

08-1387-CD
Robert Peoples vs M C London al

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

ROBERT H. PEOPLES, :
Plaintiff :
vs. :
:

M.C. LONDON and THOMAS B. :
LONDON, their heirs, personal
representatives and assigns and any
persons claiming, or who might claim
title under the aforesaid defendants and
any other person, person, firms,
partnerships, or corporate entities
who might claim title to the premises
herein described,

Defendants :
:

No 08-1387-CD

ACTION TO QUIET TITLE

Filed on behalf of: Robert H.
Peoples, Plaintiff

Counsel of Record for this party:

HOPKINS HELTZEL, LLP

DAVID J. HOPKINS, ESQUIRE
Attorney at Law
Supreme Court No. 42519

100 Meadow Lane, Suite 5
DuBois, Pennsylvania 15801
(814) 375-0300

FILED Atty pd.
07/29/2008 \$105.00
JUL 29 2008
2CC Atty
William A. Shay
Prothonotary/Clerk of Courts Hopkins

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

ROBERT H. PEOPLES,	:
Plaintiff	:
vs.	:
	No
	:
M.C. LONDON and THOMAS B.	:
LONDON, their heirs, personal	:
representatives and assigns and any	:
persons claiming, or who might claim	:
title under the aforesaid defendants and	:
any other person, person, firms,	:
partnerships, or corporate entities	:
who might claim title to the premises	:
herein described,	:
Defendants	:

NOTICE

TO DEFENDANTS:

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by Attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a 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

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

ROBERT H. PEOPLES, :
Plaintiff :
vs. :
M.C. LONDON and THOMAS B. :
LONDON, their heirs, personal :
representatives and assigns and any :
persons claiming, or who might claim :
title under the aforesaid defendants and :
any other person, person, firms, :
partnerships, or corporate entities :
who might claim title to the premises :
herein described, :
Defendants :

COMPLAINT

NOW COMES Plaintiff, Robert H. Peoples, by and through his attorneys, Hopkins, Heltzel, LLP, and avers as follows:

1. Plaintiff Robert H. Peoples is an adult individual who resides at 2646 Behringer Highway, Reynoldsville, Pennsylvania 15851.
2. The Defendants in this action are M.C. London and Thomas B. London. The whereabouts of the Defendants are unknown and both Defendants are believed to have died prior to 1950.
3. The legal description of the parcel to be quieted is:

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

BEGINNING at a cut in concrete center of State Highway know as Lakes to Sea Route being at the South East Corner of the land now or formerly Gerald Johnston, along the land now or formerly of Johnston, North 5 degrees 15 minutes East 348.3 feet to an iron pin or pipe;

THENCE East 85 feet to a post;

THENCE along other land of M. I. Mcright South 5 degrees and fifteen minutes West 350 feet more or less of center of State Road, and;

THENCE in center thereof, Westerly 85 feet more or less to cut in concrete, being the place of beginning.

4. The property described in Paragraph 3 was part of the larger lot known as the Prescott Tract that became vested in Clair D. Rugh and Mabel Rugh, husband and wife, by Deed dated July 29, 1935 and recorded in the Office of the Recorder of Deeds in Clearfield County in Deed Book 310, at page 541 and recorded on March 26, 1938 in Deed Book 322 at Page 90.

5. By Deed dated August 14, 1947, Clair D. Rugh and Mabel Rugh, husband and wife, conveyed the property described in Paragraph 3 to M.C. London. The Deed was recorded in the Office of the Recorder of Deeds of Clearfield County in Deed Book 387 at Page 20.

6. The next deed conveying the property was dated March 31, 1950. The grantors were Alfred A. London, also known as Alfred London, Russell London, James London, Paul London, Blair London, Evelyn London Pinchot, Grover London, Berenace London, also known as Bernice London Clark, Dorothy London Gotsch. The said grantors were identified as being all of the heirs at law of the late Thomas B. London. The aforesaid heirs conveyed the property described in Paragraph 3 to Harold C. Hannah and Lorraine Hannah, husband and wife. The Deed was recorded in the Office of the Recorder of Deeds of Clearfield County as Instrument No. 2008-12030.

7. Harold C. Hannah died on November 23, 2006. Complete title to the property became vested in M. Lorraine Hannah by operation of law as surviving joint tenant. The said M. Lorraine Hannah did not remarry.

8. M. Lorraine Hannah died on December 13, 2006. Harold K. Hannah was appointed as the executor of the Estate of M. Lorraine Hannah by the Register of Wills of Clearfield County on January 18, 2007. Said appointment was filed in the Register in Recorders Office of Clearfield County January 18, 2007 as No. 1707-0031.

9. By Deed dated July 22, 2008, Harold K. Hannah, as executor of the Estate of M. Lorraine Hannah a/k/a Lorraine Hannah conveyed the property described in Paragraph 3 to Robert H. Peoples. The Deed was recorded in the Office of the Recorder of Deeds of Clearfield County as Instrument No. 2008-12031.

10. Harold C. Hannah and Lorraine Hannah occupied, possessed and used the property as their own, openly, hostilely and notoriously and against claims of all other individuals and entities since March 31, 1950.

11. The said Harold C. Hannah and Lorraine Hannah and now Plaintiff, Robert H. Peoples, have adversely possessed the property against all other claims.

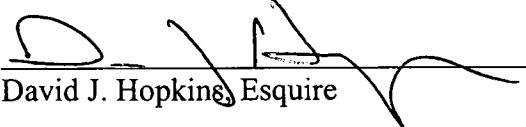
12. The purpose of this quiet title action is to remove any and all clouds encumbering the title to the property as a result of M.C. London's ownership of the property and Thomas B. London's ownership of the property.

WHEREFORE, Plaintiff respectfully requests the Court to decree that title to the premises described in Paragraph 3 of this Complaint be granted unto Plaintiff, Robert H. Peoples, in fee simple absolute; and that the Defendants, M.C. London and Thomas B. London, their heirs, devisees, executors, administrators, successors and assigns, and all other person, persons,

partnerships, limited liability companies, corporate entities, or any other legal entity, or their legal representatives be forever barred from asserting any right, lien or interest inconsistent with the interest or claim of the Plaintiff in the property described in Paragraph 3.

Respectfully submitted,

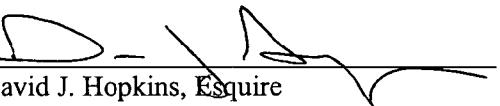
HOPKINS HELTZEL LLP



David J. Hopkins, Esquire

VERIFICATION

I, David J. Hopkins, Esquire, am an attorney licensed to practice law in the Commonwealth of Pennsylvania. 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 I am familiar with the title abstract of the real property involved in this case and further verify that the statements made in this pleading are true and correct.

By: 
David J. Hopkins, Esquire

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

FILED

07/29/2008
JUL 29 2008

William A. Shaw
Prothonotary/Clerk of Courts
2CC Atty Hopkins

ROBERT H. PEOPLES, :
Plaintiff :
vs. :
: No 08-1387-CD
:
: M.C. LONDON and THOMAS B.
LONDON, their heirs, personal
representatives and assigns and any
persons claiming, or who might claim
title under the aforesaid Defendants and
any other person, person, firms,
partnerships, or corporate entities
who might claim title to the premises
herein described,
Defendants :
:

AFFIDAVIT OF UNKNOWN WHEREABOUTS

I, David J. Hopkins, Esquire, being duly sworn according to law, deposes and says that to the best of my knowledge, information and belief, the Defendants', M.C. London and Thomas B. London, whereabouts are unknown.

As to M.C. London: There is a M.C. London listed in the white pages of the DuBois phonebook with an address of 714 South Main Street, DuBois, Pennsylvania. Plaintiff will serve this individual by Sheriff. I also searched the records of the Recorder of Deeds and Register of Wills and tax records for Clearfield County revealed no record of a M.C. London. Inasmuch as the last reference to M.C. London is in a 1947 Deed, it is believed M.C. London is dead.

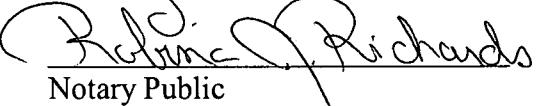
As to Thomas B. London: A 1950 Deed identifies the Grantors as the heirs of Thomas B. London. He is therefore presumed to be dead. A search of the records of the Recorder of Deeds

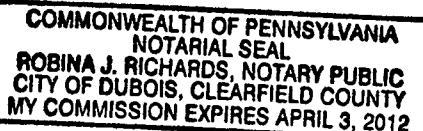
and Register of Wills and tax records for Clearfield County revealed no record of a Thomas B. London.

As a result of the foregoing unsuccessful searches, the whereabouts of M. C. London and Thomas B. London are unknown and your affiant respectfully requests they be served by publication.

By: 
David J. Hopkins, Esquire

Sworn to and subscribed before
me this 29th day of
July, 2008.

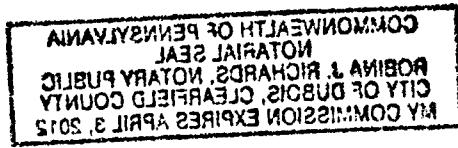

Robina J. Richards
Notary Public



FILED

JUL 29 2008

William A. Shaw
Prothonotary/Clerk of Courts



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
NO: 08-1387-CD

ROBERT H. PEOPLES

vs

M.C. LONDON and THOMAS B. LONDON, their heirs et al

COMPLAINT ACTION TO QUIET TITLE

SERVICE # 1 OF 1

SERVE BY: 08/28/2008

HEARING:

PAGE: 104467

DEFENDANT: M.C. LONDON

ADDRESS: 714 SOUTH MAIN ST.
DUBOIS, PA 15801

ALTERNATE ADDRESS

SERVE AND LEAVE WITH: DEFENDANT/AAR

CIRCLE IF THIS HIGHLIGHTED ADDRESS IS:

VACANT

OCCUPIED

ATTEMPTS

FILED

0/3:40 CM

JUL 31 2008

William A. Shaw
Prothonotary/Clerk of Courts

SHERIFF'S RETURN

NOW, 07-31-08 AT 11:01 AM / PM SERVED THE WITHIN

COMPLAINT ACTION TO QUIET TITLE ON M.C. LONDON, DEFENDANT

BY HANDING TO M. C. London / Defendant

A TRUE AND ATTESTED COPY OF THE ORIGINAL DOCUMENT AND MADE KNOW TO HIM / HER THE CONTENTS THEREOF.

ADDRESS SERVED 714 South Main St. Dubois Pa. 15801

NOW _____ AT _____ AM / PM POSTED THE WITHIN

COMPLAINT ACTION TO QUIET TITLE FOR M.C. LONDON

AT (ADDRESS) _____

NOW _____ AT _____ AM / PM AFTER DILIGENT SEARCH IN MY BAILIWICK,

I MAKE RETURN OF **NOT FOUND** AS TO M.C. LONDON

REASON UNABLE TO LOCATE _____

SWORN TO BEFORE ME THIS

So Answers: CHESTER A. HAWKINS, SHERIFF

BY:

Mark A. Condit
Deputy Signature

Mark A. Condit

Print Deputy Name

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

ROBERT H. PEOPLES, :
Plaintiff :
vs. : No 08-1387-CD
: :
M.C. LONDON and THOMAS B. :
LONDON, their heirs, personal :
representatives and assigns and any :
persons claiming, or who might claim :
title under the aforesaid defendants and :
any other person, person, firms, :
partnerships, or corporate entities :
who might claim title to the premises :
herein described, :
Defendants :
:

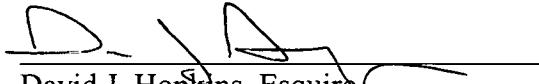
MOTION FOR PUBLICATION

AND NOW, this 29th day of July 2008, an Affidavit having been executed and filed on behalf of David J. Hopkins, Esquire, and that the whereabouts of Defendants, M.C. London and Thomas B. London, their 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 its counsel, Hopkins Heltzel LLP, requests the Court for leave to serve the Complaint on the above mentioned Defendants, their heirs, devisees, administrators, executors, assigns, and all other person, persons, firms, partnerships, or corporate

FILED 2CC
07/29/08 Atty
JUL 29 2008 Hopkins
WM
William A. Shaw
Prothonotary/Clerk of Courts

entity in interest, or their 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. Notwithstanding the above, an individual identified as M.C. London who resides at 714 South Main Street, DuBois, Pennsylvania will be served by Sheriff.

Respectfully submitted,



David J. Hopkins, Esquire
Attorney for Plaintiff

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

ROBERT H. PEOPLES, :
Plaintiff :
vs. : No 08-1387-CJ
: :
M.C. LONDON and THOMAS B. :
LONDON, their heirs, personal :
representatives and assigns and any :
persons claiming, or who might claim :
title under the aforesaid defendants and :
any other person, person, firms, :
partnerships, or corporate entities :
who might claim title to the premises :
herein described, :
Defendants :
:

ORDER FOR PUBLICATION

AND NOW, this 4th day of August 2008 upon the consideration of the foregoing Motion, the Plaintiff is granted leave to make service of the Complaint on Defendants, M.C. London and Thomas B. London, their heirs, devisees, administrators, executors, assigns, and all other person, persons, firms, partnerships, or corporate entities in interest, or their legal representatives, by publication one time in the Courier Express and one time in The Clearfield Legal Journal. An individual known as M.C. London shall be served by Sheriff.

BY THE COURT,



JUDGE

FILED ^{acc}
Aug 04 2008 Atty Hopkins
AUG 04 2008
(60)

William A. Shaw
Prothonotary/Clerk of Courts

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

ROBERT H. PEOPLES, :
Plaintiff :
vs. : No 08-1387 C.D.
M.C. LONDON and THOMAS B. : ACTION TO QUIET TITLE
LONDON, their heirs, personal :
representatives and assigns and any :
persons claiming, or who might claim :
title under the aforesaid defendants and :
any other person, person, firms, :
partnerships, or corporate entities :
who might claim title to the premises :
herein described, :
Defendants :
: **FILED** No CC.
011125CM SEP 03 2008 CIO

TO: M. C. London
714 South Main Street
DuBois, PA 15801

William A. Shaw
Prothonotary/Clerk of Courts

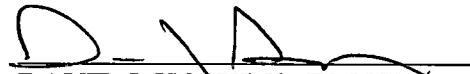
DATE OF NOTICE: August 29, 2008

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO TAKE ACTION REQUIRED OF YOU IN THIS CASE. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS NOTICE TO A 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
Clearfield, Pennsylvania 16830
(814) 765-2641



DAVID J. HOPKINS, ESQUIRE
Attorney for Plaintiff
Supreme Court No. 42519
100 Meadow Lane, Suite 5
DuBois, PA 15801
(814) 375-0300

cc: Anthony S. Guido, Esquire

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

ROBERT H. PEOPLES, :
Plaintiff :
vs. : No. 08-1387 C.D.
M.C. LONDON and THOMAS B. :
LONDON, their heirs, personal :
representatives and assigns and any :
persons claiming, or who might claim :
title under the aforesaid defendants and :
any other person, person, firms, :
partnerships, or corporate entities :
who might claim title to the premises :
herein described, :
Defendants :

AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF CLEARFIELD :

Personally appeared before me, the undersigned officer, David J. Hopkins, Attorney for Plaintiff, Robert H. Peoples, 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 all Defendants. Defendant, Thomas B. London, was served by publication; Defendant, M.C. London was served by Sheriff, and more than twenty (20) days have elapsed since said service; and Plaintiff has served a "10 Day Notice" pursuant to Pa.R.C.P. No. 237.1

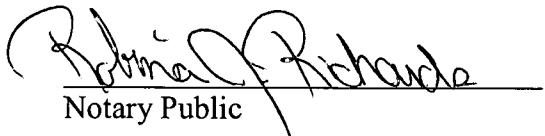
FILED ^{CC}
OCT 22 2008 Amy Hopkins
S OCT 22 2008
William A. Shaw
Prothonotary/Clerk of Courts
GW

upon Defendant, M.C. London, and the said Defendants have not filed an appearance or any answer to the Complaint, although the time in which to do so has expired.

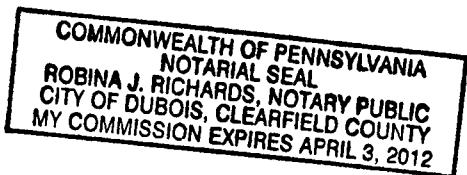


David J. Hopkins, Esquire

Sworn to and subscribed before me this
21st day of October, 2008.



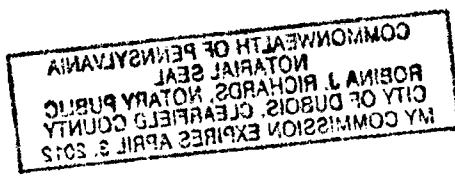
Robina J. Richards
Notary Public



FILED

OCT 22 2008

William A. Shaw
Prothonotary/Clerk of Courts



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

ROBERT H. PEOPLES,
Plaintiff

vs.

M.C. LONDON and THOMAS B.
LONDON, their heirs, personal
representatives and assigns and any
persons claiming, or who might claim
title under the aforesaid defendants and
any other person, person, firms,
partnerships, or corporate entities
who might claim title to the premises
herein described,

Defendants

No 08-1387 C.D.

ACTION TO QUIET TITLE

Filed on behalf of: Robert H.
Peoples, Plaintiff

Type of Pleading: Motion for
Judgment

Counsel of Record for this party:

HOPKINS HELTZEL, LLP

DAVID J. HOPKINS, ESQUIRE
Attorney at Law
Supreme Court No. 42519

100 Meadow Lane, Suite 5
DuBois, Pennsylvania 15801
(814) 375-0300

FILED 1cc
OCT 22 2008 Atty Hopkins
S William A. Shaw
Prothonotary/Clerk of Courts

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

ROBERT H. PEOPLES, :
Plaintiff :
vs. : No. 08-1387 C.D.
:
M.C. LONDON and THOMAS B. :
LONDON, their heirs, personal :
representatives and assigns and any :
persons claiming, or who might claim :
title under the aforesaid defendants and :
any other person, person, firms, :
partnerships, or corporate entities :
who might claim title to the premises :
herein described, :
Defendants :

MOTION FOR JUDGMENT

AND NOW, this 22nd day of October, 2008, an Affidavit having been filed by David J. Hopkins, Esquire, Attorney for Plaintiff, Robert H. Peoples, that the Complaint with Notice to Plead was served on Defendants pursuant to the Rules of Civil Procedure and Defendants have 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 Defendants 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 Defendants 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 Plaintiffs set forth in his Complaint.

Respectfully submitted,



David J. Hopkins, Esquire

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

ROBERT H. PEOPLES,	:	
Plaintiff	:	
vs.	:	No 08-1387 C.D.
:		
M.C. LONDON and THOMAS B.	:	ACTION TO QUIET TITLE
LONDON, their heirs, personal	:	
representatives and assigns and any	:	
persons claiming, or who might claim	:	
title under the aforesaid defendants and	:	
any other person, person, firms,	:	
partnerships, or corporate entities	:	
who might claim title to the premises	:	
herein described,	:	
Defendants	:	

TO: M. C. London
714 South Main Street
DuBois, PA 15801

DATE OF NOTICE: August 29, 2008

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO TAKE ACTION REQUIRED OF YOU IN THIS CASE. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS NOTICE TO A 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
Clearfield, Pennsylvania 16830
(814) 765-2641



DAVID J. HOPKINS, ESQUIRE
Attorney for Plaintiff
Supreme Court No. 42519
100 Meadow Lane, Suite 5
DuBois, PA 15801
(814) 375-0300

cc: Anthony S. Guido, Esquire

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA
(CIVIL DIVISION)
No 08-1387C.D.
ACTION TO QUIET TITLE

ROBERT H. PEOPLES, Plaintiff, vs. M. C. LONDON and THOMAS B. LONDON, their heirs, personal representatives and assigns and any persons claiming, or who might claim title under the aforesaid defendants and any other person, person, firms, partnerships, or corporate entities who might claim title to the premises herein described, Defendants.

QUIET TITLE ACTION NOTICE

TO: M. C. LONDON and THOMAS B. LONDON, their 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

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.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA
(CIVIL DIVISION)
No 08-1387C.D.
ACTION TO QUIET TITLE

ROBERT H. PEOPLES, Plaintiff, vs. M. C. LONDON and THOMAS B. LONDON, their heirs, personal representatives and assigns and any persons claiming, or who might claim title under the aforesaid defendants and any other person, person, firms, partnerships, or corporate entities who might claim title to the premises herein described, Defendants.

QUIET TITLE ACTION NOTICE

TO: M. C. LONDON and THOMAS B. LONDON, their 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. The property is described as follows:

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

BEGINNING at a cut in concrete center of State Highway know as Lakes to Sea Route being at the South East Corner of the land now or formerly Gerald Johnston, along the land now or formerly of Johnston, North 5 degrees 15 minutes East 348.3 feet to an iron pin or pipe;

THENCE East 85 feet to a post;

THENCE along other land of M. I. Mcwright South 5 degrees and fifteen minutes West 350 feet more or less of center of State Road, and;

THENCE in center thereof, Westerly 85 feet more or less to cut in concrete, being the place of beginning.

You have been sued in Court. The purpose of this quiet title action is to extinguish any right or equity that the Defendants above named and their 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 Defendants or their successors and assigns.

Whereupon the Court Ordered that notice of said action be served on the Defendants and their 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.

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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.

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW**

National City Mortgage Company
Plaintiff v. John J. Sopic and Melony C.
Sopic, DEFENDANTS.

NO. 07-1320-CD

NOTICE OF SHERIFF'S SALE
TO: JOHN J. SOPIC and MELONY C.
SOPIC, DEFENDANTS, 2524 Red School
House Road, Osceola Mills, PA 16666.

Your house (real estate) at 2524 Red School House Road, (Decatur Township) Osceola Mills, PA 16666 is scheduled to be sold at the Sheriff's Sale on October 3, 2008, at 10:00 A.M. in the Clearfield County Courthouse, 1 North Second Street, Suite 116, Clearfield, PA 16830, to enforce the court judgment of \$151,954.26, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

PROPERTY DESCRIPTION:
ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF DECATUR, COUNTY OF CLEARFIELD, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE EAST SIDE OF STATE ROUTE NO. 2014, SAID POINT IS ALSO THE NORTHWEST CORNER OF LOT NO. 4; THENCE ALONG SAID ROAD, NORTH EIGHT DEGREES, THREE MINUTES, TEN SECONDS EAST (N 8 DEGREES 03' 10" E)

IN THE COURT OF COMMON PLEAS OF CLEARFIELD
COUNTY, PENNSYLVANIA (CIVIL DIVISION)
No 08-1387C.D.
ACTION TO QUIET TITLE

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ROBERT H. PEOPLES, Plaintiff

vs.

M.C. LONDON and THOMAS B. LONDON, their heirs, personal representatives and assigns and any persons claiming, or who might claim title under the aforesaid defendants and any other person, person, firms, partnerships, or corporate entities who might claim title to the premises herein described,

Defendants

QUIET TITLE ACTION NOTICE

TO: M. C. LONDON and THOMAS B. LONDON, their 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. The property is described as follows:

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

BEGINNING at a cut in concrete center of State Highway know as Lakes to Sea Route being at the South East Corner of the land now or formerly Gerald Johnston, along the land now or formerly of Johnston, North 5 degrees 15 minutes East 348.3 feet to an iron pin or pipe;

THENCE East 85 feet to a post;

THENCE along other land of M. I. Mcright South 5 degrees and fifteen minutes West 350 feet more or less of center of State Road, and;

THENCE in center thereof, Westerly 85 feet more or less to cut in concrete, being the place of beginning.

You have been sued in Court. The purpose of this quiet title action is to extinguish any right or equity that the Defendants above named and their 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 Defendants or their successors and assigns.

Whereupon the Court Ordered that notice of said action be served on the Defendants and their 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

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**Information
NIE Program**

A.J. SYLVIS
DO, Ext. 164

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

18th day of August 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 29th day of Aug., 2008

Robin M. Duttry
NOTARY PUBLIC



Statement of Advertising Cost
McLEAN PUBLISHING COMPANY

Publisher of

COURIER-EXPRESS/TRI-COUNTY SUNDAY/
JEFFERSONIAN DEMOCRAT

DuBois, PA

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

TO

Hopkins Heltzel LLP

For publishing the notice or advertisement	
attached hereto on the above stated dates.....	<u>\$350.55</u>
Probating same.....	<u>\$7.50</u>
Total.....	<u>\$358.05</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

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

ROBERT H. PEOPLES, :
Plaintiff :
vs. :
No. 08-1387 C.D.
:
M.C. LONDON and THOMAS B. :
LONDON, their heirs, personal :
representatives and assigns and any :
persons claiming, or who might claim :
title under the aforesaid defendants and :
any other person, person, firms, :
partnerships, or corporate entities :
who might claim title to the premises :
herein described, :
Defendants :
:

FILED
014:00 BDI
OCT 23 2008 Atty
Hopkins

S William A. Shaw
Prothonotary/Clerk of Courts

(610)

ORDER

AND NOW, this 23rd day of October, 2008 appearing that service of the Complaint to Quiet Title in the above stated action was served upon Defendant, Thomas B. London, by publication; Defendant, M.C. London, by Sheriff; 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 Defendants, M.C. London and Thomas B. London, their heirs, devisees, 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 Plaintiffs as set forth in their Complaint in and to:

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

BEGINNING at a cut in concrete center of State Highway know as Lakes to Sea Route being at the South East Corner of the land now or formerly Gerald Johnston, along the land now or formerly of Johnston, North 5 degrees 15 minutes East 348.3 feet to an iron pin or pipe;

THENCE East 85 feet to a post;

THENCE along other land of M. I. Mcright South 5 degrees and fifteen minutes West 350 feet more or less of center of State Road, and;

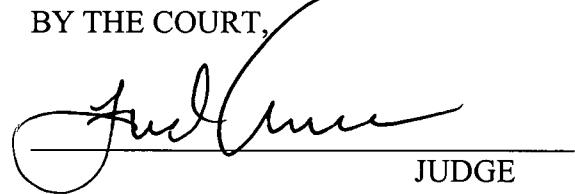
THENCE in center thereof, Westerly 85 feet more or less to cut in concrete, being the place of beginning.

2. That title to said property is now vested in Robert H. Peoples, as prayed.
3. That the rights of Robert H. Peoples are superior to the rights of the Defendants, M.C. London and Thomas B. London, and any heirs, persons claiming, or who might claim title under the aforesaid Defendants; and any other person, persons, firms, partnerships, or corporate entities who might claim title to the premises herein described.
4. That Robert H. Peoples has title in fee simple to said premises as described in the Complaint against the Defendants, M.C. London and Thomas B. London, and their heirs, devisees, administrators, executors, and assigns.
5. That the Defendants, M.C. London and Thomas B. London, and their heirs, devisees, administrators, executors and 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 Robert H. Peoples, 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 Robert H. Peoples to the premises.
6. 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.

7. That these proceedings or any authenticated copy thereof, shall at all times hereinafter be taken as evidence of the facts declared and established thereby.
8. 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 "John Doe", is written over a horizontal line. The line starts under the "J" in "John" and ends under the "e" in "Doe".

JUDGE

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 104467
NO. 08-1387-CD
SERVICES 1
COMPLAINT ACTION TO QUIET TITLE

PLAINTIFF: ROBERT H. PEOPLES
vs.
DEFENDANT: M.C. LONDON and THOMAS B. LONDON, their heirs et al

S
FILED
DEC 24 2008

SHERIFF RETURN

William A. Shaw
Prothonotary/Clerk of Courts

RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	HOPKINS	18695	10.00
SHERIFF HAWKINS	HOPKINS	18695	40.65

FILED
010:43cm
DEC 24 2008
William A. Shaw
Prothonotary/Clerk of Courts

Sworn to Before Me This

So Answers,

____ Day of _____ 2008

Chester A. Hawkins

Chester A. Hawkins
Sheriff

PROOF OF PUBLICATION

STATE OF PENNSYLVANIA : :

COUNTY OF CLEARFIELD : :

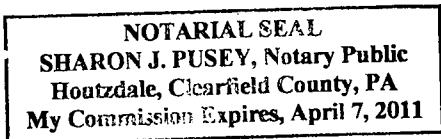
On this 22nd day of August AD 2008, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Gary A. Knaresboro editor of the Clearfield County Legal Journal of the Courts of Clearfield County, and that the annexed is a true copy of the notice or advertisement published in said publication in the regular issues of Week of August 22, 2008, Vol. 20, No. 34. 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



David J Hopkins
100 Meadow Ln Suite 5
DuBois PA 15801