

08-1409-CD

Doreen Astorino al vs Elsie Reed al

**COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW**

DOREEN F. & RONALD ASTORINO,  
husband and wife,

Plaintiffs,

vs.

ELSIE F. REED, EDNA F. CUNNINGHAM,  
and BESSIE L. JACOBS, Their Heirs,  
Successors and Assigns and All Other  
Persons Claiming Any Interest In The  
Property Described In This Action,

Defendants.

No. 08-1409-CD CD 2008

Type of Case:

Action to Quiet Title

Type of Pleading:

**Complaint**

Filed on Behalf of Plaintiffs

Counsel of Record for Plaintiffs:

AL LANDER, ESQ.

Pa. Id. #25821

NATHANIEL PARKER, ESQ.

Pa. Id. #90993

Law Offices of Greco & Lander, P.C.

1390 East Main Street, Suite 2

P.O. Box 667

Clarion, PA 16214

(814) 226-6853

Fax: (814) 226-4951

Dated: July 28, 2008

**FILED** Att'y pd \$105.00  
m/10:33/64  
JUL 31 2008  
100 Att'y  
(initials)

**COURT OF COMMON PLEAS OF  
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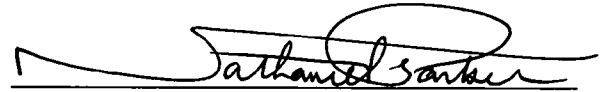
**PRAECIPE FOR APPEARANCE**

TO THE PROTHONOTARY:

Please enter our appearance on behalf of the Plaintiffs, Doreen F. &  
Ronald Astorino, husband and wife, in the above-referenced action.

RESPECTFULLY SUBMITTED:

Dated:   JULY 28  , 2008



AL LANDER, ESQ.  
NATHANIEL PARKER, ESQ.  
Law Offices of Greco & Lander, P.C.  
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**NOTICE**

TO: DEFENDANTS, Elsie F. Reed, Edna F. Cunningham, and Bessie L. Jacobs, Their Heirs, Successors and Assigns and All Other Persons Claiming Any Interest In The Property Described In This Action:

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  
Second & Market Street  
Clearfield, PA 16830  
Telephone: (814) 765-2641, Ext. 50 - 51***

A handwritten signature in dark ink, appearing to read "Nathaniel Parker", is written over a horizontal line. To the right of the signature, the word "(SEAL)" is printed in parentheses.

**NATHANIEL PARKER, ESQ.  
Attorney for Plaintiffs  
Law Offices of Greco & Lander, P.C.  
1390 East Main Street, Suite 2  
P. O. Box 667  
Clarion, Pennsylvania 16214  
(814) 226-6853  
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No. \_\_\_\_\_ CD 2008

**COMPLAINT IN ACTION TO QUIET TITLE**

AND NOW, comes the Plaintiffs, Doreen F. & Ronald Astorino, husband and wife, by and through their undersigned attorneys, and bring this Complaint in Action to Quiet Title, upon a cause of action pursuant to Rule 1061, et. al. of the Pennsylvania Rules of Civil Procedure, the following of which is a statement:

1. The Plaintiffs, Doreen F. & Ronald Astorino, husband and wife, are adult individuals, residing at 1528 Treasure Lake, DuBois, PA 15801.

2. The Defendant, Elsie F. Reed, is believed to be deceased being that she was an adult individual on August 18, 1926, and her present whereabouts are unknown.

The Defendant, Edna F. Cunningham, is believed to be deceased being that she was an adult individual on August 18, 1926, and her present whereabouts are unknown.

The Defendant, Bessie L. Jacobs, is believed to be deceased being that she was an adult individual on December 22, 1952, and her present whereabouts are unknown.

3. Plaintiffs are the owners of the surface, oil and gas of all that certain piece, parcel or tract of land situate in Bell Township, Clearfield County, Pennsylvania, being bounded and described as follows:

BEGINNING at a pine stump at the road leading from the West Branch of the Susquehanna River to Indiana, Pennsylvania; thence South  $26\frac{1}{2}^{\circ}$  West,  $24\frac{1}{2}$  perches to a post; thence North  $69^{\circ}$  West,  $52\frac{3}{4}$  perches to a post; thence South  $1^{\circ}$  West, 120 perches to a post; thence East 79 perches to a maple; thence North  $64\frac{1}{2}^{\circ}$  East, 101 perches to a post; thence North  $62^{\circ}$  West,  $72\frac{1}{2}$  perches to a pine stump and place of beginning.

CONTAINING 73 ACRES and 28 PERCHES.

EXCEPTING & RESERVING that piece or parcel of land conveyed by Hazel R. Keener to Harold Earl Keener and Dollie Keener, husband and wife, on September 15, 1975 and recorded in Deed Book 706, Page 520.

CONTAINING 5.63 ACRES.

ACREAGE REMAINING BEING ASSESSED AS 67.37 ACRES, and known as Tax Assessment Map No. 102-A12-000-00002.

The above-described tract will hereinafter be referred to as "Property".

4. The Plaintiffs, Doreen F. & Ronald Astorino, are the owners of the Property and have acquired their interest by virtue of a deed, dated November 15, 2003, and recorded in Clearfield County as Instrument Number 200322180, by and between, Donald J. Thomas and Debra A. Thomas, Co-Administrators of the Jeanine Thomas Estate, as grantors, and Doreen F. Astorino and Ronald Astorino, husband and wife, as grantees, granting all of the grantors' right, title and interest in the Property, together with the further deeds of conveyance described as follows:

A. Being the same Property conveyed by County National Bank, Executor under the Will of Hazel R. Keener, as grantor, to Jeanine Thomas, widow, as grantee, by deed, dated April 8, 1977, and recorded in Clearfield County Deed Book 736, Page 494.

B. Being the same Property conveyed by Ralph R., Jr. & Dora Keener, husband and wife; Harold Earl & Dollie Keener, husband and wife; Lillie Ella Keener, single; and Calvin A. & Linda Keener, husband and wife, being all of the children and legal heirs of Ralph R. Keener, as grantors, to Hazel Keener, widow, as grantee, by deed, dated April 26, 1972, and recorded in Clearfield County Deed Book 594, Page 236.

C. Being the same Property acquired by Ralph Keener by virtue of the Estate of Ella Keener, having died January 18, 1942, and whose Estate is recorded in Clearfield County Recorder's Office under Estate #17937, with the Will being recorded in Clearfield County Will Book U, Page 53.

D. Being the same Property conveyed by Ralph R. & Roberta Keener, husband and wife, as grantors, to C. A. & Ella Keener, husband and wife, as grantees, by deed, dated September 20, 1933, and recorded in Clearfield County Deed Book 309, Page 89.

E. Being the same Property conveyed by C. A. & Ella Keener, husband and wife, as grantors, to Ralph R. Keener, as grantee, by deed, dated September 20, 1933, and recorded in Clearfield County Deed Book 309, Page 87.

F. Being the same Property conveyed by D. H. & Lonie H. Fairbank, husband and wife, as grantors, to C. A. Keener, as grantee, by deed, dated May 1, 1922, and recorded in Clearfield County Deed Book 257, Page 144.

G. Being the same Property conveyed by William H. & E. J. Fairbanks, husband and wife, as grantors, to David Henry Fairbanks, as grantee, by deed, dated August 12, 1871, and recorded in Clearfield County Deed Book 4, Page 305.

H. Being the same Property conveyed by Adam & Phebe Leck, husband and wife, as grantors, to William H. Fairbanks and David Henry Fairbanks, as grantees, by deed, dated August 13, 1870, and recorded in Clearfield County Deed Book 4, Page 304.

5. Plaintiffs' title is uncertain and not properly defined of record due to multiple unfiled estates.

6. Plaintiffs' title is uncertain and not properly defined of record due to the fact that Defendants, Elsie F. Reed, Edna F. Cunningham, and Bessie F. Jacobs have been identified through public records as having previously claimed an interest in the Property, but their interests were never conveyed forward, and their present whereabouts are unknown.



7. The Defendants' and their heirs' current whereabouts are unknown, and they are all believed to be deceased, as more fully set forth and described in the Affidavit filed herewith.

8. Plaintiffs' title is uncertain and not properly defined of record due to the fact that in the deed referred to in ¶4.F, dated May 1, 1922, and recorded in Clearfield County Deed Book 257, Page 144, the grantors purported to except and reserve an interest in the oil and gas in and underlying the Property.

9. Plaintiffs' title is uncertain and not properly defined of record due to the fact that while Defendants Elsie F. Reed, Edna F. Cunningham, and Bessie L. Jacobs, each were purportedly conveyed an interest in the Property, they have not exercised any possessory rights whatsoever over the Property conveyed to them in prior deeds of records, and have not paid any taxes whatsoever on the said Property, therefore, the Defendants Elsie F. Reed, Edna F. Cunningham, and Bessie L. Jacobs, their successors and assigns, are deemed to have abandoned title to the Property, and any oil and gas thereon.

10. Although the Defendants' predecessors purported to reserve the oil and gas beneath the Property, Defendants have not exercised any possessory rights whatsoever over the Property or the oil and gas rights reserved in the deeds described above, and have not paid any taxes whatsoever on the said oil and gas rights; therefore, the Defendants, their successors and assigns, are deemed to have abandoned title to the said oil and gas rights.

11. The Plaintiffs, through themselves and their predecessors in title, have perfected their title in the Property through adverse possession against

the Defendants in that their possession has been actual, continuous, visible, notorious, distinct and hostile for a period in excess of 21 years.

12. Since title to the Property cannot be held in abeyance, and Defendants and their heirs are not claiming record ownership, they have abandoned any rights that they may have had in and to the Property.

WHEREFORE, the Plaintiffs request this Honorable Court to:

1. Order any person having any documents, obligations, or deeds affecting the rights, claim, title or interest of the Plaintiffs in the Property to produce, file, record, cancel, surrender, release, or satisfy of record any such document or to be forever barred;

2. Order any person claiming any interest in the Property to assert such interest or to commence an action to determine such interest or be forever barred;

3. Order that the Defendants be forever barred from asserting any right, claim, title or interest in the Property inconsistent with the interest or claim of the Plaintiffs set forth in this Complaint;

4. Enter any Order necessary for the granting of the relief herein requested and confirming Plaintiffs' good and marketable title in the Property.

RESPECTFULLY SUBMITTED:

A handwritten signature in black ink, appearing to read "Nathaniel Parker", is written over a horizontal line.

AL LANDER, ESQ.  
NATHANIEL PARKER, ESQ.  
Law Offices of Greco & Lander  
1390 East Main Street, Suite 2  
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DOREEN F. & RONALD ASTORINO,  
husband and wife,

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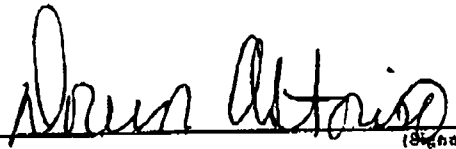
Defendants.

No. \_\_\_\_\_ CD 2008

**VERIFICATION**

I, DOREEN ASTORINO, verify that the statements  
print name  
made herein are true and correct to the best of our knowledge, information,  
and belief and are made subject to the penalties of 18 Pa. C.S.A. §4904  
relating to unsworn falsification to authorities.

Date: 7-25-08, 2008

  
(Signature)

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Defendants.

No. 08-1409-CD CD 2008

Type of Case:

Action to Quiet Title

Type of Pleading:

***Affidavit of Death***

Filed on Behalf of Plaintiffs

Counsel of Record for Plaintiffs:

AL LANDER, ESQ.

Pa. Id. #25821

NATHANIEL PARKER, ESQ.

Pa. Id. #90993

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Dated: July 28, 2008

**FILED** *icc*  
*no 10:33 AM*  
**JUL 31 2008** *Any*  
*LM*

William A. Shaw  
Prothonotary/Clerk of Courts

**COURT OF COMMON PLEAS OF  
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No. \_\_\_\_\_ CD 2008

**AFFIDAVIT**

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF CLARION : SS:  
:

I, Nathaniel Parker, Esq., being duly sworn according to law, depose and say that I have made a detailed good faith investigation as provided by Rule 430 of the Pennsylvania Rules of Civil Procedure of the present whereabouts of the Defendants, Elsie F. Reed, Edna F. Cunningham, and Bessie L. Jacobs, by searching the real estate, estate and tax assessment records in the Clearfield County Courthouse. An examination was also made of local tax records and the telephone directories. To the best of my knowledge, information and belief, I have determined that the whereabouts of the said Defendants are unknown and/or they are believed to be deceased.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this  
28<sup>th</sup> day of JULY, 2008.

  
NATHANIEL PARKER, ESQ.

Sworn to and subscribed before me  
this 28<sup>th</sup> day of July,  
A.D. 2008.

  
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Lori Seary, Notary Public  
Clarion Boro, Clarion County  
My Commission Expires May 16, 2012  
Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES: May 16, 2012

CA

**COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW**

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Successors and Assigns and All Other  
Persons Claiming Any Interest In The  
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Defendants.

No. 08-1409-CD  
CD 2008

**ORDER**

AND NOW, this 4<sup>th</sup> day of AUGUST, 2008, upon  
consideration of the foregoing Motion For Service by Publication, the  
Plaintiffs are granted relief to make service of the Complaint upon the  
Defendants, Elsie F. Reed, Edna F. Cunningham, and Bessie L. Jacobs, their  
heirs, successors and assigns, and all other persons claiming any interest in  
the Property described in this action, by publication once in The Progress, a  
newspaper of general circulation, and once in the Clearfield County Legal  
Journal, substantially in the form described in Rule 430 of the Pennsylvania  
Rules of Civil Procedure.

BY THE COURT:

**FILED**  
04:00 PM  
AUG 04 2008

William A. Shaw  
Prothonotary/Clerk of Courts

*100 Amy Parker*  
*(60)*

*Judith J. Cunningham*  
J.

**COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW**

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Defendants.

No. 08-1409-CD CD 2008

Type of Case:

Action to Quiet Title

Type of Pleading:

***Motion for Service By  
Publication***

Filed on Behalf of Plaintiffs

Counsel of Record for Plaintiffs:

AL LANDER, ESQ.

Pa. Id. #25821

NATHANIEL PARKER, ESQ.

Pa. Id. #90993

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Dated: July 28, 2008

**FILED** 100  
M 10.33 AM  
JUL 31 2008

William A. Shaw  
Prothonotary/Clerk of Courts



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Successors and Assigns and All Other  
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Defendants.

No. \_\_\_\_\_ CD 2008

**MOTION FOR SERVICE BY PUBLICATION**

AND NOW, comes the Plaintiffs, by and through their attorneys, and bring this Motion For Service by Publication, pursuant to Rule 430 of the Pennsylvania Rules of Civil Procedure, and state in support thereof the following:

1. A Complaint in Action to Quiet Title has been filed in this case at the above term and number, together with an Affidavit by Nathaniel Parker, Esq., stating that the present address and whereabouts of the Defendants, Elsie F. Reed, Edna F. Cunningham, and Bessie L. Jacobs are unknown and/or believed to be deceased.

2. Based upon the public information available, it is believed that the Defendants, Elsie F. Reed, Edna F. Cunningham, and Bessie L. Jacobs, their heirs, successors and assigns, are believed to be deceased, and the current address or whereabouts are unknown.

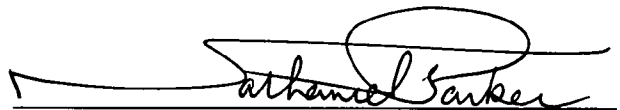
3. The Plaintiffs move the Court for leave to serve the Complaint on the above-mentioned Defendants, their heirs, successors and assigns, and all other persons claiming any interest in the Property described in this action, by publication in such manner as the Court shall direct as provided by Rule 430 of the Pennsylvania Rules of Civil Procedure and local rules of court.

4. The Judicial Code, at 42 Pa. C.S.A. §323 provides as follows:

*"Each court shall have power to issue, under its judicial seal, every lawful writ and proceeding necessary or suitable for the exercise of its jurisdiction for the enforcement of any order which it may make and all legal and equitable powers required for or incidental to the exercise of its jurisdiction, and, except as otherwise prescribed by general rules, every court shall have power to make such rules and orders of court as the interest of justice or the business of the court may require."*

WHEREFORE, Plaintiffs request this Honorable Court to Order service of the Complaint in this action upon the Defendants, Elsie F. Reed, Edna F. Cunningham, and Bessie L. Jacobs, their heirs, successors and assigns, and all other persons claiming any interest in the Property described in this action, by publication in accordance with Rule 430 in the Pennsylvania Rules of Civil Procedure and the local rules of court.

RESPECTFULLY SUBMITTED:

A handwritten signature in black ink, appearing to read "Nathaniel Parker", is written over a horizontal line.

AL LANDER, ESQ.  
NATHANIEL PARKER, ESQ.  
Law Offices of Greco & Lander  
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CIVIL ACTION - LAW

No. 08-1409-CD

Type of Case:

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Type of Pleading:

***Affidavit of Service  
of Complaint***

Filed on Behalf of Plaintiffs

Counsel of Record for Plaintiffs:

AL LANDER, ESQ.

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(814) 226-6853

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Dated: SEPTEMBER 19, 2008

**FILED**

m 9:17a.m. GK

SEP 22 2008

ICC Atty

William A. Shaw  
Prothonotary/Clerk of Courts

(60)

**COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA  
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Defendants.

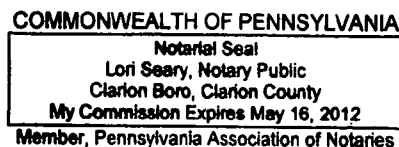
**AFFIDAVIT OF SERVICE OF COMPLAINT**

I, Nathaniel Parker, Esq., being duly sworn according to law, depose and say that in accordance with the Pennsylvania Rules of Civil Procedure and Order of Court in the above-captioned matter dated August 4, 2008, I served notice of the Complaint in the above-captioned action on the Defendants, by publication in the form prescribed by Rule 430 of the Pennsylvania Rules of Civil Procedure in The Progress, a newspaper of general circulation, and the Clearfield County Legal Journal. Attached hereto as Exhibits A and B are proofs of publication from The Progress and the Clearfield County Legal Journal indicating publication of the above-described Rule 430 notice on August 16, 2008 and August 29, 2008, respectively.

  
AFFIANT

Sworn to and subscribed before me this  
19<sup>th</sup> day of September, 2008.

  
NOTARY PUBLIC



**EXHIBIT A**

**EXHIBIT B**

DOREEN F. &  
RONALD ASTORINO,  
husband and wife,  
Plaintiffs  
vs.

ELSIE F. REED,  
EDNA F. CUNNINGHAM,  
and BESSIE L. JACOBS,  
Their Heirs, Successors  
and Assigns and All  
Other Persons Claiming  
Any Interest In The  
Property Described  
In This Action,  
Defendants

NOTICE

TO: ELSIE F. REED, EDNA F.  
CUNNINGHAM, and BESSIE L. JA-  
COBS, Their Heirs, Successors  
and Assigns and All Other Persons  
Claiming Any Interest In The Prop-  
erty Described In This Action.

You are notified that the Plaintiffs,  
Doreen F. and Ronald Astorino,  
husband and wife, have com-  
menced an Action to Quiet Title  
against you, which you are required  
to defend.

You are notified to plead to the  
Complaint within twenty (20) days  
after the service has been com-  
pleted by publication. This action  
concerns all the oil and gas under  
that piece or parcel of land situate in  
Bell Township, Clearfield County,  
Pennsylvania, described on the  
Clearfield County Tax Assessment  
Map as Parcel No.  
102-A12-000-00002, being as-  
sessed as 67.37 acres, bounded  
and described as follows:

BEGINNING at a pine stump at the  
road leading from the West Branch  
of the Susquehanna River to In-  
dians, Pennsylvania; thence South  
26 1/2° West, 24 1/2 perches to a  
post; thence North 69° West, 52  
3/4 perches to a post; thence South  
1° West, 120 perches to a post;  
thence East 79 perches to a maple;  
thence North 64 1/2° East, 101  
perches to a post; thence North  
62° West, 72 1/2 perches to a pine  
stump and place of beginning.

CONTAINING 73 ACRES and 28  
PERCHES.

EXCEPTING & RESERVING that  
piece or parcel of land conveyed by  
Hazel R. Keener to Harold Earl  
Keener and Dollie Keener, hus-  
band and wife, on September 15,  
1975 and recorded in Deed Book  
706, Page 520.

CONTAINING 5.63 ACRES.  
ACREAGE REMAINING BEING  
ASSESSED AS 67.37 ACRES, and  
known as Tax Assessment Map No.  
102-A12-000-00002.

If you wish to defend, you must  
enter a written appearance person-  
ally or by attorney and file your de-  
fenses or objections in writing with  
the court. You are warned that if  
you fail to do so, the case may pro-  
ceed without you and a judgment  
may be entered against you without  
further notice for the relief re-  
quested by the plaintiff. You may  
lose money or property or other  
rights important to you.

YOU SHOULD TAKE THIS PA-  
PER TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE A  
LAWYER, GO TO OR TELEPHONE  
THE OFFICE SET FORTH BELOW.  
THIS OFFICE CAN PROVIDE YOU  
WITH INFORMATION ABOUT HIR-  
ING A LAWYER.

IF YOU CANNOT AFFORD TO  
HIRE A LAWYER, THIS OFFICE  
MAY BE ABLE TO PROVIDE YOU  
WITH INFORMATION ABOUT  
AGENCIES THAT MAY OFFER LE-  
GAL SERVICES TO ELIGIBLE  
PERSONS AT A REDUCED FEE  
OR NO FEE.

Court Administrator  
Clearfield County Courthouse  
Second & Market Street  
Clearfield, PA 16830  
Telephone: (814) 765-2641,  
Ext. 50-51

Dated: AUGUST 14, 2008  
ALLANDER, ESQ.  
NATHANIEL C. PARKER, ESQ.  
Law Offices of  
Greco & Lander, P.C.  
1390 East Main Street  
Suite 2  
P.O. Box 667  
Clarion, PA 16214  
(814) 226-6853  
Fax: (814) 226-4951

8:16-1d-b

PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :  
COUNTY OF CLEARFIELD : SS:

On this 27th day of August, A.D. 20 08,  
before me, the subscriber, a Notary Public in and for said County and  
State, personally appeared Margaret E. Krebs, who being duly sworn  
according to law, deposes and says that she is the President of The  
Progressive Publishing Company, Inc., and Associate Publisher of The  
Progress, a daily newspaper published at Clearfield, in the County of  
Clearfield and State of Pennsylvania, and established April 5, 1913, and  
that the annexed is a true copy of a notice or advertisement published in  
said publication in

the regular issues of August 16, 2008.  
And that the affiant is not interested in the subject matter of the notice or  
advertising, and that all of the allegations of this statement as to the time,  
place, and character of publication are true.

*Margaret E. Krebs*

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

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

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Cheryl J. Robison, Notary Public  
Clearfield Boro, Clearfield County  
My Commission Expires Oct. 31, 2011  
Member, Pennsylvania Association of Notaries

## PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :

:

COUNTY OF CLEARFIELD :

On this 29th 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 29, 2008, Vol. 20, No. 35. And that all of the allegations of this statement as to the time, place, and character of the publication are true.

  
\_\_\_\_\_  
Gary A. Knaresboro, Esquire  
Editor

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

  
\_\_\_\_\_  
Notary Public  
My Commission Expires

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

AL LANDER, ESQ.  
1390 East Main Street Suite 2  
P.O. Box 667  
Clarion, PA 16214



**COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW**

DOREEN P. & RONALD ASTORINO,  
husband and wife, Plaintiffs, vs. ELSIE F.  
REED, EDNA F. CUNNINGHAM, and  
BESSIE L. JACOBS, Their Heirs,  
Successors and Assigns and All Other  
Persons Claiming Any Interest In The  
Property Described In This Action,  
Defendants.

No. 08-1409-CD

**NOTICE**

TO: ELSIE F. REED, EDNA F. CUN-  
NINGHAM, and BESSIE L. JACOBS, Their  
Heirs, Successors and Assigns and All  
Other Persons Claiming Any Interest In The  
Property Described In This Action.

You are notified that the Plaintiffs,  
Doreen F. and Ronald Astorino, husband  
and wife, have commenced an Action to  
Quiet Title against you, which you are  
required to defend.

You are notified to plead to the  
Complaint within twenty (20) days after the  
service has been completed by publication.  
This action concerns all the oil and gas  
under that piece or parcel of land situate in  
Bell Township, Clearfield County, Penn-  
sylvania, described on the Clearfield County  
Tax Assessment Map as Parcel No. 102-  
A12-000-00002, being assessed as 67.37  
acres, bounded and described as follows:

BEGINNING at a pine stump at the road  
leading from the West Branch of the  
Susquehanna River to Indiana, Penn-  
sylvania; thence South  $26\frac{1}{2}^{\circ}$  West,  $24\frac{1}{2}$   
perches to a post; thence North  $69^{\circ}$  West,  
 $52\frac{3}{4}$  perches to a post; thence South  $1^{\circ}$   
West, 120 perches to a post; thence East 79  
perches to a maple; thence North  $64\frac{1}{2}^{\circ}$   
East, 101 perches to a post; thence North  
 $62^{\circ}$  West,  $72\frac{1}{2}$  perches to a pine stump

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to make payment without delay to the executors or administrators or their attorneys named below.

Third Publication

**BOWSER, GOLDIE J.**, Dec'd  
**a/k/a GOLDIE JEAN BOWSER**  
Late of Mahaffey  
Executor: **RONALD E. BOWSER**  
Attorney: **LUKEHART & LUNDY**  
219 East Union Street  
PO Box 74  
Punxsutawney, PA 15767

**PRESTAGE, BETTY E.**, Dec'd  
**a/k/a BETTY EDWARDS PRESTAGE**  
Late of DuBois  
Executrix: **THERESA B. SMILEY**  
Attorney: **DAVID P. KING**  
23 Beaver Drive  
PO Box 1016  
DuBois, PA 15801

**BILLOTTE, CATHERINE L.**, Dec'd  
Late of Frenchville  
Co-Executor: **DELBERT F. BILLOTTE**  
**BERNADINE L. HAHN**  
Attorney: **RICHARD A. BELL**  
PO Box 670  
Clearfield, PA 16830

Second Publication

**DIXON, MAIDA LEE**, Dec'd  
Late of DuBois  
Administrator: **GARY G. DIXON**  
Attorney: **GLEASON, CHERRY**  
**& CHERRY L.L.P.**  
One North Franklin Street  
PO Box 505  
DuBois, PA 15801-0505

and place of beginning.

CONTAINING 73 ACRES and 28 PERCHES.

EXCEPTING & RESERVING that piece or parcel of land conveyed by Hazel R. Keener to Harold Earl Keener and Dollie Keener, husband and wife, on September 15, 1975 and recorded in Deed Book 706, Page 520.

CONTAINING 5.63 ACRES.  
ACREAGE REMAINING BEING ASSESSED AS 67.37 ACRES, and known as Tax Assessment Map No. 102-A12-000-00002.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Court Administrator, Clearfield County Courthouse, Second & Market Street, Clearfield, PA 16830, Telephone: (814) 765-2641, Ext. 50 • 51.

AL LANDER, ESQ. NATHANIEL C. PARKER, ESQ. Law Offices of Greco & Lander, P.C., 1390 East Main Street, Suite 2, P.O. Box 667, Clarion, PA 16214, (814) 226-6853 Fax: (814) 226-4951.

CM

**COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW**

DOREEN F. & RONALD ASTORINO,  
husband and wife,

Plaintiffs,

vs.

ELSIE F. REED, EDNA F. CUNNINGHAM,  
and BESSIE L. JACOBS, Their Heirs,  
Successors and Assigns and All Other  
Persons Claiming Any Interest In The  
Property Described In This Action,  
Defendants.

CIVIL ACTION - LAW

No. 08-1409-CD

Type of Case:

Action to Quiet Title

Type of Pleading:

***Motion for Judgment***

Filed on Behalf of Plaintiffs

Counsel of Record for Plaintiffs:

AL LANDER, ESQ.

Pa. Id. #25821

NATHANIEL PARKER, ESQ.

Pa. Id. #90993

Law Offices of Greco & Lander, P.C.

1390 East Main Street, Suite 2

P.O. Box 667

Clarion, PA 16214

(814) 226-6853

Fax: (814) 226-4951

Dated: SEPTEMBER 19, 2008

**FILED**

MAILED 9:18 a.m. - 08 (612)  
SEP 22 2008 ICC ATTY

William A. Shaw  
Prothonotary/Clerk of Courts

**COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW**

DOREEN F. & RONALD ASTORINO,	:	
husband and wife,	:	
	:	
Plaintiffs,	:	
vs.	:	No. 08-1409-CD
	:	
ELSIE F. REED, EDNA F. CUNNINGHAM,	:	
and BESSIE L. JACOBS, Their Heirs,	:	
Successors and Assigns and All Other	:	
Persons Claiming Any Interest In The	:	
Property Described In This Action,	:	
Defendants.	:	

**MOTION FOR JUDGMENT**

AND NOW, this 19<sup>th</sup> day of September, 2008, come Doreen F. and Ronald Astorino, by and through their undersigned attorney, and bring this Motion for Judgment, and request that your Honorable Court enter judgment in favor of the Plaintiffs in the within case. This Motion is based upon the following averments:

1. A Complaint in Action to Quiet Title was filed by the Plaintiffs against the Defendants in this case on July 31, 2008.

2. An Affidavit in accordance with Rule 430 of the Pennsylvania Rules of Civil Procedure was filed by the Plaintiffs along with a Motion for Service by Publication which was granted by Order of Court dated August 4, 2008.

3. Plaintiffs made service upon the Defendants, Elsie F. Reed, Edna F. Cunningham and Bessie L. Jacobs, their heirs, successors and assigns and all other persons claiming any interest in the property described in this action on August 16, 2008, by publication in The Progress; and on August 29, 2008, by publication in the Clearfield County Legal Journal as directed

by Order of Court dated August 4, 2008. An Affidavit of Service of Complaint evidencing this service is being filed contemporaneously herewith.

4. More than twenty (20) days have passed since the last day of service. The Defendants have not answered the allegations in the Complaint or entered a written appearance in this case.

WHEREFORE, Plaintiffs hereby request Your Honorable Court to enter judgment in favor of the Plaintiffs pursuant to the prayer in the Complaint.

RESPECTFULLY SUBMITTED:

A handwritten signature in black ink, appearing to read "Nathaniel Parker", is written over a horizontal line.

AL LANDER, ESQ.  
NATHANIEL PARKER, ESQ.  
Counsel for Plaintiffs  
Law Offices of Greco & Lander, P.C.  
1390 East Main Street, Suite 2  
P. O. Box 667  
Clarion, PA 16214  
(814) 226-6853  
(814) 226-4951 (fax)

**COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW**

DOREEN F. & RONALD ASTORINO,  
husband and wife,  
Plaintiffs,

vs.

No. 08-1409-CD

ELSIE F. REED, EDNA F. CUNNINGHAM,  
and BESSIE L. JACOBS, Their Heirs,  
Successors and Assigns and All Other  
Persons Claiming Any Interest In The  
Property Described In This Action,  
Defendants.

**FILED**

8 3:43 p.m. GK  
SEP 22 2008

Ice Atty  
Parker

William A. Shaw  
Prothonotary/Clerk of Courts

GL

**ORDER**

AND NOW, this 22nd day of September, 2008, upon consideration of the foregoing Motion, and service having been made upon the Defendants by publication in The Progress and in the Clearfield County Legal Journal, no person having filed an Answer or entered an appearance and upon Motion of Nathaniel Parker, Esq., attorney for Plaintiffs, this Court hereby orders as follows:

THAT the Defendants, Elsie F. Reed, Edna F. Cunningham, and Bessie L. Jacobs, their heirs, successors and assigns and all other person claiming any interest in the property described in this action, be, and they are hereby forever barred from asserting any right, lien, title or interest in or to the property hereinafter described, inconsistent with the interest or claim of the Plaintiffs set forth in the Complaint; from impeaching, denying, or in anyway attacking Plaintiffs' title to the said property; from issuing or maintaining any action attacking the same; from encumbering, mortgaging, or conveying the same or any part thereof unless the said Defendants, and other persons

named herein, their unknown heirs, successors, and assigns shall commence an action of ejectment against the Plaintiffs within thirty (30) days after service of notice of entry of this Order of Court on the Defendants, their unknown heirs, successors, or assigns as hereinafter provided.

The property which is the subject of this Order is all those certain pieces, parcels or tracts of land situate in Bell Township, Clearfield County, Pennsylvania, being bounded and described as follows:

BEGINNING at a pine stump at the road leading from the West Branch of the Susquehanna River to Indiana, Pennsylvania; thence South  $26\frac{1}{2}^{\circ}$  West,  $24\frac{1}{2}$  perches to a post; thence North  $69^{\circ}$  West,  $52\frac{3}{4}$  perches to a post; thence South  $1^{\circ}$  West, 120 perches to a post; thence East 79 perches to a maple; thence North  $64\frac{1}{2}^{\circ}$  East, 101 perches to a post; thence North  $62^{\circ}$  West,  $72\frac{1}{2}$  perches to a pine stump and place of beginning.

CONTAINING 73 ACRES and 28 PERCHES.

EXCEPTING & RESERVING that piece or parcel of land conveyed by Hazel R. Keener to Harold Earl Keener and Dollie Keener, husband and wife, on September 15, 1975 and recorded in Deed Book 706, Page 520.

CONTAINING 5.63 ACRES.

ACREAGE REMAINING BEING ASSESSED AS 67.37 ACRES, and known as Tax Assessment Map No. 102-A12-000-00002.

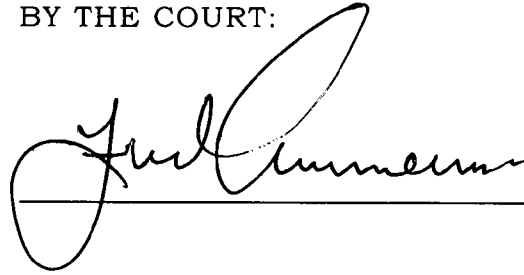
The above-described tracts will hereinafter be referred to as Property".

Notice of this Order shall be given to the Defendants by one publication in The Progress, a newspaper of general circulation, and once in the Clearfield County Legal Journal. Upon filing of proofs of publication, and upon failure of the Defendants and the persons named herein to take any action before the expiration of thirty (30) days after service, the Prothonotary, shall upon Praecipe of the Plaintiffs, transmit to the Recorder of Deeds a certified copy of this Order which shall upon the payment of the



recording fees of the Recorder of Deeds be recorded in the Deed Books and shall be indexed against the Defendants as grantors and the Plaintiffs as grantees.

BY THE COURT:



A handwritten signature in cursive script, appearing to read "J. L. Cummings", is written over a horizontal line. The signature is positioned to the left of the initials "J." which are placed at the end of the line.

J.

**COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW**

DOREEN F. & RONALD ASTORINO,  
husband and wife,

Plaintiffs,

vs.

ELSIE F. REED, EDNA F. CUNNINGHAM,  
and BESSIE L. JACOBS, Their Heirs,  
Successors and Assigns and All Other  
Persons Claiming Any Interest In The  
Property Described In This Action,  
Defendants.

CIVIL ACTION - LAW

No. 08-1409-CD

Type of Case:

Action to Quiet Title

Type of Pleading:

***Affidavit of Service  
of Judgment***

Filed on Behalf of Plaintiffs

Counsel of Record for Plaintiffs:

AL LANDER, ESQ.

Pa. Id. #25821

NATHANIEL PARKER, ESQ.

Pa. Id. #90993

Law Offices of Greco & Lander, P.C.

1390 East Main Street, Suite 2

P.O. Box 667

Clarion, PA 16214

(814) 226-6853

Fax: (814) 226-4951

Dated: NOVEMBER 17, 2008

**FILED** <sup>No cc</sup>  
m 11:11 AM  
NOV 19 2008 <sup>GD</sup>

William A. Shaw  
Prothonotary/Clerk of Courts

**COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW**

DOREEN F. & RONALD ASTORINO,  
husband and wife,

Plaintiffs,

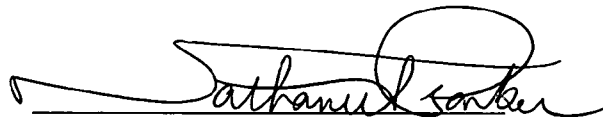
vs.

No. 08-1409-CD

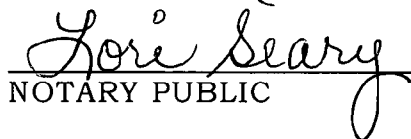
ELSIE F. REED, EDNA F. CUNNINGHAM,  
and BESSIE L. JACOBS, Their Heirs,  
Successors and Assigns and All Other  
Persons Claiming Any Interest In The  
Property Described In This Action,  
Defendants.

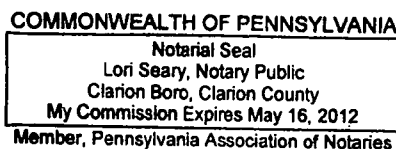
**AFFIDAVIT OF SERVICE OF COMPLAINT**

I, Nathaniel Parker, Esq., being duly sworn according to law, depose and say that in accordance with the Pennsylvania Rules of Civil Procedure and Order of Court in the above-captioned matter dated September 22, 2008, I served notice of the Order of Court dated September 22, 2008, in the above-captioned action on the Defendants, by publication in the form prescribed by Rule 430 of the Pennsylvania Rules of Civil Procedure in The Progress, a newspaper of general circulation, and the Clearfield County Legal Journal. Attached hereto as Exhibits A and B are proofs of publication from The Progress and the Clearfield County Legal Journal indicating publication of the above-described Rule 430 notice on October 1, 2008 and October 3, 2008, respectively.

  
AFFIANT

Sworn to and subscribed before me this  
17<sup>th</sup> day of November, 2008.

  
NOTARY PUBLIC



**EXHIBIT A**

COURT OF  
COMMON PLEAS OF  
CLEARFIELD COUNTY,  
PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 08-1409-CD

DOREEN F. &  
RONALD ASTORINO,  
husband and wife,  
Plaintiffs

vs.

ELSIE F. REED,  
EDNA F. CUNNINGHAM,  
and BESSIE L. JACOBS,  
Their Heirs, Successors  
and Assigns and All Other  
Persons Claiming Any Interest  
In The Property Described  
In This Action,  
Defendants

NOTICE

TO: ELSIE F. REED,  
EDNA F. CUNNINGHAM,  
and BESSIE L. JACOBS,  
Their Heirs, Successors  
and Assigns and  
All Other Persons  
Claiming Any Interest  
In The Property  
Described In This Action

You are notified that an Order has  
been entered on September 22,  
2008, directing that within thirty  
(30) days after this publication you  
shall commence an action in eject-  
ment against the Plaintiffs or be for-  
ever barred from asserting any  
right, lien, title or interest inconsis-  
tent with the interest or claim set  
forth in Plaintiffs' Complaint to all  
that certain piece or parcel of land  
situate in Bell Township, Clearfield  
County, Pennsylvania, and being  
further bounded and described as  
follows:

BEGINNING at a pine stump at the  
road leading from the West Branch  
of the Susquehanna River to In-  
diana, Pennsylvania; thence South  
26 1/2° West, 24 1/2 perches to a  
post; thence North 69° West, 52  
1/4 perches to a post; thence South  
1° West, 120 perches to a post;  
thence East 79 perches to a maple;  
thence North 64 1/2° East, 101  
perches to a post; thence North  
62° West, 72 1/2 perches to a pine  
stump and place of beginning.

CONTAINING 73 ACRES and 28  
PERCHES.

EXCEPTING & RESERVING that  
piece or parcel of land conveyed by  
Hazel R. Keener to Harold Earl  
Keener and Dollie Keener, hus-  
band and wife, on September 15,  
1975 and recorded in Deed Book  
706, Page 520.

CONTAINING 5.63 ACRES.  
ACREAGE REMAINING BEING  
ASSESSED AS 67.37 ACRES, and  
known as Tax Assessment Map No.  
102-A12-000-00002.

NOTICE

IF YOU WISH TO DEFEND, YOU  
MUST ENTER A WRITTEN AP-  
PEARANCE PERSONALLY OR BY  
ATTORNEY AND FILE YOUR DE-  
FENSES OR OBJECTIONS IN  
WRITING WITH THE COURT. YOU  
ARE WARNED THAT IF YOU FAIL  
TO DO SO, THE CASE MAY PRO-  
CEED WITHOUT YOU AND A  
JUDGMENT MAY BE ENTERED  
AGAINST YOU WITHOUT FUR-  
THER NOTICE FROM THE RELIEF  
REQUESTED BY THE PLAINTIFF.  
YOU MAY LOSE MONEY OR  
PROPERTY OR OTHER RIGHTS  
IMPORTANT TO YOU.

YOU SHOULD TAKE THIS PA-  
PER TO YOUR LAWYER AT  
ONCE. IF YOU DO HAVE A LAW-  
YER, OR CANNOT AFFORD ONE,  
GO TO OR TELEPHONE THE OF-  
FICE SET FORTH BELOW TO  
FIND OUT WHERE YOU CAN GET  
LEGAL HELP.

Court Administrator  
Clearfield County Courthouse  
Second & Market Street  
Clearfield, PA 16830  
Telephone: (814) 765-2641,  
Ext. 50-51  
Dated: September 29, 2008  
ALLANDER, ESQ.  
NATHANIEL C. PARKER, ESQ.  
Law Offices of  
Greco & Lander, P.C.  
1390 East Main Street,  
Suite 2  
P.O. Box 667  
Clarion, PA 16214  
(814) 226-6853  
Fax: (814) 226-4951

PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :  
COUNTY OF CLEARFIELD : SS:

On this 13th day of October, A.D. 2008,  
before me, the subscriber, a Notary Public in and for said County and  
State, personally appeared Margaret E. Krebs, who being duly sworn  
according to law, deposes and says that she is the President of The  
Progressive Publishing Company, Inc., and Associate Publisher of The  
Progress, a daily newspaper published at Clearfield, in the County of  
Clearfield and State of Pennsylvania, and established April 5, 1913, and  
that the annexed is a true copy of a notice or advertisement published in  
said publication in

the regular issues of October 1, 2008

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

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

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

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Cheryl J. Robinson, Notary Public  
Clearfield Boro, Clearfield County  
My Commission Expires Oct. 31, 2011

Member, Pennsylvania Association of Notaries

**PART-TIME Driver**  
needed in Coalport/  
Clearfield area. Start-  
ing wage, \$8.78/ hour.  
Holiday and vacation  
pay. Reimbursable C.D.I.

## Employment

- Reduced Rates for Senior Citizens!
- Unlimited Service for Your Home!
- Pay by the Bag Program!
- Pay 12 months in advance and receive 13th month free for residential service.
- Over 100 years of Local Experience!
- All major Credit Cards Accepted!

**Best Waste Collection Company!**

## ACTION

(814) 342-3980

**rsburg**  
**Services, LLC**  
EACON, AU.D.  
LOGIST  
ERSON, AU.D.  
LOGIST

## SERVICES

**SERVING THE**  
**MOSHANNON VALLEY**  
Office - 814-342-3749  
Fax - 814-342-3661  
Jeff & Leona Vaughn, Owners  
Residential & Commercial  
1 Yd. To 8 Yd. Containers

**EXHIBIT B**

interest inconsistent with the interest or claim set forth in Plaintiffs' Complaint to all that certain piece or parcel of land situate in Bell Township, Clearfield County, Pennsylvania, and being further bounded and described as follows:

BEGINNING at a pine stump at the road leading from the West Branch of the Susquehanna River to Indiana, Pennsylvania; thence South  $26\frac{1}{2}^{\circ}$  West, 24  $\frac{1}{2}$  perches to a post; thence North  $69^{\circ}$  West, 52  $\frac{3}{4}$  perches to a post; thence South  $1^{\circ}$  West, 120 perches to a post; thence East 79 perches to a maple; thence North  $64\frac{1}{2}^{\circ}$  East, 101 perches to a post; thence North  $62^{\circ}$  West, 72  $\frac{1}{2}$  perches to a pine stump and place of beginning.

CONTAINING 73 ACRES and 28 PERCHES.

EXCEPTING & RESERVING that piece or parcel of land conveyed by Hazel R. Keener to Harold Earl Keener and Dollie Keener, husband and wife, on September 15, 1975 and recorded in Deed Book 706, Page 520.

CONTAINING 5.63 ACRES.

ACREAGE REMAINING BEING ASSESSED AS 67.37 ACRES, and known as Tax Assessment Map No. 102-A12-000-00002.

#### NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS IN WRITING WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO, THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FROM THE 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, Second & Market Street, Clearfield, PA 16830, Telephone: (814) 765-2641, Ext. 50 • 51.

Dated: September 29, 2008.

AL LANDER ESQ., NATHANIEL C. PARKER, ESQ., Law Offices of Greco & Lander, P.C., 1390 East Main Street, Suite 2, P.O. Box 667, Clarion, PA 16214, (814) 226-6853, Fax: (814) 226-4951.



AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYERS REFERRAL SERVICE,  
David S. Meholick, Court Administrator,  
Clearfield County Courthouse, Clearfield, PA  
16830, 814.765.2641 x5982.

Mark J. Udren, Attorney for Plaintiff,  
Udren Law Offices, P.C., 111 Woodcrest Rd,  
Ste. 200, Cherry Hill, NJ 08003,  
856.482.6900.

William J. Mansfield, Inc., The Woods,  
998 Old Eagle School Rd., Suite 1209,  
Wayne PA 19087.

**COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
No. 08-1409-CD**

DOREEN F. & RONALD ASTORINO,  
husband and wife, Plaintiffs, vs. ELSIE F.  
REED, EDNA F. CUNNINGHAM, and  
BESSIE L. JACOBS, Their Heirs,  
Successors and Assigns and All Other  
Persons Claiming Any Interest In The  
Property Described In This Action,  
Defendants.

**NOTICE**

TO: ELSIE F. REED, EDNA F.  
CUNNINGHAM, and BESSIE L. JACOBS,  
Their Heirs, Successors and Assigns and All  
Other Persons Claiming Any Interest In The  
Property Described In This Action,

You are notified that an Order has been  
entered on September 22, 2008, directing  
that within thirty (30) days after this  
publication you shall commence an action in  
ejectment against the Plaintiffs or be forever  
barred from asserting any right, lien, title or

of Wills has granted letters testamentary, or, of administration to the persons named. All persons having claims or demands against said estates are requested to make payment without delay to the executors or administrators or their attorneys named below.

Second Publication

**DALE, JOHN S.,** Dec'd  
Administrator: **HYDI JO DALE**  
Attorney: **CHRIS A. PENTZ**  
207 East Market St.  
Clearfield, PA 16830

**KYLER, AUSTLE M.,** Dec'd  
Late of Houtzdale  
Executrix: **KAREN A. KYLER**  
Attorney: **LEHMAN & KASUBICK**  
611 Brisbin Street  
Houtzdale, PA 16651

**BRADY, DARRELL E.,** Dec'd  
Late of LaJose  
Executrix: **PHYLLIS J. MILLER**  
Attorney: **COURTNEY L. KUBISTA**  
211½ N. 2nd St.  
Clearfield, PA 16830

## PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :

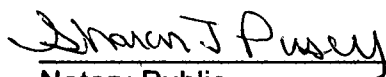
:

COUNTY OF CLEARFIELD :

On this 3rd day of October 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 October 3, 2008, Vol. 20, No. 40. And that all of the allegations of this statement as to the time, place, and character of the publication are true.

  
\_\_\_\_\_  
Gary A. Knaresboro, Esquire  
Editor

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

  
\_\_\_\_\_  
Notary Public  
My Commission Expires

<p>NOTARIAL SEAL SHARON J. PUSEY, Notary Public Houtzdale, Clearfield County, PA My Commission Expires, April 7, 2011</p>
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Al Lander Esquire  
1390 E Main St Suite 2  
PO Box 667  
Clarion PA 16214

**COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW**

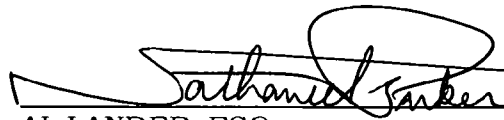
DOREEN F. & RONALD ASTORINO, husband and wife,	:	
	:	
Plaintiffs,	:	
	:	
vs.	:	No. 08-1409-CD
	:	
ELSIE F. REED, EDNA F. CUNNINGHAM, and	:	
BESSIE L. JACOBS, Their Heirs, Successors	:	
and Assigns and All Other Persons Claiming	:	
Any Interest In The Property Described In This	:	
Action,	:	
	:	
Defendants.	:	

**PRAECIPE FOR FINAL JUDGMENT**

TO THE PROTHONOTARY:

Please enter judgment in favor of Plaintiffs and against Defendants in the above-captioned action pursuant to Order of Court dated September 22, 2008, the Affidavit of Service filed contemporaneously herewith, and the failure of Defendants to take action directed by said Order within the time therein limited, and then transmit a certified copy of the September 22, 2008 Order of Court to the Recorder of Deeds to be recorded.

Dated: NOVEMBER 17, 2008

 (SEAL)  
AL LANDER, ESQ.  
Pa. Id. #25821  
NATHANIEL PARKER, ESQ.  
Pa. Id. #90993  
Law Offices of Greco & Lander, P.C.  
P.O. Box 667  
Clarion, PA 16214  
(814) 226-6853  
Fax: (814) 226-4951

**FILED** No cc  
NOV 18 2008

William A. Shaw  
Prothonotary/Clerk of Courts