



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

ERIC J. EVANS and SARAH J.  
EVANS

Plaintiffs

vs.

MARY E. DONEY and WILLIAM A.  
DONEY, their heirs, successors,  
executors, administrators and  
assigns

Defendants

No. 2007- 1613 -CD

TYPE OF CASE: QUIET TITLE

TYPE OF PLEADING: COMPLAINT

Filed on Behalf of: Plaintiffs

Counsel for this Party:

Ann B. Wood, Esquire  
Supreme Court No. 23364

Bell, Silberblatt & Wood  
318 East Locust Street  
P.O. Box 670  
Clearfield, PA 16830

(814) 765-5537

**FILED** <sup>icc</sup>  
0/11/21/07  
OCT 03 2007  
William A. Shaw  
Prothonotary/Clerk of Courts  
\* \$95.00  
Any Wood  
Any pd.

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

ERIC J. EVANS and SARAH J.  
EVANS

Plaintiffs

vs.

MARY E. DONEY and WILLIAM A.  
DONEY, their heirs, executors,  
administrators, successors and  
assigns,

Defendants

No. 2007- -CD

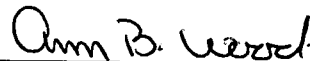
NOTICE TO DEFEND

To the above named 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 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 A LAWYER OR CANNOT FIND ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

COURT ADMINISTRATOR  
CLEARFIELD COUNTY COURTHOUSE  
2nd & Market Streets  
Clearfield, Pennsylvania 16830  
Telephone (814) 765-2641

BELL, SILBERBLATT & WOOD  
BY



Ann B. Wood, Esquire  
Attorney for Plaintiffs

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

ERIC J. EVANS and SARAH J. EVANS	:	No. 2007-	-CD
	:		
Plaintiffs	:		
	:		
vs.	:		
	:		
MARY E. DONEY and WILLIAM A. DONEY, their heirs, executors, administrators, successors and assigns,	:		
	:		
Defendants	:		

**COMPLAINT**

NOW COMES the Plaintiffs, by their attorney, Ann B. Wood, Esquire, of Bell, Silberblatt & Wood and sets forth their cause of action against the Defendants as follows:

1. The Plaintiffs are Eric J. Evans and Sarah J. Evans, husband and wife, who reside at 432 Wrigley Street, Clearfield, Clearfield County, Pennsylvania 16830.
2. The Defendants, Mary E. Doney and William A. Doney, are not known to the Plaintiffs but are believed to be deceased leaving heirs also unknown to the Plaintiffs.
3. By Deed dated May 9, 1905, and recorded in Clearfield County in Deed Book 146, Page 277, D.R. Woolridge conveyed to Mary E. Doney, Defendant, a property described as follows:  
  
"ALL that certain lot or piece of ground situated in Lawrence Township and described as follows:

Being Lot No. One Hundred and Forty-six (146) on upper side of Wrigley Street bounded as follows: BEGINNING at post on Wrigley Street thence along line of lot Number (147) One Hundred Forty feet to post at alley, thence along line of alley fifty (50) feet to post, thence along line of Lot Number (145) a distance of one hundred forty feet to line of Wrigley Street fifty feet to post and place of beginning."

4. The Defendant, William A. Doney, is believed to be the husband of Mary E. Doney as the deed records of Clearfield County in the early 1900's show several deed transactions in and out of William A. Doney and Mary E. Doney as husband and wife.

5. By Deed dated May 5, 1958, recorded in Clearfield County in Deed Book 477, Page 191, R. Curtis Smith, Treasurer of Clearfield County, Pennsylvania, conveyed to Frank Vezza the property which was described therein as being Lot No. 146, Block 11, in Lawrence Township and further described as "consisting of L #146, Block 11 and described or identified therein as follows: N: Lot #147 E: alley S: Lot #145, W: Wrigley St."

6. That said property was conveyed for the unpaid taxes of 1955.

7. That Frank J. Vezza died February 12, 2002, and his estate is of record in Clearfield County at Estate #1705-0339 and under his Last Will & Testament dated October 10, 1980, title to said premises vested in Mary G. Vezza, his surviving spouse.

8. Mary G. Vezza a/k/a Mary Grace Vezza died testate May 25, 2005, and her estate is of record in Clearfield County at Estate #1705-0340.

9. Alex Vezza as Executor of the Estates of Mary G. Vezza a/k/a Mary Grace Vezza and Frank J. Vezza a/k/a Francis J. Vezza, conveyed the subject property to Eric J. Evans and Sarah J. Bumbarger, now by marriage, Sarah J. Evans, by deed dated July 18, 2005, and recorded in Clearfield County as Instrument#200510907.

10. The subject premises was described in the deed recited in paragraph 8 as The Second Thereof as follows:

ALL that certain piece or parcel of land situate in Lawrence Township, Clearfield County, Pennsylvania, bounded and described as follows:

Consisting of L #146 Block 11 situate in the Township of Lawrence purporting to be owned and assessed in the name of Mary E. Doney and further described as N: Lot 147, E: Alley, S: Lot 145, W: Wrigley St.

11. The subject premises are currently assessed in Clearfield County with Assessment Map No. 123-K8-244-36.

12. This action is brought to clear any cloud on the Plaintiffs' title as the result of any defects in the hereinbefore recited tax sale though title to the Plaintiffs vested, notwithstanding any defects, as a result of the adverse possession following the record claim of title pursuant to the tax deed to the Plaintiffs' predecessor in title.

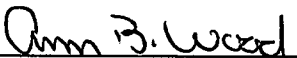
WHEREFORE, the Plaintiffs pray that your Honorable Court grant relief to them by:

(a). Ordering that the Defendants be forever barred from asserting any right, lien, title or interest in the land hereinbefore described inconsistent with the interest or claim of the Plaintiffs set forth in their Complaint unless the Defendants take such action as the Court may direct within thirty (30) days thereafter.

(b). Ordering that if Answer or Objections or such other action is not taken with thirty (30) days the Prothonotary on Praecipe of the Plaintiffs shall enter final judgment in favor of the Plaintiffs and against the Defendants.

(c). Enter any other Order as the Court finds necessary for the granting of proper relief.

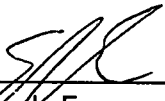
BELL, SILBERBLATT & WOOD  
BY

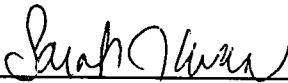
  
Ann B. Wood, Esquire  
Attorney for Plaintiffs

VERIFICATION

We ERIC J. EVANS and SARAH J. EVANS, husband and wife, state that the statements in the within Complaint are true and correct to the best of our knowledge, information and belief. This verification is made subject to the penalties of 18 Pa. C.S.A. §4904 relating to unsworn falsifications to authorities.

Dated: 9-25-07

  
Eric J. Evans

  
Sarah J. Evans

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

ERIC J. EVANS and SARAH J.  
EVANS

Plaintiffs

vs.

MARY E. DONEY and WILLIAM A.  
DONEY, their heirs, successors,  
executors, administrators and  
assigns

Defendants

No. 2007- 1613 -CD

TYPE OF CASE: QUIET TITLE

TYPE OF PLEADING: AFFIDAVIT  
PURSUANT TO PA.R.C.P. NO. 430

Filed on Behalf of: Plaintiffs

Counsel for this Party:

Ann B. Wood, Esquire  
Supreme Court No. 23364

Bell, Silberblatt & Wood  
318 East Locust Street  
P.O. Box 670  
Clearfield, PA 16830

(814) 765-5537

FILED

01/11/2007  
OCT 03 2007

ICC

Atty Wood

William A. Shaw  
Prothonotary/Clerk of Courts



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

ERIC J. EVANS and SARAH J. EVANS	:	No. 2007-	-CD
	:		
Plaintiffs	:		
	:		
vs.	:		
	:		
MARY E. DONEY and WILLIAM A. DONEY, their heirs, executors, administrators, successors and assigns,	:		
	:		
Defendants	:		

AFFIDAVIT PURSUANT TO PA.R.C.P. No. 430

Ann B. Wood, Esquire, of Bell, Silberblatt & Wood, attorneys for the  
Plaintiffs, being duly sworn according to law, deposes and states that she is  
making this affidavit on behalf of the Plaintiffs as follows:

1. The Defendants, Mary E. Doney and William A. Doney, from the records  
of Clearfield County, are known to have been residents of Clearfield Borough at the  
time Mary E. Doney acquired an interest in the property which is the subject matter  
of this suit in Lawrence Township, Clearfield County, Pennsylvania, and, it is  
believed that they may both be deceased. Counsel for Plaintiffs has been unable to  
locate any additional information other than that set forth in the Complaint and  
have been unable to locate the Defendants: their names are not in the local  
telephone directory and the names and whereabouts of their heirs are unknown to  
the persons living in the vicinity of the subject property.

2. An examination of the tax, deeds and estate records of Clearfield County failed to show any estates for the Defendants from which could be obtained names and addresses of the current generation of heirs.

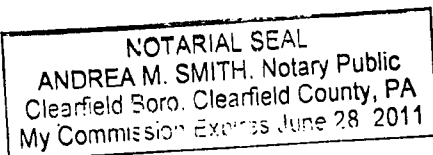
3. The records of Clearfield County show that the last conveyance into Mary E. Doney was dated August 25, 1910, and recorded in Deed Book 186, Page 155, and except for the Treasurer's Sale Deed in this chain of title, nothing is listed out of her in the indices of Clearfield County after 1902.

Therefore, notice by publication is necessary to give notice to any existing heirs all of whose names and locations are unknown to the Plaintiffs, after good faith effort by counsel to identify and locate such potential Defendants.

Ann B. Wood.  
Ann B. Wood, Esquire  
Attorney for Plaintiffs

SWORN TO AND SUBSCRIBED  
BEFORE ME THIS 28<sup>th</sup> DAY OF  
September 2007.

Andrea M. Smith  
Notary Public



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

ERIC J. EVANS and SARAH J.  
EVANS

## Plaintiffs

**VS.**

MARY E. DONEY and WILLIAM A. DONEY, their heirs, successors, executors, administrators and assigns

## Defendants

No. 2007- 11013 -CD

TYPE OF CASE: QUIET TITLE

TYPE OF PLEADING:  
MOTION FOR PUBLICATION

**Filed on Behalf of: Plaintiffs**

**Counsel for this Party:**

Ann B. Wood, Esquire  
Supreme Court No. 23364

Bell, Silberblatt & Wood  
318 East Locust Street  
P.O. Box 670  
Clearfield, PA 16830

(814) 765-5537

FILED  
OCT 03 2007  
William A. Shaw  
Notary Public  
Notary Seal  
OCT 11 2007  
Atty Wood

William A. Shaw  
Prothonotary/Clerk of Courts

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

ERIC J. EVANS and SARAH J.  
EVANS

Plaintiffs

vs.

MARY E DONEY and WILLIAM A.  
DONEY, their heirs, executors,  
administrators, successors and  
assigns,

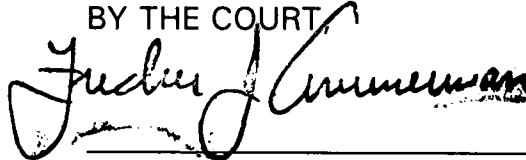
Defendants

No. 2007- 1613 -CD

ORDER

AND NOW, to-wit, this 5<sup>th</sup> day of October, 2007, upon consideration of the foregoing Motion for Publication, the Plaintiffs are granted leave to make service of the Complaint on the Defendants, and their heirs, executors, administrators, successors and assigns, or any person or entity, known or unknown, that might claim title under them or through them by publication once in The Progress of Clearfield, PA., a newspaper of general circulation, and once in the Clearfield County Legal Journal, the official legal journal of the Courts of Clearfield County, Pennsylvania.

BY THE COURT,

  
\_\_\_\_\_

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Wood  
(GK)

William A. Shaw  
Prothonotary/Clerk of Courts

DATE: 10-5-2007

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**

**OCT 05 2007**

William A. Shaw  
Prothonotary/Clerk of Courts

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

ERIC J. EVANS and SARAH J.  
EVANS

Plaintiffs

vs.

MARY E. DONEY and WILLIAM A.  
DONEY, their heirs, executors,  
administrators, successors and  
assigns,

Defendants

No. 2007-

-CD

MOTION FOR PUBLICATION

NOW, this 28<sup>th</sup> day of September 2007, an Affidavit having been executed and filed by Ann B. Wood, Esquire, of Bell, Silberblatt & Wood, Attorneys for Plaintiffs, that the Defendants, Mary E. Doney and William A. Doney and their heirs, executors, administrators, successors and assigns, names and present whereabouts are unknown to the Plaintiffs and that the Plaintiffs have been unable to find or locate them, or any person or entity that might claim title to them or through them, the said Ann B. Wood, Esquire, moves the Court for leave to serve the Complaint upon the said Defendants, Mary E. Doney and William A. Doney and their heirs, executors, administrators, successors and assigns generally by publishing said notice on one occasion in The Progress, a newspaper of general circulation in Clearfield County, Pa., and on one occasion in the Clearfield County Legal Journal, the official legal journal of the Courts of Clearfield County, Pennsylvania.

BELL, SILBERBLATT & WOOD  
BY:

Ann B. Wood  
Ann B. Wood, Esquire  
Attorney for Plaintiffs

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

ERIC J. EVANS and SARAH J.  
EVANS

Plaintiffs

vs.

MARY E. DONEY and WILLIAM A.  
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executors, administrators and  
assigns

Defendants

No. 2007- 1613 -CD

TYPE OF CASE: QUIET TITLE

TYPE OF PLEADING: AFFIDAVIT  
PURSUANT TO R.C.P. 1066

Filed on Behalf of: Plaintiffs

Counsel for this Party:

Ann B. Wood, Esquire  
Supreme Court No. 23364

Bell, Silberblatt & Wood  
318 East Locust Street  
P.O. Box 670  
Clearfield, PA 16830

(814) 765-5537

**FILED**

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1 cc TO ATTY

William A. Shaw  
Prothonotary/Clerk of Courts

(6K)

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

ERIC J. EVANS and SARAH J. EVANS	:	No. 2007- 1613 -CD
	:	
Plaintiffs	:	
	:	
vs.	:	
	:	
MARY E. DONEY and WILLIAM A. DONEY, their heirs, executors, administrators, successors and assigns,	:	
	:	
Defendants	:	

**AFFIDAVIT PURSUANT TO R.C.P. 1066**

Ann B. Wood, Esquire, of Bell, Silberblatt & Wood, attorneys for the  
Plaintiffs, being duly sworn according to law, deposes and states that she is the  
attorney for the Plaintiffs in the above action and that a copy of the Complaint filed  
with Notice To Defend has been served on the Defendants as follows:

A. On all Defendants their heirs, executors, administrators, successors and  
assigns by publication in the Clearfield Progress on October 13, 2007, the Proof of  
Publication being attached hereto.

B. On all Defendants their heirs, successors, executors, administrators and  
assigns by publication in the Clearfield County Legal Journal in the regular issue of  
the week of October 19, 2007, Volume 19, No. 42, the Proof of Publication being  
attached hereto.

Ann B. Wood  
Ann B. Wood, Esquire  
Attorney for Plaintiffs

SWORN TO AND SUBSCRIBED BEFORE ME THIS 6<sup>th</sup> DAY OF November, 2007.

Andrea M. Smith  
Notary Public

NOTARIAL SEAL  
ANDREA M. SMITH, Notary Public  
Clearfield Boro. Clearfield County, PA  
My Commission Expires June 28, 2011



**PROOF OF PUBLICATION****STATE OF PENNSYLVANIA :**

:

**COUNTY OF CLEARFIELD :**

On this 19th day of October 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 October 19, 2007, Vol. 19, No. 42. And that all of the allegations of this statement as to the time, place, and character of the publication are true.

  
Gary A. Knaresboro, Esquire  
Editor

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

  
Notary Public  
My Commission Expires

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

Bell Silberblatt & Wood  
PO Box 670  
Clearfield PA 16830

IN THE COURT OF COMMON PLEAS  
OF CLEARFIELD COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
No. 07-1072-CD

CLAIR LEE YEAGER, EXECUTOR of the ESTATE OF WILMA YEAGER POTTER, Deceased, Plaintiff VS. HEIRS OF MICHAEL BANNON, HEIRS OF JEANETTE BANNON, their heirs, executors, administrators, successors and assigns, and all other persons or entities in interest, known or unknown, claiming by and through or under them, Defendants.

ACTION TO QUIET TITLE NOTICE

TO: HEIRS OF MICHAEL BANNON, HEIRS OF JEANETTE BANNON, their heirs, executors, administrators, successors and assigns, and all other persons or entities in interest, known or unknown, claiming by and through or under them, Defendants.

TAKE NOTICE that at No. 07-1072-CD, in the Court of Common Pleas of Clearfield County, Pennsylvania, Plaintiff, Clair Lee Yeager, Executor of the Estate of Wilma Yeager Potter, Deceased, filed this Complaint against you, your heirs, executors, administrators, successors and assigns, and all other persons or entities in interest, known or unknown, claiming by and through or under you, averring that the Plaintiffs are the owners of

PARCEL NO. 1:

BEING bounded on the South by Clearfield Street; on the East by the eastern half of Lot No. 134; on the North by an alley; and on the West by an alley. Being fifty (50) feet front and one hundred fifty-five (155) feet in depth and known in the Plan of Clearfield Borough as Lot No. 135.

BEING the same premises conveyed to Annie Bannon by deed of William D. Bigler and Annie, his wife, by their deed dated May 21, 1884, and recorded in Clearfield County Deed Book 32, page 182.

PARCEL NO. 2: BEING bounded on the South by Clearfield Street; on the East by the eastern the eastern half of Lot No. 134; on the North by an alley; and on the West by Lot No. 135. Being twenty-five (25) feet front on Clearfield Street and extending in depth one hundred fifty-five (155) feet to an alley and known in the Plan of Clearfield Borough as the western one-half of Lot No. 134.

BEING the same premises conveyed to Michael Bannon by deed of William D. Bigler and Alice, his wife, by their deed dated April 13, 1887, and recorded in Clearfield County Deed Book 68, page 157.

AND FURTHER BEING those two (2) certain pieces or parcels of land conveyed to D. Wallace Potter and Wilma J. Yeager Potter by deed of the Tax Claim Bureau of

Clearfield County dated December 15, 1992, and recorded in the Office of the Recorder of Deeds of Clearfield County at Deeds and Records Book 1505, page 1.

The Plaintiffs claim absolute ownership of the above-described lots; that the Plaintiffs have instituted suit in order to have their interest in said land adjudicated and that the Defendants be forever barred from asserting any rights, then title or interest in the said land inconsistent with the interest of the Plaintiffs as set forth in their Complaint.

YOU ARE NOTIFIED TO APPEAR AND ANSWER THE SAID COMPLAINT IN 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.

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, Clearfield, Pennsylvania 16830. Telephone: (814) 785-2641, Ext. 5982.

Barbara J. Hugney-Shope, Esquire, 2847E Frenchville-Karthauss Hwy. (P.O. Box 232), Frenchville, Pennsylvania 16836; (814) 263-7357. Attorney for Plaintiffs.

IN THE COURT OF COMMON PLEAS  
OF CLEARFIELD COUNTY,  
PENNSYLVANIA  
CIVIL ACTION  
No. 2007-1613-CD

ERIC J. EVANS and SARAH J. EVANS, Plaintiffs vs. MARY E. DONEY and WILLIAM A. DONEY, their heirs, executors, administrators, successors and assigns, Defendants.

ACTION TO QUIET TITLE LEGAL NOTICE  
TO: THE ABOVE NAMED  
DEFENDANTS:

You are hereby notified that the Plaintiffs listed above have filed a Complaint in an Action to Quiet Title regarding a parcel of real estate situate in the Township of Lawrence, County of Clearfield, and State of Pennsylvania, bounded and described as follows:

ALL that certain piece or parcel of land situate in Lawrence Township, Clearfield County, Pennsylvania, bounded and described as follows:

Consisting of L #146 Block 11 situate in the Township of Lawrence purporting to

have been owned and assessed in the name of Mary E. Doney and further described as N: Lot 147, E: Alley, S: Lot 145, W: Wrigley St.

TAKE NOTICE that the Plaintiffs are the owners of the land described hereinabove and have requested in their Complaint which is on file in the Office of the Prothonotary of the Court of Common Pleas of Clearfield County, that the Court decree that the title to the same is in them, free and clear of the claims of the Defendants, their heirs, successors, executors, administrators and assigns, and any other person, persons or entity claiming or who might claim title under them, and all other persons or entities claiming any right, title or interest in the land described, or anyone claiming by, through or under them.

WHEREUPON, the Court Ordered that Notice of said action and the facts therein be served on the above named Defendants by publication. Should the above named Defendants, their heirs, executors, administrators, successors or assigns, or any other person, persons or entity claiming or who might claim title under them or all other persons or entities claiming any right, title or interest in the land described fail to plead to the Plaintiffs' Complaint within twenty (20) days from the last publication of this Notice, or fail to take such action within thirty (30) days after default judgment as the Court may direct, the Defendants, their heirs, successors and assigns, and any other person, persons or entity claiming or who might claim title under them or all other persons or entities claiming any right, title or interest in the land described, except the Plaintiffs, will be forever barred from asserting any interest, lien, right or title to the said land, inconsistent with the Plaintiffs', their successors and assigns.

#### NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES 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 FIND ONE, 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, Pennsylvania 16830  
Telephone (814) 765-2641

Ann B. Wood, Esquire, BELL, SILBERBLATT & WOOD, Attorneys for Plaintiffs, 318 East Locust Street, P.O. Box 670, Clearfield, Pennsylvania 16830.

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

BY VIRTUE OF: Writ 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 Courthouse in the Borough of Clearfield on Friday, November 2, 2007, 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: A schedule of distribution will be filed by the Sheriff in his office the first Monday following the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter.

All that certain piece of Land, situate, lying and being in the Township of Decatur, County of Clearfield and State of Pennsylvania, bounded and described as follows:

Beginning at a post corner on the line of land now or formerly of John Blasko, said point of being located on the main road leading from Chester Hill Borough to Cuba Mines; thence along said public road in a Westerly direction to a point on the line of land now or formerly of Dorothy Sleight, said point being a distance of one hundred fifteen (115) feet in a straight line from the beginning point; thence on an angle in a

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

No. 2007-1613-CD

ERIC J. EVANS and  
SARAH J. EVANS  
Plaintiffs

vs.

MARY E. DONEY and  
WILLIAM A. DONEY,  
their heirs,  
executors, administrators,  
successors and assigns  
Defendants

ACTION TO  
QUIET TITLE  
LEGAL NOTICE

TO: THE ABOVE NAMED DEFENDANTS:

You are hereby notified that the plaintiffs listed above have filed a Complaint in an Action to Quiet Title regarding a parcel of real estate situate in the Township of Lawrence, County of Clearfield, and State of Pennsylvania, bounded and described as follows:

ALL that certain piece or parcel of land situate in Lawrence Township, Clearfield County, Pennsylvania, bounded and described as follows:

Consisting of L #146 Block 11 situate in the Township of Lawrence purporting to have been owned and assessed in the name of Mary E. Doney and further described as N: Lot 147, E: Alley, S: Lot 145, W: Wrigley St.

TAKE NOTICE that the Plaintiffs are the owners of the land described hereinabove and have requested in their Complaint which is on file in the Office of the Prothonotary of the Court of Common Pleas of Clearfield County, that the Court decree that the title to the same is in them, free and clear of the claims of the Defendants, their heirs, successors, executors, administrators and assigns, and any other person, persons or entity claiming or who might claim title under them, and all other persons or entities claiming any right, title or interest in the land described, or anyone claiming by, through or under them.

12  
Wherefore, the Plaintiffs pray that the Court do decree that the title to the above described land be and lawfully be forever cleared of the claims of the Defendants, their heirs, successors, executors, administrators, successors or assigns, or any other person, persons or entity claiming or who might claim title under them or all other persons or entities claiming any right, title or interest in the land described fail to plead to the Plaintiffs' Complaint within twenty (20) days from the last publication of this Notice, or fail to take such action within thirty (30) days after default judgement as the Court may direct, the Defendants, their heirs, successors and assigns, and any other person, persons or entity claiming or who might claim title under them or all other persons or entities claiming any right, title or interest in the land described, except the Plaintiffs, will be forever barred from asserting any interest, lien, right or title to the said land, inconsistent with the Plaintiffs', their successors and assigns.

12  
Wherefore, the Plaintiffs pray that the Court do decree that the title to the above described land be and lawfully be forever cleared of the claims of the Defendants, their heirs, successors, executors, administrators, successors or assigns, or any other person, persons or entity claiming or who might claim title under them or all other persons or entities claiming any right, title or interest in the land described fail to plead to the Plaintiffs' Complaint within twenty (20) days from the last publication of this Notice, or fail to take such action within thirty (30) days after default judgement as the Court may direct, the Defendants, their heirs, successors and assigns, and any other person, persons or entity claiming or who might claim title under them or all other persons or entities claiming any right, title or interest in the land described, except the Plaintiffs, will be forever barred from asserting any interest, lien, right or title to the said land, inconsistent with the Plaintiffs', their successors and assigns.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS IN

PROOF OF PUBLICATION

STATE OF PENNSYLVANIA

SS:

COUNTY OF CLEARFIELD

On this 5th day of November, A.D. 20 07, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Margaret E. Krebs, who being duly sworn according to law, deposes and says that she is the President of The Progressive Publishing Company, Inc., and Associate Publisher of The Progress, a daily newspaper published at Clearfield, in the County of Clearfield and State of Pennsylvania, and established April 5, 1913, and that the annexed is a true copy of a notice or advertisement published in said publication in

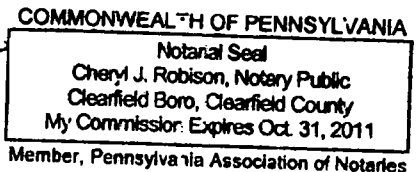
the regular issues of October 13, 2007

And that the affiant is not interested in the subject matter of the notice or advertising, and that all of the allegations of this statement as to the time, place, and character of publication are true.

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

*Cheryl J. Robison*  
Notary Public Clearfield, Pa.

My Commission Expires  
October 31, 2011



**FILED**

NOV 08 2007

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

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

ERIC J. EVANS and SARAH J. EVANS

## Plaintiffs

**VS.**

MARY E. DONEY and WILLIAM A.  
DONEY, their heirs, successors,  
executors, administrators and  
assigns

## Defendants

No. 2007- 1613 -CD

TYPE OF CASE: QUIET TITLE

TYPE OF PLEADING:  
MOTION FOR JUDGMENT

**Filed on Behalf of: Plaintiffs**

**Counsel for this Party:**

Ann B. Wood, Esquire  
Supreme Court No. 23364

**Bell, Silberblatt & Wood**  
318 East Locust Street  
P.O. Box 670  
Clearfield, PA 16830

(814) 765-5537

FILED

NOV 13 2007

William A. Shaw  
Prothonotary, Clerk of Courts

1 CENR TO ARTY

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

ERIC J. EVANS and SARAH J. EVANS	:	No. 2007- 1613    -CD
	:	
Plaintiffs	:	
	:	
vs.	:	
	:	
MARY E. DONEY and WILLIAM A. DONEY, their heirs, executors, administrators, successors and assigns,	:	
	:	
Defendants	:	

**MOTION FOR JUDGMENT**

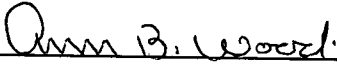
NOW COMES, the Plaintiffs by their attorney, Ann B. Wood, Esquire of Bell, Silberblatt & Wood, and moves your Honorable Court to enter Judgment in favor of the Plaintiffs and against the Defendants for the following reasons:

1. An Affidavit has been executed and filed on behalf of the Plaintiffs that the original Complaint endorsed with a Notice To Defend has been served upon all of the Defendants by publication.
2. The Defendants failed to file any Answer within the time allotted for filing a responsive pleading.

WHEREFORE, the Plaintiffs by their attorney moves your Honorable Court to enter Judgment in favor of the Plaintiffs and against the Defendants and to grant Plaintiffs the relief prayed for in accordance with Pennsylvania Rules Of Civil Procedure No. 1066.

BELL, SILBERBLATT & WOOD  
BY

Date: November 12, 2007

  
\_\_\_\_\_  
Ann B. Wood, Esquire  
Attorney for Plaintiffs

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

ERIC J. EVANS and SARAH J.  
EVANS

Plaintiffs

vs.

MARY E. DONEY and WILLIAM A.  
DONEY, their heirs, executors,  
administrators, successors and  
assigns,

Defendants

No. 2007- 1613 -CD

FILED 100  
01/2/07/04 Atty  
NOV 15 2007 wood  
William A. Shaw  
Prothonotary/Clerk of Courts

ORDER OF COURT

AND NOW, this 14<sup>th</sup> day of November, 2007, Affidavit having been made that service has been made upon all Defendants in this action, and no Appearance or Answers having been filed by Defendants, the Court upon Motion of the Plaintiffs by their attorney, Ann B. Wood, Esquire, ORDERS that unless the Defendants, their legal representatives, or their heirs, executors, administrators, successors or assigns or any of them, shall within thirty (30) days from the date of this Order, institute an action of ejectment, against the Plaintiffs, they, the Defendants, shall be forever barred, and enjoined from impeaching, denying or in any way attacking Plaintiff's title to the hereinafter described premises, from issuing or maintaining an action in ejectment for said premises, from encumbering, mortgaging or conveying this parcel or any part thereof, or from asserting any claim in any manner, right, lien, title or interest inconsistent with the interest or claim of the Plaintiffs as set forth in their Complaint.



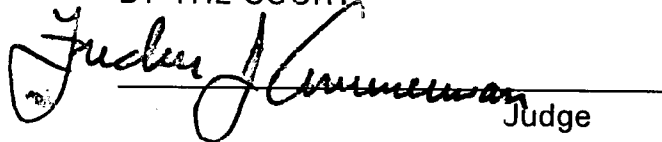
The description of the property which is the subject of this action is as follows:

**ALL that certain piece or parcel of land situate in Lawrence Township, Clearfield County, Pennsylvania, bounded and described as follows:**

**Consisting of L #146 Block 11 situate in the Township of Lawrence purporting to be owned and assessed in the name of Mary E. Doney and further described as N: Lot 147, E: Alley, S: Lot 145, W: Wrigley St.**

**BEING further identified by Tax Parcel #123-K8-244-36.**

BY THE COURT,

  
Judge

FILED

NOV 15 2007

William A. Shaw  
Prothonotary/Clerk of Courts

DATE: 11/15/07

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:

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

ERIC J. EVANS and SAFAH J.  
EVANS

Plaintiffs

vs.

MARY E. DONEY and WILLIAM A.  
DONEY, their heirs, successors,  
executors, administrators and  
assigns

Defendants

No. 2007-1613-CD

TYPE OF CASE: QUIET TITLE

TYPE OF PLEADING: PRAECIPE  
FOR FINAL JUDGMENT

Filed on Behalf of: Plaintiffs

Counsel for this Party:

Ann B. Wood, Esquire  
Supreme Court No. 23364

Bell, Silberblatt & Wood  
318 East Locust Street  
P.O. Box 670  
Clearfield, PA 16830

(814) 765-5537

FILED 2cc AH  
9/11:30 am  
DEC 18 2007 Wood  
(6K)

William A. Shaw  
Prothonotary/Clerk of Courts

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

ERIC J. EVANS and SARAH J. EVANS	:	No. 2007-1613-CD
	:	
Plaintiffs	:	
	:	
vs.	:	
	:	
MARY E. DONEY and WILLIAM A. DONEY, their heirs, executors, administrators, successors and assigns,	:	
	:	
Defendants	:	

**PRAECIPE FOR FINAL JUDGMENT**

TO: WILLIAM A. SHAW, PROTHONOTARY

Thirty (30) days having elapsed since the Court Order of November 14, 2007, was issued and the Defendants having failed to institute an Action of Ejectment or take any action against the Plaintiffs, Pursuant to Rule 1066(b) of the Pennsylvania Rules of Civil Procedure, please enter final judgment in the above matter in favor of the Plaintiffs and against the Defendants. The property to which this Judgment applies is situate in Lawrence Township, Clearfield County, Pennsylvania, and is more specifically bounded and described as follows:

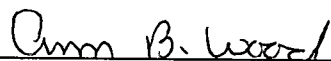
**ALL that certain piece or parcel of land situate in Lawrence Township, Clearfield County, Pennsylvania, bounded and described as follows:**

**Consisting of L #146 Block 11 situate in the Township of Lawrence purporting to be owned and assessed in the name of Mary E. Doney and further described as N: Lot 147, E: Alley, S: Lot 145, W: Wrigley St.**

**BEING further identified by Tax Parcel #123-K8-244-36**

BELL, SILBERBLATT & WOOD  
BY

Date: December 18, 2007

  
Ann B. Wood, Esquire  
Attorney for Plaintiffs