

07-191-CD
J. Lockwood vs James Cranney et al

J. Lockwood vs James Cranney et al
2007-191-CD

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

JAMES E. LOCKWOOD,

Plaintiff,

vs.

JAMES CRANNEY, JAMES CRANNEY
ESTATE, and their heirs, devisees,
administrators, executors and assigns,
and all other person, persons, firms,
partnerships or corporate entities in
interest,

Defendants.

: No. 07 - 191 C.D.

:

: TYPE OF CASE: ACTION TO QUIET TITLE

:

: TYPE OF PLEADING: COMPLAINT

:

: FILED ON BEHALF OF:

: JAMES E. LOCKWOOD, Plaintiff

:

: COUNSEL OF RECORD FOR THIS PARTY:

:

: PAULA M. CHERRY, ESQ.

: Supreme Court No.: 36023

:

: GLEASON, CHERRY AND CHERRY, L.L.P.

: Attorneys at Law

: One North Franklin Street

: P.O. Box 505

: DuBois, PA 15801-0505

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: (814) 371-5800

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FILED Atty pd. 95c
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Original upstairs
William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

JAMES E. LOCKWOOD, Plaintiff : No. 07 - 191 C.D.
vs. :
JAMES CRANNEY, JAMES CRANNEY : TYPE OF CASE: ACTION TO QUIET TITLE
ESTATE, and their heirs, devisees, :
administrators, executors and assigns, : TYPE OF PLEADING: COMPLAINT
and all other person, persons, firms, :
partnerships or corporate entities in :
interest, Defendants. : FILED ON BEHALF OF:
: JAMES E. LOCKWOOD, Plaintiff
: COUNSEL OF RECORD FOR THIS PARTY:
: PAULA M. CHERRY, ESQ.
: Supreme Court No.: 36023
: GLEASON, CHERRY AND CHERRY, L.L.P.
: Attorneys at Law
: One North Franklin Street
: P.O. Box 505
: DuBois, PA 15801-0505
: (814) 371-5800
:
:

FILED Atty pd. 95.00
01/10/2007
FEB 07 2007 No CC
WM

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

JAMES E. LOCKWOOD, :
Plaintiff, :
vs. : No. 07 - _____ C.D.
: :
JAMES CRANNEY, JAMES CRANNEY : ACTION TO QUIET TITLE
ESTATE, and their heirs, devisees, :
administrators, executors and assigns, :
and all other person, persons, firms, :
partnerships or corporate entities in :
interest, :
Defendants. :
/

NOTICE

TO: JAMES CRANNEY, JAMES CRANNEY ESTATE, and their 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 IN THE CITY OF DuBOIS, CLEARFIELD COUNTY,
PENNSYLVANIA, HAS BEEN FILED AGAINST YOU. Said premises are described as
follows:

ALL that certain lot or parcel of ground, being part of two lots known as Lot No. 108 and Lot No. 108½ in the plan of Rumbarger's Addition to said Borough, now City of DuBois, Clearfield County, Pennsylvania, and being bounded and described as follows, to wit:

BEGINNING at a post on the corner of Booth Street, now West Long Avenue,
and Hubert Street; thence along said Hubert Street, South 27½° West 90 Feet
to a post on Hubert Street; thence North 72½° West 132 Feet, more or less, to a
post at Bell's line; thence by Bell's line in a Northeastern direction 94 Feet,
more or less, to a post on Booth Street, now West Long Avenue; thence along

Booth Street, now West Long Avenue, 103 Feet to a post, and the place of beginning.

UNDER AND SUBJECT to any exceptions, reservations and restrictions which may appear in the recorded chain of title or which can be ascertained from an examination of the premises.

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within Twenty (20) days after this Complaint and Notice are served by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the 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.

COURT ADMINISTRATOR
Clearfield County Courthouse
230 East Market Street, Suite 228
Clearfield, PA 16830
(814) 765-2641 Ex. 5982

GLEASON, CHERRY AND CHERRY, L.L.P.
Attorneys at Law
One North Franklin Street
P.O. Box 505
DuBois, PA 15801-0505
(814) 371-5800
Attorneys for Plaintiff

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

JAMES E. LOCKWOOD,	:	
	Plaintiff,	:
vs.	:	No. 07 - _____ C.D.
	:	
JAMES CRANNEY, JAMES CRANNEY	:	ACTION TO QUIET TITLE
ESTATE, and their heirs, devisees,	:	
administrators, executors and assigns,	:	
and all other person, persons, firms,	:	
partnerships or corporate entities in	:	
interest,	:	
	Defendants.	:

C O M P L A I N T

The Plaintiff in the above-entitled matter, JAMES E. LOCKWOOD, brings this Action to Quiet Title for the purpose of barring the Defendants, JAMES CRANNEY, JAMES CRANNEY ESTATE, and their heirs, devisees, administrators, executors and assigns, and all other person, persons, firms, partnerships or corporate entities in interest, entitled Defendants, from asserting any right, title and interest or lien in and to the premises described in Exhibit "A", situate in the City of DuBois, Clearfield County, Pennsylvania, and avers the following cause of action:

1. The Plaintiff, JAMES E. LOCKWOOD, is an individual who resides at 603 West Long Avenue, DuBois, Clearfield County, Pennsylvania 15801.
2. After diligent search, the Plaintiff is unable to discover the whereabouts or the identify of the Defendants, JAMES CRANNEY, JAMES CRANNEY ESTATE, and their

heirs, devisees, administrators, executors and assigns, and all other person, persons, firms, partnerships or corporate entities in interest, entitled Defendants.

3. The premises described in Exhibit "A" which is situate in the City of DuBois, Clearfield County, Pennsylvania, was conveyed to JAMES CRANNEY by Deed of Michael Simmons and Bridget Simmons, his wife, dated September 15, 1890, and recorded in Clearfield County Deed Book Vol. 58, Page 198, on September 16, 1890.

4. The premises more particularly described in Exhibit "A", which is attached hereto and made a part hereof, were sold by the Treasurer of Clearfield County, Pennsylvania, for unpaid taxes for the year of 1950, at a Public Tax Sale on August 4, 1952, to Robert Clair Boucher and Martha Boucher as is evidenced by Deed from Fred W. Rososky, Treasurer of the County of Clearfield, Pennsylvania, to the said Robert Clair Boucher and Martha Boucher dated December 15, 1952, but not recorded in the Office of the Register and Recorder of Deeds of Clearfield County, Pennsylvania, unto June 14, 1957, in Deed Book Vol. 459, Page 385.

5. The said Robert Clair Boucher and Martha Boucher conveyed the premises more particularly described in Exhibit "A", which is attached hereto and made a part hereof, to Donald M. Boucher and Rosemary Boucher, husband and wife, by Deed dated May 9, 1956, and recorded in Clearfield County Deed Book Vol. 450, Page 208.

6. The said Donald M. Boucher died March 5, 2001, and the premises more particularly described in Exhibit "A", attached hereto and made a part hereof, remained unto Rosemary Boucher by operation of law.

7. The said Rosemary Boucher, a/k/a Rose Mary Boucher died testate on April 30,

2006, and by the terms of her Last Will and Testament, which was duly probated in the Court of Common Pleas of Clearfield County, Pennsylvania, Orphans' Court Division, on May 8, 2006, did nominate, constitute and appoint Susan Caine as Executrix of her estate.

8. By Deed dated December 19, 2006, and recorded in the Office of the Register and Recorder of Deeds of Clearfield County, Pennsylvania, as Instrument No. 200621073, on December 21, 2006, the said Susan Caine, Executrix of the Estate of Rose Mary Boucher, a/k/a Rosemary Boucher, deceased, conveyed the premises more particularly described in Exhibit "A" attached hereto and made a part hereof, to JAMES E. LOCKWOOD, the above-named Plaintiff.

9. The Plaintiff, JAMES E. LOCKWOOD, and his predecessors in title, have been in actual, open, notorious, visible, hostile and continuous possession of the premises more particularly described in Exhibit "A", which is attached hereto and made a part hereof, for a period of twenty-one (21) years and upward.

10. One of the purposes of this Action is to quiet the title as to any interest the said JAMES CRANNEY, JAMES CRANNEY ESTATE, and their heirs, devisees, administrators, executors and assigns, and all other person, persons, firms, partnerships or corporate entities in interest, entitled Defendants, may have in said premises more particularly described in Exhibit "A" because of any defect that may exist in the title because of any defect that may exist or may have existed in said tax sale of the premises by the Treasurer of Clearfield County, Pennsylvania; because of the premises being improperly assessed; not properly described; no proper notice of said tax sale to the record owners or to the legal heirs or assigns of the record

owners; or that said premises were sold as the property of one other than the record owners or the legal heirs or assigns of the record owners; or due to the fact that the above-set forth Treasurer's Deed may be defective for any reason; or for any other reason or reasons that may raise some question as to the validity of the title. Further, Plaintiff claims title in fee to the premises more particularly described in Exhibit "A" by adverse possession because he and his predecessors in title have been in actual, open, notorious, visible, hostile and continuous possession of the premises for a period of more than twenty-one (21) years and upward. Another purpose of this Action is to make the title to the premises as described in Exhibit "A" marketable so that the same can be certified.

WHEREFORE, Plaintiff request the Court to:

- (a) Determine that his rights are superior to the rights of the Defendants, JAMES CRANNEY, JAMES CRANNEY ESTATE, and their heirs, devisees, administrators, executors and assigns, and all other person, persons, firms, partnerships or corporate entities in interest;
- (b) Determine that the Plaintiff has fee simple title to the premises described in Exhibit "A" as against the Defendant, JAMES CRANNEY, JAMES CRANNEY ESTATE, and their heirs, devisees, administrators, executors and assigns, and all other person, persons, firms, partnerships or corporate entities in interest;
- (c) Enjoin the Defendants, JAMES CRANNEY, JAMES CRANNEY ESTATE, and their heirs, devisees, administrators, executors and assigns, and all other person, persons, firms, partnerships or corporate entities in interest from setting up any title to the premises described in Exhibit "A" and from impeaching, denying or in any way attacking the title of the Plaintiff

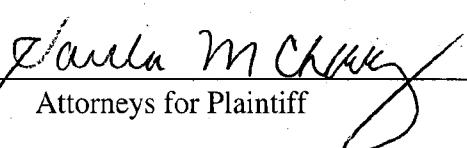
to the premises described in Exhibit "A"; and

(d) Grant and decree whatever relief may seem equitable and proper.

AND he will ever pray.

GLEASON, CHERRY AND CHERRY, L.L.P.

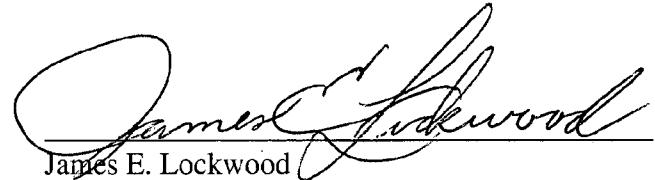
By


Paula M. Cherry

Attorneys for Plaintiff

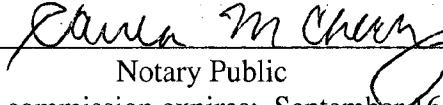
COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF CLEARFIELD :

Personally appeared before me, the undersigned officer, a Notary Public in and for the county and state aforesaid, JAMES E. LOCKWOOD, who, being duly sworn according to law, deposes and says that the facts set forth in the foregoing Complaint are true and correct to the best of his knowledge, information and belief.



James E. Lockwood

Sworn to and subscribed before me, this 6th day of February, 2007.



Paula M. Cherry
Notary Public
My commission expires: September 16, 2009

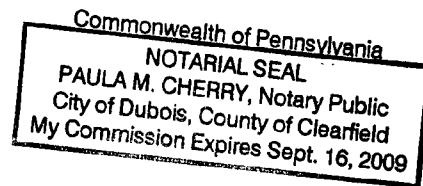


Exhibit "A"

ALL that certain lot or parcel of ground, being part of two lots known as Lot No. 108 and Lot No. 108½ in the plan of Rumbarger's Addition to said Borough, now City of DuBois, Clearfield County, Pennsylvania, and being bounded and described as follows, to wit:

BEGINNING at a post on the corner of Booth Street, now West Long Avenue, and Hubert Street; thence along said Hubert Street, South 27½° West 90 Feet to a post on Hubert Street; thence North 72½° West 132 Feet, more or less, to a post at Bell's line; thence by Bell's line in a Northeastern direction 94 Feet, more or less, to a post on Booth Street, now West Long Avenue; thence along Booth Street, now West Long Avenue, 103 Feet to a post, and the place of beginning.

UNDER AND SUBJECT to any exceptions, reservations and restrictions which may appear in the recorded chain of title or which can be ascertained from an examination of the premises.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

JAMES E. LOCKWOOD,

Plaintiff, :

vs. : No. 07 - _____ C.D.

:

JAMES CRANNEY, JAMES CRANNEY : ACTION TO QUIET TITLE
ESTATE, and their heirs, devisees, :
administrators, executors and assigns, :
and all other person, persons, firms, :
partnerships or corporate entities in :
interest,

Defendants. :

AFFIDAVIT

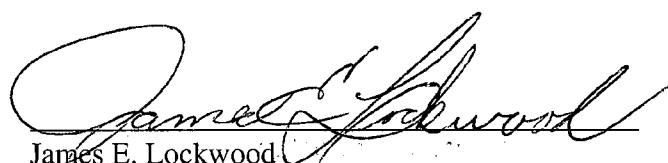
COMMONWEALTH OF PENNSYLVANIA :

: SS.

COUNTY OF CLEARFIELD :

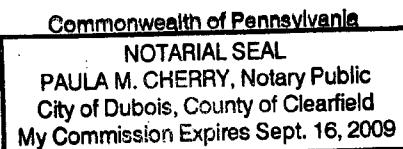
Personally appeared before me, a Notary Public in and for the county and state aforesaid, JAMES E. LOCKWOOD, who, being duly sworn according to law, deposes and says that after diligent search, including a search of the Clearfield County Courthouse records, telephone book and post office, he is unable to find the Defendants, JAMES CRANNEY; JAMES CRANNEY ESTATE, and their heirs, devisees, administrators, executors and assigns, and all other person, persons, firms, partnerships or corporate entities in interest.

Further Deponent saith not.



James E. Lockwood

Sworn to and subscribed before me, this 6 day of February, 2007.



FILED

FEB 07 2007

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

JAMES E. LOCKWOOD,

Plaintiff,

vs.

No. 07 - 191 C.D.

JAMES CRANNEY, JAMES CRANNEY
ESTATE, and their heirs, devisees,
administrators, executors and assigns,
and all other person, persons, firms,
partnerships or corporate entities in
interest,

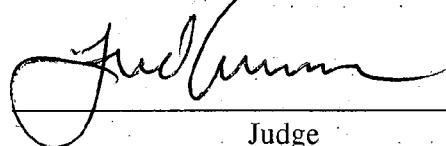
Defendants.

ACTION TO QUIET TITLE

ORDER

NOW, this 8th day of February, 2007, it appearing that an Action to Quiet Title has been filed in the above-entitled case and the identity and whereabouts of JAMES CRANNEY, JAMES CRANNEY ESTATE, and their heirs, devisees, administrators, executors and assigns, and all other person, persons, firms, partnerships or corporate entities in interest, are unknown, the Defendants shall be served with a copy of the Complaint by advertising the same one (1) time in the Courier-Express newspaper and one (1) time in the Clearfield County Legal Journal in accordance with the Notice attached to and made a part of the Complaint.

BY THE COURT



Judge

FILED

FEB 09 2007

01/08/07 am (60)
William A. Shaw
Prothonotary/Clerk of Courts
No. C/C

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

JAMES E. LOCKWOOD, Plaintiff,
vs.

JAMES CRANNEY, JAMES CRANNEY
ESTATE, and their heirs, devisees,
administrators, executors and
assigns, and all other person,
persons, firms, partnerships or
corporate entities in interest,
Defendants.

Action To
No. 07 - C.D. Quiet Title

- COMPLAINT

To The Within Defendants:

YOU ARE HEREBY NOTIFIED TO
PLEAD TO THE WITHIN COMPLAINT
WITHIN TWENTY (20) DAYS FROM THE
DATE OF SERVICE HEREOF.

GLEASON, CHERRY AND CHERRY, L.L.P.:

By Cherry
Atorneys for Plaintiff

LAW OFFICES
GLEASON, CHERRY & CHERRY, L.L.P.
P. O. Box 505
DuBois, PENNSYLVANIA 15801-0505

ONE NORTH FRANKLIN STREET

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

JAMES E. LOCKWOOD, : No. 07 - 191 C.D.
Plaintiff, :
vs. : TYPE OF CASE: ACTION TO QUIET TITLE
: :
JAMES CRANNEY, JAMES CRANNEY : TYPE OF PLEADING: AFFIDAVIT
ESTATE, and their heirs, devisees, :
administrators, executors and assigns, : FILED ON BEHALF OF:
and all other person, persons, firms, : JAMES E. LOCKWOOD, Plaintiff
partnerships or corporate entities in :
interest, : COUNSEL OF RECORD FOR THIS PARTY:
Defendants. : PAULA M. CHERRY, ESQ.
: Supreme Court No.: 36023
: :
: GLEASON, CHERRY AND CHERRY, L.L.P.
: Attorneys at Law
: One North Franklin Street
: P.O. Box 505
: DuBois, PA 15801-0505
: :
: (814) 371-5800
: :
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William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

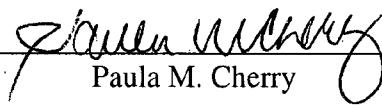
JAMES E. LOCKWOOD, :
Plaintiff, :
vs. : No. 07 - 191 C.D.
: :
JAMES CRANNEY, JAMES CRANNEY : ACTION TO QUIET TITLE
ESTATE, and their heirs, devisees, :
administrators, executors and assigns, :
and all other person, persons, firms, :
partnerships or corporate entities in :
interest, :
Defendants. :

AFFIDAVIT

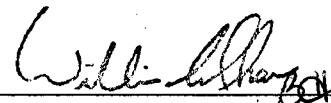
COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF CLEARFIELD :

Personally appeared before me, the undersigned officer, PAULA M. CHERRY,
Attorney for JAMES E. LOCKWOOD, Plaintiff, 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 within Twenty (20) days from the date of publication was made on all of the
Defendants by publication on February 13, 2007, in the Courier-Express newspaper, and the
week of February 16, 2007, in the Clearfield County Legal Journal, proof of the same is hereto
attached, in accordance with the Order of Court, and more than Twenty (20) days have elapsed

since said publications and that said Defendants have not filed an Appearance or any Answer to the Complaint, although the time in which to do so has expired.


Paula M. Cherry

Sworn to and subscribed before me this 21st day of March, 2007.


William A. Shaw

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

**PROOF OF PUBLICATION OF NOTICE APPEARING IN THE
COURIER EXPRESS/TRI-COUNTY SUNDAY/JEFFERSONIAN DEMOCRAT
PUBLISHED BY McLEAN PUBLISHING COMPANY,
DUBOIS PENNSYLVANIA**
Under act 587, Approved May 16, 1929, P.L. 1784

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA
Case No. 103

SS:

Henry Ferra, Classified Advertising Supervisor of the **Courier-Express/Tri-County Sunday**, a weekly newspaper and **Jeffersonian Democrat**, a weekly publishing Company at 500 Jeffers Street, City of DuBois, County and State aforesaid, since which date said, the daily publication and the weekly publications, has been to a copy of the printed notice of publication is attached hereto exactly as the same in editions of the paper on the following dates, viz: the

day of February A.D., 2007

Officer duly authorized by the **Courier-Express**, a daily newspaper, **Tri-County Jeffersonian Democrat**, a weekly newspaper to verify the foregoing statement it is not interested in the subject matter of the aforesaid notice of publication, and statement as to time, place and character of publication are true.

**McLEAN PUBLISHING COMPANY Publisher of
TRI-COUNTY SUNDAY/JEFFERSONIAN DEMOCRAT**

Linda S. Duthy

Statement of Advertising Cost

McLEAN PUBLISHING COMPANY
Publisher of

**COURIER-EXPRESS/TRI-COUNTY SUNDAY/
EFFERSONIAN DEMOCRAT**

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

DuBois, PA

Gleason, Cherry and Cherry

the notice or advertisement	on the above stated dates.....	\$290.70
e.....		\$7.50
		\$298.20

Publisher's Receipt for Advertising Costs
I, **Gleason, Cherry and Cherry**, a weekly newspaper, and/or **Jeffersonian Democrat**, a receipt of the aforesaid advertising and publication costs, and certifies that the

1: Jeffers Street and Beaver Drive, DuBois, PA 15801

Established 1879, Phone 814-371-4200

McLEAN PUBLISHING COMPANY

Publisher of

COURIER-EXPRESS/TRI-COUNTY SUNDAY/JEFFERSONIAN DEMOCRAT

original Proof of Publication and receipt for the Advertising costs in the subject

2/13/07

ATTORNEY FOR

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

JAMES E. LOCKWOOD, Plaintiff, vs.
JAMES CRANNEY, JAMES CRANNEY
ESTATE, and their heirs, devisees,
administrators, executors and assigns, and
all other person, persons, firms, partnerships
or corporate entities in interest, Defendants.

No. 07 - 191 C.D.
ACTION TO QUIET TITLE
NOTICE

TO: JAMES CRANNEY, JAMES
CRANNEY ESTATE, and their heirs,
devisees, administrators, executors and
assigns, and all other person, persons,
firms, partnerships or corporate entities in
interest:

Attorney: **JOHN SUGHRO**
23 North Second Street
Clearfield, PA 16830

SHAFFER, VIRGINIA JANE, Dec'd
a/k/a **VIRGINIA J. SHAFFER**
Executrix: **BONNIE L. BLOOM**
Attorney:
COLAVECCHI & COLAVECCHI
221 E. Market Street
Clearfield, PA 16830

First Publication

HAGEN ALBERT J., Dec'd
Late of Houtzdale
Executrix: **ELAINE CONEY**
Attorney: **PETER F. SMITH**
P.O. Box 130
Clearfield, PA 16830

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 are described as follows:

ALL that certain lot or parcel of ground, being part of two lots known as Lot No. 108 and Lot No. 108 1/2 in the plan of Rumbarger's Addition to said Borough, now City of DuBois, Clearfield County, Pennsylvania, and being bounded and described as follows, to wit:

BEGINNING at a post on the corner of Booth Street, now West Long Avenue, and Hubert Street; thence along said Hubert Street, South 27½° West 90 Feet to a post on Hubert Street; thence North 72½° West 132 Feet, more or less, to a post at Bell's line; thence by Bell's line in a Northeastern direction 94 Feet, more or less, to a post on Booth Street, now West Long Avenue; thence along Booth Street, now West Long Avenue, 103 Feet to a post, and the place of beginning.

UNDER AND SUBJECT to any exceptions, reservations and restrictions which may appear in the recorded chain of title or which can be ascertained from an examination of the premises.

You have been sued in Court. If you wish to defend against the claims set forth in the Complaint, you must take action within Twenty (20) days from the date of publication of this Notice by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the 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.

COURT ADMINISTRATOR, Clearfield County Courthouse, 230 East Market Street, Suite 228, Clearfield, PA 16830, (814)765-2641 Ex. 5982

GLEASON, CHERRY AND CHERRY, L.L.P., Attorneys at Law, One North Franklin Street, P.O. Box 505, DuBois, PA 15801-0505, (814)371-5800, Attorneys for Plaintiff.

(formerly Pine Street) at a corner of land now or formerly of Charles C. Hoover and Sarah Adella Hoover, thence by Fourth Street Northward seventy feet (70'), more or less, to an alley; thence by said alley, Eastward fifty feet (50') to lands now or formerly of A. C. Moore; thence by same, seventy feet (70'), more or less, to lot now or formerly of Charles C. and Sarah Adella Hoover; thence by same fifty feet (50') to post and place of beginning.

THE SECOND THEREOF: BEGINNING at a post corner on line of Main Street, thence by Pine Street, Northward one hundred and ten feet (110') to a post; thence Eastward by a line parallel with Main Street, fifty feet (50') to a post by land now or formerly of A. C. Moore; thence by same. Southward one hundred and ten feet (110') to Main Street; thence by line on Main Street, Westward fifty feet (50') to post and place of beginning.

BEING the same premises conveyed to the Grantor herein by deed dated March 25, 1999 recorded in the Office of the Recorder of Deeds for Clearfield County, Pennsylvania to Instrument No. 199904580.

SEIZED, taken in execution to be sold as the property of CHARLES A. McGARRY AND ANGELA M. McLAUGHLIN-MCGARRY, at the suit of CLEARFIELD BANK & TRUST COMPANY. JUDGMENT NO. 06-1190-CD.

Chester A. Hawkins, Sheriff.
ADV: February 9th, 16th, 23rd, 2007.

**SHERIFF'S SALE
OF VALUABLE REAL ESTATE**

BY VIRTUE OF: Execution issued out of the Court of Common Pleas of Clearfield County, Pennsylvania and to me directed, there will be exposed to public sale in the Sheriff's Office in the Court House in the Borough of Clearfield on FRIDAY, MARCH 2, 2007 at 10:00 A.M.

THE FOLLOWING DESCRIBED PROPERTY TO WIT: (SEE ATTACHED DESCRIPTION) TERMS OF SALE

The Price of sum at which the property shall be struck off must be paid at the time of sale or such other arrangements made as will be approved, otherwise the property will be immediately put up and sold again at the expense and risk of the person to whom it was struck off and who in case of deficiency of such resale shall make good for the same and in no instance will the deed be presented for confirmation unless the money is actually paid to the Sheriff.

TO all parties in interest and claimants:

PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :

:

COUNTY OF CLEARFIELD :

:

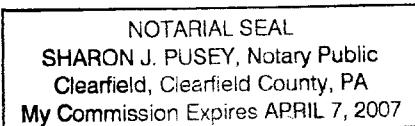
On this 16th day of February AD 2007, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Gary A. Knaresboro editor of the Clearfield County Legal Journal of the Courts of Clearfield County, and that the annexed is a true copy of the notice or advertisement published in said publication in the regular issues of Week of February 16, 2007, Vol. 19 No. 7. And that all of the allegations of this statement as to the time, place, and character of the publication are true.



Gary A. Knaresboro, Esquire
Editor

Sworn and subscribed to before me the day and year aforesaid.

Sharon J. Pusey
Notary Public
My Commission Expires



Gleason Cherry & Cherry LLP
PO Box 505
DuBois PA 15801

FILED

MAR 21 2007

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

JAMES E. LOCKWOOD, : No. 07 - 191 C.D.
Plaintiff, :
vs. : TYPE OF CASE: ACTION TO QUIET TITLE
: :
JAMES CRANNEY, JAMES CRANNEY : TYPE OF PLEADING: MOTION FOR
ESTATE, and their heirs, devisees, : JUDGMENT
administrators, executors and assigns, :
and all other person, persons, firms, : FILED ON BEHALF OF:
partnerships or corporate entities in : JAMES E. LOCKWOOD, Plaintiff
interest, :
Defendants. : COUNSEL OF RECORD FOR THIS PARTY:
: :
: PAULA M. CHERRY, ESQ.
: Supreme Court No.: 36023
: :
: GLEASON, CHERRY AND CHERRY, L.L.P.
: Attorneys at Law
: One North Franklin Street
: P.O. Box 505
: DuBois, PA 15801-0505
: :
: (814) 371-5800
: :
: :
: :

FILED
01/01/2007
MAR 21 2007
GR

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

JAMES E. LOCKWOOD, :
Plaintiff, :
vs. : No. 07 - 191 C.D.
: :
JAMES CRANNEY, JAMES CRANNEY : ACTION TO QUIET TITLE
ESTATE, and their heirs, devisees, :
administrators, executors and assigns, :
and all other person, persons, firms, :
partnerships or corporate entities in :
interest, :
Defendants. :

MOTION FOR JUDGMENT

AND NOW, this 21st day of March, 2007, an Affidavit having been filed by Plaintiff, JAMES E. LOCKWOOD, by his attorney, PAULA M. CHERRY, that the Complaint with Notice to Plead was served on all of the Defendants and the Defendants have not answered, the Plaintiff, by his attorney, PAULA M. CHERRY, moves the Court to enter judgment in favor of the Plaintiff and against the Defendants in the above-named case and to grant to the Plaintiff the relief prayed for in accordance with Pennsylvania Rules of Civil Procedure 1066. Plaintiff further requests that the Honorable Court modify in accordance with Pennsylvania Rules of Civil Procedure, Rule 248, the Thirty (30) day period provided Defendants by Pennsylvania Rules of Civil Procedure, Rule 1066(b) to assert any right, lien,

title or interest in the land inconsistent with the interest or claim Plaintiff set forth in his
Complaint.

GLEASON, CHERRY AND CHERRY, L.L.P.

By Sandra M. Cherry
Attorneys for Plaintiff

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MAR 21 2007

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

JAMES E. LOCKWOOD, : No. 07 - 191 C.D.
Plaintiff, :
vs. : TYPE OF CASE: ACTION TO QUIET TITLE
: :
JAMES CRANNEY, JAMES CRANNEY : TYPE OF PLEADING: ORDER
ESTATE, and their heirs, devisees, :
administrators, executors and assigns, :
and all other person, persons, firms, :
partnerships or corporate entities in :
interest, :
Defendants. : COUNSEL OF RECORD FOR THIS PARTY:
: PAULA M. CHERRY, ESQ.
: Supreme Court No.: 36023
: :
: GLEASON, CHERRY AND CHERRY, L.L.P.
: Attorneys at Law
: One North Franklin Street
: P.O. Box 505
: DuBois, PA 15801-0505
: :
: (814) 371-5800
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FILED

MAR 26 2007

01/22/05 (w)

William A. Shaw
Prothonotary/Clerk of Courts

(GW)

1 cent to Atty

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

JAMES E. LOCKWOOD, :
Plaintiff, :
vs. : No. 07 - 191 C.D.
: :
JAMES CRANNEY, JAMES CRANNEY : ACTION TO QUIET TITLE
ESTATE, and their heirs, devisees, :
administrators, executors and assigns, :
and all other person, persons, firms, :
partnerships or corporate entities in :
interest, :
Defendants. :

O R D E R

AND NOW, this 26th day of March, 2007, it appearing that service of the
Complaint to Quiet Title in the above Action was made on all of the Defendants and by
Affidavit of PAULA M. CHERRY, Attorney for Plaintiff, no Answer or Appearance has been
filed to said Action, and on Motion of PAULA M. CHERRY, Attorney for Plaintiff, it is hereby
ORDERED AND DECREED:

1. That the Defendants, JAMES CRANNEY, JAMES CRANNEY ESTATE, and their
heirs, devisees, administrators, executors and assigns, and all 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 Plaintiff as set forth in his
Complaint in and to:

ALL that certain lot or parcel of ground, being part of two lots known as Lot No. 108 and Lot

No. 108½ in the plan of Rumbarger's Addition to said Borough, now City of DuBois, Clearfield County, Pennsylvania, and being bounded and described as follows, to wit:

BEGINNING at a post on the corner of Booth Street, now West Long Avenue, and Hubert Street; thence along said Hubert Street, South 27½° West 90 Feet to a post on Hubert Street; thence North 72½° West 132 Feet, more or less, to a post at Bell's line; thence by Bell's line in a Northeastern direction 94 Feet, more or less, to a post on Booth Street, now West Long Avenue; thence along Booth Street, now West Long Avenue, 103 Feet to a post, and the place of beginning.

UNDER AND SUBJECT to any exceptions, reservations and restrictions which may appear in the recorded chain of title or which can be ascertained from an examination of the premises.

and that title to said property is now vested in JAMES E. LOCKWOOD, Plaintiff, as prayed.

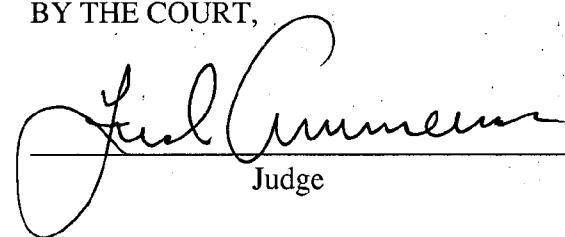
2. That the rights of the Plaintiff are superior to the rights of the Defendants, JAMES CRANNEY, JAMES CRANNEY ESTATE, and their heirs, devisees, administrators, executors and assigns, and all other person, persons, firms, partnerships or corporate entities in interest.

3. That the Plaintiff has title in fee simple to said premises as described in the Complaint as against the Defendants, JAMES CRANNEY, JAMES CRANNEY ESTATE, and their heirs, devisees, administrators, executors and assigns, and all other person, persons, firms, partnerships or corporate entities in interest.

4. That the Defendants, JAMES CRANNEY, JAMES CRANNEY ESTATE, and their heirs, devisees, administrators, executors and assigns, and all other person, persons, firms, partnerships or corporate entities in interest, are enjoined and forever barred from asserting any right, title or interest in and to the premises described which are inconsistent with the interest or claims of the Plaintiff as set forth in his Complaint and from setting up any title to the premises and from impeaching, denying or in any way attacking the title of the Plaintiff to the premises.

5. That the Thirty (30) day provision 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 the Pennsylvania Rules of Civil Procedure No. 248, to eliminate any time period prescribed by Pennsylvania Rules of Civil Procedure upon Order of Court.
6. That these proceedings, or any authenticated copy thereof, shall at all times hereafter be taken as evidence of the facts declared and established thereby.
7. That a certified copy of this Order shall be recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania.

BY THE COURT,



Judge

Prothonotary/Clerk of Courts
William A. Shaw

MAR 26 2007

FILED

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

JAMES E. LOCKWOOD,
Plaintiff,
vs.
JAMES CRANNEY, JAMES CRANNEY
ESTATE, and their heirs, devisees,
administrators, executors and assigns,
and all other person, persons, firms,
partnerships or corporate entities in
interest,
Defendants.

TYPE OF CASE: ACTION TO QUIET TITLE
TYPE OF PLEADING: PRAECIPE
FILED ON BEHALF OF:
JAMES E. LOCKWOOD, Plaintiff
COUNSEL OF RECORD FOR THIS PARTY:
PAULA M. CHERRY, ESQ.
Supreme Court No.: 36023
GLEASON, CHERRY AND CHERRY, L.L.P.
Attorneys at Law
One North Franklin Street
P.O. Box 505
DuBois, PA 15801-0505
(814) 371-5800

FILED NO. CC
07/13/07 BY APR 02 2007 (68)

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

JAMES E. LOCKWOOD, :
Plaintiff, :
vs. : No. 07 - 191 C.D.

JAMES CRANNEY, JAMES CRANNEY : ACTION TO QUIET TITLE
ESTATE, and their heirs, devisees, :
administrators, executors and assigns, :
and all other person, persons, firms, :
partnerships or corporate entities in :
interest, :
Defendants. :

PRAECL^{PE}

TO: WILLIAM A. SHAW, PROTHONOTARY

Dear Sir:

Please enter final judgment in favor of the above-named Plaintiff and against the Defendants in accordance with Order of Court dated March 26, 2007.

GLEASON, CHERRY AND CHERRY, L.L.P.

By Charles W. Chey
Attorneys for Plaintiff

FILED

APR 02 2007

William A. Shaw
Prothonotary/Clerk of Courts