

07-1613-CD  
Eric Evans vs Mary E. Doney et al

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

ERIC J. EVANS and SARAH J. EVANS : No. 2007- 1613 -CD  
Plaintiffs : TYPE OF CASE: QUIET TITLE  
vs. : TYPE OF PLEADING: COMPLAINT  
MARY E. DONEY and WILLIAM A. DONEY, their heirs, successors, executors, administrators and assigns :  
Defendants : 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 10/11/2007 10:03 AM  
OCT 03 2007  
Atty Wood  
Atty pd.  
William A. Shaw  
Prothonotary/Clerk of Courts  
\* \$5.00

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

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

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

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.     | : | No. 2007- | -CD |
| EVANS                          | : |           |     |
| 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 Praecept 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

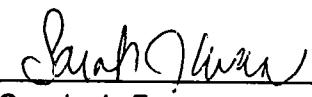
Ann B. Wood  
Ann B. Wood, Esquire  
Attorney for Plaintiffs

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 : No. 2007- 1613 -CD  
Plaintiffs : TYPE OF CASE: QUIET TITLE  
vs. : TYPE OF PLEADING: AFFIDAVIT  
MARY E. DONEY and WILLIAM A. DONEY, their heirs, successors, executors, administrators and assigns : PURSUANT TO PA.R.C.P. NO. 430  
Defendants : 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  
:

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

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

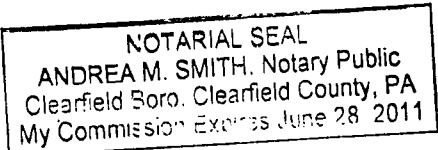
3. The records of Clearfield County show that the last conveyance into Mary E. Doney was dated August 25, 1910, and recorded in Deed Book 186, Page 155, and except for the Treasurer's Sale Deed in this chain of title, nothing is listed out of her in the indices of Clearfield County after 1902.

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 28th 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 : No. 2007- *1613* -CD  
Plaintiffs :  
vs. : TYPE OF CASE: QUIET TITLE  
: TYPE OF PLEADING:  
: MOTION FOR PUBLICATION  
: MARY E. DONEY and WILLIAM A. :  
DONEY, their heirs, successors, :  
executors, administrators and :  
assigns :  
Defendants : 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  
: :

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OCT 03 2007  
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Atty Wood  
W.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

## 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,

BY THE COURT,  
  
\_\_\_\_\_  
Judge J. Cunningham

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02:40 pm  
OCT 05 2007  
(GR)

William A. Shaw  
Prothonotary/Clerk of Courts

FILED

OCT 05 2007

William A. Shaw  
Prothonotary/Clerk of Courts

DATE: 10-5-2007

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

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 : No. 2007- 1613 -CD  
Plaintiffs : TYPE OF CASE: QUIET TITLE  
vs. : TYPE OF PLEADING: AFFIDAVIT  
MARY E. DONEY and WILLIAM A. DCNEY, their heirs, successors, executors, administrators and assigns : PURSUANT TO R.C.P. 1066  
Defendants : 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

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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. : No. 2007- 1613 -CD  
EVANS

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:

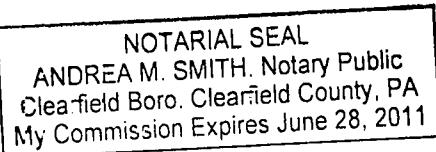
A. On all Defendants their heirs, executors, administrators, successors and assigns by publication in the Clearfield Progress on October 13, 2007, the Proof of Publication being attached hereto.

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.

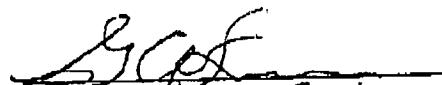
Andrea M. Smith  
Notary Public



## 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.

Sharon J. Fusey  
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, asserting 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 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 59, page 157.

AND FURTHER BEING those two (2)  
certain places 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, ten; 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) 765-2841,  
Ext. 5982.

Barbara J. Hugney-Shape, Esquire,  
2847E Frenchville-Karthaus 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  
listec 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 REDUCE FEE OR NO FEE.

COURT ADMINISTRATOR, CLEARFIELD COUNTY COURTHOUSE

Clearfield, Pennsylvania 16230

Telephone (814) 765-2641

Ann B. Wood, Esquire, BELL, SILBERBLATT & WOOD, Attorneys for Plaintiffs, 318 East Locust Street, P.O. Box 670, Clearfield, Pennsylvania 16230.

#### 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 or 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 Sleigh, 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.

Defendants, 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 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 AP-  
PEARANCE PERSONALLY OR BY  
ATTORNEY AND FILE YOUR DE-  
FENSE AND OR ELECTIONS IN

PROOF OF PUBLICATION

STATE OF PENNSYLVANIA : :  
COUNTY OF CLEARFIELD : :  
SS:

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.

Margaret E. Krebs

Sworn and subscribed before me the day and year aforesaid.

Cheryl J. Robison

Notary Public Clearfield, Pa.

My Commission Expires  
October 31, 2011

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal  
Cheryl J. Robison, Notary Public  
Clearfield Boro, Clearfield County  
My Commission Expires Oct. 31, 2011

Member, Pennsylvania Association of Notaries

**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 : No. 2007- 1613 -CD  
Plaintiffs : TYPE OF CASE: QUIET TITLE  
vs. : TYPE OF PLEADING:  
: MOTION FOR JUDGMENT  
MARY E. DONEY and WILLIAM A.  
DONEY, their heirs, successors,  
executors, administrators and  
assigns :  
Defendants : 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  
o 11:25 AM

William A. Shaw  
Prothonotary/Clerk of Courts

1 Cents to Mail

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

ERIC J. EVANS and SARAH J. : No. 2007- 1613 -CD  
EVANS :  
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  
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. : No. 2007- 1613 -CD  
EVANS :

Plaintiffs :

vs.

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

Defendants :

FILED 1CC  
02/07/04 Atty  
NOV 15 2001 wood  
William A. Shaw  
Prothonotary/Clerk of Courts  
GK

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.

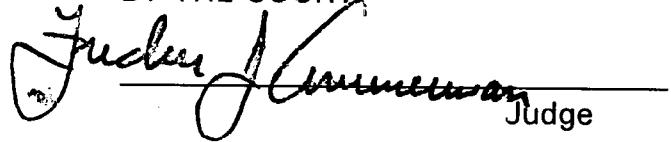
The description of the property which is the subject of this action is as follows:

**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



J. Kumerow  
\_\_\_\_\_  
Judge

FILED

NOV 15 2007

William A. Shaw  
Prothonotary/Clerk of Courts

DATE: 11/15/07

You are responsible for serving all appropriate parties.

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

Plaintiff(s)  Plaintiff(s) Attorney  Other

Defendant(s)  Defendant(s) Attorney

Special Instructions:

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

ERIC J. EVANS and SAFAH J.  
EVANS : No. 2007-1613-CD  
Plaintiffs : TYPE OF CASE: QUIET TITLE  
vs. : TYPE OF PLEADING: PRAECIPE  
MARY E. DONEY and W LLIAM A. :  
DONEY, their heirs, successors, :  
executors, administrators and :  
assigns :  
Defendants : 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 acc Atty  
0/11:30 am  
DEC 18 2007  
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.     | : | No. 2007-1613-CD |
| EVANS                          | : |                  |
| 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  
Ann B. Wood, Esquire  
Attorney for Plaintiffs