

08-652-CD

R. Mahaffey vs Arthur Rainey

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

ROBERT D. MAHAFFEY, :
Plaintiff :
vs. :
ARTHUR RAINY, and any heir, persons :
claiming or who might claim title under :
the aforesaid defendant; and any other :
person, persons, firms, partnerships, :
or corporate entities who might claim :
title to the premises herein described, :
Defendant :
: No. 08-652-CD
: QUIET TITLE ACTION
: Type of Pleading: Complaint
: Filed on behalf of: Robert D. Mahaffey,
Plaintiff :
: Counsel of Record for this party:
: DAVID J. HOPKINS, ESQUIRE
Attorney at Law
: Supreme Court No. 42519
100 Meadow Lane, Suite 5
DuBois, Pennsylvania 15801
: (814) 375-0300

FILED
04/07/08
APR 09 2008
1CC Atty
Atty pd. 105.00
William A. Shaw
Prothonotary/Clerk of Courts

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

ROBERT D. MAHAFFEY, :
Plaintiff :
:
vs. : No.
:
ARTHUR RAINES, and any heir, persons :
claiming or who might claim title under :
the aforesaid defendant; and any other :
person, persons, firms, partnerships, :
or corporate entities who might claim :
title to the premises herein described, :
Defendant :

NOTICE

TO DEFENDANT:

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

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

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

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

ROBERT D. MAHAFFEY, :
Plaintiff :
: :
vs. : No.
: :
: :
ARTHUR RAINES, and any heir, persons :
claiming or who might claim title under :
the aforesaid defendant; and any other :
person, persons, firms, partnerships, :
or corporate entities who might claim :
title to the premises herein described, :
Defendant :
:

COMPLAINT

NOW COMES, Plaintiff, Robert D. Mahaffey, by and through his attorneys, Hopkins Heltzel LLP and files the within quiet title action and in support thereof says as follows:

COUNT I

1. Plaintiff is an adult individual who resides at 99 E. Spruce Street, Mahaffey, Pennsylvania 15757.
2. The property to be quieted is known as 99 E. Spruce Street, Mahaffey, Clearfield County, Pennsylvania, Tax Parcel No. 13.0-C11-301-14, consisting of a cottage and Lot 65. The property is also described as follows:

BEGINNING on corner of East Main and Spruce Streets;

THENCE along said East Main Street, sixty (60) feet;

THENCE along Lot # 55, one hundred eighty (180) feet to Deer Alley;

THENCE along Deer Alley sixty (60) feet to Spruce Street;

THENCE along Spruce Street, one hundred eighty (180) feet to the point and place of beginning.

BEING Town Lot #65 as shown on Town Plot of said Borough of Mahaffey.

3. Defendant is Arthur Rainey whose whereabouts is unknown and Defendant Arthur Rainey is believed to be dead.

4. By Deed dated May 23, 1960 and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 483, at page 677, Ray Cummings and Lucy Cummings conveyed the property described in paragraph 2 to Stewart Shubert and Zelda May Shubert, husband and wife.

5. By Deed dated February 25, 1966 and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 520, at page 299, Stewart Shubert and Zelda May Shubert, husband and wife, conveyed the property to Arthur Rainey.

6. Arthur Rainey failed to pay real estate taxes assessed against the property and by Deed dated November 13, 1987 and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 1194, at page 223, the Tax Claim Bureau of Clearfield County, Pennsylvania, Trustee under the provisions of Act of July 7, 1947, P.L. 1366, conveyed the property described in paragraph 2 to Sterry D. Mahaffey and Sara D. Mahaffey.

7. By Deed dated January 17, 1995 and recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 1655, at page 297, Sterry D. Mahaffey and Sara D. Mahaffey conveyed the property to Plaintiff, Robert D. Mahaffey.

8. The purpose of this quiet title action is to remove any and all interest that Arthur Rainey, his heir, successors and assigns, may possess in the property as a result of his ownership of the property and loss of the property at a tax claim sale.

WHEREFORE, the Plaintiff requests the Court to decree that title to the premises described in paragraph two of the Complaint be granted unto Plaintiff, Robert D. Mahaffey, in fee simple absolute; and that the Defendant, Arthur Rainey, his heirs, devisees, executors, administrators and assigns, and all other person, persons, partnerships, limited liability companies or corporate entities in interest, or his legal representatives be forever barred from asserting any right, lien or interest inconsistent with the interest or claim of the Plaintiff as set forth in and to the property known as 99 E. Spruce Street, Mahaffey, Pennsylvania.

Respectfully submitted,



David J. Hopkins, Esquire
Attorney for Plaintiff

VERIFICATION

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



Robert D. Mahaffey

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

ROBERT D. MAHAFFEY,
Plaintiff

vs.

No. 08-652-CD

ARTHUR RAINY, and any heir, persons
claiming or who might claim title under
the aforesaid defendant; and any other
person, persons, firms, partnerships,
or corporate entities who might claim
title to the premises herein described,
Defendant

FILED

04/09/2011
APR 09 2011
S. Hopkins
William A. Shaw
Prothonotary/Clerk of Courts

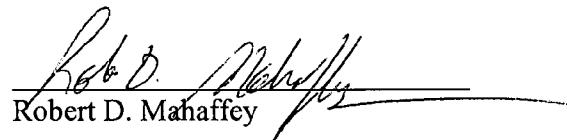
AFFIDAVIT OF UNKNOWN WHEREABOUTS

I, Robert D. Mahaffey, being duly sworn according to law, deposes and says that to the best of my knowledge, information and belief, the Defendant Arthur Rainey's whereabouts is unknown.

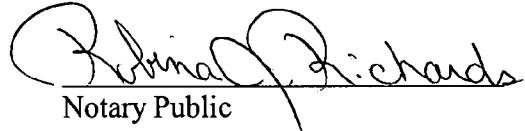
Your Affiant, age 51, remembers Mr. Rainey when your Affiant was a youth. At that time, Mr. Rainey was an older individual and your Affiant believes he died without heirs.

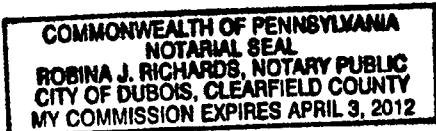
Your Affiant has made a search of the records of the Clearfield County Prothonotary's office, the records of the Clearfield County Recorder of Deeds' office; has completed a Goggle search for Arthur Rainey; and made an investigation into the potential whereabouts of Arthur Rainey from various elders within the Mahaffey community who were unable to provide any information on the whereabouts of Arthur Rainey.

As a result of the foregoing unsuccessful search, the whereabouts of Arthur Rainey is unknown and your Affiant respectfully requests that he be served by publication.


Robert D. Mahaffey

Sworn to and subscribed before
me this 9th day of
April, 2008.

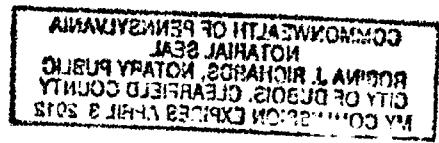

Robina J. Richards
Notary Public



FILED

APR 09 2008

William A. Shaw
Prothonotary/Clerk of Courts



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

ROBERT D. MAHAFFEY,
Plaintiff

vs. : No. 08-652-C

ARTHUR RAINY, and any heir, persons
claiming or who might claim title under
the aforesaid defendant; and any other
person, persons, firms, partnerships,
or corporate entities who might claim
title to the premises herein described,
Defendant

MOTION FOR PUBLICATION

AND NOW, this 8th day of April, 2008, an Affidavit having been executed and filed on behalf of Robert D. Mahaffey, and that the whereabouts of Defendant, Arthur Rainey, his accumulative heirs, devisees, administrators, executors, successors or assigns, and all other person, persons, firms, partnerships, or corporate entities in interest are unknown. The Plaintiff, by his counsel, Hopkins Heltzel LLP, requests the Court for leave to serve the Complaint on the above mentioned Defendant, this heirs, devisees, administrators, executors, assigns, and all other person, persons, firms, partnerships, or corporate entity in interest, or his legal representatives, generally, by publication in such manner as the Court shall direct and as provided by Pa. R.C.P. Rule 410, and Pa.R.C.P. Rule 430.

Respectfully submitted,


David J. Hopkins, Esquire
Attorney for Plaintiff

FILED
04/20/08
APR 09 2008
Atty Hopkins

William A. Shaw
Prothonotary/Clerk of Courts

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

ROBERT D. MAHAFFEY,
Plaintiff

vs.

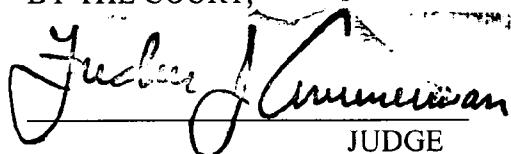
No. 08-652-CD

ARTHUR RAINY, and any heir, persons
claiming or who might claim title under
the aforesaid defendant; and any other
person, persons, firms, partnerships,
or corporate entities who might claim
title to the premises herein described,
Defendant

ORDER FOR PUBLICATION

AND NOW, this 14th day of April, 2008, upon the consideration of the
foregoing Motion, the Plaintiff is granted leave to make service of the Complaint on Defendant,
Arthur Rainey, his heirs, devisees, administrators, executors, assigns, and all other person,
persons, firms, partnerships, or corporate entities in interest, or his legal representatives, by
publication one time in the Clearfield Progress and one time in the Clearfield County Legal
Journal.

BY THE COURT,



J. C. Zimmerman
JUDGE

FILED ^{ICC}
04/08/08 Atty Hopkins
APR 14 2008
William A. Shaw
Prothonotary/Clerk of Courts
(GP)

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

ROBERT D. MAHAFFEY, :
Plaintiff :

vs. :

ARTHUR RAINY, and any heir, persons :
claiming or who might claim title under :
the aforesaid defendant; and any other :
person, persons, firms, partnerships, :
or corporate entities who might claim :
title to the premises herein described, :
Defendant :

No. 08-652 C.D.

QUIET TITLE ACTION

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF CLEARFIELD :

AFFIDAVIT

FILED
MAY 19 2008

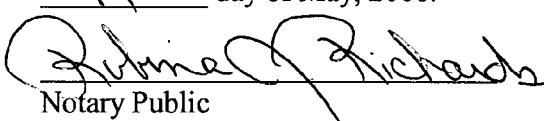
William A. Shaw
Prothonotary/Clerk of Courts

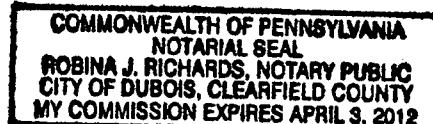
1CC
Atty Hopkins
(610)

Personally appeared before me, the undersigned officer, David J. Hopkins, Attorney for Plaintiff, Robert Mahaffey, who, being duly sworn according to law, deposes and says that the service of the foregoing Complaint to Quiet Title, endorsed with Notice to Plead, has been served upon the Defendant, Arthur Rainey, his heir, devisees, administrators, executors, successors or assigns, by publication, and more than twenty (20) days have elapsed since said service, and that the said Defendant has not filed an appearance or any answer to the Complaint, although the time in which to do so has expired.


David J. Hopkins, Esquire

Sworn to and subscribed before me this
19th day of May, 2008.

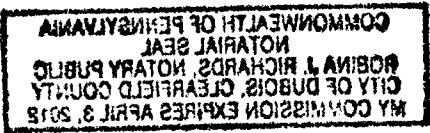

Robina J. Richards
Notary Public



FILED

MAY 19 2008

William A. Shaw
Prothonotary/Clerk of Courts



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

ROBERT D. MAHAFFEY, :
Plaintiff :
vs. :
ARTHUR RAINY, and any heir, persons :
claiming or who might claim title under :
the aforesaid defendant; and any other :
person, persons, firms, partnerships, :
or corporate entities who might claim :
title to the premises herein described, :
Defendant :

FILED
0 1:44PM GK
MAY 21 2008 1cc ATty HOPKINS

William A. Shaw
Prothonotary/Clerk of Courts

QUIET TITLE ACTION

ORDER

AND NOW, this 21 day of May, 2008, it appearing that service of the Complaint to Quiet Title in the above stated action was served upon Defendant, Arthur Rainey, by publication and by Affidavit of David J. Hopkins, Attorney for Plaintiff, that no answer or appearance has been filed to said action, and on Motion of David J. Hopkins, Esquire, it is hereby ORDERED and DECREED:

1. That the Defendant, Arthur Rainey, his heir, devisees, administrators, executors, successors or assigns, and all other person, persons, firms, partnerships or corporate entities in interest, are forever barred from asserting any right, title, lien or interest inconsistent with the interest or claim of the Plaintiff as set forth in his Complaint in and to the premises situate, lying and being in Mahaffey, Clearfield County, Pennsylvania. The property is also described as follows:

BEGINNING on corner of East Main and Spruce Streets;

THENCE along said East Main Street, sixty (60) feet;

THENCE along Lot # 55, one hundred eighty (180) feet to Deer Alley;

THENCE along Deer Alley sixty (60) feet to Spruce Street;

THENCE along Spruce Street, one hundred eighty (180) feet to the point and place of beginning.

BEING Town Lot #65 as shown on Town Plot of said Borough of Mahaffey.

2. The property is further identified on the Clearfield County Tax Parcel No. as 13.0-C11-301-14, consisting of a cottage and Lot 65.

3. That title to said property is now vested in Robert D. Mahaffey, as prayed.

4. That the rights of the Plaintiff are superior to the rights of the Defendant, Arthur Rainey, or who might claim title under the aforesaid Defendant; and any other person, persons, firms, partnerships, or corporate entities who might claim title to the premises herein described.

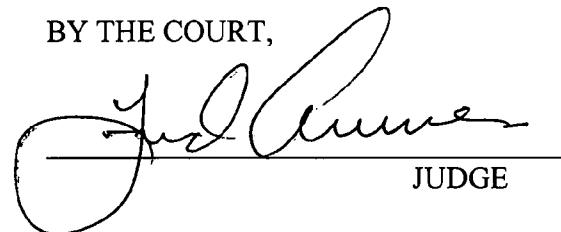
5. That the Plaintiff has title in fee simple to said premises as described in the Complaint as against the Defendant, Arthur Rainey, his heir, devisees, administrators, executors, successors or assigns.

6. That the Defendant, Arthur Rainey, his heir, devisees, administrators, executors, successors or assigns are enjoined and forever barred from asserting any right, title or interest in or to the premises described which are inconsistent with the interest or claims of the Plaintiff as set forth in his Complaint and from setting up any title to the premises and from impeaching, denying or in any way attacking the title of the Plaintiff to the premises.

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

8. That these proceedings or any authenticated copy thereof, shall at all times hereinafter be taken as evidence of the facts declared and established thereby.
9. That a certified copy of this Order shall be recorded in the Office of the Recorder of Deed of Clearfield County, Pennsylvania.

BY THE COURT,

A handwritten signature in black ink, appearing to read "Fred J. Currier". The signature is fluid and cursive, with a large, stylized "J" at the beginning.

JUDGE

FILED

MAY 21 2008

William A. Shaw
Prothonotary/Clerk of Courts

DATE: 5-21-08

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 DIVISION)

ROBERT D. MAHAFFEY, :
Plaintiff :
: vs. : No. 08-652 C.D.
: :
: : QUIET TITLE ACTION
ARTHUR RAINES, and any heir, persons :
claiming or who might claim title under :
the aforesaid defendant; and any other :
person, persons, firms, partnerships, :
or corporate entities who might claim :
title to the premises herein described, :
Defendant :
: Filed on behalf of: Robert D. Mahaffey,
Plaintiff :
: :
: : Counsel of Record for this party:
: : DAVID J. HOPKINS, ESQUIRE
: : Attorney at Law
: :
: : Supreme Court No. 42519
: : 100 Meadow Lane, Suite 5
: : DuBois, Pennsylvania 15801
: :
: : (814) 375-0300

FILED
MAY 19 2008
Patty Hopkins

William A. Shaw
Prothonotary/Clerk of Courts

6K

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

ROBERT D. MAHAFFEY, :
Plaintiff :
vs. : No. 08-652 C.D.
: QUIET TITLE ACTION
ARTHUR RAINES, and any heir, persons :
claiming or who might claim title under :
the aforesaid defendant; and any other :
person, persons, firms, partnerships, :
or corporate entities who might claim :
title to the premises herein described, :
Defendant :

MOTION FOR JUDGMENT

AND NOW, this _____ day of May, 2008, an Affidavit having been filed by David J. Hopkins, Esquire, Attorney for Plaintiff, Robert D. Mahaffey, that the Complaint with Notice to Plead was served on Defendant. Defendant was served by publication pursuant to the Rules of Civil Procedure and Defendant has failed to file an answer. The Plaintiff, by and through his attorney, moves the Court to enter judgment in favor of the Plaintiff and against the Defendant in the above named case and to grant to the Plaintiff the relief prayed for in accordance with Rules of Civil Procedure 1066. Plaintiff further requests that the Honorable Court modify in

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

Respectfully submitted,

HOPKINS HELTZEL



David J. Hopkins, Esquire

IN THE COURT
OF COMMON PLEAS
OF CLEARFIELD COUNTY,
PENNSYLVANIA
(CIVIL DIVISION)
No. 08-652-CD
QUIET TITLE ACTION
ROBERT D. MAHAFFEY,
Plaintiff

vs.
ARTHUR RAINY, and any heir,
persons claiming or who might
claim title under the aforesaid de-
fendant; and any other person,
persons, firms, partnerships, or cor-
porate entities who might claim title
to said premises herein described,
Defendant

QUIET TITLE
ACTION NOTICE

TO: ARTHUR RAINY, his heirs,
devisees, administrators, execu-
tors, successors or assigns and all
other person, persons, firms,
partnerships or corporate entities in
interest.

You are hereby notified that an action
to quiet title to the premises sit-
uate, lying and being in Clearfield
County, Pennsylvania has been
commenced against you. Said
premises is described as 99 E.
Spruce Street, Mahaffey, Clear-
field County, Pennsylvania, Tax
Parcel No. 13.0-C11-301-14,
consisting of a cottage and Lot 65.
The property is also described as
follows:

BEGINNING on corner of East
Main and Spruce Streets;
THENCE along said East Main
Street, sixty (60) feet;
THENCE along Lot #55, one hundred
and eighty (180) feet to Deer Al-
ley;

THENCE along Deer Alley sixty
(60) feet to Spruce Street;

THENCE along Spruce Street,
one hundred eighty (180) feet to
the point and place of beginning.

BEING Town Lot #65 as shown
on Town Plot of said Borough of Ma-
haffey.

You have been sued in Court. The
purpose of this quiet title action is to
extinguish any right or equity that
the Defendant above named and
his successors or assigns may
have in the property described
above. The Plaintiff in this action,
after a diligent search, has been un-
able to locate the Defendant or his
successors and assigns.

Whereupon the Court Ordered
that notice of said action be served
on the Defendant and his suc-
cessors and assigns by publication.

REPORT: 1-2 bed-
room, 2nd floor. Water,
sewerage, sanitation, ar-
bitrary/ necessities, re-
serves, refuges, No. P
\$265 and \$375. Se-
p. \$765-3153. Clearfield
4765-3153. clearfield
150 plus utilities.
OOM, unfurnished, sh-
ded, \$400. ONE BED.
INCLY, all utilities in.

URNISHED EFFECT. M
LAUREL DR
be
INCLY, all utilities in.

PROOF OF PUBLICATION

STATE OF PENNSYLVANIA : SS:
COUNTY OF CLEARFIELD :

On this 25th day of April, A.D. 20 08,
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 April 16, 2008

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.

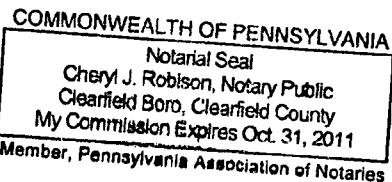
Margaret E. Krebs

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

Cheryl J. Robison
Notary Public

Clearfield, Pa.

My Commission Expires
October 31, 2011



Annual Subscription \$35.00
Single Copies \$.75

REPORT OF DEEDS
April 14, 2008

Duane Johnston to Duane Johnston
200805108 \$30,000
Arthur Mellors to Arthur Mellors
200805146 \$1
Wolfgang Knop to Holly Miller
200805150 \$1
Raymond Rowles to Jeffrey Sell
200805165 \$95,000
Shelly Reed to Darrin Graham
200805188 \$35,000
Helen Graham to Darrin Graham
200805189 \$1
James Shields to Jerome Denk
200805192 \$1,500

Robert Stamm Sr. to Carl Stamm
200805284 \$1
Clarence Charles II to Ali Charles
200805285 \$1
Douglas Lee to Robert Lee Sr.
200805287 \$1
Kerry Wagner Sr. to Arno Lower
200805291 \$1
Michael McCracken to Samuel
McCracken 200805296 \$1
Gary Smith to Jeremy Bowmaster
200805298 \$59,900
Brian Allhouse to Deborah Keith
200805300 \$29,000
Garrett Roen to Stacy Dixon 200805303
\$75,000
Lawrence Mears to Lynn Mears
200805305 \$1
Clearfield Co Sheriff to Clearview
Federal Credit Union 200805319 \$1
Susan Sobel to John Sobel 200805323
\$1

Barbara E. Dixon, Executrix, Estate of Thomas A. Dixon, late of Clearfield, Clearfield County.

Lillian E. Marley, Executrix, Estate of Phyllis M. Marley, late of Sandy Township, Clearfield County.

Jean Marie Bojalad, Executrix, Estate of Frederick P. Dahrouge, late of Sandy Township.

Sharon L. Patterson, Executrix, Estate of Lola J. Kashella, late of Luthersburg, Clearfield County.

MAURENE E. INLOW, REGISTER OF WILLS & CLERK OF ORPHANS' COURT.

ADV: April 18 & 25, 2008.

**IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION**

In re: Estate of LEROY J. LITTLE, a presumed decedent.

No. 1708-0211

**NOTICE OF HEARING
TO ESTABLISH DEATH**

TO: LEROY J. LITTLE, late of 32 Nelson Road, Clearfield, Clearfield County, Pennsylvania 16830, and to his heirs, next of kin and all persons interested in his estate:

Notice is hereby given that a Petition was filed with the above-named Court to establish the legal presumption of death of LEROY J. LITTLE. The Court will hear evidence concerning the alleged absence of LEROY J. LITTLE and its circumstances and duration on June 12, 2008, at 9:00 o'clock A.M. in Room 3 of the Clearfield County Courthouse, 1 North 2nd Street, Clearfield, Pennsylvania 16830, so that his estate may be distributed as in the case of actual death. All persons having any knowledge of the whereabouts of LEROY J. LITTLE are requested to attend the hearing or contact the undersigned.

Paula M. Cherry, Esq., Gleason, Cherry and Cherry, L.L.P., Attorneys for Petitioner, One North Franklin Street, P.O. Box 505, DuBois, PA 15801-0505, (814)371-5800.

ADV: 4/18/08, 4/25/08, 5/2/08.

NOTICE

B.
B.
ld
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ld

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed in the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on the 12th day of March, 2008, with respect to a business corporation to be

organized under the Pennsylvania Business Corporation Law of 1988, as amended.

The name of the corporation is: TEAM LUZIER TRUCKING, INC.

The purpose for which it is to be organized is operation of trucking company.

BELIN, KUBISTA & RYAN LLP, 15 North Front Street, P.O. Box 1, Clearfield, PA 16830.

NOTICE

NOTICE IS HEREBY GIVEN, that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on the 31st day of March, 2008 for the purpose of obtaining a Certificate of Incorporation of a proposed business corporation to be organized under the Corporation Law of the Commonwealth of Pennsylvania of 1988.

The name of the corporation is TOWN & COUNTRY CONCIERGE, INC.

The purpose for which it is to be organized is to have unlimited power to engage in and to do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Corporation Law of 1988.

Naddeo & Lewis, LLC, 207 East Market Street, P.O. Box 552, Clearfield, PA 16830.

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

ROBERT D. MAHAFFEY, Plaintiff vs. ARTHUR RAINY, and any heir, persons claiming or who might claim title under the aforesaid defendant; and any other person, persons, firms, partnerships, or corporate entities who might claim title to the premises herein described, Defendant

No. 08-652 C.D.

QUIET TITLE ACTION

QUIET TITLE ACTION NOTICE

TO: ARTHUR RAINY, his heirs, devisees, administrators, executors, successors or assigns and all other person, persons, firms, partnerships or corporate entities in interest.

You are hereby notified that an action to quiet title to the premises situate, lying and being in Clearfield County, Pennsylvania has been commenced against you. Said premises is described as 99 E. Spruce Street, Mahaffey, Clearfield County,

Pennsylvania, Tax Parcel No. 13.0-C11-301-14, consisting of a cottage and Lot 65. The property is also described as follows:
BEGINNING on corner of East Main and Spruce Streets;
THENCE along said East Main Street, sixty (60) feet;
THENCE along Lot # 55, one hundred eighty (180) feet to Deer Alley;
THENCE along Deer Alley sixty (60) feet to Spruce Street;
THENCE along Spruce Street, one hundred eighty (180) feet to the point and place of beginning. BEING Town Lot #65 as shown on Town Plot of said Borough of Mahaffey.

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

Whereupon the Court Ordered that notice of said action be served on the Defendant and his successors and assigns by publication.

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

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

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

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

TAX SALE

Notice is hereby given of the proposed private sale by the Clearfield County Tax

Claim Bureau on a parcel of land in SANDY TOWNSHIP known as: Map #128-B04-429-00173 and described as: L 30 SECTION A and assessed to: ELIZABETH A. MILLER.

Sale will be held on JUNE 11, 2008 at 9:00 AM in the Tax Claim Bureau, 230 E. Market Street, Clearfield. The property will be sold free and clear of all tax claims and tax judgments. A bid of \$200.00 has been received and accepted by the Bureau. Any party not satisfied with the accepted sale price must, within forty-five days of this notice, petition the Court of Common Pleas to disapprove the sale.

Clearfield County Tax Claim Bureau, 230 E. Market Street, Suite 121, Clearfield, PA 16830.

ADV: April 11, 2008 & April 25, 2008.

TAX SALE

Notice is hereby given of the proposed private sale by the Clearfield County Tax Claim Bureau on a parcel of land in SANDY TOWNSHIP known as: Map #128-B04-429-00167 and described as: L 55 & PART L 56 and assessed to: RAYMOND E. & MARGARET M. KENNELLEY.

Sale will be held on JUNE 11, 2008 at 9:00 AM in the Tax Claim Bureau, 230 E. Market Street, Clearfield. The property will be sold free and clear of all tax claims and tax judgments. A bid of \$200.00 has been received and accepted by the Bureau. Any party not satisfied with the accepted sale price must, within forty-five days of this notice, petition the Court of Common Pleas to disapprove the sale.

Clearfield County Tax Claim Bureau, 230 E. Market Street, Suite 121, Clearfield, PA 16830.

ADV: April 11, 2008 & April 25, 2008.

TAX SALE

Notice is hereby given of the proposed private sale by the Clearfield County Tax Claim Bureau on a parcel of land in BRADFORD TOWNSHIP known as: Map #106-M09-628-00016 and described as: H & L and assessed to: ERNEST L. GRAY, III.

Sale will be held on JUNE 25, 2008 at 9:00 AM in the Tax Claim Bureau, 230 E. Market Street, Clearfield. The property will be sold free and clear of all tax claims and tax judgments. A bid of \$300.00 has been received and accepted by the Bureau. Any party not satisfied with the accepted sale

FILED

MAY 19 2008

William A. Shaw
Prothonotary/Clerk of Courts