



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

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

0/11-20/14

William A. Shaw  
Prothonotary/Clerk of Courts

1 sent to Att

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.

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ROBERT F. STEMCOVSKI, his heirs,  
successors and assigns and any person  
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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,

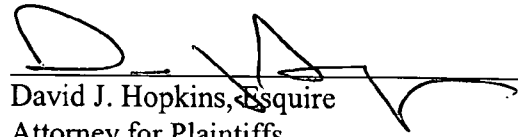
  
David J. Hopkins, Esquire  
Attorney for Plaintiffs

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.

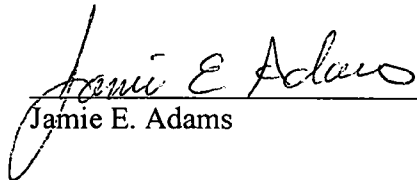
VERIFICATION

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.

No. 2006 - 1867 - CN

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**

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011-20/100  
William A. Shaw  
Prothonotary/Clerk of Courts

CE Not TO ATT

**AFFIDAVIT OF UNKNOWN WHEREABOUTS**

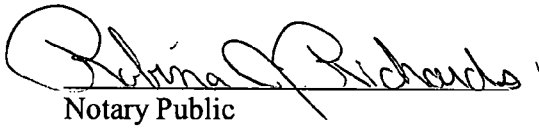
I, David J. Hopkins, Esquire, attorney for Plaintiffs, Francis J. Adams and Jamie E. Adams, being duly sworn according to law, deposes and says as follows:

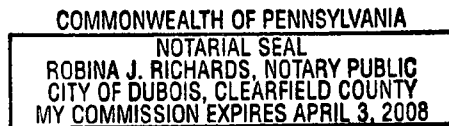
I have made a search of the records of the Recorder of Deeds and the Prothonotary's Office of the Clearfield County Courthouse and to the best of my to the best of my knowledge, information and belief, the Defendant, Robert F. Stemcovski, died May 29, 2000. An estate was apparently attempted to be opened 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.

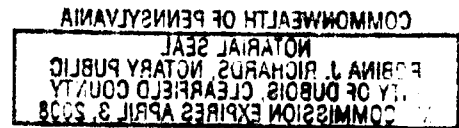
As a result of the foregoing unsuccessful search, your Affiant respectfully request  
Defendant be served by publication.

  
David J. Hopkins, Esquire

Sworn to and subscribed before  
me this 13<sup>th</sup> day of  
November, 2006.

  
Notary Public





**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-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

**MOTION FOR PUBLICATION**


**FILED**

NOV 13 2006

01:20/4  
William A. Shaw  
Prothonotary/Clerk of Courts  
1 CENT to Affs

AND NOW, this 13<sup>th</sup> 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.

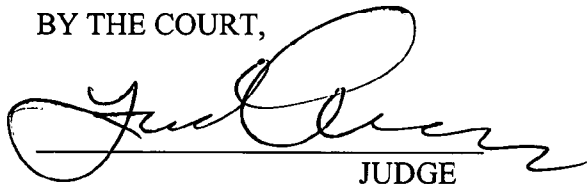
No. 2006-1867-CV

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  
01/10/2006  
NOV 17 2006

cc  
Amy Hopkins

CR

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,  
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title to the premises herein described,  
Defendant

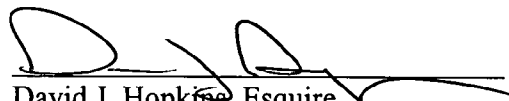
**AFFIDAVIT**

COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF CLEARFIELD :

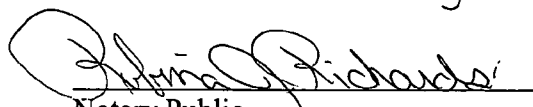
Personally appeared before me, the undersigned officer, David J. Hopkins, Attorney for  
Plaintiffs, Francis J. Adams and Jamie E. Adams, who, being duly sworn according to law,  
deposes and says that the service of the foregoing Complaint to Quiet Title, endorsed with  
Notice to Plead, has been served upon Defendant, Robert F. Stemcovski, and his heirs, devisees,

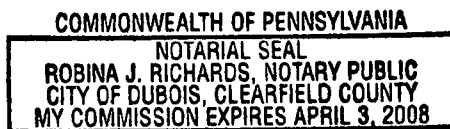
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01/09/2007  
JAN 08 2007  
William A. Shaw  
Prothonotary/Clerk of Courts

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  
5<sup>th</sup> 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

**FILED** *ice*  
*01/09/30/07* *Attg*  
**JAN 08 2007** *Hopkins*

*WAS*  
William A. Shaw  
Prothonotary/Clerk of Courts

**MOTION FOR JUDGMENT**

AND NOW, this 8<sup>th</sup> 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.

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 and 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

**PUBLISHING COMPANY,  
PENNSYLVANIA**

**May 16, 1929, P.L. 1784**

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

\_\_\_\_\_ 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 the character of publication are true.

**COMPANY Publisher of  
DAY/JEFFERSONIAN DEMOCRAT**

\_\_\_\_\_ day of Dec, 2006

\_\_\_\_\_ Notary  
PUBLIC

\_\_\_\_\_ Advertising Cost  
\_\_\_\_\_ COMPANY

**COUNTY SUNDAY/  
DEMOCRAT**

**eltzel LLP**

\_\_\_\_\_ Payment  
\_\_\_\_\_ Rates..... **\$315.90**  
\_\_\_\_\_ **\$7.50**  
\_\_\_\_\_ **\$323.40**

**Advertising Costs**

\_\_\_\_\_ , a weekly newspaper, and/or **Jeffersonian Democrat**, a daily newspaper, and certifies that the advertising and publication costs, and certifies that the

\_\_\_\_\_ Drive, DuBois, PA 15801  
Phone 814-371-4200

**NG COMPANY**

\_\_\_\_\_ of  
**DAY/JEFFERSONIAN DEMOCRAT**

\_\_\_\_\_ and receipt for the Advertising costs in the subject

ATTORNEY FOR

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

**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

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 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.

of which 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

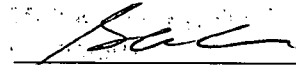
## PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :

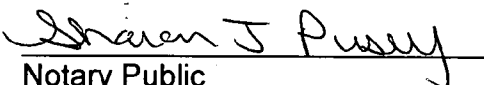
:

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.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires

NOTARIAL SEAL SHARON J. PUSEY, Notary Public Clearfield, Clearfield County, PA My Commission Expires APRIL 7, 2007
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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 <sup>ice</sup>  
012:5834 Hopkins  
JAN 09 2007 (CR)

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.

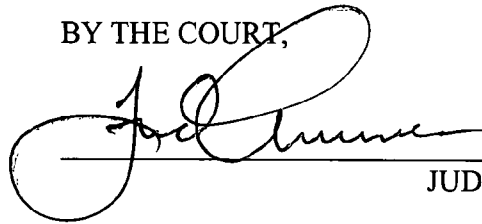
6. That the thirty (30) days provisions of Pennsylvania Rules of Civil Procedure 1066(b)(i) be modified as to eliminate the said thirty (30) day Rule of Pennsylvania Rules of Civil Procedure from this case. Said modification is in accordance with the authority vested in this Court by virtue of Pennsylvania 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 cursive script, appearing to read "J. L. Hunter", is written over a horizontal line. The signature is positioned to the left of the word "JUDGE".

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.