

08-1014-CD
Delbert Hant vs George Craig et al

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

DELBERT HUNT,

Plaintiff

vs.

GEORGE CRAIG and CHARLES

BLANCHARD, and their heirs, devisees,
administrators, executors and assigns
and all other person, persons, firms,
partnerships or corporate entities in
interest,

Defendants

: No. 08 - 1014 C.D.

: Type of Case: ACTION TO QUIET TITLE

: Type of Pleading: COMPLAINT

: Filed on Behalf of: DELBERT HUNT,
Plaintiff

: Counsel of Record for this Party:

: PAULA M. CHERRY, ESQ.
: Supreme Court No.: 36023

: GLEASON, CHERRY AND CHERRY, L.L.P.

: Attorneys at Law

: P. O. Box 505

: One North Franklin Street
: DuBois, PA 15801-0505

: (814) 371-5800

Original
upstairs

FILED Atty pd. \$105.00
01/10/54/01 JUN 03 2008
William A. Shaw
Prothonotary/Clerk of Courts
CC Atty P. Cherry

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Plaintiff : ACTION TO QUIET TITLE
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: No. 08 - _____ C.D.
: :
GEORGE CRAIG and CHARLES :
BLANCHARD, and their heirs, devisees, :
administrators, executors and assigns, :
and all other person, persons, firms, :
partnerships or corporate entities in :
interest, :
Defendants :
:

NOTICE

TO: GEORGE CRAIG and CHARLES BLANCHARD, and their heirs, devisees,
administrators, executors and assigns, and all other person, persons, firms,
partnerships or corporate entities in interest:

YOU ARE HEREBY NOTIFIED THAT AN ACTION TO QUIET TITLE IN THE
PREMISES SITUATE IN THE VILLAGE OF WINTERBURN, HUSTON TOWNSHIP,
CLEARFIELD COUNTY, PENNSYLVANIA, HAS BEEN FILED AGAINST YOU. Said
premises are described as follows:

ALL those certain pieces, parcels or tracts of land lying and being situate in Huston Township,
Clearfield County, Pennsylvania, being bounded and described as follows, to wit:

THE FIRST THEREOF: BEGINNING at a rebar set by this survey on the
eastern Right-of-Way for Main Street in the Village of Winterburn, said rebar
being the northwest corner of lands now or formerly of Delbert Hunt

(Instrument No. 200601181, dated January 6, 2006), and being the southwest corner of the herein described parcel;

THENCE, North 05° 00' West along the eastern Right-of-Way for Main Street in the Village of Winterburn a distance of 100.00 feet to a rebar set by this survey, and being the northwest corner of the herein described parcel;

THENCE, North 85° 00' East along lands now or formerly of George Craig and Charles Blanchard (Deed Book 06, Page 053, dated August 2, 1873), a distance of 160.00 feet to a rebar set by this survey, and being the northeast corner of the herein described parcel;

THENCE, South 05° 00' East along Spruce Street (50' R/W) and lands now or formerly of George Craig and Charles Blanchard (Deed Book 06, Page 053, dated August 2, 1873), a distance of 100.00 feet to a rebar set by this survey, and being the southeast corner of the herein described parcel;

THENCE, South 85° 00' West along lands now or formerly of Delbert Hunt (Instrument No. 200601181, dated January 6, 2006), a distance of 160.00 feet to the place of beginning.

CONTAINING 16,000 square feet or 0.36 acre and being all of Lot Nos. 23 and 24 in the Village of Winterburn Plan of Lots.

SUBJECT to any utility easements or Rights-of-Way that may be of record.

THE SECOND THEREOF: BEGINNING at a rebar set by this survey, said rebar being the northeast corner of lands now or formerly of Delbert Hunt (Instrument No. 200601181, dated January 6, 2006), and being the northwest corner of the herein described parcel;

THENCE, North 85° 00' East along lands now or formerly of George Craig and Charles Blanchard (Deed Book 06, Page 053, dated August 2, 1873), a distance of 19.18 feet to a point on the western bank of Baker Run, and being the northeast corner of the herein described parcel;

THENCE, South 33° 03' 07" East along the western bank of Baker Run, a distance of 59.91 feet to a point, and shown as "L1" on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised November 8, 2007, and referenced as Job No. JN2811-06;

THENCE, South $14^{\circ} 52' 11''$ East along the western bank of Baker Run a distance of 11.87 feet to a point, and shown as "L2" on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised November 8, 2007, and referenced as Job No. JN2811-06;

THENCE, South $68^{\circ} 18' 15''$ East along the western bank of Baker Run a distance of 14.19 feet to a point, and shown as "L3" on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised November 8, 2007, and referenced as Job No. JN2811-06;

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CONTAINING 6,617.5 square feet or 0.15 acre.

SUBJECT to any utility easements or Rights-of-Way that may be of record.

The above-descriptions were prepared by Alexander & Associates, Inc., in accordance with a survey performed by it as more particularly set forth on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised November 8, 2007, and referenced as Job No. JN2811-06.

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 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 East Market Street, Suite 228
Clearfield, PA 16830
(814) 765-2641 Ex. 5982

GLEASON, CHERRY AND CHERRY, L.L.P.
Attorneys at Law
One North Franklin Street
P. O. Box 505
DuBois, PA 15801-0505

(814) 371-5800

Attorneys for Plaintiff

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CIVIL DIVISION

DELBERT HUNT, :
Plaintiff : ACTION TO QUIET TITLE
vs. : No. 08 - _____ C.D.
GEORGE CRAIG and CHARLES :
BLANCHARD, and their heirs, devisees, :
administrators, executors and assigns, :
and all other person, persons, firms, :
partnerships or corporate entities in :
interest, :
Defendants :

C O M P L A I N T

The Plaintiff in the above-entitled matter, DELBERT HUNT, by and through his attorneys, GLEASON, CHERRY AND CHERRY, L.L.P., brings this Action to Quiet Title, for the purpose of barring the Defendants, GEORGE CRAIG and CHARLES BLANCHARD, and their heirs, devisees, administrators, executors and assigns, and all other person, persons, firms, partnerships or corporate entities in interest, entitled Defendants, from asserting any right, title and interest or lien in and to the premises described in Exhibit "A" attached hereto and made a part hereof which are situate in the Village of Winterburn, Huston Township, Clearfield County, Pennsylvania, and avers the following cause of action:

1. The Plaintiff, DELBERT HUNT, is an adult individual who resides at 61 Coal Road, DuBois, Clearfield County, Pennsylvania 15801.
2. After diligent search, the Plaintiff is unable to discover the whereabouts or the identity of the Defendants, GEORGE CRAIG and CHARLES BLANCHARD, and their heirs,

devisees, administrators, executors and assigns, and all other person, persons, firms, partnerships or corporate entities in interest.

3. The premises more particularly described in Exhibit "A" which are the subject of this Action to Quiet Title are situate in the Village of Winterburn, Huston Township, Clearfield County, Pennsylvania, and are known as Lot Nos. 23 and 24 in the Craig and Blanchard Addition to the Village of Winterburn, together with a parcel of vacant land consisting of .15 acre which adjoins Lot Nos. 21 and 22 of the Craig and Blanchard Addition to the Village of Winterburn, which lots are currently owned by DELBERT HUNT, extending in an easterly direction from said Lot Nos. 21 and 22 to a creek known as Baker Run. Said Lot Nos. 23 and 24 in said Addition, as well as the .915 acre of vacant land adjoining Lot Nos. 21 and 22 in said Addition, which extends to the creek known as Baker Run, are a portion of the same premises which were conveyed to GEORGE CRAIG and CHARLES BLANCHARD by Deed of John DuBois, dated August 2, 1873, and recorded in the Office of the Register and Recorder of Deeds of Clearfield County, Pennsylvania, in Deed Book Vol. 6, Page 53.

4. The said Plaintiff, DELBERT HUNT, is the record owner of two lots in the said Craig and Blanchard Addition to the Village of Winterburn, which lots are known as Lot Nos. 21 and 22 and which lots adjoin the said Lot Nos. 23 and 24 in the Craig and Blanchard Addition to the Village of Winterburn and the vacant land consisting of .15 acre extending to the creek known as Baker Run, which are the subject of this Action to Quiet Title. DELBERT HUNT obtained title to Lot Nos. 21 and 22 which adjoin said Lot Nos. 23 and 24 of the Craig and Blanchard Addition to the Village of Winterburn, as well as adjoin the .15 acre of vacant land extending to the creek known as Baker Run by Deed of National City Bank of

Pennsylvania, dated January 6, 2006, and recorded in the Office of the Register and Recorder of Deeds of Clearfield County, Pennsylvania, as Instrument No. 200601181 on January 24, 2006.

5. An examination of the records in the Clearfield County Courthouse do not indicate that there was or has ever been a conveyance of Lot Nos. 23 and 24 of the Craig and Blanchard Addition nor has there ever been a conveyance of the vacant land consisting of .15 acre extending from Lot Nos. 21 and 22 in said Addition to the creek known as Baker Run, by GEORGE CRAIG and CHARLES BLANCHARD, the record owners of the larger portion of which said lots and vacant land were a part, or their heirs, devisees, administrators, executors or assigns. However, said Lot Nos. 23 and 24 of the Craig and Blanchard Addition to the Village of Winterburn and the vacant land consisting of .15 acre extending from Lot Nos. 21 and 22 to the creek known as Baker Run, which are the subject of this Action to Quiet Title, have for twenty-one (21) years and upward been used and enjoyed as part and parcel of Lot Nos. 21 and 22 of said Addition owned by DELBERT HUNT as aforesaid, with said lots and vacant land having had constructed thereon a septic system, garage and drainage ditch, as well as being used as a recreational area to service said Lot Nos. 21 and 22.

6. The chain of title with regard to Lot Nos. 21 and 22 in the Craig and Blanchard Addition which lots are currently owned by DELBERT HUNT were originally conveyed out by GEORGE CRAIG and CHARLES BLANCHARD and eventually became owned by Henry B. Rogers by virtue of the following Deeds of Conveyance:

A. Lot 21 - Deed of Frank Ruffner to Henry B. Rogers, dated December 26, 1901, and recorded in Clearfield County Deed Book Vol. 139, Page 121.

B. Lot 22 - Deed of D.J. Black and Abby Black, his wife, to Henry Rogers, dated October 15, 1895, and recorded in the Office of the Register and Recorder of Deeds in and for Clearfield County, Pennsylvania, in Deed Book Vol. 91, Page 1.

7. The said Lot Nos. 21 and 22 of the Craig and Blanchard Addition to the Village of Winterburn were later sold for unpaid taxes for the year 1942 as part of a larger portion of land assessed in the name of Henry Rogers by the Treasurer of Clearfield County at a public tax sale to Lamar Bucksbee. And by Deed dated February 10, 1945, and recorded in the Office of the Register and Recorder of Deeds of Clearfield County, Pennsylvania, in Deed Book Vol. 380, Page 374, the said Lot Nos. 21 and 22 in the Craig and Blanchard Addition to Winterburn were conveyed to Lamar Bucksbee.

8. The said Lamar Bucksbee died intestate on January 7, 1979, leaving to survive him as his sole heirs at law, his wife, Arlene E. Bucksbee, and two children, Arlene Bucksbee and Edward Bucksbee.

9. By Deed dated September 6, 1979, and recorded in the Office of the Register and Recorder of Deeds of Clearfield County, Pennsylvania, in Deed Book Vol. 787, Page 206, the said Arlene E. Bucksbee, widow, and Arlene Bucksbee and Edward Bucksbee, conveyed all of their right, title and interest in Lot Nos. 21 and 22 in the Craig and Blanchard Addition to the Village of Winterburn as well as all of their right, title and interest in and to in and to any and all other lands in Huston Township, Clearfield County, Pennsylvania, title of which was vested in the said Lamar Bucksbee during his lifetime and at the time of his death, to Arlene E. Bucksbee, Arlene Bucksbee and Edward Bucksbee as joint tenants with the right of survivorship.

10. It is believed and therefore averred that Arlene E. Bucksbee, widow of LaMar Bucksbee, died on November 2, 1989.

11. For purposes of clearing any problems which may have existed in the recorded chain of title due to the aforesaid tax sale, all of the heirs of Henry B. Rogers, a/k/a Henry Rogers, executed a Quit-Claim Deed to Arlene Dehaas, formerly known as Arlene Bucksbee, and Joseph Dehaas, her husband, and Edward Bucksbee and Freida Bucksbee, his wife, which Deed was dated July 17, 1990, and recorded in the Office of the Register and Recorder of Deeds of Clearfield County, Pennsylvania, in Deed Book Vol. 1357, Page 103.

12. It is believed and therefore averred that Lamar Bucksbee and Arlene E. Bucksbee utilized the said Lot Nos. 23 and 24 in the Craig and Blanchard Addition to Winterburn, as well as the vacant land adjoining Lots 21 and 22 extending to the creek known as Baker Run, which lots are the subject of this Action to Quiet Title, all of which adjoin the said Lots 21 and 22 currently owned by DELBERT HUNT, Plaintiff, to service said Lot Nos. 21 and 22 and as a part and parcel of the said Lots 21 and 22, having constructed a septic tank and garage on Lot 23, as well as a draining ditch area for the septic system on Lot 24. In addition, the said Lamar Bucksbee and Arlene Bucksbee, his wife, also utilized the area consisting of approximately .15 acres of land located to the east of Lots 21 and 22, which area extends to a creek known as Baker Run Creek and which is more particularly described as "The Second Thereof" in Exhibit "A" attached hereto and made a part hereof, for a recreational area servicing said Lot Nos. 21 and 22. Further, it is believed and therefore averred that the footage set forth in the Deed to Arlene E. Bucksbee, Arlene Bucksbee, and Edward Bucksbee as joint tenants with the right of survivorship, dated September 6, 1979, and recorded in Deed Book Vol. 787, Page 206,

describing Lot Nos. 21 and 22 in the Craig and Blanchard Addition, contemplates the inclusion of the premises more particularly described in Exhibit "A" as "The Second Thereof" in that the deed description measurement of depth would include the area located to the east of Lots 21 and 22 to the creek known as Baker Run.

13. The fact that the premises which are the subject of this Action to Quiet Title had been used and occupied by the owners of Lots 21 and 22 exclusively as part of said Lot Nos. 21 and 22, has been confirmed and verified by Arlene Bucksbee, now known as Arlene B. DeHaas, daughter of Lamar Bucksbee and Arlene Bucksbee, and past owner of said Lot Nos. 21 and 22 currently owned by DELBERT HUNT as is evidenced by the Affidavit attached hereto and made a part hereof as Exhibit "B".

14. The said Arlene DeHaas, formerly known as Arlene Bucksbee, and Joseph DeHaas, her husband, and Edward Bucksbee and Freida Bucksbee, his wife, conveyed Lot Nos. 21 and 22 in the Craig and Blanchard Addition which included a description measuring to Baker Run Creek, the parcel more particularly described as "The Second Thereof" in Exhibit "A" to James R. Solada and Ruth I. Solada, husband and wife, by Deed dated August 8, 1990, and recorded in Clearfield County Deeds and Records Book Vol. 1357, Page 121. By Deed dated June 23, 2005, and recorded in the Office of the Register and Recorder of Deeds of Clearfield County, Pennsylvania, as Instrument No. 200509406, the premises known as Lots 21 and 22, the measurements of which extend to the creek known as Baker Run, and which include the premises more particularly described as "The Second Thereof" on Exhibit "A" which is attached hereto and made a part hereof, were conveyed to National City Bank of Pennsylvania, by Deed of Chester A. Hawkins, High Sheriff of Clearfield County, Pennsylvania, which

premises were seized and taken in execution and sold as the property of James R. Solada and Ruth I. Solada in satisfaction of a Judgment entered in the Clearfield County Courthouse to No. 01-1908-C.D. at the suit of National City Bank of Pennsylvania, as successor in interest to Keystone National Bank.

15. By Deed dated January 6, 2006, the said National City Bank of Pennsylvania granted and conveyed the said Lots 21 and 22 in the Craig and Blanchard Addition to the Village of Winterburn, which included the area measured to the creek known as Baker Run as more particularly set forth as "The Second Thereof" in Exhibit "A" attached hereto and made a part hereof, to DELBERT HUNT, Plaintiff. Said Deed was recorded as Instrument No. 200601181 in the Office of the Register and Recorder of Deeds of Clearfield County, Pennsylvania, on January 24, 2006.

16. After purchasing Lot Nos. 21 and 22 in the Craig and Blanchard Addition to the Village of Winterburn, the said DELBERT HUNT exercised exclusive and open control and possession of the premises which is the subject of this Action to Quiet Title more particularly described in Exhibit "A" attached hereto and made a part hereof by: ridding the area of debris and garbage, tearing down and removing an old garage, clearing the area of trees and brush, performing work on the septic tank area to prevent leakage, mowing and landscaping, and allowing a camper to be moved on the premises.

17. Plaintiff, DELBERT HUNT, and his predecessors in title, have been in actual, open, notorious, visible, hostile and continuous possession of the premises more particularly described in Exhibit "A" which is attached hereto and made a part hereof, for a period of twenty-one (21) years and upward.

18. That one of the purposes of this Action is to quiet the title as to any interest that the Defendants, GEORGE CRAIG and CHARLES BLANCHARD, and their heirs, devisees, administrators, executors and assigns, and all other person, persons, firms, partnerships or corporate entities in interest, may have in the said premises described in Exhibit "A" attached hereto and made a part hereof, because of any defect in the title that may exist because of the premises being improperly assessed, not properly described, or because no Deeds of Conveyance were placed of record in the Clearfield County Courthouse conveying the premises to the parties in sole possession of the same or because of any other defect or for any other reason or reasons that may raise some question as to the validity of the title. Further, the Plaintiff, DELBERT HUNT, claims title in fee to the premises more particularly described in Exhibit "A" by adverse possession because he and his predecessors in title have been in actual, open, notorious, visible, hostile and continuous possession of the premises for a period of twenty-one (21) years and upward. Another purpose of this Action is to make the title to the premises described in Exhibit "A" marketable so that the same can be certified.

WHEREFORE, Plaintiff requests the Court to:

- A. Determine that his rights are superior to the rights of the Defendants, GEORGE CRAIG and CHARLES BLANCHARD, and their heirs, devisees, administrators, executors and assigns, and all other person, persons, firms, partnerships or corporate entities in interest;
- B. Determine that the Plaintiff has fee simple title to the premises described in Exhibit "A" as against the Defendants, GEORGE CRAIG and CHARLES BLANCHARD, and their heirs, devisees, administrators, executors and assigns, and all other person, persons, firms, partnerships or corporate entities in interest;

C. Enjoin the Defendants, GEORGE CRAIG and CHARLES BLANCHARD, and their heirs, devisees, administrators, executors and assigns, and all other person, persons, firms, partnerships or corporate entities in interest, from setting up any title to the premises described in Exhibit "A" and from impeaching, denying or in any way attacking the title of the Plaintiff to the premises described in Exhibit "A"; and

D. Grant and decree whatever relief may seem equitable and proper.

AND he will ever pray.

GLEASON, CHERRY AND CHERRY, L.L.P.

By *Paula Cherry*
Attorneys for Plaintiff

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CLEARFIELD

: SS.
:

Personally appeared before me, a Notary Public in and for the County and State aforesaid, DELBERT HUNT who, being duly sworn according to law, deposes and says that the facts set forth in the foregoing Complaint are true and correct to the best of his knowledge, information and belief.

Delbert Hunt
Delbert Hunt

Sworn to and subscribed before me this 15th day of May, 2008.

Paula Cherry
Notary Public
My commission expires: September 16, 2009

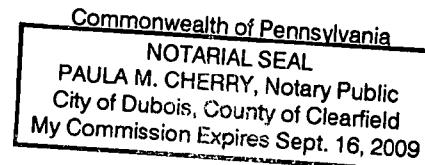


Exhibit "A"

ALL those certain pieces, parcels or tracts of land lying and being situate in Huston Township, Clearfield County, Pennsylvania, being bounded and described as follows, to wit:

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THENCE, North 05° 00' West along the eastern Right-of-Way for Main Street in the Village of Winterburn a distance of 100.00 feet to a rebar set by this survey, and being the northwest corner of the herein described parcel;

THENCE, North 85° 00' East along lands now or formerly of George Craig and Charles Blanchard (Deed Book 06, Page 053, dated August 2, 1873), a distance of 160.00 feet to a rebar set by this survey, and being the northeast corner of the herein described parcel;

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Exhibit "B"

IN RE: ARLENE B. DeHAAS, formerly known as ARLENE BUCKSBEE
-to-
DELBERT HUNT

AFFIDAVIT

(Authorized by the Act of November 5, 1981, P.L. 328)
(21 P.S. 451, 452 and 453)

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF CLEARFIELD :

Before me, the undersigned officer, a Notary Public in and for the county and state aforesaid, personally appeared ARLENE B. DeHAAS, formerly known as ARLENE BUCKSBEE, who, being duly sworn according to law, deposes and says that:

1. She is an adult individual, age 80, who resides at 249 McClure Street, DuBois, Clearfield County, Pennsylvania 15801.
2. That Affiant is the surviving child of LaMAR BUCKSBEE and ARLENE E. BUCKSBEE, the former owners of Lot Nos. 21 and 22 in the Craig and Blanchard Addition to the Village of Winterburn, and is one of the past record owners of the said Lot Nos. 21 and 22 in the Craig and Blanchard Addition to the Village of Winterburn, Huston Township, Clearfield County, Pennsylvania, which lots are currently owned by DELBERT HUNT.
3. As one of the children of LaMAR BUCKSBEE and ARLENE E. BUCKSBEE, the

said ARLENE B. DeHAAS, formerly known as ARLENE BUCKSBEE, resided in the home which was constructed on said Lot Nos. 21 and 22 in the Craig and Blanchard Addition to the Village of Winterburn, and has personal knowledge of the facts set forth in the Action to Quiet Title Complaint filed by DELBERT HUNT alleging that her parents, LaMAR BUCKSBEE and ARLENE E. BUCKSBEE, as well as she, utilized Lot Nos. 23 and 24 of the Craig and Blanchard Addition to the Village of Winterburn, as well as the vacant land adjoining Lot Nos. 21 and 22 extending in an easterly direction to the creek known as Baker Run, to service Lot Nos. 21 and 22 by constructing and utilizing a septic system, garage, and draining ditch for the benefit of Lot Nos. 21 and 22 on said Lot Nos. 23 and 24, and by mowing and using the vacant area consisting of .15 acre of land extending in an easterly direction from said Lot Nos. 21 and 22 to the creek known as Baker Run, for recreational purposes, which are the subject of the Action to Quiet Title filed by DELBERT HUNT.

4. That to the best of her knowledge, information and belief, since the time period that her parents acquired Lot Nos. 21 and 22 in the Craig and Blanchard Addition to the Village of Winterburn in February of 1945, the record owners of Lot Nos. 21 and 22 in the Craig and Blanchard Addition to the Village of Winterburn have been in actual, open, notorious, visible, hostile and continuous possession of the premises more particularly described in Exhibit "A", which is the subject of the Action to Quiet Title filed by DELBERT HUNT, which premises are Lot Nos. 23 and 24 in the Craig and Blanchard Addition to the Village of Winterburn and the vacant land consisting of .15 acre extending in an easterly direction from Lot Nos. 21 and 22 in said Addition to the creek known as Baker Run, for a period of twenty-one (21) years

and upward.

5. That Affiant has personal knowledge of the facts stated herein.

AND further Deponent saith not.

Arlene B. DeHaas
Arlene B. DeHaas

Arlene Bucksbee
Arlene Bucksbee

Sworn to and subscribed before me this 15th day of May, 2008.

Paula M Cherry
Notary Public
My commission expires: September 16, 2009

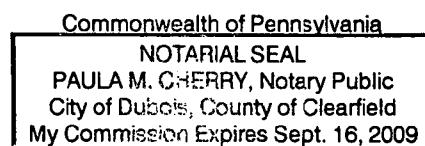


Exhibit "A"

ALL those certain pieces, parcels or tracts of land lying and being situate in Huston Township, Clearfield County, Pennsylvania, being bounded and described as follows, to wit:

THE FIRST THEREOF: BEGINNING at a rebar set by this survey on the eastern Right-of-Way for Main Street in the Village of Winterburn, said rebar being the northwest corner of lands now or formerly of Delbert Hunt (Instrument No. 200601181, dated January 6, 2006), and being the southwest corner of the herein described parcel;

THENCE, North 05° 00' West along the eastern Right-of-Way for Main Street in the Village of Winterburn a distance of 100.00 feet to a rebar set by this survey, and being the northwest corner of the herein described parcel;

THENCE, North 85° 00' East along lands now or formerly of George Craig and Charles Blanchard (Deed Book 06, Page 053, dated August 2, 1873), a distance of 160.00 feet to a rebar set by this survey, and being the northeast corner of the herein described parcel;

THENCE, South 05° 00' East along Spruce Street (50' R/W) and lands now or formerly of George Craig and Charles Blanchard (Deed Book 06, Page 053, dated August 2, 1873), a distance of 100.00 feet to a rebar set by this survey, and being the southeast corner of the herein described parcel;

THENCE, South 85° 00' West along lands now or formerly of Delbert Hunt (Instrument No. 200601181, dated January 6, 2006), a distance of 160.00 feet to the place of beginning.

CONTAINING 16,000 square feet or 0.36 acre and being all of Lot Nos. 23 and 24 in the Village of Winterburn Plan of Lots.

SUBJECT to any utility easements or Rights-of-Way that may be of record.

THE SECOND THEREOF: BEGINNING at a rebar set by this survey, said rebar being the northeast corner of lands now or formerly of Delbert Hunt (Instrument No. 200601181, dated January 6, 2006), and being the northwest corner of the herein described parcel;

THENCE, North 85° 00' East along lands now or formerly of George Craig and Charles Blanchard (Deed Book 06, Page 053, dated August 2, 1873), a distance of 19.18 feet to a point on the western bank of Baker Run, and being the northeast corner of the herein described parcel;

THENCE, South $33^{\circ} 03' 07''$ East along the western bank of Baker Run, a distance of 59.91 feet to a point, and shown as "L1" on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised November 8, 2007, and referenced as Job No. JN2811-06;

THENCE, South $14^{\circ} 52' 11''$ East along the western bank of Baker Run a distance of 11.87 feet to a point, and shown as "L2" on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised November 8, 2007, and referenced as Job No. JN2811-06;

THENCE, South $68^{\circ} 18' 15''$ East along the western bank of Baker Run a distance of 14.19 feet to a point, and shown as "L3" on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised November 8, 2007, and referenced as Job No. JN2811-06;

THENCE, North $83^{\circ} 41' 28''$ East along the western bank of Baker Run a distance of 27.24 feet to a point, and shown as "L4" on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised November 8, 2007, and referenced as Job No. JN2811-06;

THENCE, South $81^{\circ} 34' 51''$ East along the western bank of Baker Run a distance of 13.83 feet to a point, and shown as "L5" on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised November 8, 2007, and referenced as Job No. JN2811-06;

THENCE, South $14^{\circ} 08' 37''$ East along the western bank of Baker Run a distance of 9.08 feet to a point, and shown as "L6" on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised November 8, 2007, and referenced as Job No. JN2811-06;

THENCE, South $07^{\circ} 44' 51''$ West along the western bank of Baker Run a distance of 13.68 feet to a point, and shown as "L7" on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised November 8, 2007, and referenced as Job No. JN2811-06;

THENCE, South $23^{\circ} 21' 13''$ West along the western bank of Baker Run a distance of 16.09 feet to a point, and shown as "L8" on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt",

dated January 17, 2007, revised November 8, 2007, and referenced as Job No. JN2811-06, and being the southeast corner of the herein described parcel;

THENCE, South 85° 00' West along lands now or formerly of George Craig and Charles Blanchard (Deed Book 06, Page 053, dated August 2, 1873), a distance of 93.54 feet to a rebar set by this survey, and being the southwest corner of the herein described parcel;

THENCE, North 05° 00' West along lands now or formerly of Delbert Hunt (Instrument No. 200601181, dated January 6, 2006), a distance of 110.00 feet to the place of beginning.

CONTAINING 6,617.5 square feet or 0.15 acre.

SUBJECT to any utility easements or Rights-of-Way that may be of record.

The above-descriptions were prepared by Alexander & Associates, Inc., in accordance with a survey performed by it as more particularly set forth on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised November 8, 2007, and referenced as Job No. JN2811-06.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

DELBERT HUNT,

Plaintiff : ACTION TO QUIET TITLE

vs. : No. 08 - _____ C.D.

GEORGE CRAIG and CHARLES
BLANCHARD, and their heirs, devisees,
administrators, executors and assigns,
and all other person, persons, firms,
partnerships or corporate entities in
interest,

Defendants :

AFFIDAVIT

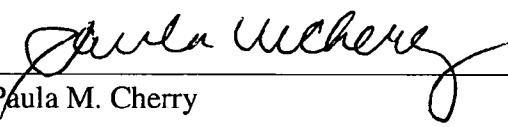
COMMONWEALTH OF PENNSYLVANIA :

: SS.

COUNTY OF CLEARFIELD :

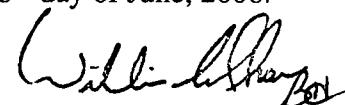
Personally appeared before me, the undersigned officer, PAULA M. CHERRY,
Attorney for DELBERT HUNT, who, being duly sworn according to law, deposes and says
that after diligent search, including a search of the Clearfield County Courthouse records,
telephone book and post office, she is unable to find the Defendants, GEORGE CRAIG and
CHARLES BLANCHARD, and their heirs, devisees, administrators, executors and assigns,
and all other person, persons, firms, partnerships or corporate entities in interest.

Further Deponent saith not.



Paula M. Cherry

Sworn to and subscribed before me, this 3rd day of June, 2008.



WILLIAM A. SHAW

Prothonotary
My Commission Expires
1st Monday in Jan. 2010
Clearfield Co., Clearfield, PA

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

DELBERT HUNT,

Plaintiff : ACTION TO QUIET TITLE

vs.

: No. 08 - 1014- C.D.

GEORGE CRAIG and CHARLES

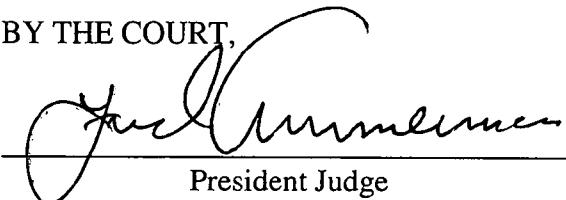
BLANCHARD, and their heirs, devisees, administrators, executors and assigns, and all other person, persons, firms, partnerships or corporate entities in interest,

Defendants :

O R D E R

NOW, this 3 day of June, 2008, it appearing that an Action to Quiet Title has been filed in the above-entitled case and the identity and whereabouts of GEORGE CRAIG and CHARLES BLANCHARD, and their heirs, devisees, administrators, executors and assigns, and all other person, persons, firms, partnerships or corporate entities in interest, are unknown, the Defendants shall be served with a copy of the Complaint by advertising the same one (1) time in the Courier-Express newspaper and one (1) time in the Clearfield County Legal Journal in accordance with the Notice attached to and made a part of the Complaint.

BY THE COURT,



President Judge

FILED

11:24 AM Atty P. Cherry
JUN 04 2008

(6D)

William A. Shaw
Prothonotary/Clerk of Courts

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

DELBERT HUNT,

Plaintiff,
vs.

GEORGE CRAIG and CHARLES BLANCHARD
and their heirs, devisees, administrators,
executors and assigns, and all other persons,
firms, partnerships or corporate
entities in interest,
Defendants.

No. 08- C.D. Action to
Quiet Title

C O M P L A I N T

To The Within Defendants:

YOU ARE HEREBY NOTIFIED TO PLEAD
TO THE WITHIN COMPLAINT WITHIN
TWENTY (20) DAYS FROM THE DATE
OF SERVICE HEREOF.

GLEASON, CHERRY AND CHERRY, L.L.P.

By *Cherry*
Attorneys for Plaintiff

Prothonotary/Clerk of Courts
William A. Shew

JUN 03 2008

FILED

LAW OFFICES
GLEASON, CHERRY & CHERRY, L.L.P.
P.O. Box 505
DuBois, PENNSYLVANIA 15801-0505
ONE NORTH FRANKLIN STREET

FILED

AUG 04 2008

08/04/08

William A. Shaw

Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

mc C/C

CIVIL DIVISION

DELBERT HUNT,

Plaintiff

vs.

GEORGE CRAIG and CHARLES

BLANCHARD, and their heirs, devisees,
administrators, executors and assigns
and all other person, persons, firms,
partnerships or corporate entities in
interest,

Defendants

: No. 08 - 1014 C.D.

: Type of Case: ACTION TO QUIET TITLE

:

: Type of Pleading: AFFIDAVIT

:

: Filed on Behalf of: DELBERT HUNT,
Plaintiff

:

: Counsel of Record for this Party:

:

: PAULA M. CHERRY, ESQ.

: Supreme Court No.: 36023

: GLEASON, CHERRY AND CHERRY, L.L.P.

: Attorneys at Law

: P. O. Box 505

: One North Franklin Street

: DuBois, PA 15801-0505

: (814) 371-5800

:

:

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

DELBERT HUNT,

Plaintiff : ACTION TO QUIET TITLE

vs.

: No. 08 - 1014 C.D.

GEORGE CRAIG and CHARLES

BLANCHARD, and their heirs, devisees,
administrators, executors and assigns,
and all other person, persons, firms,
partnerships or corporate entities in
interest,

Defendants :

AFFIDAVIT

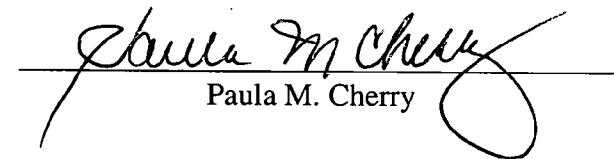
COMMONWEALTH OF PENNSYLVANIA :

: SS.

COUNTY OF CLEARFIELD :

Personally appeared before me, a Notary Public in and for the county and state aforesaid, PAULA M. CHERRY, Attorney for DELBERT HUNT, Plaintiff, 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 within Twenty (20) days from the date of publication was made on all of the Defendants by publication on June 11, 2008, in the Courier-Express newspaper, and the week of June 13, 2008, in the Clearfield County Legal Journal, proof of the same is hereto attached, in accordance with the Order of Court, and more than Twenty (20)

days have elapsed since said publications and that said Defendants have not filed an Appearance or any Answer to the Complaint, although the time in which to do so has expired.


Paula M. Cherry

Sworn to and subscribed before me this 4th day of August, 2008.



WILLIAM A. SHAW
Prothonotary
My Commission Expires
1st Monday in Jan. 2010
Clearfield Co., Clearfield, PA

**PROOF OF PUBLICATION OF NOTICE APPEARING IN THE
COURIER EXPRESS/TRI-COUNTY SUNDAY/JEFFERSONIAN DEMOCRAT
PUBLISHED BY McLEAN PUBLISHING COMPANY,
DUBOIS PENNSYLVANIA
Under act 587, Approved May 16, 1929, P.L. 1784**

**STATE OF PENNSYLVANIA
COUNTY OF CLEARFIELD**

SS:

Linda Smith, Advertising Director or Dory Ferra, Classified Advertising Supervisor of the **Courier-Express/Tri-County Sunday/Jeffersonian Democrat** of the County and State aforesaid, being duly sworn, deposes and says that the **Courier Express**, a daily newspaper, the **Tri-County Sunday**, a weekly newspaper and **Jeffersonian Democrat**, a weekly newspaper published by McLean Publishing Company at 500 Jeffers Street, City of DuBois, County and State aforesaid, which was established in the year 1879, since which date said, the daily publication and the weekly publications, has been regularly issued in said County, and that a copy of the printed notice of publication is attached hereto exactly as the same was printed and published in the regular editions of the paper on the following dates, viz: the

11th day of June A.D., 2008

Affidavit further deposes that he is an officer duly authorized by the **Courier-Express**, a daily newspaper, **Tri-County Sunday**, a weekly newspaper, and/or **Jeffersonian Democrat**, a weekly newspaper to verify the foregoing statement under oath and also declared that affiant is not interested in the subject matter of the aforesaid notice of publication, and that all allegations in the foregoing statement as to time, place and character of publication are true.

**McLEAN PUBLISHING COMPANY Publisher of
COURIER-EXPRESS/TRI-COUNTY SUNDAY/JEFFERSONIAN DEMOCRAT**

By Linda Smith

Sworn and subscribed to before me this 11th day of June, 2008

Steven W. Kronenwetter
NOTARY PUBLIC

NOTARIAL SEAL
STEVEN W. KRONENWETTER, NOTARY PUBLIC
CITY OF DUBOIS, CLEARFIELD COUNTY
MY COMMISSION EXPIRES APRIL 16, 2010



Statement of Advertising Cost
McLEAN PUBLISHING COMPANY
Publisher of

**COURIER-EXPRESS/TRI-COUNTY SUNDAY/
JEFFERSONIAN DEMOCRAT**
DuBois, PA

TO

Gleason, Cherry and Cherry

| | |
|--|-----------------|
| For publishing the notice or advertisement | |
| attached hereto on the above stated dates..... | <u>\$885.60</u> |
| Probating same..... | <u>\$7.50</u> |
| Total..... | <u>\$893.10</u> |

Publisher's Receipt for Advertising Costs

The **Courier-Express**, a daily newspaper, **Tri-County Sunday**, a weekly newspaper, and/or **Jeffersonian Democrat**, a weekly newspaper, hereby acknowledges receipt of the aforesaid advertising and publication costs, and certifies that the same have been fully paid.

Office: Jeffers Street and Beaver Drive, DuBois, PA 15801

Established 1879, Phone 814-371-4200

McLEAN PUBLISHING COMPANY

Publisher of

COURIER-EXPRESS/TRI-COUNTY SUNDAY/JEFFERSONIAN DEMOCRAT

By

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

ATTORNEY FOR

DELBERT HUNT,
Plaintiff

vs.

GEORGE CRAIG and CHARLES BLANCHARD, and their heirs, devisees, administrators, executors and assigns, and all other persons, firms, partnerships or corporate entities in interest, Defendants

NOTICE

TO: GEORGE CRAIG and CHARLES BLANCHARD, and their heirs, devisees, administrators, executors and assigns, and all other persons, firms, partnerships or corporate entities in interest:

YOU ARE HEREBY NOTIFIED THAT AN ACTION TO QUIET TITLE IN THE PREMISES SITUATE IN THE VILLAGE OF WINTERBURN, HUSTON TOWNSHIP, CLEARFIELD COUNTY, PENNSYLVANIA, HAS BEEN FILED AGAINST YOU. Said premises are described as follows:

ALL those certain pieces, parcels or tracts of land lying and being situate in Huston Township, Clearfield County, Pennsylvania, being bounded and described as follows, to wit:

THE FIRST THEREOF: BEGINNING at a rebar set by this survey on the eastern Right-of-Way for Main Street in the Village of Winterburn, said rebar being the northwest corner of lands now or formerly of Delbert Hunt (Instrument No. 200601181, dated January 6, 2006), and being the southwest corner of the herein described parcel;

THENCE, North 05° 00' West along the eastern Right-of-Way for Main Street in the Village of Winterburn a distance of 100.00 feet to a rebar set by this survey, and being the northwest corner of the herein described parcel;

THENCE, North 85° 00' East along lands now or formerly of George Craig and Charles Blanchard (Deed Book 06, Page 053, dated August 2, 1873), a distance of 160.00 feet to a rebar set by this survey, and being the northeast corner of the herein described parcel;

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CONTAINING 16,000 square feet or 0.36 acre and being all of Lot Nos. 23 and 24 in the Village of Winterburn Plan of Lots.

SUBJECT to any utility easements or Rights-of-Way that may be of record.

THE SECOND THEREOF: BEGINNING at a rebar set by this survey, said rebar being the northeast corner of lands now or formerly of Delbert Hunt (Instrument No. 200601181, dated January 6, 2006), and being the northwest corner of the herein described parcel;

THENCE, North 85° 00' East along lands now or formerly of George Craig and Charles Blanchard (Deed Book 06, Page 053, dated August 2, 1873), a distance of 19.18 feet to a point on the western bank of Baker Run, and being the northeast corner of the herein described parcel;

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THENCE, South 23° 21' 13" West along the western bank of Baker Run a distance of 16.09 feet to a point, and shown as "L8" on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised November 8, 2007, and referenced as Job No. JN281 1-06, and being the southeast corner of the herein described parcel;

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CONTAINING 6,617.5 square feet or 0.15 acre.

SUBJECT to any utility easements or Rights-of-Way that may be of record.

The above-descriptions were prepared by Alexander & Associates, Inc., in accordance with a survey performed by it as more particularly set forth on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised November 8, 2007 and referenced as Job No. JN281 1-06.

You have been sued in Court. If you wish to defend against the claims set forth in the Complaint, you must take action within Twenty (20) days from the date of publication of this Notice, to wit: on or before July 1, 2008, 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 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.

COURT ADMINISTRATOR
Clearfield County Courthouse
230 East Market Street, Suite 228
Clearfield, PA 16830
(814) 765-2641 Ex. 5982GLEASON, CHERRY AND CHERRY, L.L.P.
Attorneys at Law
One North Franklin Street
P.O. Box 505
DuBois, PA 15801-0505
(814) 371-5800
Attorneys for Plaintiff

TONING STARTING AT
\$1695. JACK'S HEATING
(814) 371-HEAT "4328".

Legal Services 135

BANKRUPTCY

WILLS - \$25

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All repair work.

30 years experience

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General Help Wanted 095

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STEPS, DRAIN, FENCES

★★★ 265-2035 ★★★

engine work, \$1600 or
offer. Call 541-7268.

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Classified Line Ads

Friday at 11 am

General Help Wanted 095

General Help Wanted 095

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Only those candidates with industrial welding & cutting experience will be considered.

Applicants must also have a minimum of 2 to 3 years maintenance experience in industrial manufacturing in order to be considered. Excellent wage and benefit package. Please reply in confidence to:

V.P. of Human Resources & Benefits

Carbone of America Industries Corp.

215 Stackpole Street

St. Marys, PA 15857

An Equal Opportunity Employer

General Help Wanted 095

General Help Wanted 095

General Help Wanted 095

**Need Extra Income?
Independent Contractor Needed**

McLean Publishing Co. is looking for an independent contractor to deliver The Leader Vindicator Newspaper to dealers and vendors in the Brookville, Summerville, New Bethlehem and Sligo areas.

Approximately 7 hours with 47 stops.

A reliable individual and vehicle a must with the ability to drive in all kinds of weather.

For details, call Pat at 814-849-6737 at ext. 23

or fill out an application at one of our offices:

Jeffersonian Democrat, 301 Main St., Brookville

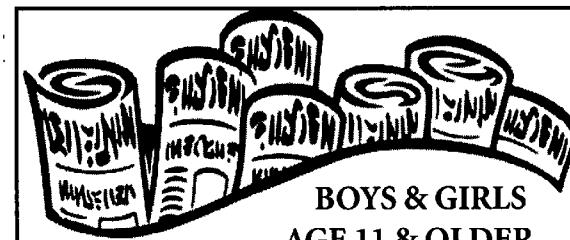
Leader Vindicator, 435 Broad St., New Bethlehem

Courier Express Office, 500 Jeffers St., DuBois

General Help Wanted 095

General Help Wanted 095

General Help Wanted 095



Earn Your Own Cash Delivering Newspapers.

We Have an Opening for an
Independent Contractor

to Deliver the Jeffersonian Democrat
and Tri-County Sunday Newspaper in the
Brookville Borough in the following areas:

PROOF OF PUBLICATION

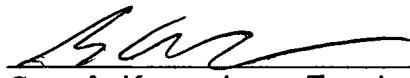
STATE OF PENNSYLVANIA :

:

COUNTY OF CLEARFIELD :

:

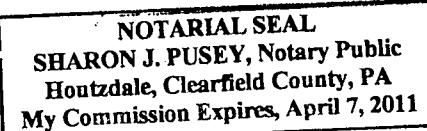
On this 6th day of June AD 2008, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Gary A. Knaresboro editor of the Clearfield County Legal Journal of the Courts of Clearfield County, and that the annexed is a true copy of the notice or advertisement published in said publication in the regular issues of Week of June 13, 2008, Vol. 20, Nos. 24. And that all of the allegations of this statement as to the time, place, and character of the publication are true.



Gary A. Knaresboro, Esquire
Editor

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

Sharon J. Pusey
Notary Public
My Commission Expires



Gleason Cherry & Cherry LLP
PO Box 505
DuBois PA 15801

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION
ACTION TO QUIET TITLE
No. 08 - 1014 C.D.

DELBERT HUNT, Plaintiff vs. GEORGE CRAIG and CHARLES BLANCHARD, and their heirs, devisees, administrators, executors and assigns, and all other person, persons, firms, partnerships or corporate entities in interest, Defendants.

NOTICE

TO: GEORGE CRAIG and CHARLES BLANCHARD, and their heirs, devisees, administrators, executors and assigns, and all other person, persons, firms, partnerships or corporate entities in interest:

YOU ARE HEREBY NOTIFIED THAT

place of beginning.

CONTAINING 16,000 square feet or 0.36 acre and being all of Lot Nos. 23 and 24 in the Village of Winterburn Plan of Lots.

SUBJECT to any utility easements or Rights-of-Way that may be of record.

THE SECOND THEREOF: BEGINNING at a rebar set by this survey, said rebar being the northeast corner of lands now or formerly of, Delbert Hunt (Instrument No. 200601181, dated January 6, 2006), and being the northwest corner of the herein described parcel;

THENCE, North 85° 00' East along lands now or formerly of George Craig and Charles Blanchard (Deed Book 06, Page 053, dated August 2, 1873), a distance of 19.18 feet to a point on the western bank of Baker Run, and being the northeast corner of the herein described parcel;

as the property of ANDREW G. BATCHO,
JR. A/K/A ANDREW BATCHO AND
KERRIE A. BATCHO, at the suit of
COUNTRYWIDE HOME LOANS, INC.
JUDGMENT NO. 07-1659-CD.

Chester A. Hawkins, Sheriff.
ADV: June 6th, 13th, 20th, 2008.

**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, July 11, 2008, 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.

LEGAL DESCRIPTION

ALL THOSE CERTAIN two pieces or parcels of land, situate, lying and being in Brady Township, Clearfield County, Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at a post in now U. S. Highway Route 322, formerly Cream Hill Turnpike, thence East along lands formerly of Mary Corp, 130 perches, more or less, to a post corner of formerly George Thompson land; thence North along line of formerly George Thompson land 20 perches to a stone corner; thence West along lands of formerly Henry Aurank and Mrs. George Nolder, 130 perches, more or less, to a post of other lands of George Smith; thence South along said other lands of George Smith, 8 perches to a post in said U. S. Highway 322; thence South along said U. S. Highway Route 322, 16 1/2 perches to the place of beginning.

being the southeast corner of the herein described parcel;

THENCE, South 85° 00' West along lands now or formerly of George Craig and Charles Blanchard (Deed Book 06, Page 053, dated August 2, 1873), a distance of 93.54 feet to a rebar set by this survey, and being the southwest corner of the herein described parcel;

THENCE, North 05° 00' West along lands now or formerly of Delbert Hunt (Instrument No. 200601181, dated January 6, 2006), a distance of 110.00 feet to the place of beginning.

CONTAINING 6,617.5 square feet or 0.15 acre.

SUBJECT to any utility easements or Rights-of-Way that may be of record.

The above-descriptions were prepared by Alexander & Associates, Inc., in accordance with a survey performed by it as more particularly set forth on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised November 8, 2007, and referenced as Job No. JN2811-06.

You have been sued in Court. If you wish to defend against the claims set forth in the Complaint, you must take action within Twenty (20) days from the date of publication of this Notice 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 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.

COURT ADMINISTRATOR, Clearfield County Courthouse, 230 East Market Street, Suite 228, Clearfield, PA 16830, (814)765-2641 Ex. 5982.

GLEASON, CHERRY AND CHERRY, L.L.P., Attorneys at Law, One North Franklin Street, P.O. Box 505, DuBois, PA 15801-0505, (814)371-5800, Attorneys for Plaintiff.

- AN ACTION TO QUIET TITLE IN THE PREMISES SITUATE IN THE VILLAGE OF WINTERBURN, HUSTON TOWNSHIP, CLEARFIELD COUNTY, PENNSYLVANIA, HAS BEEN FILED AGAINST YOU. Said premises are described as follows:

ALL those certain pieces, parcels or tracts of land lying and being situate in Huston Township, Clearfield County, Pennsylvania, being bounded and described as follows, to wit:

THE FIRST THEREOF: BEGINNING at a rebar set by this survey on the eastern Right-of-Way for Main Street in the Village of Winterburn, said rebar being the northwest corner of lands now or formerly of Delbert Hunt (Instrument No. 200601181, dated January 6, 2006), and being the southwest corner of the herein described parcel;

THENCE, North 05° 00' West along the eastern Right-of-Way for Main Street in the Village of Winterburn a distance of 100.00 feet to a rebar set by this survey, and being the northwest corner of the herein described parcel;

THENCE, North 85° 00' East along lands now or formerly of George Craig and Charles Blanchard (Deed Book 06, Page 053, dated August 2, 1873), a distance of 160.00 feet to a rebar set by this survey, and being the northeast corner of the herein described parcel;

THENCE, South 05° 00' East along Spruce Street (50' R/W) and lands now or formerly of George Craig and Charles Blanchard (Deed Book 06, Page 053, dated August 2, 1873), a distance of 100.00 feet to a rebar set by this survey, and being the southeast corner of the herein described parcel;

THENCE, South 85° 00' West along lands now or formerly of Delbert Hunt (Instrument No. 200601181, dated January 6, 2006), a distance of 160.00 feet to the place of beginning.

CONTAINING 16,000 square feet or 0.36 acre and being all of Lot Nos. 23 and 24 in the Village of Winterburn Plan of Lots.

SUBJECT to any utility easements or Rights-of-Way that may be of record.

THE SECOND THEREOF: BEGINNING at a rebar set by this survey, said rebar being the northeast corner of lands now or formerly of Delbert Hunt (Instrument No. 200601181, dated January 6, 2006), and being the northwest corner of the herein described parcel;

THENCE, North 85° 00' East along lands now or formerly of George Craig and Charles Blanchard (Deed Book 06, Page 053, dated August 2, 1873), a distance of 19.18 feet to a point on the western bank of Baker Run, and being the northeast corner of the herein described parcel;

THENCE, South 33° 03' 07" East along the western bank of Baker Run, a distance of 59.91 feet to a point, and shown as "L1" on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised November 8, 2007, and referenced as Job No. JN2811-06;

THENCE, South 14° 52' 11" East along the western bank of Baker Run a distance of 11.87 feet to a point, and shown as "L2" on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised November 8, 2007, and referenced as Job No. JN2811-06;

THENCE, South 68° 18' 15" East along the western bank of Baker Run a distance of 14.19 feet to a point, and shown as "L3" on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised November 8, 2007, and referenced as Job No. JN2811-06;

THENCE, North 83° 41' 28" East along the western bank of Baker Run a distance of 27.24 feet to a point, and shown as "L4" on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised November 8, 2007, and referenced as Job No. JN2811-06;

THENCE, South 81° 34' 51" East along the western bank of Baker Run a distance of 13.83 feet to a point, and shown as "L5" on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised November 8, 2007, and referenced as Job No. JN2811-06;

THENCE, South 14° 08' 37" East along the western bank of Baker Run a distance of 9.08 feet to a point, and shown as "L6" on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised November 8, 2007, and referenced as Job No. JN2811-06;

THENCE, South 07° 44' 51" West along the western bank of Baker Run a distance of 13.68 feet to a point, and shown as "L7" on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised November 8, 2007, and referenced as Job No. JN2811-06;

THENCE, South 23° 21' 13" West along the western bank of Baker Run a distance of 16.09 feet to a point, and shown as "L8" on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised November 8, 2007, and referenced as Job No. JN2811-06, and

ROLLIN, WILLIAM B., SR., Dec'd
Late of Lawrence Township
Executor: **WILLIAM B. ROLLIN JR.**
Attorney: **WARREN B MIKESELL II**
115 East Locust Street
Clearfield, PA 16830

CROSBIE, CONSTANCE J., Dec'd
Late of Sandy Township
Executor: **JEFFREY L. CROSBIE**
Attorney: **GLEASON, CHERRY & CHERRY L.L.P.**
One North Franklin Street
PO Box 505
DuBois, PA 15801-0505

HOOVER, THEODORA L., Dec'd
Late of Clearfield
Executrix: **CHARLENE GREENLAND**
Attorney: **GLEASON, CHERRY & CHERRY L.L.P.**
One North Franklin Street
PO Box 505
DuBois, PA 15801-0505

GRAHAM, DELBERT D., Dec'd
Late of Lawrence Township
Administratrix: **HOPE R. GRAHAM**
Attorney: **MIKESELL & MIKESELL**
115 East Locust Street
Clearfield, PA 16830

SMITH, WARD L., Dec'd
Late of Clearfield
Executor: **RICHARD E. TROXELL**
Attorney: **ANN B. WOOD**
318 East Locust Street
PO Box 670
Clearfield, PA 16830

BOCK, GERALD B., Dec'd
a/k/a **GERALD BRUCE BOCK**
Late of Clearfield
Executor: **JERRY B. BOCK**
Attorney: **KIMBERLY M. KUBISTA**
PO Box 1
15 North Front Street
Clearfield, PA 16830

REGISTER & ORPHANS' COURT NOTICES

Notice is hereby given that the following First and Final Accounts have been examined by me and remain in the Office of Maurene E. Inlow, Register of Wills for the inspection of the heirs, legatees and creditors and all others interested and will be presented to the Orphans' Court of Clearfield County, PA on the first Monday in June, 2008.

The Accounts will be presented to the Orphans' Court for Confirmation NISI on the first Monday in July, 2008, and if no Objections or Exceptions are filed to the Account, it will be Confirmed Absolutely, as of course, without further notice by the Court in 10 days.

Sharon M. Bookhamer, Executrix, Estate of Franklin G. Sankey, Sr., late of Clearfield, Clearfield County.

Flo Conaway, Executrix, Estate of Joseph H. Butler, late of Clearfield, Clearfield County.

Vivian Lucille Strong, Executrix, Estate of Alice G. Kenney, late of Houtzdale, Clearfield County.

Kathleen K. Maier, Executrix, Estate of Charles E. Maier, late of Smithmill, Clearfield County.

Daniel P. Wilson, Administrator C.T.A., Estate of Daniel R. Wilson, late of Beccaria Township, Clearfield County.

Matthew H. Greenland, John Geppert, Jr. & Timothy D. Greenland, Co-Trustees, T/U/W Rosemary C. Greenland a/k/a Rosemary Greenland, late of DuBois, Clearfield County.

John Sughrue, Administrator C.T.A., Estate of Anna N. Marino a/k/a Anna Marino, late of DuBois, Clearfield County.

S & T Bank & Jacquelyn Johns, Co-Executors, Estate of George N. Nye, late of DuBois, Clearfield County.

Rossmann N. Shaffer, Executor, Estate of Marjory B. Shaffer a/k/a Marjory May Shaffer, late of DuBois, Clearfield County.

Carol A. Beck, Executrix, Estate of Eva M. Seyler, late of DuBois, Clearfield County.

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

ADV: June 13 & 20, 2008.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION
ACTION TO QUIET TITLE
No. 08 - 1014 C.D.

DELBERT HUNT, Plaintiff vs. GEORGE CRAIG and CHARLES BLANCHARD, and their heirs, devisees, administrators, executors and assigns, and all other person, persons, firms, partnerships or corporate entities in interest, Defendants.

NOTICE

TO: GEORGE CRAIG and CHARLES BLANCHARD, and their heirs, devisees, administrators, executors and assigns, and all other person, persons, firms, partnerships or corporate entities in interest:

YOU ARE HEREBY NOTIFIED THAT

FILED
AUG 04 2008
0732366
William A. Shaw
Prothonotary/Clerk of Courts
No 4C

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

DELBERT HUNT,

Plaintiff

vs.

GEORGE CRAIG and CHARLES
BLANCHARD, and their heirs, devisees,
administrators, executors and assigns
and all other person, persons, firms,
partnerships or corporate entities in
interest,

Defendants

: No. 08 - 1014 C.D.

:

: Type of Case: ACTION TO QUIET TITLE

:

: Type of Pleading MOTION FOR JUDGMENT

:

: Filed on Behalf of: DELBERT HUNT,
Plaintiff

:

: Counsel of Record for this Party:

:

: PAULA M. CHERRY, ESQ.
: Supreme Court No.: 36023

:

: GLEASON, CHERRY AND CHERRY, L.L.P.

: Attorneys at Law

: P. O. Box 505

: One North Franklin Street

: DuBois, PA 15801-0505

:

: (814) 371-5800

:

:

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

DELBERT HUNT,

Plaintiff : ACTION TO QUIET TITLE

vs.

: No. 08 - 1014 C.D

GEORGE CRAIG and CHARLES

BLANCHARD, and their heirs, devisees,
administrators, executors and assigns,
and all other person, persons, firms,
partnerships or corporate entities in
interest,

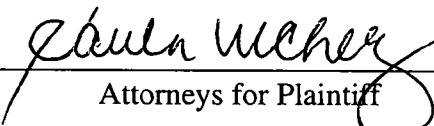
Defendants :

MOTION FOR JUDGMENT

AND NOW, this _____ day of _____, 2008, an Affidavit having been filed by Plaintiff, DELBERT HUNT, by his attorney, PAULA M. CHERRY, that the Complaint with Notice to Plead was served on all of the Defendants and the Defendants have not answered, the Plaintiff, by his attorney, PAULA M. CHERRY, moves the Court to enter judgment in favor of the Plaintiff and against the Defendants in the above-named case and to grant to the Plaintiff the relief prayed for in accordance with Pennsylvania Rules of Civil Procedure 1066. Plaintiff further requests that the Honorable Court modify in accordance with Pennsylvania Rules of Civil Procedure, Rule 248, the Thirty (30) day period provided Defendants by Pennsylvania 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.

GLEASON, CHERRY AND CHERRY, L.L.P.

By



Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

DELBERT HUNT,

Plaintiff

vs.

GEORGE CRAIG and CHARLES

BLANCHARD, and their heirs, devisees,
administrators, executors and assigns
and all other person, persons, firms,
partnerships or corporate entities in
interest,

Defendants

: No. 08 - 1014 C.D.

: Type of Case: ACTION TO QUIET TITLE

: Type of Pleading: PRAECIPE

: Filed on Behalf of: DELBERT HUNT,
Plaintiff

: Counsel of Record for this Party:

: PAULA M. CHERRY, ESQ.

: Supreme Court No.: 36023

: GLEASON, CHERRY AND CHERRY, L.L.P.

: Attorneys at Law

: P. O. Box 505

: One North Franklin Street

: DuBois, PA 15801-0505

: (814) 371-5800

:

:

FILED NO
01347804
AUG 04 2008
GD

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

DELBERT HUNT, Plaintiff : ACTION TO QUIET TITLE
vs. : No. 08 - 1014 C.D.
GEORGE CRAIG and CHARLES
BLANCHARD, and their heirs, devisees,
administrators, executors and assigns,
and all other person, persons, firms,
partnerships or corporate entities in
interest, Defendants :

P R A E C I P E

TO: WILLIAM A. SHAW, PROTHONOTARY

Dear Sir:

Please enter final judgment in favor of the above-named Plaintiff and against the
Defendants in accordance with Order of Court dated August 4, 2008.

GLEASON, CHERRY AND CHERRY, L.L.P.

By Shula Wechee
Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION

DELBERT HUNT,

Plaintiff

vs.

GEORGE CRAIG and CHARLES

BLANCHARD, and their heirs, devisees,
administrators, executors and assigns
and all other person, persons, firms,
partnerships or corporate entities in
interest,

Defendants

: No. 08 - 1014 C.D.

: Type of Case: ACTION TO QUIET TITLE

: Type of Pleading: ORDER

: Filed on Behalf of: DELBERT HUNT,
Plaintiff

: Counsel of Record for this Party:

: PAULA M. CHERRY, ESQ.
: Supreme Court No.: 36023

: GLEASON, CHERRY AND CHERRY, L.L.P.

: Attorneys at Law

: P. O. Box 505

: One North Franklin Street
: DuBois, PA 15801-0505

: (814) 371-5800

:

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AUG 04 2008
P. Cherry
William A. Shaw
Prothonotary/Clerk of Courts
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IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

DELBERT HUNT, :
Plaintiff : ACTION TO QUIET TITLE
vs. :
No. 08 - 1014 C.D.
GEORGE CRAIG and CHARLES :
BLANCHARD, and their heirs, devisees, :
administrators, executors and assigns, :
and all other person, persons, firms, :
partnerships or corporate entities in :
interest, :
Defendants :

O R D E R

AND NOW, this 4 day of August, 2008, it appearing that service of
the Complaint to Quiet Title in the above Action was made on all of the Defendants and by
Affidavit of PAULA M. CHERRY, Attorney for Plaintiff, no Answer or Appearance has been
filed to said Action, and on Motion of PAULA M. CHERRY, Attorney for Plaintiff, it is hereby
ORDERED AND DECREED:

1. That the Defendants, GEORGE CRAIG and CHARLES BLANCHARD, and their
heirs, devisees, administrators, executors and 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:

ALL those certain pieces, parcels or tracts of land lying and being situate in Huston Township,

Clearfield County, Pennsylvania, being bounded and described as follows, to wit:

THE FIRST THEREOF: BEGINNING at a rebar set by this survey on the eastern Right-of-Way for Main Street in the Village of Winterburn, said rebar being the northwest corner of lands now or formerly of Delbert Hunt (Instrument No. 200601181, dated January 6, 2006), and being the southwest corner of the herein described parcel;

THENCE, North 05° 00' West along the eastern Right-of-Way for Main Street in the Village of Winterburn a distance of 100.00 feet to a rebar set by this survey, and being the northwest corner of the herein described parcel;

THENCE, North 85° 00' East along lands now or formerly of George Craig and Charles Blanchard (Deed Book 06, Page 053, dated August 2, 1873), a distance of 160.00 feet to a rebar set by this survey, and being the northeast corner of the herein described parcel;

THENCE, South 05° 00' East along Spruce Street (50' R/W) and lands now or formerly of George Craig and Charles Blanchard (Deed Book 06, Page 053, dated August 2, 1873), a distance of 100.00 feet to a rebar set by this survey, and being the southeast corner of the herein described parcel;

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CONTAINING 16,000 square feet or 0.36 acre and being all of Lot Nos. 23 and 24 in the Village of Winterburn Plan of Lots.

SUBJECT to any utility easements or Rights-of-Way that may be of record.

THE SECOND THEREOF: BEGINNING at a rebar set by this survey, said rebar being the northeast corner of lands now or formerly of Delbert Hunt (Instrument No. 200601181, dated January 6, 2006), and being the northwest corner of the herein described parcel;

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THENCE, South $33^{\circ} 03' 07''$ East along the western bank of Baker Run, a distance of 59.91 feet to a point, and shown as "L1" on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised November 8, 2007, and referenced as Job No. JN2811-06;

THENCE, South $14^{\circ} 52' 11''$ East along the western bank of Baker Run a distance of 11.87 feet to a point, and shown as "L2" on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised November 8, 2007, and referenced as Job No. JN2811-06;

THENCE, South $68^{\circ} 18' 15''$ East along the western bank of Baker Run a distance of 14.19 feet to a point, and shown as "L3" on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised November 8, 2007, and referenced as Job No. JN2811-06;

THENCE, North $83^{\circ} 41' 28''$ East along the western bank of Baker Run a distance of 27.24 feet to a point, and shown as "L4" on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised November 8, 2007, and referenced as Job No. JN2811-06;

THENCE, South $81^{\circ} 34' 51''$ East along the western bank of Baker Run a distance of 13.83 feet to a point, and shown as "L5" on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised November 8, 2007, and referenced as Job No. JN2811-06;

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THENCE, South $07^{\circ} 44' 51''$ West along the western bank of Baker Run a distance of 13.68 feet to a point, and shown as "L7" on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised November 8, 2007, and referenced as Job No. JN2811-06;

THENCE, South 23° 21' 13" West along the western bank of Baker Run a distance of 16.09 feet to a point, and shown as "L8" on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised November 8, 2007, and referenced as Job No. JN2811-06, and being the southeast corner of the herein described parcel;

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CONTAINING 6,617.5 square feet or 0.15 acre.

SUBJECT to any utility easements or Rights-of-Way that may be of record.

The above-descriptions were prepared by Alexander & Associates, Inc., in accordance with a survey performed by it as more particularly set forth on survey map prepared by Alexander & Associates, Inc., entitled "Retracement Survey for Delbert Hunt", dated January 17, 2007, revised August 1, 2008, and referenced as Job No. JN2811-06.

and that title to said property is now vested in DELBERT HUNT, Plaintiff, as prayed.

2. That the rights of the Plaintiff are superior to the rights of the Defendants, GEORGE CRAIG and CHARLES BLANCHARD, and their heirs, devisees, administrators, executors and assigns, and all other person, persons, firms, partnerships or corporate entities in interest.
3. That the Plaintiff has title in fee simple to said premises as described in the Complaint as against the Defendants, GEORGE CRAIG and CHARLES BLANCHARD, and their heirs, devisees, administrators, executors and assigns, and all other person, persons, firms, partnerships or corporate entities in interest.
4. That the Defendants, GEORGE CRAIG and CHARLES BLANCHARD, and their

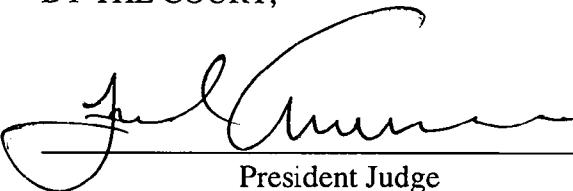
heirs, devisees, administrators, executors and assigns, and all other person, persons, firms, partnerships or corporate entities in interest, are enjoined and forever barred from asserting any right, title or interest in and to the premises described which are inconsistent with the interest or claims 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.

5. That the Thirty (30) day provision 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 the Pennsylvania Rules of Civil Procedure No. 248, to eliminate any time period prescribed by Pennsylvania Rules of Civil Procedure upon Order of Court.

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

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

BY THE COURT,



President Judge