

Homer Woody et al vs Greater DuBois et al
2007-1168-CD

07-1168-CD
H. Woody et al vs Greater DuBois et al

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

REV. HOMER E. WOODY, JR.,
PASTOR OF THE WHAT'S
HAPPENING NOW MINISTRIES,
Plaintiff

vs.

GREATER DUBOIS CHRISTIAN
FELLOWSHIP, an association of the
worship of God, GOSPEL ASSEMBLY
MISSIONARY SOCIETY, a nonprofit
corporation, and GOSPEL ASSEMBLY,
an unincorporated association for the
worship of God, and any successor
claiming or who might claim title under
the aforesaid defendants; and any other
person, persons, firms, partnerships,
or corporate entities who might claim
title to the premises herein described,
Defendants

No. 2007-1168-C0

FILED

JUL 23 2007

0/12:30/w

William A. Shaw
Prothonotary/Clerk of Courts

Type of Pleading: Complaint *1 copy to Atty*

Filed on behalf of: Rev. Homer E. Woody, Jr.
Pastor of the What's Happening Now
Ministries

Counsel of Record for this party:

DAVID J. HOPKINS, ESQUIRE
Attorney at Law
Supreme Court No. 42519

HOPKINS HELTZEL LLP

100 Meadow Lane, Suite 5
DuBois, Pennsylvania 15801

(814) 375-0300

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

REV. HOMER E. WOODY, JR.,
PASTOR OF THE WHAT'S
HAPPENING NOW MINISTRIES,
Plaintiff

vs. : No.

GREATER DUBOIS CHRISTIAN
FELLOWSHIP, an association of the
worship of God, GOSPEL ASSEMBLY :
MISSIONARY SOCIETY, a nonprofit
corporation, and GOSPEL ASSEMBLY,
an unincorporated association for the
worship of God, and any successor
claiming or who might claim title under
the aforesaid defendants; and any other
person, persons, firms, partnerships,
or corporate entities who might claim
title to the premises herein described,
Defendants :
:

NOTICE

TO DEFENDANTS:

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

Office of the Court Administrator
Clearfield County Courthouse
230 E. Market Street
Clearfield, PA 16830
(814) 765-2641 ext. 5982

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

REV. HOMER E. WOODY, JR., :
PASTOR OF THE WHAT'S :
HAPPENING NOW MINISTRIES, :
Plaintiff :
:
vs. : No.
:
:
GREATER DUBOIS CHRISTIAN :
FELLOWSHIP, an association of the :
worship of God, GOSPEL ASSEMBLY :
MISSIONARY SOCIETY, a nonprofit :
corporation, and GOSPEL ASSEMBLY, :
an unincorporated association for the :
worship of God, and successor :
claiming or who might claim title under :
the aforesaid defendants; and any other :
person, persons, firms, partnerships, :
or corporate entities who might claim :
title to the premises herein described, :
Defendants :

COMPLAINT

NOW COMES, Plaintiff, Rev. Homer E. Woody, Jr., Pastor of the What's Happening Now Ministries, a non-profit, unincorporated organization for the worship of God, by and through his attorneys, Hopkins Heltzel LLP, and avers as follows:

1. Plaintiff is an adult individual who is the Pastor of the What's Happening Now Ministries, a non-profit, unincorporated organization for the worship of God, who maintains a

principal business address at 3216 Oklahoma-Salem Road and 1235 Chestnut Avenue, DuBois, Pennsylvania 15801.

2. The property to be quieted is described as all those two (2) certain lots or pieces of land known and numbered as Lots No. 816 and 817 in the Sidney Fuller Addition in the Township of Sandy, County of Clearfield, and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at an iron pipe on the Easterly line of Thirteenth Street and the Northerly line of Chestnut Avenue; thence along Easterly line of Thirteenth Street, North 16 degrees 30' East, One Hundred Fifty (150) feet to an iron pipe on the Southerly line of an alley; thence along said alley, South 73 degrees 30' East One Hundred (100) feet to an iron pipe; thence South 16 degrees 30' West, One Hundred Fifty (150) feet to an iron pipe in the Northerly line of Chestnut Avenue; thence along line of Chestnut Avenue North 73 degrees 30' West One Hundred (100) feet to an iron pipe and place of beginning.

3. The Defendant, Gospel Assembly, was an unincorporated association for the worship of God, existing sometime prior to 1955 operating through various trustees, including F. William Peck, Jane McDonald and Ella Nale.

4. Defendant, Gospel Assembly Missionary Society, was an nonprofit corporation, organized and existing under the laws of the Commonwealth of Pennsylvania with its office in DuBois, Clearfield County, Pennsylvania and operating through various Trustees, including F. William Peck, Ella M. Nale, Mildred M. Nale, Jane McDonald and Pricilla Cowie.

5. Defendant, Greater DuBois Christian Fellowship, was an association for the worship of God and maintained offices at Thirteenth Street and Chestnut Avenue, DuBois, Clearfield County, Pennsylvania. On April 5, 2006, its pastor was Rev. John W. Martin.

6. By Deed dated July 5, 1950 and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 407, at page 9, Cornelia Elizabeth Lowe Taylor and Charles F. Taylor, her husband, conveyed the property described in paragraph two to F. William Peck, Joe A Neff, Jane McDonald and Ella Nale, as Trustees for the Gospel Assembly, an unincorporated association for the worship of God.

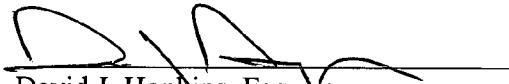
7. By Deed dated February 14, 1955 and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 440, at page 435, F. William Peck, Jane McDonald, Ella Nale, surviving Trustees for the Gospel Assembly, conveyed the property described in paragraph 2 to F. William Peck, Ella M. Nale, Mildred M. Nale, Jane McDonald and Pricilla Cowie, Trustees for the Gospel Assembly Missionary Society, a non profit corporation.

8. By Deed dated April 5, 2006 and recorded in the Office of the Recorder of Deeds of Clearfield County as Instrument No. 2006-10675, Rev. John W. Martin, Pastor of the Greater DuBois Christian Fellowship, an association for the worship of God, conveyed the property described in paragraph 2 to Plaintiff. The "Being Clause" states that the Gospel Assembly Missionary Society no longer exists and there are no known Trustees.

9. The purpose of this quiet title action is to clear any and all possible clouds from the title of the property resulting from the ownership of the Gospel Assembly, Gospel Assembly Missionary Society and the Greater DuBois Christian Fellowship.

WHEREFORE, the Plaintiff requests the Court to decree that title to the premises described in paragraph two of the Complaint be granted unto Plaintiff, Rev. Homer E. Woody, Jr., Pastor of the What's Happening Now Ministries, a nonprofit, unincorporated organization for the worship of God, in fee simple absolute; and that the Defendants, Gospel Assembly, Gospel Assembly Missionary Society and the Greater DuBois Christian Fellowship, their successors and assigns, and all other person, persons, partnerships, limited liability companies or corporate entities in interest, or their legal representatives be forever barred from asserting any right, lien or interest inconsistent with the interest or claim of the Plaintiff as set forth in and to the property known as as Lots No. 816 and 817 in the Sidney Fuller Addition in the Township of Sandy, County of Clearfield, and State of Pennsylvania and described in paragraph 2 of this Complaint.

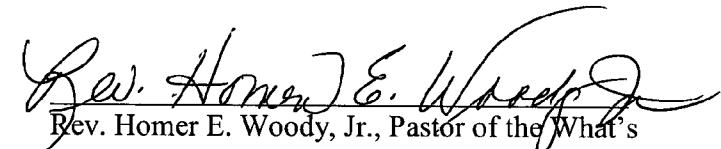
Respectfully submitted,



David J. Hopkins, Esquire
Attorney for Plaintiff

VERIFICATION

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


Rev. Homer E. Woody, Jr., Pastor of the What's Happening Now Ministries

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

REV. HOMER E. WOODY, JR.,
PASTOR OF THE WHAT'S
HAPPENING NOW MINISTRIES,
Plaintiff

VS. :

No. 2007-1468-CD

GREATERT DUBOIS CHRISTIAN
FELLOWSHIP, an association of the
worship of God, GOSPEL ASSEMBLY
MISSIONARY SOCIETY, a nonprofit
corporation, and GOSPEL ASSEMBLY,
an unincorporated association for the
worship of God, and any successor
claiming or who might claim title under
the aforesaid defendants; and any other
person, persons, firms, partnerships,
or corporate entities who might claim
title to the premises herein described,
Defendants

FILED 

JUL 23 2007

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William A. Shaw
Prothonotary/Clerk of Courts

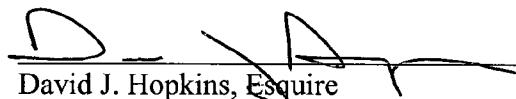
I Chose to Age

MOTION FOR PUBLICATION

AND NOW, this 23 day of July, 2007, an Affidavit having been executed and filed on behalf of Plaintiff, Rev. Homer E. Woody, Jr., Pastor of the What's Happening Now Ministries, a nonprofit, unincorporated organization for the worship of God,, and that the whereabouts of Defendants, Gospel Assembly, Gospel Assembly Missionary Society and the Greater DuBois Christian Fellowship, their successors or assigns, and all other person, persons, firms, partnerships, or corporate entities in interest are unknown. The Plaintiff, by his counsel, Hopkins Heltzel LLP, requests the Court for leave to serve the Complaint on the above mentioned Defendants, Gospel Assembly, Gospel Assembly Missionary Society and the Greater

DuBois Christian Fellowship, their successors or assigns, and all other person, persons, firms, partnerships, or corporate entity in interest, or their legal representatives, generally, by publication in such manner as the Court shall direct and as provided by Pa. R.C.P. Rule 410, and Pa.R.C.P. Rule 430.

Respectfully submitted,



David J. Hopkins, Esquire
Attorney for Plaintiff

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

FILED

JUL 23 2007

012230/w

William A. Shaw

Prothonotary/Clerk of Courts

1 CENT +

ATTN

No. 2007-1168-CD

REV. HOMER E. WOODY, JR., :
PASTOR OF THE WHAT'S :
HAPPENING NOW MINISTRIES, :
Plaintiff :
vs. :
GREATER DUBOIS CHRISTIAN :
FELLOWSHIP, an association of the :
worship of God, GOSPEL ASSEMBLY :
MISSIONARY SOCIETY, a nonprofit :
corporation, and GOSPEL ASSEMBLY, :
an unincorporated association for the :
worship of God, and any successor :
claiming or who might claim title under :
the aforesaid defendants; and any other :
person, persons, firms, partnerships, :
or corporate entities who might claim :
title to the premises herein described, :
Defendants :

AFFIDAVIT OF UNKNOWN WHEREABOUTS

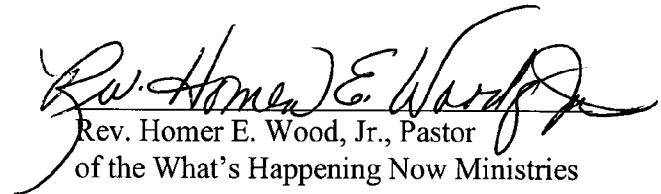
I, Plaintiff, Rev. Homer E. Woody, Jr., Pastor of the What's Happening Now Ministries, being duly sworn according to law, deposes and says that to the best of my knowledge, information and belief, all of the Trustees of the Gospel Assembly and Gospel Assembly Missionary Society are deceased. Both the Gospel Assembly and Gospel Assembly Missionary Society are individual entities not controlled by a central office or governance board.

Plaintiff has searched the records of the Clearfield County Prothonotary, Clearfield County Recorder of Deeds and DuBois, Pennsylvania phonebooks and has made an internet search and

has failed to ascertain any evidence that Gospel Assembly or Gospel Assembly Missionary Society located in DuBois, Pennsylvania continues to exist.

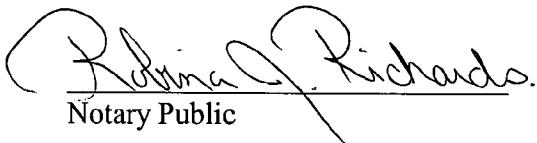
To the best knowledge, information and belief of Plaintiff, all of the Trustees of the Christian Fellowship are deceased. Christian Fellowship is an entity not controlled by a central or governance board. Plaintiff has searched the records of the Clearfield County Prothonotary, Clearfield County Recorder of Deeds and DuBois, Pennsylvania phonebooks and has made an internet search and has failed to ascertain any evidence that Christian Fellowship located in DuBois, Pennsylvania continues to exist.

As a result of the foregoing unsuccessful searches, the whereabouts of Gospel Assembly, Gospel Assembly Missionary Society and the Greater DuBois Christian Fellowship are unknown and your Affiant respectfully requests they be served by publication.

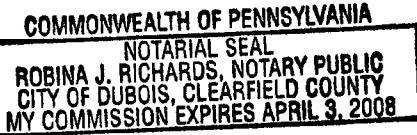


Rev. Homer E. Wood, Jr., Pastor
of the What's Happening Now Ministries

Sworn to and subscribed before
me this 20th day of
July, 2007.



Robina J. Richards
Notary Public



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

REV. HOMER E. WOODY, JR.,
PASTOR OF THE WHAT'S
HAPPENING NOW MINISTRIES,
Plaintiff

vs.

No. 2007-1168-CV

GREATER DUBOIS CHRISTIAN
FELLOWSHIP, an association of the
worship of God, GOSPEL ASSEMBLY
MISSIONARY SOCIETY, a nonprofit
corporation, and GOSPEL ASSEMBLY,
an unincorporated association for the
worship of God, and any successor
claiming or who might claim title under
the aforesaid defendants; and any other
person, persons, firms, partnerships,
or corporate entities who might claim
title to the premises herein described,

Defendants

ORDER FOR PUBLICATION

AND NOW, this 27 day of July, 2007, upon the consideration of the foregoing Motion, the Plaintiff is granted leave to make service of the Complaint on Defendants, Gospel Assembly, Gospel Assembly Missionary Society and the Greater DuBois Christian Fellowship, their successors or assigns, and all other person, persons, firms, partnerships, or corporate entities in interest, or his legal representatives, by publication one time in the Courier Express published in the City of DuBois, County of Clearfield and Commonwealth of Pennsylvania and one time in the Clearfield County Legal Journal.

BY THE COURT,



JUDGE

FILED ^{1CC}
JUL 30 2007 Atty Hopkins

William A. Shaw
Prothonotary/Clerk of Courts

(6K)

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

REV. HOMER E. WOODY, JR., :
PASTOR OF THE WHAT'S :
HAPPENING NOW MINISTRIES, :
Plaintiff :
vs. :
No. 2007-1168
GREATER DUBOIS CHRISTIAN :
FELLOWSHIP, an association of the :
worship of God, GOSPEL ASSEMBLY :
MISSIONARY SOCIETY, a nonprofit :
corporation, and GOSPEL ASSEMBLY, :
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Defendants :

AFFIDAVIT

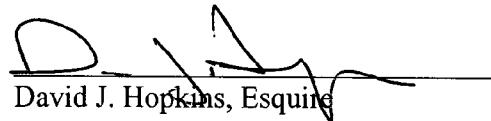
COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF CLEARFIELD :

FILED ^{ICC}
01/13/07 Atty
AUG 31 2007
(GK)

William A. Shaw
Prothonotary/Clerk of Courts

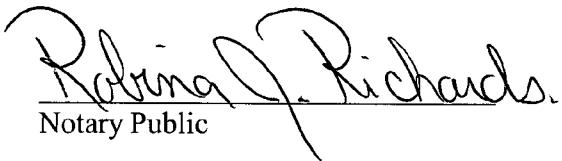
Personally appeared before me, the undersigned officer, David J. Hopkins, Attorney for Plaintiff, Rev. Homer E. Woody, Jr., Pastor of the What's Happening Now Ministries, who, being duly sworn according to law, deposes and says that the service of the foregoing Complaint to Quiet Title, endorsed with Notice to Plead, has been served upon all Defendant, Greater DuBois Christian Fellowship, an association of the worship of God, Gospel Assembly

Missionary Society, a nonprofit corporation, and Gospel Assembly, an unincorporated association for the worship of God, their successors or assigns, by publication, and more than twenty (20) days have elapsed since said service, and that the said Defendants have not filed an appearance or any answer to the Complaint, although the time in which to do so has expired.



David J. Hopkins, Esquire

Sworn to and subscribed before me this
31st day of August, 2007.



Robina J. Richards
Notary Public

COMMONWEALTH OF PENNSYLVANIA

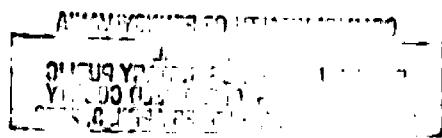
NOTARIAL SEAL

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

FILED

AUG 31 2007

William A. Shaw
Prothonotary/Clerk of Courts



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

REV. HOMER E. WOODY, JR., :
PASTOR OF THE WHAT'S :
HAPPENING NOW MINISTRIES, :
Plaintiff :
:

vs. : No. 2007-1168

GREATER DUBOIS CHRISTIAN :
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MISSIONARY SOCIETY, a nonprofit :
corporation, and GOSPEL ASSEMBLY, :
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person, persons, firms, partnerships, :
or corporate entities who might claim :
title to the premises herein described, :
Defendants :
:

FILED ^{ICC}
01/13/07 Atty Hopkins
AUG 31 2007
(GK)

William A. Shaw
Prothonotary/Clerk of Courts

MOTION FOR JUDGMENT

AND NOW, this 31st day of August, 2007, an Affidavit having been filed by David J. Hopkins, Esquire, Attorney for Plaintiff, Rev. Homer E. Woody, Jr., Pastor of the What's Happening Now Ministries, that the Complaint with Notice to Plead was served on Defendants. Defendants were served by publication pursuant to the Rules of Civil Procedure and Defendants have failed to file an answer. The Plaintiff, by and through his attorney, move 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 Rules of Civil Procedure 1066. Plaintiff further requests that the Honorable Court modify in accordance with Rules of

Civil Procedure, Rule 248, the thirty (30) day period provided Defendants by Rules of Civil Procedure, Rule 1066(b) to assert any right, lien, title or interest in the land inconsistent with the interest or claim Plaintiffs set forth in their Complaint.

Respectfully submitted,

HOPKINS HELTZEL



David J. Hopkins, Esquire

VOL. 19

August 10, 2007

NO. 32

Clearfield County Legal Journal

The Official Legal Journal of the Courts of Clearfield County, PA

CLEARFIELD COUNTY LEGAL JOURNAL

P. O. Box 521, Clearfield, PA
Owned and Published Weekly
by the
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All advertisements must be in the hands
of the editor by 4:00 P.M. Friday of each
week.

Annual Subscription \$35.00
Single Copies \$.75

REPORT OF DEEDS July 30, 2007

James Frank to Raymond Robison Jr. 200712379 \$134,000
J P Morgan Chase Bank to Terry McCleary 200712346 \$20,000
Eric Deetscreek to Carol Cordial 200712347 \$15,000
Kimberly McDowell to Theodore Lanich 200712366 \$39,000
Linda Smeal to Fannie Mae 200712368 \$1
Federal National Mortgage Assoc to Karen Wilkinson 200712369 \$53,900
Stanley Waseleski to James Bickel 200712378 \$28,500

James Frank to Raymond Robison Jr. 200712379 \$134,000
James Deter to William J. Umbaugh 200712382 \$115,000
Robert Kail to Lawrence Barberine 200712384 \$157,000
Alice Prisk to Timothy Prisk 200712392 \$1
Dianne Harmick to Ryan Harmick 200712393 \$1
Mark Bush to HBRB Partnership 200712394 \$43,000
Thomas Montgomery to David Ammerman 200712399 \$1
Douglas Maines to Douglas Maines 200712400 \$1
Domenic Sciamanna to Eric Sarokon 200712402 \$89,500
William Brunner to Sue Roland 200712405 \$260,000
Daniel Howe to Barrett Lutz 200712417 \$1

Cathy Williams to Christopher Demchak 200712423 \$80,000
Betty Phillips Trustee to Betty Phillips 200712426 \$1
Clearfield Co Tax Claim Bureau to Joseph Fiorante 200712427 \$100
Clearfield Co Tax Claim Bureau to Joseph Fiorante 200712428 \$100
TYK America Inc to Theodore F. Gallaher Sr. 200712430 \$17,500

REPORT OF DEEDS July 31, 2007

Don Clawson to Patrick Oldaker 200712438 \$14,000
Wilda Myers to Wilda Myers 200712439 \$10
Robert Schultz to Harvey Bumbarger 200712455 \$45,000
Fred Sloppy to John Taylor 200712464 \$68,000
Stephen Esh to Carl Vogel 200712469 \$68,000
Norman Castagnari Trustee to Matthew McKinnon 200712483 \$22,000
Stacey Bratton to Stacey Bratton 200712487 \$1
Bryan Rymer to Jeffrey Bush 200712488 \$112,000
Christine Showers to John Showers 200712490 \$1

**NOTICE OF ACTION TO QUIET TITLE
IN THE COURT OF COMMON PLEAS
CLEARFIELD COUNTY, PENNSYLVANIA**

No. 01123 CD 2007

Quiet Title

Samuel Serian Plaintiff, v. E. Wayne Bronson, Martha K. Bronson, and James E. Jones Defendants

TO: E. Wayne Bronson, Martha K. Bronson and James E. Jones, their heirs, assigns and successors, or any other unknown person or entities claiming any right, title, estate lien or interest in the real property described in the Plaintiffs Complaint to Quiet Title.

Take notice that the Plaintiff has filed a complaint in this matter at the above caption and case number averring that he is the fee simple owner of all that certain piece or parcel of land situate in Bell Township, Clearfield County, Pennsylvania, bounded and described as follows:

All that certain piece, parcel or tract of land including petroleum, oil and gas located in the Township of Bell, County of Clearfield and State of Pennsylvania which is bounded and described as follows:

#102, A07-000-00005 93.5 acres

The Plaintiffs Complaint in Action to Quiet Title alleges a cloud on Plaintiffs title to the realty and oil and gas rights described in paragraph 6 above because title to said real property, oil and gas passed by the Tax Claim Bureau of Clearfield County dated November 20, 2000 through the chain of title described in paragraph #6. The tract of land, oil and gas may have gone through a Treasurers Sale without proper notice to the Defendants constituting a cloud on the title on the above described tract. Further, the failure to specifically list the property on the Commissioners Deed may constitute a cloud on the title to the above described tract of land and oil and gas.

The Plaintiffs claim ownership to the above described oil and gas rights by virtue of continuous adverse possession of said property for a period in excess of sixty (60) years and by virtue of the deed above referenced.

A complete copy of the Complaint in Action to Quiet Title can be obtained from the undersigned attorney of the Clearfield County Prothonotary's Office.

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by an attorney and file in writing with the Court your defenses or objections to the claims set forth against

you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiffs. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have or know a lawyer, then you should go to or telephone the office set forth below to find out where you can get legal help.

David S. Melolick, Court Administrator, (814) 765-2641, Ext. 5982, Clearfield County Courthouse, Clearfield, PA 16830. Cindy L. Catarie, Esquire, 422 Pine Hill Road, Kittanning, PA 16201, (724) 543-3297.

Hundred (100) feet to an iron pipe; thence South 16 degrees 30' West, One Hundred Fifty (150) feet to an iron pipe in the Northern line of Chestnut Avenue; thence along line of Chestnut Avenue North 73 degrees 30' West One Hundred (100) feet to an iron pipe and place of beginning.

You have been sued in Court. The purpose of this quiet title action is to extinguish any right or equity which the Defendants above named and their successors or assigns may have in the property as described above. The Plaintiff in this action, after a diligent search, has been unable to locate the Defendants or their successors or assigns.

Whereupon the Court Ordered that notice of said action be served on the Defendants, and their successors and assigns.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY TO FILE YOUR DEFENSE OR OBJECTIONS IN WRITING WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFFS. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Court Administrator, Clearfield County Courthouse, 230 E. Market Street, Clearfield, Pennsylvania 16830, (814) 765-2641.

David J. Hopkins, Esquire, Attorney for Plaintiff, 100 Meadow Lane, Suite 5, Dubois, PA 15801.

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS
OF CLEARFIELD COUNTY,
PENNSYLVANIA**

CIVIL ACTION - LAW
NO. 06-1893-CD

WELLS FARGO BANK, N.A., S/B/M TO
WELLS FARGO HOME MORTGAGE, INC.
vs. GREGORY PAUL HUNTER AND
KIMBERLY D. M. HUNTER A/K/A
KIMBERLY D. HUNTER

**NOTICE
TO: GREGORY PAUL HUNTER and
KIMBERLY D. M. HUNTER A/K/A
KIMBERLY D. HUNTER
"NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY"**

TAKE NOTICE that the real estate located at 39 SHADY LANE DRIVE, MORRISDALE, PA 16858 is scheduled to be sold at Sheriffs Sale on Friday, SEPTEMBER 7, 2007 at 10:00 A.M. Dauphin County Administration Building, 4th Floor, Commissioners Hearing Room, Harrisburg, PA, to enforce the court judgment of \$95,418.81, obtained by WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOME MORTGAGE, INC. (the mortgagee).

ALL that certain tract of land located and situate in Graham Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin at the common corner of Lots Nos. 17 and 18, said pin being on the Southerly right of way of Shady Lane Drive; thence South 6 degrees 00 minutes West 125 feet to an iron pin at the common corner of Lots Nos. 18, 13 and 14; thence North 74 degrees 20 minutes West 130 feet to an iron pin; thence North 6 degrees 00 minutes East 125 feet to an iron pin, thence along Shady Lane Drive, South 74 degrees 20 minutes East 130 feet to point and place of beginning. Containing approximately 0.37 acres and being known as Lot No. 17 as shown on survey prepared for Harold J. Smeal.

SUBJECT to the following restrictions:

1. No trailers of any kind shall be permitted on the above premises.
2. Surface water only shall be permitted to drain into an open ditch.
3. No dogs or other pets are permitted on the above premises, except small house dogs which must be on a leash when outside of the property.

BEING the same premises conveyed unto Alan R. Larson and Judith S. Larson by deed dated December 7, 2001 and recorded at Clearfield County Instrument Number 200119653.

**TITLE TO SAID PREMISES IS
VESTED IN Gregory P. Hunter and Kimberly D. M. Hunter, husband and wife, by Deed from Alan R. Larson and Judith S. Larson, husband and wife, dated 11/07/2003, recorded 11/13/2003, in Deed Mortgage Inst# 200320872.**

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

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA
(CIVIL DIVISION)
No. 2007-1168C.D.
REV. HOMER E. WOODY, JR., PASTOR OF THE WHAT'S HAP-
PENING NOW MINISTRIES,
Plaintiff

AN PUBLISHING COMPANY,
PENNSYLVANIA

ved May 16, 1929, P.L. 1784

vs.

S:

GREATER DUBOIS CHRISTIAN FELLOWSHIP, an association of the worship of God, GOSPEL ASSEMBLY MISSIONARY SOCIETY, a nonprofit corporation, and GOSPEL ASSEMBLY, an unincorporated association for the worship of God, and successor claiming or who might claim title under the aforesaid defendants; and any other person, persons, firms, partnerships, or corporate entities who might claim title to the premises herein described.

Defendants

QUIET TITLE ACTION NOTICE

TO: Greater DuBois Christian Fellowship, an association of the worship of God, Gospel Assembly Missionary Society, a nonprofit corporation and Gospel Assembly, an unincorporated association for the worship of God, their successor and assigns and all other person, persons, firms, partnerships or corporate entities in interest.

You are hereby notified that an action to quiet title to the premises, situate, lying and being in Sandy Township, Clearfield County, Pennsylvania. Said premises are described as follows:

BEGINNING at an iron pipe on the Easterly line of Thirteenth Street and the Northerly line of Chestnut Avenue; thence along Easterly line of Thirteenth Street, North 16 degrees 30' East, One Hundred Fifty (150) feet to an iron pipe on the Southerly line of an alley; thence along said alley, South 73 degrees 30' East One Hundred (100) feet to an iron pipe; thence South 16 degrees 30' West, One Hundred Fifty (150) feet to an iron pipe in the Northerly line of Chestnut Avenue; thence along line of Chestnut Avenue North 73 degrees 30' West One Hundred (100) feet to an iron pipe and place of beginning.

You have been sued in Court. The purpose of this quiet title action is to extinguish any right or equity which the Defendants above named and their successors or assigns may have in the property as described above. The Plaintiff in this action, after a diligent search, has been unable to locate the Defendants or their successors or assigns.

Whereupon the Court Ordered that notice of said action be served on the Defendants, and their successors and assigns.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY TO FILE YOUR DEFENSE OR OBJECTIONS IN WRITING WITH THE COURT. (YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFFS. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

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

Court Administrator
Clearfield County Courthouse
230 E. Market Street
Clearfield, Pennsylvania 16830
(814) 765-2641

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

8/8/07

fied Advertising Supervisor of the Courier-Express/Tri- and State aforesaid, being duly sworn, deposes and says that the unday, a weekly newspaper and Jeffersonian Democrat, a company at 500 Jeffers Street, City of DuBois, County and State which date said, the daily publication and the weekly nd that a copy of the printed notice of publication is attached the regular editions of the paper on the following dates, viz: the

August A.D. 2007

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

**COMPANY Publisher of
SUNDAY/JEFFERSONIAN DEMOCRAT**

Robyn M. Duttry

5th day of Aug., 2007

ARY PUBLIC

Advertising Cost

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**TRI-COUNTY SUNDAY/
DEMOCRAT**

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Heltzel LLP

Advertisement dates.....	\$307.80
.....	\$7.50
.....	\$315.30

for Advertising Costs

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

aver Drive, DuBois, PA 15801

hone 814-371-4200

HING COMPANY

her of

SUNDAY/JEFFERSONIAN DEMOCRAT

I hereby certify that the foregoing is the original Proof of Publication and receipt for the Advertising costs in the subject matter of said notice.

ATTORNEY FOR

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

REV. HOMER E. WOODY, JR., :
PASTOR OF THE WHAT'S :
HAPPENING NOW MINISTRIES, :
Plaintiff :
:
vs. : No. 2007-1168
:
GREATER DUBOIS CHRISTIAN :
FELLOWSHIP, an association of the :
worship of God, GOSPEL ASSEMBLY :
MISSIONARY SOCIETY, a nonprofit :
corporation, and GOSPEL ASSEMBLY, :
an unincorporated association for the :
worship of God, and any successor :
claiming or who might claim title under :
the aforesaid defendants; and any other :
person, persons, firms, partnerships, :
or corporate entities who might claim :
title to the premises herein described, :
Defendants :
:

FILED 1cc Atty
0/11/15 am Hopkins
SEP 04 2007
GW

William A. Shaw
Prothonotary/Clerk of Courts

ORDER

AND NOW, this 4 day of Sept, 2007 appearing that service of the
Complaint to Quiet Title in the above stated action was served upon Defendants, Greater DuBois
Christian Fellowship, an association of the worship of God, Gospel Assembly Missionary
Society, a nonprofit corporation, and Gospel Assembly, an unincorporated association for the
worship of God, by publication and by Affidavit of David J. Hopkins, Attorney for Plaintiff, that
no answer or appearance has been filed to said action, and on Motion of David J. Hopkins,
Esquire, it is hereby ORDERED and DECREED:

1. That the Defendants, Greater DuBois Christian Fellowship, an association of the worship of God, Gospel Assembly Missionary Society, a nonprofit corporation, and Gospel Assembly, an unincorporated association for the worship of God, their successors or 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 those two (2) certain lots or pieces of land known and numbered as Lots No. 816 and 817 in the Sidney Fuller Addition in the Township of Sandy, County of Clearfield and State of Pennsylvania bounded and described as follows to wit:

BEGINNING at an iron pipe on the Easterly line of Thirteenth Street and the Northerly line of Chestnut Avenue; thence along Easterly line of Thirteenth Street, North 16 degrees 30' East, One Hundred Fifty (150) feet to an iron pipe on the Southerly line of an alley; thence along said alley, South 73 degrees 30' East One Hundred (100) feet to an iron pipe; thence South 16 degrees 30' West, One Hundred Fifty (150) feet to an iron pipe in the Northerly line of Chestnut Avenue; thence along line of Chestnut Avenue North 73 degrees 30' West One Hundred (100) feet to an iron pipe and place of beginning.

2. The property in this quiet title action is further identified as Tax Parcel No. 1280C0442200024.
3. That title to said property is now vested in Rev. Homer E. Woody, Jr., Pastor of the What's Happening Now Ministries as prayed.
4. That the rights of the Plaintiff are superior to the rights of the Defendants, Greater DuBois Christian Fellowship, an association of the worship of God, Gospel Assembly Missionary Society, a nonprofit corporation, and Gospel Assembly, an unincorporated association for the worship of God, or who might claim title under the aforesaid Defendants; and

any other person, persons, firms, partnerships, or corporate entities who might claim title to the premises herein described.

5. That the Plaintiff has title in fee simple to said premises as described in the Complaint as against the Defendants, Greater DuBois Christian Fellowship, an association of the worship of God, Gospel Assembly Missionary Society, a nonprofit corporation, and Gospel Assembly, an unincorporated association for the worship of God, and their successors and assigns.

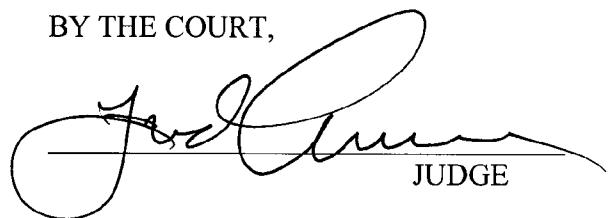
6. That the Defendants, Greater DuBois Christian Fellowship, an association of the worship of God, Gospel Assembly Missionary Society, a nonprofit corporation, and Gospel Assembly, an unincorporated association for the worship of God, and their successors and assigns are enjoined and forever barred from asserting any right, title or interest in or to the premises described which are inconsistent with the interest or claims of the 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.

7. That the thirty (30) days provisions of Pennsylvania Rules of Civil Procedure 1066(b)(i) be modified as to eliminate the said thirty (30) day Rule of Pennsylvania Rules of Civil Procedure from this case. Said modification is in accordance with the authority vested in this Court by virtue of Pennsylvania Rules of Civil Procedure 248 to eliminate any time period prescribed by Pennsylvania Rules of Civil Procedure upon Order of Court.

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

9. That a certified copy of this Order shall be recorded in the Office of the Recorder of
Deed of Clearfield County, Pennsylvania.

BY THE COURT,

A handwritten signature in black ink, appearing to read "John J. Dunn". The signature is fluid and cursive, with a prominent "J" at the beginning.

JUDGE

DATE: 9-4-2007

X 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

SEP 04 2007

William A. Shaw
Prothonotary/Clerk of Courts