ROBINA J. RICHARDS, NOTARY PUBLIC
CITY OF DUBOIS, CLEARFIELD COUNTY
MY COMMISSION EXPIRES APRIL 3, 2008



FILED
JAN 08 2007

William A. Shaw
Prothonotary/Clerk of Courts

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

FRANCIS J. ADAMS and :
JAMIE E. ADAMS, :
Plaintiffs :
vs. :
No. 2006-1867 C.D.
: :
ROBERT F. STEMCOVSKI, his heirs, :
successors and assigns and any person :
claiming, or who might claim title under :
the aforesaid defendant; and any other :
person, persons, firms, partnerships, :
or corporate entities who might claim :
title to the premises herein described, :
Defendant :
:

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01/08/2007 AM
JAN 08 2007
Hopkins

WAD
William A. Shaw
Prothonotary/Clerk of Courts

MOTION FOR JUDGMENT

AND NOW, this 8th day of January, 2007, an Affidavit having been filed by David J. Hopkins, Esquire, Attorney for Plaintiffs, Francis J. Adams and Jamie E. Adams, that the Complaint with Notice to Plead was served on Defendant. Defendant was served by publication pursuant to the Rules of Civil Procedure and Defendant has 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 Defendant 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 Defendant 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

PROOF OF PUBLICATION OF NOTICE APPEARING IN THE
COURIER EXPRESS/TRI-COUNTY SUNDAY/JEFFERSONIAN DEMOCRAT

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

No. 2006-1867C.D.

ST.
CO

FRANCIS J. ADAMS and JAMIE E. ADAMS, Plaintiffs
vs.

ROBERT F. STEMCOVSKI, his heirs, successors and assigns and any person claiming, or who might claim title under the aforesaid defendant; and any other person, persons, firms, partnerships, or corporate entities who might claim title to the premises herein described,

QUIET TITLE ACTION NOTICE

TO: Robert F. Stemcovski, his 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 Cooper Township, Clearfield County Huston, Pennsylvania has been filed against you. Said premises are described as follows:

All those certain parcels of land situate in the Township of Cooper, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a post on Church Street;

THENCE along Methodist Church lot South eighty two (82) degrees thirty (30) minutes East one hundred and fifty (150) feet;

THENCE South six (6) degrees West one hundred (100) feet to post;

THENCE North eighty two (82) degrees thirty (30) minutes West one hundred fifty (150) feet to post on Church Street;

THENCE along Church Street North six (6) degrees East one hundred (100) feet to the place of beginning.

Being known as lots numbered twelve, erroneously written as lot number twenty and fourteen in the plot of Winburne Improvement Company's addition to the Village of Winburne.

You have been sued in Court. The purpose of this quiet title action is to extinguish any right or equity which the Defendant 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, have been unable to locate the Defendant or his devisees or heirs.

Whereupon the Court Ordered that notice of said action be served on the Defendant and his 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
1 North Second Street
Clearfield, Pennsylvania 16830
(814) 765-2641

HOPKINS HELTZEL LLP
David J. Hopkins, Esquire
Attorney for Plaintiffs
100 Meadow Lane, Suite 5
DuBois, PA 15801
(814) 375-0300

I he:
mat!

PUBLISHING COMPANY,
SYLVANIA
May 16, 1929, P.L. 1784

vertising Supervisor of the Courier-Express/Tri-County said, being duly sworn, deposes and says that the Courier newspaper and Jeffersonian Democrat, a weekly Street, City of DuBois, County and State aforesaid, is daily publication and the weekly publications, has been notice of publication is attached hereto exactly as the same the following dates, viz: the

or A.D., 2006

the Courier-Express, a daily newspaper, Tri-County weekly newspaper to verify the foregoing statement subject matter of the aforesaid notice of publication, and character of publication are true.

COMPANY Publisher of
DAY/JEFFERSONIAN DEMOCRAT

day of Dec., 2006

Robin Duttry
PUBLIC

sing Cost

COMPANY

COUNTY SUNDAY/
DEMOCRAT

NOTARIAL SEAL
ROBIN M. DUTTRY, NOTARY PUBLIC
CITY OF DUBOIS, CLEARFIELD COUNTY
MY COMMISSION EXPIRES APRIL 16, 2010

eltzel LLP

ement

lates.....	\$315.90
.....	\$7.50
.....	\$323.40

Advertising Costs

a weekly newspaper, and/or Jeffersonian Democrat, a advertising and publication costs, and certifies that the

Drive, DuBois, PA 15801

ne 814-371-4200

NG COMPANY

of

DAY/JEFFERSONIAN DEMOCRAT

cation and receipt for the Advertising costs in the subject

ATTORNEY FOR

against you. Said premises are described as follows:

All those certain parcels of land situate in the Township of Cooper, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a post on Church Street; THENCE, along Methodist Church lot South eighty two (82) degrees thirty (30) minutes East one hundred and fifty (150) feet;

THENCE South six (6) degrees West one hundred (100) feet to post;

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THENCE along Church Street North six (6) degrees East one hundred (100) feet to the place of beginning.

Being known as lots numbered twelve, erroneously written as lot number twenty and fourteen in the plot of Winburne Improvement Company's addition to the Village of Winburne.

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 Defendant, 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, 1 North Second Street, Clearfield, PA 16830 (814) 765-2641.

David J. Hopkins, Esquire, Attorney for Plaintiffs, 100 Meadow Lane, Suite 5, DuBois, PA 15801. (814) 375-0300.

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

FRANCIS J. ADAMS and JAMIE E. ADAMS, Plaintiffs vs. ROBERT F. STEMCOVSKI, his heirs, successors and assigns and any person claiming, or who might claim title under the aforesaid defendant; and any other person, persons, firms, partnerships, or corporate entities who might claim title to the premises herein described, Defendants

No. 2006-1867-CD

QUIET TITLE ACTION NOTICE

TO: Robert F. Stemcovski, his 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 Cooper Township, Clearfield County, Pennsylvania, has been filed

of Wills has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to make payment without delay to the executors or administrators or their attorneys named below.

Third Publication

FULLINGTON, JOHN RICHARD SR., Dec'd
a/k/a **J. RICHARD FULLINGTON SR.**

Late of Clearfield
Executrix: **AERIAL F. WEISMAN**
Attorney: **CARL A. BELIN, JR.**
PO Box 1
15 North Front Street
Clearfield, PA 16830

WACHTER, JAMES R., Dec'd
a/k/a **JAMES RUDOLPH WACHTER**
Late of Grampian
Executor: **MARK EDWARD WAHL**
a/k/a **MARK E. WAHL**
Attorney: **WARREN B. MIKESELL**
115 East Locust Street
Clearfield, PA 16830

LEITZINGER, EUGENIA U., Dec'd
Late of Clearfield
Co-Executor:
COUNTY NATIONAL BANK
MARK CAMPOLONG
Attorney: **PETER F. SMITH**
PO Box 130
Clearfield, PA 16830

Second Publication

LUZIER, SHERIDAN D., Dec'd
Late of Lawrence Township
Executrix: **JOELENE A. LUZIER**
Attorney: **PETER F. SMITH**
PO Box 130
Clearfield, PA 16830

First Publication

WILSONCROFT, MONA J., Dec'd
Late of Clearfield Borough
Administrator:
ROBERT G. WILSONCROFT
Attorney: **TIMOTHY E. DURANT**
201 North Second Street
Clearfield, PA 16830

VOKES, SARA E., Dec'd
a/k/a **SADIE VOKES**
a/k/a **SARA ELIZABETH VOKES**
Late of Clearfield
Executor: **GARY BOLTON**
Attorney: **JOHN SUGHRUE**
23 North Second Street
Clearfield, PA 16830

TO: **SCHNEIDER MOTOR SALES, INC.**, and its shareholders, directors, owners, successors and assigns, as well as the heirs, devisees, administrators, executors, successors and assigns of its shareholders, directors, owners, successors 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 IN THE CITY OF DUBOIS, CLEARFIELD COUNTY, PENNSYLVANIA, HAS BEEN FILED AGAINST YOU. Said premises is described as follows:

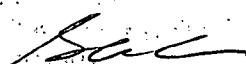
One-half lot located in John Foster's Addition to the City of DuBois, Clearfield County, Pennsylvania, bounded on the South by land formerly of Mrs. Kate Stone known as Lot No. 5 in the John Foster's Addition; on the West by lands of the Buffalo Rochester & Pittsburgh Railroad Company (now Baltimore and Ohio Railroad Company); on the North by a line bisecting Lot No. 4 in said addition; on the East by South Brady Street; said land comprising the

PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :

COUNTY OF CLEARFIELD :

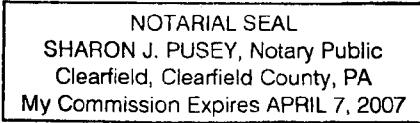
On this 1st day of December AD 2006, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Gary A. Knaresboro editor of the Clearfield County Legal Journal of the Courts of Clearfield County, and that the annexed is a true copy of the notice or advertisement published in said publication in the regular issues of Week of December 1, 2006, Vol. 18 No. 48. 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



David J Hopkins
100 Meadow Lane Suite 5
DuBois PA 15801

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

FRANCIS J. ADAMS and :
JAMIE E. ADAMS, :
Plaintiffs :
vs. :
No. 2006-1867 C.D.
:
:
:
:
:
ROBERT F. STEMCOVSKI, his heirs, :
successors and assigns and any person :
claiming, or who might claim title under :
the aforesaid defendant; and any other :
person, persons, firms, partnerships, :
or corporate entities who might claim :
title to the premises herein described, :
Defendant :

FILED *ice*
01/25/07 Hopkins
JAN 09 2007
(60)

William A. Shaw
Prothonotary/Clerk of Courts

ORDER

AND NOW, this 9 day of January, 2007 appearing that service of the Complaint to Quiet Title in the above stated action was served upon Defendant, Robert F. Stemcovski, 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 Defendant, Robert F. Stemcovski, and his heirs, successors and assigns and any person claiming, or who might claim title under the aforesaid Defendant; and any other person, 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 the property described on Exhibit "A" filed with the Complaint and attached hereto.

2. That title to said property is now vested in Francis J. Adams and Jamie E. Adams as prayed.

3. That the rights of the Plaintiffs are superior to the rights of the Defendant, Robert F. Stemcovski, and any heirs, persons claiming, or who might claim title under the aforesaid Defendant; and any other person, persons, firms, partnerships, or corporate entities who might claim title to the premises herein described.

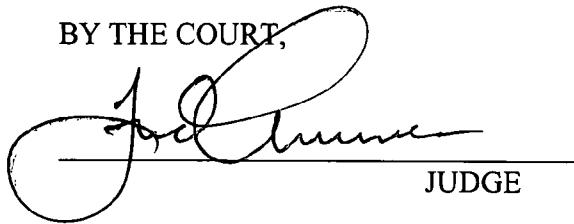
4. That the Plaintiffs have title in fee simple to said premises as described in the Complaint as against the Defendant, Robert F. Stemcovski, and his heirs, devisees, administrators, executors, and assigns.

5. That the Defendant, Robert F. Stemcovski, and his 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 "John J. Dunn". The signature is fluid and cursive, with a large, stylized "J" at the beginning.

JUDGE

EXHIBIT "A"

ALL those certain parcels of land situate in the Township of Cooper, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a post on Church Street;

THENCE along Methodist Church lot South eighty two (82) degrees thirty (30) minutes East one hundred and fifty (150) feet;

THENCE South six (6) degrees West one hundred (100) feet to post;

THENCE North eighty two (82) degrees thirty (30) minutes West one hundred fifty (150) feet to post on Church Street;

THENCE along Church Street North six (6) degrees East one hundred (100) feet to the place of beginning.

Being known as lots numbered twelve, erroneously written as lot number twenty, and fourteen in the plot of Winburne Improvement Company's addition to the Village of Winburne.