

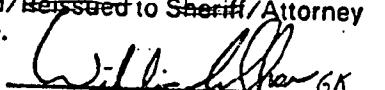
06-2123-CD
S&SP Dev. Vs Gerald Grubb et al

S& SP Development vs Gerald Grubb et al
2006-2123-CD

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

S & SP DEVELOPMENT, LLC : NO. 06-2123 C.D.
Plaintiff, : Type of Case:
vs. : ACTION TO QUIET TITLE
GERALD D. GRUBB, ELENA GRUBB, : Type of Pleading:
BEVERLY J. GRUBB, ANTHONY E. : COMPLAINT
BUSA, JR. and MARY F. BUSA : Filed on Behalf of: PLAINTIFF
Defendants :
: Counsel of Record:
: CHRISTOPHER E. MOHNEY, ESQUIRE
: Supreme Court No.: 63494
: 25 EAST PARK AVENUE
: SUITE 6
: DUBOIS, PA 15801
: (814) 375-1044

April 12, 2007 Document
Reinstated/Reissued to Sheriff/Attorney
for service.


William A. Shaw
Deputy Prothonotary

FILED PIAF pd-85.00
OCT 11 2007 Atty pd 10.00
DEC 22 2006
6 CC Atty
William A. Shaw
Prothonotary/Clerk of Courts

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

S & SP DEVELOPMENT, LLC	:	NO. 06 - - C.D.
Plaintiff	:	ACTION TO QUIET TITLE
vs.	:	
GERALD D. GRUBB, ELENA GRUBB,	:	
BEVERLY J. GRUBB, ANTHONY E.	:	
BUSA, JR. AND MARY F. GRUBB	:	
Defendants	:	

NOTICE

TO: GERALD D. GRUBB, BEVERLY J. GRUBB, ELENA GRUBB, ANTHONY E. BUSA, JR., AND MARY F. BUSA

YOU ARE HEREBY NOTIFIED THAT AN ACTION TO QUIET TITLE TO PREMISES SITUATE IN SANDY TOWNSHIP, CLEARFIELD COUNTY, PENNSYLVANIA, HAVE BEEN FILED AGAINST YOU. SAID PREMISES ARE DESCRIBED AS FOLLOWS:

ALL that certain tract of land designated as Lot No. 95, Section No. 8, "Santa Catalina" in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the Recorder of Deeds Office in Misc. Docket Map File No. 25.

EXCEPTING AND RESERVING therefrom and subject to:

1. All easements, rights-of-way, reservations, restrictions and limitations shown or contained in prior instruments of record and in the aforesaid recorded plan.
2. The Declarations of Restrictions, Treasure Lake, Inc., recorded in Misc. Book Vol. 146, page 476; all of said restrictions being covenants which run with the land.
3. All minerals and mining rights of every kind and nature.
4. A lien for all unpaid charges or assessments as may be made by Developer or Treasure Lake Property Owners Association, Inc., which lien shall run with the land and be an encumbrance against it.

The land subject of this quiet title is also Tax Map No. 128-21-C2-8-95.

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 CLAIM 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 PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

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

CLEARFIELD COUNTY PROTHONOTARY
CLEARFIELD COUNTY COURTHOUSE
CLEARFIELD, PA 16830
(814) 765-2641 x 5982

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

S & SP DEVELOPMENT, LLC	:	NO. 06 -	- C.D.
	:		
Plaintiff,	:	ACTION TO QUIET TITLE	
	:		
vs.	:		
	:		
GERALD D. GRUBB, ELENA GRUBB,	:		
BEVERLY J. GRUBB, ANTHONY E.	:		
BUSA, JR. AND MARY F. GRUBB	:		
	:		
Defendants.	:		

COMPLAINT

AND NOW, comes the Plaintiff **S & SP DEVELOPMENT, LLC**, by and through its attorney, **CHRISTOPHER E. MOHNEY, ESQUIRE**, and brings this Action to Quiet Title to the premises hereinafter described against the above-named Defendants, and in support thereof avers:

1. Plaintiff S & SP DEVELOPMENT, LLC is a Pennsylvania limited liability company with an address at 1047 Treasure Lake, DuBois, Clearfield County, Pennsylvania, 15801.
2. Defendants GERALD D. GRUBB and ELENA GRUBB are husband and wife, and are adult individuals with a last known address of R.D. #1, Box 353, Huntingdon, PA 16652.
3. Defendant BEVERLY J. GRUBB is an adult individual with a last known address of 7722 North Kings Highway, Myrtle Beach, SC 29572.
4. Defendant ANTHONY E. BUSA, JR. is an adult individual with a last known address of 32 Prospect, Wareham, MA 02571.

5. Defendant MARY F. BUSA is an adult individual with a last known address of 38 Weir Road, Yarmouth Port, MA 02675.

6. The purpose of this action is to quiet title to the following described real estate:

ALL that certain tract of land designated as Lot No. 95, Section No. 8, "Santa Catalina" in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the Recorder of Deeds Office in Misc. Docket Map File No. 25.

EXCEPTING AND RESERVING therefrom and subject to:

1. All easements, rights-of-way, reservations, restrictions and limitations shown or contained in prior instruments of record and in the aforesaid recorded plan.
2. The Declarations of Restrictions, Treasure Lake, Inc., recorded in Misc. Book Vol. 146, page 476; all of said restrictions being covenants which run with the land.
3. All minerals and mining rights of every kind and nature.
4. A lien for all unpaid charges or assessments as may be made by Developer or Treasure Lake Property Owners Association, Inc., which lien shall run with the land and be an encumbrance against it.

The land subject of this quiet title is also Tax Map No. 128-21-C2-8-95.

7. By Deed dated August 26, 1969, and recorded in Clearfield County Deed Book Volume 619, Page 106, Treasure Lake, Inc. conveyed the above-described property to GERALD D. GRUBB and BEVERLY J. GRUBB and ANTHONY E. BUSA, JR. and MARY F. BUSA.

8. By Deed dated February 23, 2006, and recorded in Clearfield County Recorder of Deeds office as Instrument #200602856, the Tax Claim Bureau of Clearfield County, Pennsylvania, conveyed the above-described property to S & SP DEVELOPMENT, LLC, the land being sold out from under GERALD D. GRUBB, BEVERLY J. GRUBB, ANTHONY E. BURSA [sic] & MARY F. BUSA for unpaid taxes against the above-described property.

9. No third party has ever made any claim of any kind to ownership of interest and/or claim to or upon the property except as set forth in this Complaint.

10. Plaintiff is unaware of any right, title or interest claimed by the named Defendants.

11. Plaintiff has been informed and therefore believes that the Defendants may have a claim or interest adverse to the Plaintiff. Any claims of the Defendants are without any right whatsoever, and Defendants' potential claims are wholly without right and constitute clouds on the Plaintiff's title, which Plaintiff desires to remove.

12. This action is brought to clear any and all clouds on the title to the ownership in interest to the property described in paragraph 6 of this Complaint, which the herein named Defendants might claim, possess or assert pertaining to any alleged irregularities in the chain of title herein set forth.

13. This suit to quiet title is instituted under the terms and provisions of the Pennsylvania Rules of Civil Procedure 1061 to 1067, inclusive, pertaining to the quieting of titles and other pertinent rules of local procedure.

WHEREFORE, your Plaintiff requests this Honorable Court to decree that title to the above-described property in paragraph 6 of this Complaint is in the name of S & SP DEVELOPMENT, and that the Defendants be forever barred from asserting any right, title, lien or interest in the land in question that is inconsistent with the interest of the Plaintiff as set forth herein to the said premises, or impeaching, denying or in any way attacking the Plaintiff's title to the said premises; and that your Honorable Court make any other necessary Order for the granting of proper relief as it deems necessary to equitably and legally recognize and preserve Plaintiff's rights in this matter.

Respectfully submitted,

By:


Christopher E. Mohney, Esquire
Attorney for Plaintiff

VERIFICATION

I, Shawn Parker of S & SP DEVELOPMENT, LLC, being a member thereof of being duly authorized to make this verification, have read the foregoing Complaint. The statements therein are correct to the best of my personal knowledge or information and belief.

This statement and verification is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn fabrication to authorities, which provides that if I make knowingly false averments I may be subject to criminal penalties.

S & SP DEVELOPMENT, LLC

By: Shawn Parker

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102282
NO: 06-2123-CD
SERVICE # 1 OF 2
COMPLAINT ACTION TO QUIET TITLE

PLAINTIFF: S & SP DEVELOPMENT, LLC
vs.
DEFENDANT: GERALD D. GRUBB, ELENA GRUBB al

SHERIFF RETURN

NOW, January 03, 2007, SHERIFF OF HUNTINGDON COUNTY WAS DEPUTIZED BY CHESTER A. HAWKINS, SHERIFF OF CLEARFIELD COUNTY TO SERVE THE WITHIN COMPLAINT ACTION TO QUIET TITLE ON GERALD D. GRUBB.

NOW, January 11, 2007 AT 1:35 PM SERVED THE WITHIN COMPLAINT ACTION TO QUIET TITLE ON GERALD D. GRUBB, DEFENDANT. THE RETURN OF HUNTINGDON COUNTY IS HERETO ATTACHED AND MADE PART OF THIS RETURN.

FILED
01/31/06
MAR 20 2007
WAS

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102282
NO: 06-2123-CD
SERVICE # 2 OF 2
COMPLAINT ACTION TO QUIET TITLE

PLAINTIFF: S & SP DEVELOPMENT, LLC
vs.
DEFENDANT: GERALD D. GRUBB, ELENA GRUBB al

SHERIFF RETURN

NOW, January 03, 2007, SHERIFF OF HUNTINGDON COUNTY WAS DEPUTIZED BY CHESTER A. HAWKINS, SHERIFF OF CLEARFIELD COUNTY TO SERVE THE WITHIN COMPLAINT ACTION TO QUIET TITLE ON ELENA GRUBB.

NOW, January 12, 2007 AT 11:03 AM SERVED THE WITHIN COMPLAINT ACTION TO QUIET TITLE ON ELENA GRUBB, DEFENDANT. THE RETURN OF HUNTINGDON COUNTY IS HERETO ATTACHED AND MADE PART OF THIS RETURN.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102282
NO: 06-2123-CD
SERVICES 2
COMPLAINT ACTION TO QUIET TITLE

PLAINTIFF: S & SP DEVELOPMENT, LLC
vs.
DEFENDANT: GERALD D. GRUBB, ELENA GRUBB al

SHERIFF RETURN

RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	S.&SP DEVELOP.	794	20.00
SHERIFF HAWKINS	S.&SP DEVELOP.	794	18.39
HUNTINGDON CO.	S.&SP DEVELOP.	795	44.80

Sworn to Before Me This

So Answers,

____ Day of _____ 2007


Chester A. Hawkins
Sheriff



SHERIFF'S OFFICE

HUNTINGDON COUNTY, PENNSYLVANIA

241 Mifflin Street
Huntingdon, PA 16652
Telephone: 814-643-0880
William G. Walters, Sheriff

S & SP Development, LLC

No. 2123 - CD

Term: 2006

Vs.

Gerald D. Grubb and Elena Grubb

Now, this 11th day of January, 2007, at 1335 A.M./P.M. I served the within Complaint - Action to Quiet Title upon Gerald D. Grubb at Huntingdon County Sheriff's Office, 241 Mifflin Street, Huntingdon, PA 16652 by handing to Gerald D. Grubb, personally one true and correct copy/copies of the within Complaint - Action to Quiet Title and made known to Gerald D. Grubb the contents thereof.

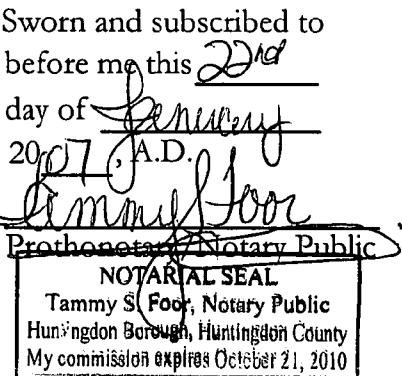
So Answers,

William G. Walters
William G. Walters, Sheriff

Mark B. Foer
Chief Deputy Mark B. Foer
Chief Deputy/Deputy

Costs:

Rec. & Doc.	\$9.00
Service	\$15.00
Mileage/Postage	\$10.80
Surcharge	---
Affidavit	\$10.00
Miscellaneous	---
Total Costs	\$44.80 Paid





SHERIFF'S OFFICE

HUNTINGDON COUNTY, PENNSYLVANIA

241 Mifflin Street
Huntingdon, PA 16652
Telephone: 814-643-0880
William G. Walters, Sheriff

S & SP Development, LLC

No. 2123 - CD

Term: 2006

Vs.

Gerald D. Grubb and Elena Grubb

Now, this 12th day of January, 2007, at 1103 A.M./P.M. I served the within Complaint - Action to Quiet Title upon Elena Grubb at Rr 1 Box 353, Huntingdon, PA 16652 by handing to Elena Grubb, personally one true and correct copy/copies of the within Complaint - Action to Quiet Title and made known to Elena Grubb the contents thereof.

So Answers,

William G. Walters
William G. Walters, Sheriff

Chris B. Metrick
Deputy Chris B. Metrick
Chief Deputy/Deputy

Costs:

Rec. & Doc.	See
Service	---
Mileage/Postage	First
Surcharge	---
Affidavit	Entry
Miscellaneous	---
Total Costs	<u>See First Entry</u> Paid

Sworn and subscribed to
before me this 20
day of January
2007, A.D.

Tammy S. Poor
Prothonotary/Notary Public
NOTARIAL SEAL
Tammy S. Poor, Notary Public
Huntingdon Borough, Huntingdon County
My commission expires October 21, 2010



CHESTER A. HAWKINS
SHERIFF

**Sheriff's Office
Clearfield County**

COURTHOUSE
1 NORTH SECOND STREET, SUITE 116
CLEARFIELD, PENNSYLVANIA 16830

OFFICE (814) 765-2641 EXT. 5986
FAX (814) 765-5915
ROBERT SNYDER
CHIEF DEPUTY
MARILYN HAMM
DEPT. CLERK
CYNTHIA AUGHENBAUGH
OFFICE MANAGER
KAREN BAUGHMAN
CLERK TYPIST
PETER F. SMITH
SOLICITOR

DEPUTATION

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

PAGE 102282

TERM & NO. 06-2123-CD

S & SP DEVELOPMENT, LLC

COMPLAINT ACTION TO QUIET TITLE

vs.

GERALD D. GRUBB, ELENA GRUBB al

SERVE BY: 01/21/07

MAKE REFUND PAYABLE TO S.&SP DEVELOPMENT, LLC

SERVE: GERALD D. GRUBB

ADDRESS: RD#1 BOX 353, HUNTINGDON, PA 16652

Know all men by these presents, that I, CHESTER A. HAWKINS, HIGH SHERIFF OF CLEARFIELD COUNTY, State of Pennsylvania, do hereby deputize the SHERIFF OF HUNTINGDON COUNTY, Pennsylvania to execute this writ. This Deputation being made at the request and risk of the Plaintiff this day, January 03, 2007.

RESPECTFULLY,

A handwritten signature in black ink, appearing to read "Chester A. Hawkins".

CHESTER A. HAWKINS,
SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA



CHESTER A. HAWKINS
SHERIFF

Sheriff's Office
Clearfield County

COURTHOUSE
1 NORTH SECOND STREET, SUITE 116
CLEARFIELD, PENNSYLVANIA 16830

OFFICE (814) 765-2641 EXT. 5986
FAX (814) 765-5915
ROBERT SNYDER
CHIEF DEPUTY
MARILYN HAMM
DEPT. CLERK
CYNTHIA AUGHENBAUGH
OFFICE MANAGER
KAREN BAUGHMAN
CLERK TYPIST
PETER F. SMITH
SOLICITOR

DEPUTATION

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

PAGE 102282

TERM & NO. 06-2123-CD

S & SP DEVELOPMENT, LLC

COMPLAINT ACTION TO QUIET TITLE

vs.

GERALD D. GRUBB, ELENA GRUBB al

SERVE BY: 01/21/07

MAKE REFUND PAYABLE TO S.&SP DEVELOPMENT, LLC

SERVE: ELENA GRUBB

ADDRESS: RD#1 BOX 353, HUNTINGDON, PA 16652

Know all men by these presents, that I, CHESTER A. HAWKINS, HIGH SHERIFF OF CLEARFIELD COUNTY, State of Pennsylvania, do hereby depelize the SHERIFF OF HUNTINGDON COUNTY, Pennsylvania to execute this writ. This Deputation being made at the request and risk of the Plaintiff this day, January 03, 2007.

RESPECTFULLY,

A handwritten signature in black ink, appearing to read "Chester A. Hawkins".

CHESTER A. HAWKINS,
SHERIFF OF CLEARFIELD COUNTY, PENNSYLVANIA

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

S & SP DEVELOPMENT, LLC.,

Plaintiff,

vs.

GERALD D. GRUBB, ELENA GRUBB,
BEVERLY J. GRUBB, ANTHONY E.
BUSA, JR. and MARY F. BUSA,

Defendants.

: NO. 06-2123-C.D.
:
: Type of Case:
: ACTION TO QUIET TITLE
:
: Type of Pleading: PRAECIPE TO
: REINSTATE COMPLAINT
:
: Filed on Behalf of: PLAINTIFF
: S & SP DEVELOPMENT, LLC.
:
: Counsel of Record:
: CHRISTOPHER E. MOHNEY, ESQUIRE
:
: Supreme Court No.: 63494
:
: 25 EAST PARK AVENUE, SUITE 6
: DUBOIS, PA 15801
: (814) 375-1044

FILED
01/10/19/01
APR 12 2007

William A. Shaw
Prothonotary/Clerk of Courts
Atty pd. 7.00
1Compl. Reinstated
to Atty

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

S & SP DEVELOPMENT, LLC. :
: Plaintiff, :
: :
vs. : NO. 06-2123-C.D.
: :
GERALD D. GRUBB, ELENA GRUBB, :
BEVERLY J. GRUBB, ANTHONY E. :
BUSA, JR. and MARY F. BUSA, :
: :
Defendants. : :

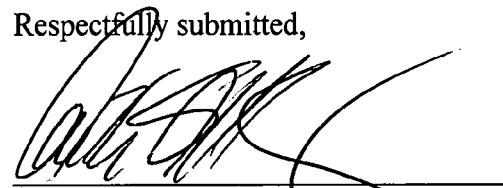
PRAECIPE TO REINSTATE COMPLAINT

TO: WILLIAM A. SHAW, PROTHONOTARY

Pursuant to Pa. R.C.P. No. 401(b)(1), please reinstate the Complaint in the above-captioned matter.

Respectfully submitted,

BY:


Christopher E. Mohney, Esquire
Attorney for Plaintiff

Supreme Court No. 63494
25 East Park Avenue, Suite 6
DuBois, PA 15801
(814) 375-1044

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

S & SP DEVELOPMENT, LLC., : CIVIL ACTION - LAW
PLAINTIFF : NO. 06-2123-C.D.
VS. :
GERALD D. GRUBB, ELENA : TYPE OF CASE: ACTION TO QUIET
GRUBB, BEVERLY J. GRUBB, : TITLE
ANTHONY E. BUSA, JR. and :
MARY F. BUSA, :
DEFENDANT : TYPE OF PLEADING:
: AFFIDAVIT OF SERVICE
: FILED ON BEHALF OF: PLAINTIFF
: COUNSEL OF RECORD:
: CHRISTOPHER E. MOHNEY, ESQUIRE
: SUPREME COURT NO.: 63494
: CHRISTOPHER E. MOHNEY, ESQUIRE
: 25 EAST PARK AVENUE, SUITE 6
: DUBOIS, PA 15801
: (814) 375-1044

FILED
MAY 03 2007
No CC
JM

William A. Shaw
Prothonotary/Clerk of Courts

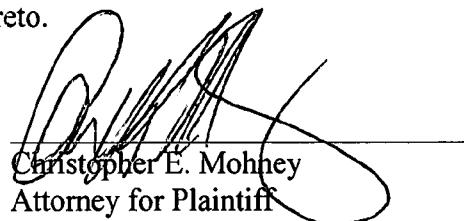
IN THE COURT OF COMMON PLEAS CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

S & SP DEVELOPMENT, LLC., : CIVIL ACTION - LAW
PLAINTIFF : NO. 06-2123-C.D.
VS. :
GERALD D. GRUBB, ELENA :
GRUBB, BEVERLY J. GRUBB, :
ANTHONY E. BUSA, JR. and :
MARY F. BUSA, :
DEFENDANT :
:

AFFIDAVIT OF SERVICE

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

CHRISTOPHER E. MOHNEY, being duly sworn according to law, deposes and says that as attorney for Plaintiff **S & SP DEVELOPMENT, LLC.** in the above captioned action, he did serve a certified true and correct copy of reinstated Complaint in Action to Quiet Title on the Defendant Anthony E. Busa, Jr. by certified mail, return receipt requested at c/o Julie Roth, 11 Pinnacle Lane, Yarmouth Port, MA 02675, with the return address of Plaintiff's counsel appearing thereon, on April 18, 2007, as is evidenced by copy of the return receipt attached hereto.



Christopher E. Mohney
Attorney for Plaintiff

Sworn To and Subscribed
before me this 2nd day of
May, 2007



Laura L. Erick

Notary Public
NOTARIAL SEAL
Laura L. Erick, Notary Public
DuBois, Clearfield County
My commission expires May 18, 2008

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

S & SP DEVELOPMENT, LLC., : CIVIL ACTION - LAW
: NO. 06-2123-C.D.
PLAINTIFF :
VS. :
: TYPE OF CASE: ACTION TO QUIET
GERALD D. GRUBB, ELENA : TITLE
GRUBB, BEVERLY J. GRUBB, :
ANTHONY E. BUSA, JR. and :
MARY F. BUSA, :
DEFENDANT : TYPE OF PLEADING:
: AFFIDAVIT OF SERVICE
: FILED ON BEHALF OF: PLAINTIFF
: COUNSEL OF RECORD:
: CHRISTOPHER E. MOHNEY, ESQUIRE
: SUPREME COURT NO.: 63494
: CHRISTOPHER E. MOHNEY, ESQUIRE
: 25 EAST PARK AVENUE, SUITE 6
: DUBOIS, PA 15801
: (814) 375-1044

FILED
1/9/46/2001
MAY 11 2001
No C C
W.A. Shaw
William A. Shaw
Prothonotary/Clerk of Courts

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

S & SP DEVELOPMENT, LLC. : CIVIL ACTION - LAW
: NO. 06-2123-C.D.
PLAINTIFF :
VS. :
GERALD D. GRUBB, ELENA :
GRUBB, BEVERLY J. GRUBB, :
ANTHONY E. BUSA, JR. and :
MARY F. BUSA, :
DEFENDANT :
:

AFFIDAVIT OF SERVICE

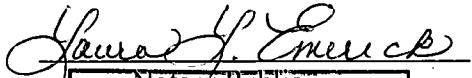
COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF CLEARFIELD :
:

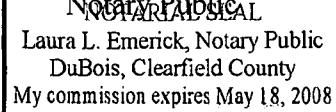
CHRISTOPHER E. MOHNEY, being duly sworn according to law, deposes and says that as attorney for Plaintiff **S & SP DEVELOPMENT, LLC.** in the above captioned action, he did serve a certified true and correct copy of reinstated Complaint in Action to Quiet Title on the Defendant Anthony E. Busa, Jr. by certified mail, return receipt requested at c/o Julie Roth, 11 Pinnacle Lane, Yarmouth Port, MA 02675, with the return address of Plaintiff's counsel appearing thereon, on April 18, 2007, as is evidenced by copy of the return receipt attached hereto.



Christopher E. Mohney
Attorney for Plaintiff

Sworn To and Subscribed
before me this 7th day of
May, 2007




Laura L. Emerick, Notary Public
DuBois, Clearfield County
My commission expires May 18, 2008

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

8	5	9	5	6	1	0	3
Postage \$ 1.63							
Certified Fee 2.40							
Return Recipient Fee (Endorsement Required) 1.85							
Restricted Delivery Fee (Endorsement Required)							
Total Postage & Fees \$ 4.88							

Postmark Here

7	0	0	4
Sent To			
Mr. Anthony E. Busa, Jr.			
Street, Apt. No.; or PO Box No.			
c/o Julie Roth			
11 Pinnacle Lane			
City, State, Zip+4			
Yarmouth Port, MA 02675			

PS Form 3800, June 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Anthony E. Busa, Jr.
c/o Julie Roth
11 Pinnacle Lane
Yarmouth Port, MA 02675

QTA

2. Article Number
(Transfer from service label)

7004 0750 0000 8595 6103

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

B. Received by (Printed Name) C. Date of Delivery **4-18**

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- | | |
|--|---|
| <input checked="" type="checkbox"/> Certified Mail | <input type="checkbox"/> Express Mail |
| <input type="checkbox"/> Registered | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Insured Mail | <input type="checkbox"/> C.O.D. |

4. Restricted Delivery? (Extra Fee) Yes

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

S & SP DEVELOPMENT, LLC., : CIVIL ACTION - LAW
PLAINTIFF : NO. 06-2123-C.D.
VS. :
GERALD D. GRUBB, ELENA : TYPE OF CASE: ACTION TO QUIET
GRUBB, BEVERLY J. GRUBB, : TITLE
ANTHONY E. BUSA, JR. and :
MARY F. BUSA, : TYPE OF PLEADING:
DEFENDANT : AFFIDAVIT OF SERVICE
: FILED ON BEHALF OF: PLAINTIFF
: COUNSEL OF RECORD:
: CHRISTOPHER E. MOHNEY, ESQUIRE
: SUPREME COURT NO.: 63494
: CHRISTOPHER E. MOHNEY, ESQUIRE
: 25 EAST PARK AVENUE, SUITE 6
: DUBOIS, PA 15801
: (814) 375-1044

FILED NO
M 19:32 2007
JUN 11 2007
WM

William A. Shaw
Prothonotary/Clerk of Courts

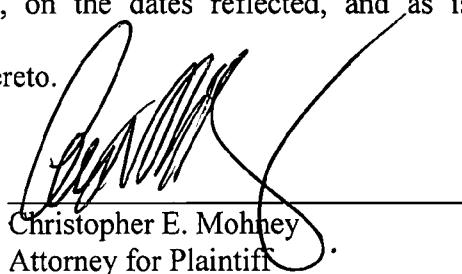
IN THE COURT OF COMMON PLEAS CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

S & SP DEVELOPMENT, LLC. : CIVIL ACTION - LAW
: NO. 06-2123-C.D.
PLAINTIFF :
VS. :
GERALD D. GRUBB, ELENA :
GRUBB, BEVERLY J. GRUBB, :
ANTHONY E. BUSA, JR. and :
MARY F. BUSA, :
DEFENDANT :

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF CLEARFIELD :

CHRISTOPHER E. MOHNEY, ESQUIRE, being duly sworn according to law, deposes and says that as attorney for Plaintiff **S & SP DEVELOPMENT, LLC.** in the above captioned action, he did serve a certified true and correct copy of Complaint in Action to Quiet Title on the Defendants **MARY F. BUSA, BEVERLY J. GRUBB, and ANTHONY E. BUSA, JR.** by certified mail, return receipt requested, with the return address of Plaintiff's counsel appearing thereon, on the dates reflected, and as is evidenced by copy of the return receipts attached hereto.



Christopher E. Mohney
Attorney for Plaintiff

Sworn To and Subscribed
before me this 7th day of
June, 2007



Laura L. Emerick
Notary Public
NOTARIAL SEAL
Laura L. Emerick, Notary Public
DuBois, Clearfield County
My commission expires May 18, 2008

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ms. Mary F. Busa
28 Weir Road
Yarmouth Port, MA 02675

2. Article Number

(Transfer from service label)

7004 0750 0000 8595 5694

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY**A. Signature****X**

in Busa

 Agent Addressee**B. Received by (Printed Name)****C. Date of Delivery****D. Is delivery address different from item 1? Yes**If YES, enter delivery address below: No**3. Service Type**

- | | |
|--|---|
| <input checked="" type="checkbox"/> Certified Mail | <input type="checkbox"/> Express Mail |
| <input type="checkbox"/> Registered | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Insured Mail | <input type="checkbox"/> C.O.D. |

4. Restricted Delivery? (Extra Fee) Yes

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com**OFFICIAL USE**

Postage	\$.87
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.12

Sent To
Ms. Mary F. Busa
Street, Apt. No.
or Box 28 Weir Road
City, State, Zip
Yarmouth Port, MA 02675

PS Form 3800, June 2002

See Reverse for Instructions

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com**OFFICIAL USE**

Postage	\$.87
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.12

Sent To
Ms. Beverly J. Grubb
Street, Apt. No.
or PO Box 7722 North Kings Highway
Myrtle Beach, SC 29572
City, State, Zip

PS Form 3800, June 2002

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ms. Beverly J. Grubb
7722 North Kings Highway
Myrtle Beach, SC 29572

COMPLETE THIS SECTION ON DELIVERY**A. Signature****X**

in Busa

 Agent Addressee**B. Received by (Printed Name)****C. Date of Delivery**

12-08-06

D. Is delivery address different from item 1? YesIf YES, enter delivery address below: No**3. Service Type**

- | | |
|--|---|
| <input checked="" type="checkbox"/> Certified Mail | <input type="checkbox"/> Express Mail |
| <input type="checkbox"/> Registered | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Insured Mail | <input type="checkbox"/> C.O.D. |

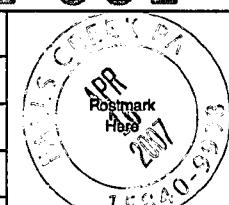
4. Restricted Delivery? (Extra Fee) Yes**2. Article Number
(Transfer from service label)**

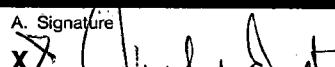
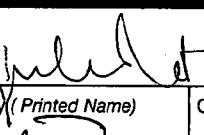
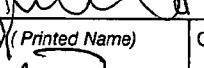
7004 0750 0000 8595 5694

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT <i>(Domestic Mail Only; No Insurance Coverage Provided)</i>											
For delivery information visit our website at www.usps.com ®											
OFFICIAL USE											
3105 6109 5595 0000 0750 0004	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50px; padding: 5px;">Postage</td> <td style="padding: 5px;">\$ 1.63</td> </tr> <tr> <td colspan="2" style="padding: 5px;">Certified Fee</td> </tr> <tr> <td colspan="2" style="padding: 5px;">Return Receipt Fee (Endorsement Required)</td> </tr> <tr> <td colspan="2" style="padding: 5px;">Restricted Delivery Fee (Endorsement Required)</td> </tr> <tr> <td colspan="2" style="padding: 5px;">Total Postage & Fees</td> </tr> </table>	Postage	\$ 1.63	Certified Fee		Return Receipt Fee (Endorsement Required)		Restricted Delivery Fee (Endorsement Required)		Total Postage & Fees	
	Postage	\$ 1.63									
	Certified Fee										
	Return Receipt Fee (Endorsement Required)										
	Restricted Delivery Fee (Endorsement Required)										
	Total Postage & Fees										
2.40											
1.85											
\$ 4.88											
Sent To Mr. Anthony E. Busa, Jr. Street, Apt. No.; c/o Julie Roth or PO Box No. 111 Pinnacle Lane City, State, ZIP+4 Yarmouth Port, MA 02675											
											
PS Form 3800, June 2002											
See Reverse for Instructions											

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 		<p>A. Signature </p> <p><input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X </p> <p>B. Received by (Printed Name) </p> <p>C. Date of Delivery 4-18</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>1. Article Addressed to:</p> <p>Mr. Anthony E. Busa, Jr. c/o Julie Roth 11 Pinnacle Lane Yarmouth Port, MA 02675</p> <p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p> <p>2. Article Number  (Transfer from service label) 7004 0750 0000 8595 6103</p> <p>QTA</p>	

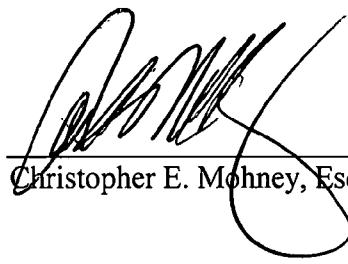
IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY,
PENNSYLVANIA
CIVIL ACTION – AT LAW

S & SP DEVELOPMENT, LLC., :
: Plaintiff,
: :
vs. : NO. 06-2123-C.D.
: :
GERALD D. GRUBB, ELENA GRUBB, :
BEVERLY J. GRUBB, ANTHONY E. :
BUS, JR. and MARY F. BUSA, :
: Defendants. :
:

AFFIDAVIT

I, CHRISTOPHER E. MOHNEY, ESQUIRE, being duly sworn according to law, proposes and says that I am counsel for Plaintiff in this action, and make this Affidavit on behalf of Plaintiff, being authorized to do so; a Complaint in this action to quiet title, containing a Notice to Defend within twenty (20) days of service was duly served on Defendants Gerald D. Grubb, Elena Grubb, Beverly J. Grubb, Anthony E. Busa, Jr. and Mary F. Busa, as is evidence by Sheriff's Return and Affidavit of Service filed of record; and, that to date, no Defendant has filed an answer in this action or otherwise caused an appearance to be entered.

BY:


Christopher E. Mohney, Esquire

Sworn to and Subscribed
before me this 7th day
of June, 2007.
Laura L. Emerick
Notary Public

NOTARIAL SEAL
Laura L. Emerick, Notary Public
DuBois, Clearfield County
My commission expires May 18, 2008

FILED
M 7/9/2007 3:20 PM
JUN 11 2007 *Att'y Mohney*
S

William A. Shaw
Prothonotary/Clerk of Courts

C4

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

S & SP DEVELOPMENT, LLC., : NO. 06-2123-C.D.
Plaintiff, :
vs. : Type of Case:
GERALD D. GRUBB, ELENA GRUBB, : ACTION TO QUIET TITLE
BEVERLY J. GRUBB, ANTHONY E. :
BUSA, JR. and MARY F. BUSA, : Type of Pleading: MOTION FOR
Defendants. : DEFAULT JUDGMENT
: Filed on Behalf of: PLAINTIFF
: S & SP DEVELOPMENT, LLC.
: Counsel of Record:
: CHRISTOPHER E. MOHNEY,
: ESQUIRE
: Supreme Court No.: 63494
: 25 EAST PARK AVENUE, SUITE 6
: DUBOIS, PA 15801
: (814) 375-1044

FILED NOCC
M 19:32 6/11 2007
JUN 11 2007
68

William A. Shaw
Prothonotary/Clerk of Courts

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

S & SP DEVELOPMENT, LLC., :
: Plaintiff, :
: :
vs. : NO. 06-2123-C.D.
: :
GERALD D. GRUBB, ELENA GRUBB, :
BEVERLY J. GRUBB, ANTHONY E. :
BUSA, JR. and MARY F. BUSA, :
: Defendants. :
:

MOTION FOR DEFAULT JUDGMENT

AND NOW, comes the Plaintiff, ***S & SP DEVELOPMENT, LLC***, by and through its attorney, ***CHRISTOPHER E. MOHNEY, ESQUIRE***, and files this Motion for Default Judgment against Defendants ***GERALD D. GRUBB, ELENA GRUBB, BEVERLY J. GRUBB, ANTHONY E. BUSA, JR. and MARY F. BUSA***, and in support thereof avers as follows:

1. This is an action to quiet title in which Plaintiff, S & SP Development, LLC requests that Defendants Gerald D. Grubb, Elena Grubb, Beverly J. Grubb, Anthony E. Busa, Jr. and Mary F. Busa be permanently enjoined and restrained from asserting any claim or interest in or to real property described in Plaintiff's Complaint. A true and correct copy of the Plaintiff's Complaint is attached hereto, incorporated herein by reference, and marked Exhibit "A".

2. Attached as Exhibit "B" is Sheriff's Return and Affidavit of Service verifying that the Complaint to Quiet Title filed by Plaintiff on or about December 22, 2006 was served on all defendants.

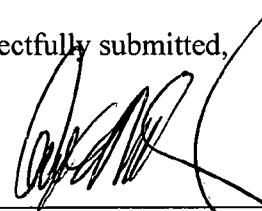
3. No defendant has filed an answer to the Complaint, nor has any defendant entered an appearance of record.

4. Attached as Exhibit "C" are copies of Important Notices sent to the respective defendants, which Important Notices were sent on May 22, 2007, as evidenced by the attached Certificates of Mailing.

5. Pa. R.C.P. §1066(a) allows the Court to grant appropriate relief on Affidavit that a Complaint containing a Notice to Defend has been served and Defendants have not filed an answer.

WHEREFORE, Plaintiff requests this Court to enter an Order of Default Judgment against Defendants, Gerald D. Grubb, Elena Grubb, Beverly J. Grubb, Anthony E. Busa, Jr. and Mary F. Busa, pursuant to Pa. R.C.P. §1066(a).

Respectfully submitted,

By: 

Christopher E. Mehney, Esquire
Attorney for Plaintiff S & SP
Development, LLC

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

S & SP DEVELOPMENT, LLC : NO. 06 2123 C.D.
Plaintiff, : Type of Case:
vs. : ACTION TO QUIET TITLE
GERALD D. GRUBB, ELENA GRUBB, : Type of Pleading:
BEVERLY J. GRUBB, ANTHONY E. : COMPLAINT
BUSA, JR. and MARY F. BUSA : Filed on Behalf of: PLAINTIFF
Defendants :
: Counsel of Record:
: CHRISTOPHER E. MOHNEY, ESQUIRE
: Supreme Court No.: 63494
: 25 EAST PARK AVENUE
: SUITE 6
: DUBOIS, PA 15801
: (814) 375-1044

I hereby certify this to be a true
and attested copy of the original
statement filed in this case.

DEC 22 2006

Attest,

William B. Mohney
Prothonotary/
Clerk of Courts

Exhibit "A"

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

S & SP DEVELOPMENT, LLC : NO. 06 - - C.D.
: :
Plaintiff, : ACTION TO QUIET TITLE
: :
vs. :
: :
GERALD D. GRUBB, ELENA GRUBB, :
BEVERLY J. GRUBB, ANTHONY E. :
BUSA, JR. AND MARY F. GRUBB :
: :
: :
Defendants : :

NOTICE

TO: GERALD D. GRUBB, BEVERLY J. GRUBB, ELENA GRUBB, ANTHONY E. BUSA,
JR., AND MARY F. BUSA

YOU ARE HEREBY NOTIFIED THAT AN ACTION TO QUIET TITLE TO
PREMISES SITUATE IN SANDY TOWNSHIP, CLEARFIELD COUNTY,
PENNSYLVANIA, HAVE BEEN FILED AGAINST YOU. SAID PREMISES ARE
DESCRIBED AS FOLLOWS:

ALL that certain tract of land designated as Lot No. 95, Section No. 8, "Santa Catalina"
in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded
in the Recorder of Deeds Office in Misc. Docket Map File No. 25.

EXCEPTING AND RESERVING therefrom and subject to:

1. All easements, rights-of-way, reservations, restrictions and limitations shown or
contained in prior instruments of record and in the aforesaid recorded plan.
2. The Declarations of Restrictions, Treasure Lake, Inc., recorded in Misc. Book Vol.
146, page 476; all of said restrictions being covenants which run with the land.
3. All minerals and mining rights of every kind and nature.
4. A lien for all unpaid charges or assessments as may be made by Developer or
Treasure Lake Property Owners Association, Inc., which lien shall run with the land
and be an encumbrance against it.

The land subject of this quiet title is also Tax Map No. 128-21-C2-8-95.

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 CLAIM 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 PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

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

CLEARFIELD COUNTY PROTHONOTARY
CLEARFIELD COUNTY COURTHOUSE
CLEARFIELD, PA 16830
(814) 765-2641 x 5982

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

S & SP DEVELOPMENT, LLC	:	NO. 06 -	- C.D.
	:		
	:		
Plaintiff,	:	ACTION TO QUIET TITLE	
	:		
vs.	:		
	:		
GERALD D. GRUBB, ELENA GRUBB,	:		
BEVERLY J. GRUBB, ANTHONY E.	:		
BUSA, JR. AND MARY F. GRUBB	:		
	:		
	:		
Defendants.	:		

COMPLAINT

AND NOW, comes the Plaintiff *S & SP DEVELOPMENT, LLC*, by and through its attorney, *CHRISTOPHER E. MOHNEY, ESQUIRE*, and brings this Action to Quiet Title to the premises hereinafter described against the above-named Defendants, and in support thereof avers:

1. Plaintiff S & SP DEVELOPMENT, LLC is a Pennsylvania limited liability company with an address at 1047 Treasure Lake, DuBois, Clearfield County, Pennsylvania, 15801.
2. Defendants GERALD D. GRUBB and ELENA GRUBB are husband and wife, and are adult individuals with a last known address of R.D. #1, Box 353, Huntingdon, PA 16652.
3. Defendant BEVERLY J. GRUBB is an adult individual with a last known address of 7722 North Kings Highway, Myrtle Beach, SC 29572.
4. Defendant ANTHONY E. BUSA, JR. is an adult individual with a last known address of 32 Prospect, Wareham, MA 02571.

5. Defendant MARY F. BUSA is an adult individual with a last known address of 38 Weir Road, Yarmouth Port, MA 02675.

6. The purpose of this action is to quiet title to the following described real estate:

ALL that certain tract of land designated as Lot No. 95, Section No. 8, "Santa Catalina" in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the Recorder of Deeds Office in Misc. Docket Map File No. 25.

EXCEPTING AND RESERVING therefrom and subject to:

1. All easements, rights-of-way, reservations, restrictions and limitations shown or contained in prior instruments of record and in the aforesaid recorded plan.
2. The Declarations of Restrictions, Treasure Lake, Inc., recorded in Misc. Book Vol. 146, page 476; all of said restrictions being covenants which run with the land.
3. All minerals and mining rights of every kind and nature.
4. A lien for all unpaid charges or assessments as may be made by Developer or Treasure Lake Property Owners Association, Inc., which lien shall run with the land and be an encumbrance against it.

The land subject of this quiet title is also Tax Map No. 128-21-C2-8-95.

7. By Deed dated August 26, 1969, and recorded in Clearfield County Deed Book Volume 619, Page 106, Treasure Lake, Inc. conveyed the above-described property to GERALD D. GRUBB and BEVERLY J. GRUBB and ANTHONY E. BUSA, JR. and MARY F. BUSA.

8. By Deed dated February 23, 2006, and recorded in Clearfield County Recorder of Deeds office as Instrument #200602856, the Tax Claim Bureau of Clearfield County, Pennsylvania, conveyed the above-described property to S & SP DEVELOPMENT, LLC, the land being sold out from under GERALD D. GRUBB, BEVERLY J. GRUBB, ANTHONY E. BURSA [sic] & MARY F. BUSA for unpaid taxes against the above-described property.

9. No third party has ever made any claim of any kind to ownership of interest and/or claim to or upon the property except as set forth in this Complaint.

10. Plaintiff is unaware of any right, title or interest claimed by the named Defendants.

11. Plaintiff has been informed and therefore believes that the Defendants may have a claim or interest adverse to the Plaintiff. Any claims of the Defendants are without any right whatsoever, and Defendants' potential claims are wholly without right and constitute clouds on the Plaintiff's title, which Plaintiff desires to remove.

12. This action is brought to clear any and all clouds on the title to the ownership in interest to the property described in paragraph 6 of this Complaint, which the herein named Defendants might claim, possess or assert pertaining to any alleged irregularities in the chain of title herein set forth.

13. This suit to quiet title is instituted under the terms and provisions of the Pennsylvania Rules of Civil Procedure 1061 to 1067, inclusive, pertaining to the quieting of titles and other pertinent rules of local procedure.

WHEREFORE, your Plaintiff requests this Honorable Court to decree that title to the above-described property in paragraph 6 of this Complaint is in the name of S & SP DEVELOPMENT, and that the Defendants be forever barred from asserting any right, title, lien or interest in the land in question that is inconsistent with the interest of the Plaintiff as set forth herein to the said premises, or impeaching, denying or in any way attacking the Plaintiff's title to the said premises; and that your Honorable Court make any other necessary Order for the granting of proper relief as it deems necessary to equitably and legally recognize and preserve Plaintiff's rights in this matter.

Respectfully submitted,

By:

Christopher E. Mohney Esquire
Attorney for Plaintiff



VERIFICATION

I, Shawn Pardee of S & SP DEVELOPMENT, LLC, being a member thereof of being duly authorized to make this verification, have read the foregoing Complaint. The statements therein are correct to the best of my personal knowledge or information and belief.

This statement and verification is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn fabrication to authorities, which provides that if I make knowingly false averments I may be subject to criminal penalties.

S & SP DEVELOPMENT, LLC

By: *Shawn Pardee*

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102282
NO: 06-2123-CD
SERVICE # 1 OF 2
COMPLAINT ACTION TO QUIET TITLE

PLAINTIFF: S & SP DEVELOPMENT, LLC
vs.
DEFENDANT: GERALD D. GRUBB, ELENA GRUBB al

COPY

SHERIFF RETURN

NOW, January 03, 2007, SHERIFF OF HUNTINGDON COUNTY WAS DEPUTIZED BY CHESTER A. HAWKINS, SHERIFF OF CLEARFIELD COUNTY TO SERVE THE WITHIN COMPLAINT ACTION TO QUIET TITLE ON GERALD D. GRUBB.

NOW, January 11, 2007 AT 1:35 PM SERVED THE WITHIN COMPLAINT ACTION TO QUIET TITLE ON GERALD D. GRUBB, DEFENDANT. THE RETURN OF HUNTINGDON COUNTY IS HERETO ATTACHED AND MADE PART OF THIS RETURN.

Exhibit "B"

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102282
NO: 06-2123-CD
SERVICE # 2 OF 2
COMPLAINT ACTION TO QUIET TITLE

PLAINTIFF: S & SP DEVELOPMENT, LLC
vs.
DEFENDANT: GERALD D. GRUBB, ELENA GRUBB a1

SHERIFF RETURN

NOW, January 03, 2007, SHERIFF OF HUNTINGDON COUNTY WAS DEPUTIZED BY CHESTER A. HAWKINS, SHERIFF OF CLEARFIELD COUNTY TO SERVE THE WITHIN COMPLAINT ACTION TO QUIET TITLE ON ELENA GRUBB.

NOW, January 12, 2007 AT 11:03 AM SERVED THE WITHIN COMPLAINT ACTION TO QUIET TITLE ON ELENA GRUBB, DEFENDANT. THE RETURN OF HUNTINGDON COUNTY IS HERETO ATTACHED AND MADE PART OF THIS RETURN.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102282
NO: 06-2123-CD
SERVICES 2
COMPLAINT ACTION TO QUIET TITLE

PLAINTIFF: S & SP DEVELOPMENT, LLC
vs.
DEFENDANT: GERALD D. GRUBB, ELENA GRUBB al

SHERIFF RETURN

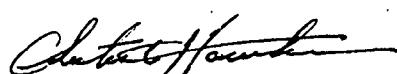
RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	S.&SP DEVELOP.	794	20.00
SHERIFF HAWKINS	S.&SP DEVELOP.	794	18.39
HUNTINGDON CO.	S.&SP DEVELOP.	795	44.80

Sworn to Before Me This

So Answers,

____ Day of _____ 2007



Chester A. Hawkins
Sheriff



SHERIFF'S OFFICE

HUNTINGDON COUNTY, PENNSYLVANIA

241 Mifflin Street
Huntingdon, PA 16652
Telephone: 814-643-0880
William G. Walters, Sheriff

S & SP Development, LLC

No. 2123 - CD

Term: 2006

Vs.

Gerald D. Grubb and Elena Grubb

Now, this 11th day of January, 2007, at 1335 A.M./P.M. I served the within
Complaint - Action to Quiet Title upon
Gerald D. Grubb at
Huntingdon County Sheriff's Office, 241 Mifflin Street, Huntingdon, PA 16652
by handing to Gerald D. Grubb, personally
one true and correct copy/copies of the within Complaint - Action to Quiet Title
and made known to Gerald D. Grubb
the contents thereof.

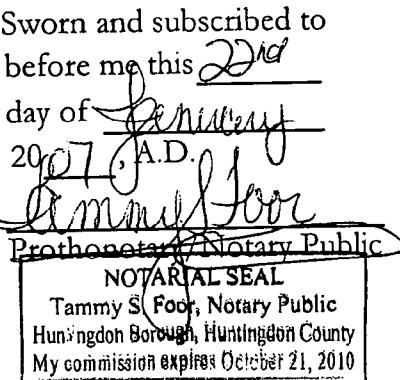
So Answers,

William G. Walters
William G. Walters, Sheriff

MBF
Chief Deputy Mark B. Foo
Chief Deputy/Deputy

Costs:

Rec. & Doc.	\$9.00
Service	\$15.00
Mileage/Postage	\$10.80
Surcharge	---
Affidavit	\$10.00
Miscellaneous	---
Total Costs	\$44.80 Paid





SHERIFF'S OFFICE

HUNTINGDON COUNTY, PENNSYLVANIA

241 Mifflin Street
Huntingdon, PA 16652
Telephone: 814-643-0880
William G. Walters, Sheriff

S & SP Development, LLC

No. 2123-CD

Turn 2006

Gerald D. Grubb and Elena Grubb

Now, this 12th day of January, 2007, at 1103 A.M./P.M. I served the within
Complaint - Action to Quiet Title upon
Elena Grubb at
Rr 1 Box 353, Huntingdon, PA 16652
by handing to Elena Grubb, personally
one true and correct copy/copies of the within Complaint - Action to Quiet Title
and made known to Elena Grubb
the contents thereof.

So Answers,

William G. Walters
William G. Walters, Sheriff

Chris B. Hetrick
Deputy Chris B. Hetrick
Chief Deputy/Deputy

Costs:

Rec. & Doc.	See
Service	---
Mileage/Postage	First
Surcharge	---
Affidavit	Entry
Miscellaneous	---
Total Costs	See First Entry Paid

Sworn and subscribed to
before me this 24
day of January
2007, A.D.

Tammy S. Foor
Prothonotary/Notary Public

NOTARIAL SEAL
Tammy S. Foor, Notary Public
Huntingdon Borough, Huntingdon County
My commission expires October 21, 2010

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

S & SP DEVELOPMENT, LLC., : CIVIL ACTION - LAW
: NO. 06-2123-C.D.
PLAINTIFF :
VS. : TYPE OF CASE: ACTION TO
GERALD D. GRUBB, ELENA : QUIET TITLE
GRUBB, BEVERLY J. GRUBB, :
ANTHONY E. BUSA, JR. and :
MARY F. BUSA, :
DEFENDANT :

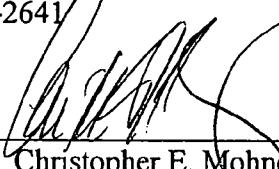
TO: BEVERLY J. GRUBB
7722 North Kings Highway
Myrtle Beach, SC 29572

DATE OF NOTICE: May 22, 2007

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

COURT ADMINISTRATOR
CLEARFIELD COUNTY COURTHOUSE
1 NORTH SECOND STREET
CLEARFIELD, PA 16830
(814) 765-2641

BY: 

Christopher E. Mohney, Esquire
Attorney for Plaintiff
I.D. #63494
25 East Park Avenue, Suite 6
DuBois, PA 15801
(814) 375-1044

Exhibit "C"

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

S & SP DEVELOPMENT, LLC., : CIVIL ACTION - LAW

PLAINTIFF : NO. 06-2123-C.D.

VS. : TYPE OF CASE: ACTION TO
QUIET TITLE

GERALD D. GRUBB, ELENA
GRUBB, BEVERLY J. GRUBB,
ANTHONY E. BUSA, JR. and
MARY F. BUSA,

DEFENDANT :

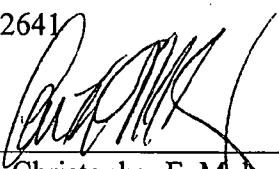
TO: ANTHONY E. BUSA, JR.
c/o Julie Roth
11 Pinnacle Lane
Yarmouth, MA 02675

DATE OF NOTICE: May 22, 2007

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

COURT ADMINISTRATOR
CLEARFIELD COUNTY COURTHOUSE
1 NORTH SECOND STREET
CLEARFIELD, PA 16830
(814) 765-2641

BY: 

Christopher E. Mohney, Esquire
Attorney for Plaintiff
I.D. #63494
25 East Park Avenue, Suite 6
DuBois, PA 15801
(814) 375-1044

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

S & SP DEVELOPMENT, LLC., : CIVIL ACTION - LAW
: :
PLAINTIFF : NO. 06-2123-C.D.
: :
VS. : TYPE OF CASE: ACTION TO
: QUIET TITLE
: :
GERALD D. GRUBB, ELENA :
GRUBB, BEVERLY J. GRUBB, :
ANTHONY E. BUSA, JR. and :
MARY F. BUSA, :
: :
DEFENDANT : :

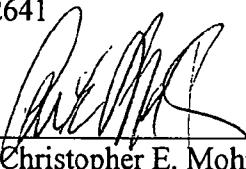
TO: MARY BUSA
28 Weir Road
Yarmouth, MA 02675

DATE OF NOTICE: May 22, 2007

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

COURT ADMINISTRATOR
CLEARFIELD COUNTY COURTHOUSE
1 NORTH SECOND STREET
CLEARFIELD, PA 16830
(814) 765-2641

BY: 

Christopher E. Mohney, Esquire
Attorney for Plaintiff
I.D. #63494
25 East Park Avenue, Suite 6
DuBois, PA 15801
(814) 375-1044

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

S & SP DEVELOPMENT, LLC., : CIVIL ACTION - LAW
: :
PLAINTIFF : NO. 06-2123-C.D.
: :
VS. : TYPE OF CASE: ACTION TO
: QUIET TITLE
: :
GERALD D. GRUBB, ELENA :
GRUBB, BEVERLY J. GRUBB, :
ANTHONY E. BUSA, JR. and :
MARY F. BUSA, :
: :
DEFENDANT : :

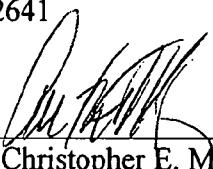
TO: ELENA GRUBB
R. R. #1, Box 353
Huntingdon, PA 16652

DATE OF NOTICE: May 22, 2007

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

COURT ADMINISTRATOR
CLEARFIELD COUNTY COURTHOUSE
1 NORTH SECOND STREET
CLEARFIELD, PA 16830
(814) 765-2641

BY: 

Christopher E. Mohney, Esquire
Attorney for Plaintiff
I.D. #63494
25 East Park Avenue, Suite 6
DuBois, PA 15801
(814) 375-1044

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

S & SP DEVELOPMENT, LLC., : CIVIL ACTION - LAW
PLAINTIFF : NO. 06-2123-C.D.
VS. : TYPE OF CASE: ACTION TO
GERALD D. GRUBB, ELENA QUIET TITLE
GRUBB, BEVERLY J. GRUBB,
ANTHONY E. BUSA, JR. and
MARY F. BUSA,
DEFENDANT :

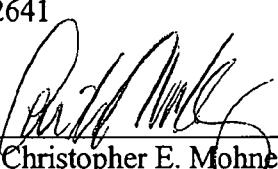
TO: GERALD D. GRUBB
R. R. #1, Box 353
Huntingdon, PA 16652

DATE OF NOTICE: May 22, 2007

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

COURT ADMINISTRATOR
CLEARFIELD COUNTY COURTHOUSE
1 NORTH SECOND STREET
CLEARFIELD, PA 16830
(814) 765-2641

BY: 

Christopher E. Mohney, Esquire
Attorney for Plaintiff
I.D. #63494
25 East Park Avenue, Suite 6
DuBois, PA 15801
(814) 375-1044

U.S. POSTAL SERVICE PROVIDE RECEIVE		MAY BE USED FOR MAILING	
CERTIFICATE OF MAILING			
<p>Christopher L. Mohney, Esquire 25 East Park Avenue Suite 6 Dobson, PA 15801</p> <p>One piece of ordinary mail addressed to:</p> <p>R. R. #1, Box 353 Huntingdon, PA 16652</p> <p>USA First Class</p>			
<p>USA First Class</p> <p>Common Doggy</p> <p>93</p> <p>USA First Class</p>			

		U.S. POSTAL SERVICE CERTIFICATE OF MAILING	
		<p>Christopher E. Mohning, Esquire 25 East Park Avenue Suite 6 DuBois, PA 15801</p> <p>RECEIVED MAY 26 1984 U.S. POSTAL SERVICE</p>	
<p>One piece of ordinary mail addressed to:</p> <p>R. R. #1, Box 353 ELLEN A GRUBB Huntingdon, PA 16652</p> <p>RECEIVED MAY 26 1984 U.S. POSTAL SERVICE</p>		<p>RECEIVED MAY 26 1984 U.S. POSTAL SERVICE</p>	

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
RECEIVED MAIL BEING PROVIDED		RECEIVED U.S. MAIL	
<p>Christopher E. Mohney, Esquire 25 East Park Avenue Suite 6 Dubois, PA 15801</p> <p>One piece of ordinary mail addressed to:</p> <p>EVERLY J. GRUBB 7722 North Kings Highway Myrtle Beach, SC 29572</p> <p>USA First-Class USA First-Class USA First-Class</p> 		<p>RECEIVED U.S. MAIL</p> <p>RECEIVED U.S. MAIL</p> <p>RECEIVED U.S. MAIL</p>	

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

S & SP DEVELOPMENT, LLC.,

Plaintiff,

vs.

GERALD D. GRUBB, ELENA GRUBB,
BEVERLY J. GRUBB, ANTHONY E.
BUSA, JR. and MARY F. BUSA,

Defendants.

FILED *acc atty*
0/245 cm Mohney
JUN 13 2007 (GW)

William A. Shaw
NO. 06-2123-C.D. Prothonotary/Clerk of Courts

ORDER

AND NOW, this 13 day of June, 2007, an Affidavit of Service and a Complaint with Notice to Plead having been filed and no answer having been made by Defendants Gerald D. Grubb, Elena Grubb, Beverly J. Grubb, Anthony E. Busa, Jr. and Mary F. Busa, upon consideration of the Motion for Default Judgment of Plaintiff pursuant to Pa. R.C.P. §1066(a), it is hereby **ORDERED and DECREED** that judgment by default be entered against Defendants Gerald D. Grubb, Elena Grubb, Beverly J. Grubb, Anthony E. Busa, Jr. and Mary F. Busa, directing that they are permanently enjoined and restrained from asserting and claim or interest in or to the following real property, or any part thereof:

ALL that certain tract of land designated as Lot No. 95, Section No. 8, "Santa Catalina", in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the office of the Recorder of Deeds of Clearfield County in Miscellaneous Docket Map File No. 25.

EXCEPTING AND RESERVING therefrom and subject to:

1. All easements, rights-of-way, reservations, restrictions and limitations shown or contained in prior instruments of record and in the aforesaid recorded plan.

2. The Declarations of Restrictions, Treasure Lake, Inc., recorded in Misc. Book Vol. 146, page 476; all of said restrictions being covenants which run with the land.
 3. All minerals and mining rights of every kind and nature.
 4. A lien for all unpaid charges or assessments as may be made by Developer or Treasure Lake Property Owners Association, Inc., which lien shall run with the land and be an encumbrance against it.

BEING the same premises which were conveyed to Gerald D. Grubb and Beverly J. Grubb, husband and wife, and Anthony E. Busa, Jr. and Mary F. Busa, husband and wife, by deed of Treasure Lake, Inc., dated August 26, 1969, and recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania, in Deed Book Vol. 619, page 106. For purposes of clarification of record title, the above described property was sold to the Grantee within by the Tax Claim Bureau of Clearfield County, Pennsylvania for delinquent taxes, and the purpose of this deed is to perfect record title to Grantee.

A copy of this Order shall be recorded in the office of the Recorder of Deeds of Clearfield County, Pennsylvania.

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

BY THE COURT.

By: Paul Schreier

DATE: 6-13-07

You are responsible for serving all appropriate parties.

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

Plaintiff(s) Plaintiff(s) Attorney Other

Defendant(s) Defendant(s) Attorney

Special Instructions:

FILED

JUN 13 2007

William A. Shaw
Prothonotary/Clerk of Courts