07-1442-CD
Samuel Bundy al vs Clara Ensell

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

SAMUEL BUNDY, Executor of the Estate of CLARENCE W. BUNDY, deceased, Plaintiff	:	No. 07-1442-CD
	:	Type of Action: ACTION TO QUIET TITLE
Vs.	:	
	:	Type of Pleading: COMPLAINT
Heirs, devisees, administrators and assigns of CLARA ENSELL, deceased and all other persons or corporate entities in interest, Defendants	:	Filed on behalf of: PLAINTIFF
	:	Counsel of record for this party:
	:	Anthony S. Guido, Esq. Pa. I.D. No. 05877 Hanak, Guido and Taladay 528 Liberty Boulevard P. O. Box 487 DuBois, PA 15801 814-371-7768

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FILED
m/1:32/01 Atty pd. 95.00
SEP 05 2007
1CC Atty
William A. Shaw
Prothonotary/Clerk of Courts

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

SAMUEL BUNDY, Executor of the Estate of CLARENCE W. BUNDY, deceased, Plaintiff	No. 07-1442-CD
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	814-371-7768

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Atty pd. 95.00
1CC Atty

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

SAMUEL BUNDY, Executor of the Estate of CLARENCE W. BUNDY, deceased, Plaintiff	:	No. _____
Vs.	:	
Heirs, devisees, administrators and assigns of CLARA ENSELL, deceased and all other persons or corporate entities in interest, Defendants	:	

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 attorney and filing in writing with the Court your defense 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Court Administrator
Clearfield County Courthouse
Clearfield, PA 16830
(814)765-2641, Ext 5982

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

SAMUEL BUNDY, Executor of the Estate of CLARENCE W. BUNDY, deceased, Plaintiff	:	No. _____
Vs.	:	
Heirs, devisees, administrators and assigns of CLARA ENSELL, deceased and all other persons or corporate entities in interest, Defendants	:	

COMPLAINT

AND NOW, comes the Plaintiff, Samuel Bundy, Executor of the Estate of Clarence W. Bundy, deceased, by and through their Attorneys, HANAK, GUIDO AND TALADAY, and avers a cause of action for quieting title to certain property known as Lot No. 91, Section Q, of the DuBois Land Company Plan of Lots in Sandy Township, Clearfield County, Pennsylvania, averring as follows:

1. Plaintiff, Samuel Bundy, is the duly appointed, qualified and serving Executor of the Estate of Clarence W. Bundy, deceased, with an address of 797 Buhite Road, Reynoldsville, Pennsylvania, 15851.

2. Through diligent search, the Plaintiff is unable to ascertain the identify or whereabouts of the heirs, executors and administrators of the Estate

of Clara Ensell, deceased, and all other persons or corporate entities in interest.

3. By deed dated April 5, 1906, and recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania, in Deed Book 152, page 191, DuBois Land Company conveyed said Lot No. 91, Section Q, of the DuBois Land Company Plan of Lots to the said decedent, Clara Ensell.

4. From an examination of records at the Clearfield County Courthouse, Clearfield, Pennsylvania, Clara Ensell did not convey said lot to any third party nor is there is any estate of record for Clara Ensell.

5. By deed dated December 31, 1969, and recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania, in Deed Book 557, page 200, Thomas E. H. Rietz, conveyed the lots located in the DuBois Land and Improvement Company to John R. Amilkavich and Gertrued Amilkavich.

6. By deed dated July 19, 1972, and recorded February 12, 1974, in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania, in Deed Book 671, page 62, John R. Amilkavich and Gertrude J. Amilkavich conveyed said Lot No. 91, Section Q to Clarence W. Bundy and Elsie J. Bundy, his wife.

7. The said Elsie J. Bundy, who died October 11, 2002, predeceased the said Clarence W. Bundy, and title to said lot became vested solely in the decedent, Clarence W. Bundy.

8. Clarence W. Bundy and his late wife, Elsie J. Bundy, have been in open, notorious, continuous, visible and hostile adverse possession of said Lot

No. 91, Section Q, by constructing a garage thereon and using said property as their own since 1974.

9. To the knowledge of the Plaintiff, Samuel Bundy, Executor of the Estate of Clarence W. Bundy, deceased, the deceased Defendant, Clara Ensell, her heirs, devisees, executors and assigns, are the only persons who may have a possible interest in and to said premises known as Lot No. 91, Section Q, as described on Exhibit "A".

WHEREFORE, the Plaintiffs respectfully request this Court to enter an Order agreeing that Clarence W. Bundy and Elsie J. Bundy are the owners of the premises described in Exhibit "A" with fee simple title free and clear of the interests of the Defendant and that these proceedings or an authenticated copy thereof, at all times hereafter, be taken as evidence of the facts decreed and established.

Hanak, Guido & Taladay

By_____

Attorney for Plaintiffs

EXHIBIT 'A'

All that certain messuage or piece of land situate in the Township of Sandy, County of Clearfield and State of Pennsylvania, bounded and described as follows, to wit:

Being known Lot No. 91, Section "Q" of the DuBois Land Company's Plat of lots and bounded on the North by Catharine Avenue, on the West by an alley, on the South by Lot No. 92 and on the East by Merris Avenue an being 50 feet wide and 127.2 feet on the north line and 128.3 feet on the south line.

Excepting and reserving however all the coal and other minerals with all the mining rights, liberties and privileges contained in Deed of conveyance from Alfred Bell to James E. Long, dated August 10, 1891, recorded at Clearfield, Pennsylvania, in Deed Book 66, page 465.

VERIFICATION

I, Samuel Bundy, Executor of the Estate of Clarence W. Bundy, deceased, verify that the statements in the foregoing COMPLAINT are true and correct to the best of my knowledge, information and belief.

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

Estate of Clarence W. Bundy

DATE: 8/18/2007

Samuel Bundy, Executor

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

SAMUEL BUNDY, Executor of the Estate of CLARENCE W. BUNDY, deceased, Plaintiff	:	No. 07-1442-CD
Vs.	:	
Heirs, devisees, administrators and assigns of CLARA ENSELL, deceased and all other persons or corporate entities in interest, Defendants	:	

FILED
SEP 05 2007
William A. Shaw
Prothonotary/Clerk of Courts
1CC Atty

MOTION FOR SPECIAL ORDER
DIRECTING SERVICE BY PUBLICATION

AND NOW, this 4th day of September, 2007, the Plaintiff, by his undersigned attorneys and pursuant to Pa.R.C.P. No. 430, move this Court for a Special Order permitting service of the Complaint to Quiet Title in this action by publication. Plaintiff's Affidavit, having been executed and filed, state that he is without knowledge or information as to the continued existence and whereabouts of the named Defendants; that he is without knowledge or information regarding the identity or whereabouts of the heirs, administrators, executors, successors and assigns of the Defendants; that he is without knowledge or information regarding the identity of any other person, persons, firms, partnerships, or corporate entities who should be defendants in the

above action; that, therefore, the Plaintiff by his attorneys, Hanak, Guido & Taladay, moves the Court for leave to serve the Complaint on the Defendants generally by publication in such manner as the Court shall direct, as provided by Pennsylvania Rules of Civil Procedure 430(b)(1).

WHEREFORE, the Plaintiff requests the Court to enter a Special Order directing service of the Complaint to Quiet Title on Defendant, the heirs, devisees, administrators and assigns of Clara Ensell, deceased, and all other persons or corporate entities in interest, by publication pursuant to Pa.R.C.P. No. 430(b)(1).

Hanak, Guido & Taladay

By_____
Attorney for Plaintiffs

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

SAMUEL BUNDY, Executor of the Estate of CLARENCE W. BUNDY, deceased, Plaintiff	:	No. _____
Vs.	:	
Heirs, devisees, administrators and assigns of CLARA ENSELL, deceased and all other persons or corporate entities in interest, Defendants	:	

AFFIDAVIT IN SUPPORT OF PLAINTIFFS' MOTION FOR SPECIAL ORDER

Anthony S. Guido of HANAK, GUIDO & TALADAY, being duly sworn according to law, deposes and says the following:

1. We, Hanak, Guido & Taladay, are the Attorneys for the Plaintiffs in the above action.

2. At our direction, an investigation was conducted as to the whereabouts of the Defendants.

3. An examination has been made of the records in the Office of the Register and Recorder of Clearfield County, Pennsylvania, to determine whether there were any estates on record for any of the named heirs.

4. The allegations in the foregoing Motion for Special Order and the attached Exhibits are true and correct to the best of our personal knowledge, information and belief.

6. Unless the Court allows service by way of publication on the Defendants, Plaintiff will be unable to maintain this action and injustice will result.

Hanak, Guido & Taladay

By _____
Attorney for Plaintiffs

Sworn and subscribed before me

this 4 day of September, 2007.

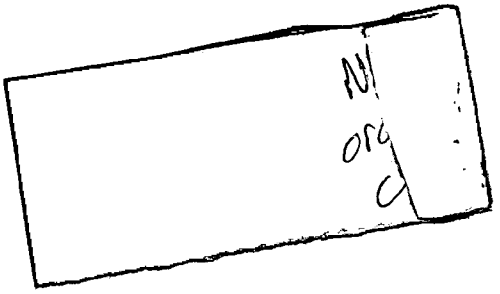
_____

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kathryn E. Swartzlander, Notary Public
City Of DuBois, Clearfield County
My Commission Expires Aug. 29, 2008
Member, Pennsylvania Association Of Notaries

FILED

SEP 05 2007

William A. Shaw
Prothonotary/Clerk of Courts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IN THE COURT OF COMMON PLEAS CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

SAMUEL BUNDY, Executor of the Estate of CLARENCE W. BUNDY, deceased, Plaintiff	:	No. 07-1442-CD
Vs.	:	
Heirs, devisees, administrators and assigns of CLARA ENSELL, deceased and all other persons or corporate entities in interest, Defendants	:	

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SEP 07 2007
(6K)
William A. Shaw
Prothonotary/Clerk of Courts

ORDER

AND NOW, this 6 day of Sept., 2007, upon consideration of the foregoing Motion, the Plaintiff is granted leave to make service of the Complaint on the above named Defendants, her heirs, devisees, administrators, executors, and assigns, and all other persons, firms, partnerships, corporate entities in interest, or their legal representatives, by publication once in the COURIER-EXPRESS, a newspaper published in Clearfield County, Pennsylvania. and one time in The Clearfield County Legal Journal.

FJA

BY THE COURT,

Fred Ammerman

DATE: 9-7-2007

X You are responsible for serving all appropriate parties.

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

_____ Plaintiff(s) _____ Plaintiff(s) Attorney _____ Other

_____ Defendant(s) _____ Defendant(s) Attorney

_____ Special Instructions:

FILED

SEP 07 2007

William A. Shaw
Prothonotary/Clerk of Courts

CA

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

SAMUEL BUNDY, Executor of the Estate of CLARENCE W. BUNDY, deceased, Plaintiff	No. 07-1442-CD
Vs.	Type of Action: ACTION TO QUIET TITLE
Heirs, devisees, administrators And assigns of CLARA ENSELL, deceased and all other persons or corporate entities in interest, Defendants	Type of Pleading: **MOTION FOR JUDGMENT AFFIDAVIT OF SERVICE AND ORDER OF COURT**
	Filed on behalf of: PLAINTIFF
	Counsel of record for this party:
	Anthony S. Guido, Esq. Pa. I.D. No. 05877 Hanak, Guido and Taladay 528 Liberty Boulevard P. O. Box 487 DuBois, PA 15801 814-371-7768

FILED

OCT 16 2007

William A. Shaw
Prothonotary/Clerk of Courts

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

SAMUEL BUNDY, Executor of the Estate of CLARENCE W. BUNDY, deceased, Plaintiff	:	No. 07-1442-CD
Vs.	:	
Heirs, devisees, administrators and assigns of CLARA ENSELL, deceased and all other persons or corporate entities in interest, Defendants	:	

MOTION FOR JUDGMENT

AND NOW, come the Plaintiff, Samuel Bundy, Executor of the Estate of Clarence W. Bundy, deceased, and by their attorney, Anthony S. Guido, motions your Honorable Court for default judgment as follows:

1. This is an action to quiet title in which Plaintiff requests that Defendants and any person claiming under Defendants be permanently enjoined and restrained from asserting any claim or interest in or to real property described in Plaintiff's complaint, a copy of which is attached as Exhibit "A".

2. By Court Order dated September 6, 2007, your Honorable Court ordered service of process by newspaper publication.

IN THE COURT OF COMMON PLEAS
CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION
No. 07-1442-CD

SAMUEL BUNDY, Executor of the Estate of CLARENCE W. BUNDY, deceased, Plaintiff Vs. Heirs, devisees, administrators and assigns of CLARA ENSELL, deceased and all other persons or corporate entities in interest, Defendants.

NOTICE

TO: The above named Defendants, the heirs, devisees, administrators and assigns of CLARA ENSELL, deceased and all other persons or corporate entities in interest, claiming any right, title or interest in the premises described herein.

Plaintiffs, Samuel Bundy, Executor of the Estate of Clarence W. Bundy, deceased, has brought an action to quiet title, seeking a legal determination of their full and complete ownership to ALL that certain messuage or piece of land situate in the Township of Sandy, County of Clearfield and State of Pennsylvania, bounded and described as follows, to wit:

Being known Lot No. 91, Section "Q" of the DuBois Land Company's Plat of lots and bounded on the North by Catharine Avenue, on the West by an alley, on the South by Lot No. 92 and on the East by Merris Avenue an being 50 feet wide and 127.2 feet on the north line and 128.3 feet on the south line.

Excepting and reserving however all the coal and other minerals with all the mining rights, liberties and privileges contained in Deed of conveyance from Alfred Bell to James E. Long, dated August 10, 1891, recorded at Clearfield, Pennsylvania, in Deed Book 66, page 465.

BEING a portion of the same premises which were conveyed to Clarence W. Bundy and Elsie Bundy, his wife, by deed of John

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.

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IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Court Administrator, Clearfield County Courthouse, Clearfield, PA 16830. (814) 765-2641, Ext 5982.

Anthony S. Guido, Attorney for Plaintiffs, Hanak, Guido and Taladay, 528 Liberty Boulevard, P. O. Box 487, DuBois, PA 15801.

NOTICE OF ACTION
IN MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. JUNE TERM 2007
NO. 2007-933CD

EMC Mortgage Corporation Attorney -in-Fact for Lasalle Bank National Association As Trustee For Certificate Holders Of Bear Stearns Asset Backed Securities Trust 2003- ABF1, Mortgage Loan Pass-Through Certificates, Series 2003-ABF1, Plaintiff Vs. Brenda Jo Sample, Brian Sample, a/k/a

R. Amilkavich and Gertrude J. Amilkavich, husband and wife, dated July 19, 1972, recorded February 12, 1974, in Deed Book 671, page 062.

Plaintiff is seeking an Order of Court discharging any right, title or interest that the Defendants may have to the above real estate.

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 attorney and filing in writing with the Court your defense 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.

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Court Administrator, Clearfield County Courthouse, Clearfield, PA 16830. (814) 765-2641, Ext 5982.

Anthony S. Guido, Attorney for Plaintiffs, Hanak, Guido and Taladay, 528 Liberty Boulevard, P. O. Box 487, DuBois, PA 15801.

estate adjudicated and that the Defendants be forever barred from asserting any rights, lien, title or interest in the said oil and gas leasehold inconsistent with the interest of the Plaintiff as set forth in the Complaint.

YOU ARE NOTIFIED TO APPEAR AND ANSWER THE SAID COMPLAINT ON SAID ACTION WITHIN TWENTY (20) DAYS OF THIS NOTICE, OTHERWISE, JUDGMENT WILL BE ENTERED AGAINST YOU BARRING YOU FROM ANY CLAIMS, RIGHTS, OR INTEREST INCONSISTENT THEREWITH.

Michael S. Delaney, Esquire, 936 Philadelphia Street, Indiana, PA 15701, Attorney for Plaintiff.

IN THE COURT OF COMMON PLEAS
CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION
No. 07-1442-CD

SAMUEL BUNDY, Executor of the Estate of CLARENCE W. BUNDY, deceased, Plaintiff Vs. Heirs, devisees, administrators and assigns of CLARA ENSELL, deceased and all other persons or corporate entities in interest, Defendants.

NOTICE

TO: The above named Defendants, the heirs, devisees, administrators and assigns of CLARA ENSELL, deceased and all other persons or corporate entities in interest, claiming any right, title or interest in the premises described herein.

Plaintiffs, Samuel Bundy, Executor of the Estate of Clarence W. Bundy, deceased, has brought an action to quiet title, seeking a legal determination of their full and complete ownership to ALL that certain messuage or piece of land situate in the Township of Sandy, County of Clearfield and State of Pennsylvania, bounded and

3. Attached as Exhibit "B" is an affidavit stating that a complaint containing a notice to defend was served upon defendants and that defendants have not filed an answer to the Complaint. Notice of service was published in the Courier Express on September 12, 2007, and the Clearfield County Legal Journal on September 21, 2007.

4. To date, there have been no entries of appearance by any attorney on behalf of the Defendant, and there have been no responsive pleadings, or generally any pleadings, filed to the above docket.

5. Pa.R.C.P. 1066(a) allows the Court to grant appropriate relief on affidavit that a complaint containing notice to defend has been served and Defendant has not filed an answer.

WHEREFORE, Plaintiff respectfully requests this Honorable Court to enter judgment in favor of the Plaintiff, ordering that the Plaintiff have fee simple title in the premises, and the Defendants, theirs successors and assigns, be forever barred from asserting any claim, lien, title or interest in the property described as the premises herein.

Anthony S. Guido
Attorney for Plaintiff

EXHIBIT 'A'

All that certain messuage or piece of land situate in the Township of Sandy, County of Clearfield and State of Pennsylvania, bounded and described as follows, to wit:

Being known Lot No. 91, Section "Q" of the DuBois Land Company's Plat of lots and bounded on the North by Catharine Avenue, on the West by an alley, on the South by Lot No. 92 and on the East by Merris Avenue an being 50 feet wide and 127.2 feet on the north line and 128.3 feet on the south line.

Excepting and reserving however all the coal and other minerals with all the mining rights, liberties and privileges contained in Deed of conveyance from Alfred Bell to James E. Long, dated August 10, 1891, recorded at Clearfield, Pennsylvania, in Deed Book 66, page 465.

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

SAMUEL BUNDY, Executor of the Estate of CLARENCE W. BUNDY, deceased, Plaintiff	:	No. 07-1442-CD
Vs.	:	
Heirs, devisees, administrators and assigns of CLARA ENSELL, deceased and all other persons or corporate entities in interest, Defendants	:	

AFFIDAVIT OF DEFAULT
AFFIDAVIT OF SERVICE

State of Pennsylvania :
: ss
County of Clearfield :

Anthony S. Guido, being duly sworn according to law, deposes and says that he is the attorney for the Plaintiff in this action and makes this Affidavit on behalf of Plaintiff, being authorized to so; that the complaint in this action to quiet title, containing a notice to defend within twenty (20) days of service, was duly served upon the Defendants pursuant to Order of Court dated September 6, 2007, by publication in The Courier-Express on September 12, 2007, and in the Clearfield County Legal Journal on September 21, 2007; and that to date the defendants have not filed an answer in this action. The

originals of the proofs of publication are attached hereto verifying the dates of publication and appended to such proofs are the actual legal notices as published.

Anthony S. Guido

Sworn to and subscribed
before me this 11th day of
October, 2007.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kathryn E. Swartzlander, Notary Public
City Of DuBois, Clearfield County
My Commission Expires Aug 29, 2008
Member, Pennsylvania Association Of Notaries

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

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

No. 07-1442-CD

SAMUEL BUNDY, Executor of the Estate of CLARENCE W. BUNDY, deceased,

Plaintiff

Vs.

Heirs, devisees, administrators and assigns of CLARA ENSELL, deceased and all other persons or corporate entities in interest,

Defendants

NOTICE

TO: The above named Defendants, the heirs, devisees, administrators and assigns of CLARA ENSELL, deceased and all other persons or corporate entities in interest, claiming any right, title or interest in the premises described herein.

Plaintiffs, Samuel Bundy, Executor of the Estate of Clarence W. Bundy, deceased, has brought an action to quiet title, seeking a legal determination of their full and complete ownership to ALL that certain messuage or piece of land situate in the Township of Sandy, County of Clearfield and State of Pennsylvania, bounded and described as follows, to wit:

Being known Lot No. 91, Section "Q" of the DuBois Land Company's Plat of lots and bounded on the North by Catharine Avenue, on the West by an alley, on the South by Lot No. 92 and on the East by Merris Avenue an being 50 feet wide and 127.2 feet on the north line and 128.3 feet on the south line.

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BEING a portion of the same premises which were conveyed to Clarence W. Bundy and Elsie Bundy, his wife, by deed of John R. Amilkavich and Gertrude J. Amilkavich, husband and wife, dated July 19, 1972, recorded February 12, 1974, in Deed Book 671, page 062.

Plaintiff is seeking an Order of Court discharging any right, title or interest that the Defendants may have to the above real estate.

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Court Administrator
Clearfield County Courthouse
Clearfield, PA 16830
(814)765-2641, Ext 5982

Anthony S. Guido
Attorney for Plaintiffs
Hanak, Guido and Taladay
528 Liberty Boulevard
P.O. Box 487
DuBois, PA 15801

9/12/07

McLEAN PUBLISHING COMPANY,
BOIS PENNSYLVANIA
, Approved May 16, 1929, P.L. 1784

SS:

ra, Classified Advertising Supervisor of the **Courier-Express/Tri-**
e County and State aforesaid, being duly sworn, deposes and says that the
County Sunday, a weekly newspaper and **Jeffersonian Democrat**, a
ishing Company at 500 Jeffers Street, City of DuBois, County and State
879, since which date said, the daily publication and the weekly
County, and that a copy of the printed notice of publication is attached
blished in the regular editions of the paper on the following dates, viz: the

September A.D., **2007**

uly authorized by the **Courier-Express**, a daily newspaper, **Tri-County**
ian Democrat, a weekly newspaper to verify the foregoing statement
interested in the subject matter of the aforesaid notice of publication, and
s to time, place and character of publication are true.

LISHING COMPANY Publisher of
OUNTY SUNDAY/JEFFERSONIAN DEMOCRAT

21st day of Sept, 2007

Robin M. Duttry
NOTARY PUBLIC

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

ment of Advertising Cost
PUBLISHING COMPANY
Publisher of
XPRESS/TRI-COUNTY SUNDAY/
SONIAN DEMOCRAT
DuBois, PA

anak, Guido and Taladay

e or advertisement

bove stated dates.....	**$342.00**
.....	**$7.50**
.....	**$349.50**

s Receipt for Advertising Costs

ounty Sunday, a weekly newspaper, and/or **Jeffersonian Democrat**, a
of the aforesaid advertising and publication costs, and certifies that the

eet and Beaver Drive, DuBois, PA 15801
ed 1879, Phone 814-371-4200
PUBLISHING COMPANY
Publisher of
OUNTY SUNDAY/JEFFERSONIAN DEMOCRAT

roof of Publication and receipt for the Advertising costs in the subject

ATTORNEY FOR

PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :

:

COUNTY OF CLEARFIELD :

On this 21st day of September 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 September 21, 2007, Vol. 19, No. 38. 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

NOTARIAL SEAL
SHARON J. PUSEY, Notary Public
Houtzdale, Clearfield County, PA
My Commission Expires, April 7, 2011

Anthony S. Guido
PO Box 487
DuBois PA 15801

I
N THE COURT OF COMMON PLEAS CLEARFIELD COUNTY,
PENNSYLVANIA
CIVIL DIVISION

SAMUEL BUNDY, Executor of the Estate of CLARENCE W. BUNDY, deceased, Plaintiff	:	No. 07-1442-CD
Vs.	:	
Heirs, devisees, administrators and assigns of CLARA ENSELL, deceased and all other persons or corporate entities in interest, Defendants	:	

ORDER FOR ENTRY
OF DEFAULT JUDGMENT TO QUIET TITLE

AND NOW, this 16th day of October, 2007, an affidavit of service of the complaint with notice to plead having been filed, and no answer having been made by Defendants, upon consideration of the motion of Plaintiff pursuant to Pa.R.C.P. No. 1066(a), it is hereby ORDERED that the Defendants, the heirs, devisees, administrators and assigns of Clara Ensell, deceased, and all other persons or corporate entities in interest, are forever barred from asserting any right, lien, title, or interest in or to the following real property or any part thereof:

All that certain messuage or piece of land situate in the Township of Sandy, County of Clearfield and State of Pennsylvania, bounded and described as follows, to wit:

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01:34 PM Atty Guido
OCT 16 2007
(GK)
William A. Shaw
Prothonotary/Clerk of Courts

Being known Lot No. 91, Section "Q" of the DuBois Land Company's Plat of lots and bounded on the North by Catharine Avenue, on the West by an alley, on the South by Lot No. 92 and on the East by Merris Avenue an being 50 feet wide and 127.2 feet on the north line and 128.3 feet on the south line.

Excepting and reserving however all the coal and other minerals with all the mining rights, liberties and privileges contained in Deed of conveyance from Alfred Bell to James E. Long, dated August 10, 1891, recorded at Clearfield, Pennsylvania, in Deed Book 66, page 465.

By the Court,

P.J.

FILED

OCT 16 2007

William A. Shaw
Prothonotary/Clerk of Courts

DATE: 10/16/07

__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: