

08-2085-CD  
Big Horn Gun Club vs Painters Local Un.

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

\*

THE BIG HORN GUN CLUB, INC.,  
Plaintiff

\*

-vs-

\*

Docket No. 08- 2085 -CD  
ACTION TO QUIET TITLE

THE PAINTERS LOCAL UNION NO. 281 \*  
OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns; \*  
J. A. RENSEL, TRUSTEE FOR THE \*  
DUBOIS NEST NO. 174 FRATERNAL \*  
ORDER ORIOLES OF DUBOIS, \*  
PENNSYLVANIA, its Successors and \*  
Assigns; AND CHARLES WALDBISSE, \*  
TRUSTEE FOR THE BUDWEISER \*  
CAMP OF DUBOIS, PENNSYLVANIA, \*  
its Successors and Assigns, \*  
Defendants \*

\*

Type of pleading:  
COMPLAINT

Filed on behalf of:  
PLAINTIFF, The Big Horn Gun  
Club, Inc.

Counsel of record for this party:  
Dwight L. Koerber, Jr., Esquire  
PA I.D. No. 16332

110 North Second Street  
P. O. Box 1320  
Clearfield, PA 16830  
(814) 765-9611

5  
S  
FILED 5 cc  
Oct 30 2008 Atty Koerber  
Atty pd, \$105.00  
William A. Shaw  
Prothonotary/Clerk of Courts

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

\*

THE BIG HORN GUN CLUB, INC.,  
Plaintiff

\*

-vs-

\*

Docket No. 08-  
ACTION TO QUIET TITLE

-CD

THE PAINTERS LOCAL UNION NO. 281  
OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns;  
J. A. RENSEL, TRUSTEE FOR THE  
DUBOIS NEST NO. 174 FRATERNAL  
ORDER ORIOLES OF DUBOIS,  
PENNSYLVANIA, its Successors and  
Assigns; AND CHARLES WALDBISER,  
TRUSTEE FOR THE BUDWEISER  
CAMP OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns,  
Defendants

\*

\*

\*

\*

\*

\*

\*

\*

**NOTICE**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action 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 within twenty (20) days. 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 relief claimed in the complaint by the plaintiff.

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 and Market Streets  
Clearfield, PA 16830  
(814) 765-2641, Ext. 5982

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

\*  
THE BIG HORN GUN CLUB, INC., \*  
Plaintiff \*  
  
-vs- \* Docket No. 08- \*-CD  
THE PAINTERS LOCAL UNION NO. 281 \* ACTION TO QUIET TITLE  
OF DUBOIS, PENNSYLVANIA, \*  
its Successors and Assigns; \*  
J. A. RENSEL, TRUSTEE FOR THE \*  
DUBOIS NEST NO. 174 FRATERNAL \*  
ORDER ORIOLES OF DUBOIS, \*  
PENNSYLVANIA, its Successors and \*  
Assigns; AND CHARLES WALDBISER, \*  
TRUSTEE FOR THE BUDWEISER \*  
CAMP OF DUBOIS, PENNSYLVANIA, \*  
its Successors and Assigns, \*  
Defendants \*  
\*

COMPLAINT

COMES NOW, Plaintiff The Big Horn Gun Club, Inc., by and through its attorney, Dwight L. Koerber, Jr., Esquire, and files the within Complaint.

1. Plaintiff is The Big Horn Gun Club, Inc. (referred to hereinafter as "plaintiff" or "Big Horn"), a Pennsylvania Nonprofit Corporation, with its registered office located at 11 Van Woert Street, Sykesville, PA 15865.
2. Plaintiff is a successor-in-interest of an unincorporated association named The Big Horn Gun Club, with plaintiff being incorporated as a nonprofit corporation on May 16, 1995.

3. Defendant The Painters Local Union #281 of DuBois, Pennsylvania (referred to hereinafter as "Painters Local Union"), its Successors and Assigns, are unknown by name, and its whereabouts are unknown. There are no tax assessment records for this defendant, nor are there any directory assistance or telephone listings for this defendant.

4. Defendant J. A. Rensel, Trustee for the DuBois Nest No. 174 Fraternal Order Orioles of DuBois, Pennsylvania (referred to hereinafter as "Fraternal Order Orioles"), its Successors and Assigns, are unknown by name, and its whereabouts are unknown. There are no tax assessment records for this defendant, nor are there any directory assistance or telephone listings for this defendant.

5. Defendant Charles Waldbisser, Trustee for the Budweiser Camp of DuBois, Pennsylvania (referred to hereinafter as "Budweiser Camp"), its Successors and Assigns, are unknown by name, and its whereabouts is unknown. There are no tax assessment records for this defendant, nor are there any directory assistance or telephone listings for this defendant.

**COUNT I**  
**OWNERSHIP INTEREST OF PLAINTIFF**

6. On September 8, 1951, Big Horn acquired ownership of a parcel of property located in Union Township, Clearfield County, Pennsylvania, through a deed executed by Clarice D. Snyder as grantor, such deed recorded at Clearfield County Deed Book Volume 417, page 553, and listing as the grantee, "C. W. Beck and Victor Hollopeter, and their successors in office, as trustees for themselves and all other members of THE BIG HORN GUN CLUB, an unincorporated association", with the property purchased through that

deed consisting of 56 acres more or less.

7. The above-referenced deed was a subsequent deed to the deed conveyed to The Big Horn Gun Club from William T. DeHass and Virginia E. DeHass, dated April 6, 1920, and recorded at Clearfield County Deed Book Volume 242, page 199, with the deed described in paragraph 6 above being recorded, as stated, solely for purposes of correcting the incapacity of the grantee. The April 6, 1920 deed purported to pertain to 53 acres.

8. The assessment card from the Clearfield County Assessment Office shows that Big Horn is the owner of 50 acres of woodland situated in Union Township, Clearfield County, Pennsylvania. Attached hereto as Appendix A is a copy of the assessment card.

9. Attached hereto as Appendix B is a copy of the deed to plaintiff, dated September 8, 1951, recorded at Clearfield County Deed Book Volume 417, page 553.

10. Attached hereto as Appendix C is a copy of the deed to plaintiff, dated April 6, 1920, recorded at Clearfield County Deed Book Volume 242, page 199.

11. The two deeds of Big Horn referenced adverse conveyances of three parcels of property to the named defendants herein, consisting of three separate one acre parcels from the southern corner of the within property, with the southern corner of the Big Horn property being undeveloped woodland property.

12. Attached hereto as Appendix D is a copy of the deed to Defendant Painters Local Union, dated October 1, 1919, and recorded at Clearfield County Deed Book Volume 237, page 511.

13. Attached hereto as Appendix E is a copy of the deed to Defendant Fraternal Order Orioles, dated November 3, 1919, and recorded at Clearfield County Deed Book Volume 239, page 584.

14. Attached hereto as Appendix F is a copy of the deed to Defendant Budweiser Camp, dated November 3, 1919, and recorded at Clearfield County Deed Book Volume 242, page 18.

15. Throughout the period of time that Big Horn has owned the subject property, and continuing through this date, the members of Big Horn were oblivious to the three adverse one-acre conveyances and have used the three one-acre parcels as their own, with such use being open, notorious, and adverse to any other party.

16. Big Horn, through its members, has removed deadhead timber from the three parcels, has hunted on the three parcels, and has given permission for others to hunt on the three parcels.

17. The location of the three parcels is unknown, as no survey has been performed, nor has any map been drawn which purports to show where the three one acre parcels are located. In fact, without any knowledge to the contrary, two of the parcels may be one and the same, as it is unknown where the location of the parcels would be.

18. No tax assessments have been made against the named defendants as it pertains to ownership rights, and the Clearfield County Assessment Office has no record of such ownership by the named defendants.

19. No camps or camping sites have been developed on the three one-acre parcels deeded to defendants, there have been no wells drilled for water usage on the three one-acre parcels, and there has been no activity at all throughout the past 88 years on the three one-acre parcels that would purport to show any type of ownership interest adverse to Big Horn's interest.

20. No party has come forward to assert a claim of ownership interest against Big Horn as it pertains to any of the three one-acre parcels.

21. There have been no recorded conveyances by any of the three named defendants of the one-acre parcels, either in whole or in part.

22. Big Horn has believed and therefore averred and shown through the actions of its members, that it is the owner of the parcels in question located at the southern corner of the acreage Big Horn owns.

23. Because of the cloud on title represented by the three one-acre parcels deeded to the defendants separately, Big Horn has commenced this action against the three named defendants, both jointly and severally.

24. Plaintiff Big Horn has adversely owned the three one-acre parcels of property for more than the past 21 years.

25. Plaintiff Big Horn believes, and therefore avers, that is the owner of the three one-acre parcels of property located at the southern corner of its property.

**COUNT II**  
**COMPLAINT AGAINST DEFENDANT PAINTERS LOCAL UNION**

26. Paragraphs 1 through 25 are incorporated herewith as though set forth in full.

27. Plaintiff Big Horn asserts a claim of adverse possession against the interests of Defendant Painters Local Union as it pertains to a one-acre parcel of property deeded to it by deed recorded at Clearfield County Deed Book Volume 237, page 511, dated October 1, 1919.

**COUNT III**  
**COMPLAINT AGAINST DEFENDANT FRATERNAL ORDER ORIOLES**

28. Paragraphs 1 through 25 are incorporated herewith as though set forth in full.

29. Plaintiff Big Horn asserts a claim of adverse possession against the interests of Defendant Fraternal Order Orioles as it pertains to a one-acre parcel of property deeded to it by deed recorded at Clearfield County Deed Book Volume 239, page 584, dated November 3, 1919.

**COUNT IV**  
**COMPLAINT AGAINST DEFENDANT BUDWEISER CAMP**

30. Paragraphs 1 through 25 are incorporated herewith as though set forth in full.

31. Plaintiff Big Horn asserts a claim of adverse possession against the interests of Defendant Budweiser Camp as it pertains to a one-acre parcel of property deeded to it by deed recorded at Clearfield County Deed Book Volume 242, page 18, dated November 3, 1919.

**COUNT V**  
**DESCRIPTION OF THREE PARCELS**

32. As can be seen by the deed descriptions attached hereto as Appendices D, E and F, the three one-acre parcels deeded to defendants are described as follows:

"One acre of the southern corner of the following described tract of land, situated in Union Township, Clearfield County, Penna."

33. The property described after the above quotation is that of plaintiff herein, as set forth in Appendices B and C, attached hereto.

34. Set forth below is the legal description of plaintiff's property, along with proposed language pertaining to the adverse conveyances which had been made to defendants:

ALL that certain piece or parcel of land situate in Union Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at the northern corner at stones; thence along line of Warrant No. 3587 sixty (60) rods to a point; thence along line of land formerly owned by Minnie C. Macklin of which this was a former part, one hundred fifty (150) perches more or less to a post or point; thence along line of said tract or warrant fifty-three (53) perches to stones; thence along same line of land one hundred sixty-two (162) perches in a northerly direction to stones and place of beginning, making fifty-six (56) acres more or less.

The adverse conveyances of one acre parcels to The Painters Local Union No. 281 of DuBois, Pennsylvania on October 1, 1919; to J. A. Rensel, Trustee for the DuBois Nest No. 174 Fraternal Order Orioles of DuBois, Pennsylvania on November 3, 1919; and to Charles Waldbisser, Trustee for the Budweiser Camp of DuBois, Pennsylvania, on November 3, 1919, are extinguished and no longer exist.

BEING the same premises conveyed to the Big Horn Gun Club by deed dated September 8, 1951, recorded at Clearfield County Deed Book Volume 417, page 553; and by deed dated April 6, 1920, recorded at Clearfield County Deed Book Volume 242, page 199, and conveyed to plaintiff herein by Instrument No.

---

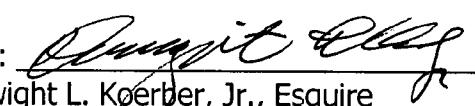
35. The conveyances to defendants create a cloud on title to the property of plaintiff, and through this Complaint, plaintiff seeks to remove that cloud on the property set forth in plaintiff's deeds, attached hereto as Appendices B and C.

WHEREFORE, plaintiff prays your Honorable Court to grant the following relief:

(a) That the Court declare that plaintiff is the owner of the three undeveloped and untaxed one-acre parcels of property deeded to defendants, as shown in Appendices D, E and F of this complaint.

(b) That Defendants The Painters Local Union No. 281 of DuBois, Pennsylvania, its Successor and Assigns; J. A. Rensel, Trustee for the DuBois Nest No. 174 Fraternal Order Orioles of DuBois, Pennsylvania, its Successors and Assigns; and Charles Waldbisser, Trustee for the Budweiser Camp of DuBois, Pennsylvania, its Successor and Assigns, be barred forever from asserting any right, title, lien or interest in plaintiff's land, inconsistent with the ownership of plaintiff, unless defendants, or their successors or assigns, bring an action of ejectment against plaintiff for recovery of the land within thirty (30) days after the entry of a judgment of the court.

Respectfully submitted,

By:   
Dwight L. Koerber, Jr., Esquire  
Attorney for Plaintiff,  
BIG HORN GUN CLUB, INC.

VERIFICATION

I verify that the facts set forth in this document are true and correct. I understand that false statements made herein are subject to the penalties of 18 Pa.C.S. 4904 relating to unsworn falsification to authorities.

Donald T. Beck  
DATE: 10/27/08

APPENDIX A

Attached hereto is a copy of the assessment card of Plaintiff Big Horn, showing ownership of 50 acres located in Union Township, Clearfield County, Pennsylvania.

BIG HORN ROD & GUN CLUB  
C/O JAMES FRIKE  
VAN WORT ST  
SYKESVILLE PA

15865

LEVEL  
SIMP  
ELEC

SET BACK  
TRAFFIC  
SAME  
LITE

0417 0553

129 0 606 000 00005  
129079125

01 001 F 001  
LANDING CLASS 10' HOURS  
100' 000' 000' 000' 000' 000'  
PROPERTY ADDRESS NEIGH/SPOT  
LOCATION RESID CONDO TYPE  
SPOT/EL. TIE BACK  
LANDISC FRAME NO: 115455

HOMSITE - - - - - WOODLAND 49.000 ACRE

50.000  
5967  
400

EM  
SS  
+10  
21560

1790  
50  
B  
50

TOTAL LAND VALUE 23400

SELLING DATA COMPUTATIONS

1.0 - - - - -

NONE

560 SF

MASONRY

30270

-3770

0

+---28---+

0

+---28---+

0

+---28---+

0

+---28---+

0

+---28---+

0

+---28---+

0

+---28---+

0

+---28---+

0

+---28---+

0

+---28---+

0

+---28---+

0

+---28---+

0

+---28---+

0

+---28---+

0

+---28---+

0

+---28---+

0

+---28---+

0

+---28---+

0

+---28---+

0

+---28---+

0

+---28---+

0

+---28---+

0

NARRATIVE

ADDITIONS

AREA

PTS

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

APPENDIX B

Attached hereto is a copy of the deed to plaintiff dated September 8, 1951.

And the said grantor will GENERALLY  
hereby conveyed.

WARRANT AND JUROR SWORN THE PROPERTY

In witness whereof, said grantor has hereunto set her hand and seal, the  
day and year first above-written.

Sealed and delivered in the presence of

Frankle  
Elaine Kliney

Rachel O'Shea



Certificate of Residence

I hereby certify, that the precise address of the grantees herein is as follows: Ginter,  
Gulich Township, Clearfield County, Pennsylvania.

Kelly, Johnsen & Clegg  
Attorney or Agent for Grantees

Commonwealth of Pennsylvania  
County of Clearfield (Centre) } ss:

On this, the 19 day of Dec. 1951, before me a Notary Public  
the undersigned officer, personally appeared Rachel O'Shea, widow,  
known to me (or satisfactorily proven) to be the person whose name is subscribed to the within  
instrument, and acknowledged that she executed the same for the purpose therein contained.



IN WITNESS WHEREOF, I have hereunto set my hand and official seal

Geraldine E. Craft  
3/5/53

My Commission Expires

Entered of Record Dec. 22 1951, 11:30 a.m. Weir W. Mullen, Recorder

This Deed

MADE the 8th day of September

in the year nineteen hundred and fifty-one.

BETWEEN CLARICE D. SNYDER, Widow, of 404 North Main Street,  
Greensburg, Pennsylvania

A N D

C. W. BECK of Chestnut Grove (Rural Delivery Grampian), Pennsylvania, and VICTOR HOLLOPETER of Clearfield, Pennsylvania (Rural Delivery) and their successors in office, as trustees for themselves and all other members of THE BIG HORN GUN CLUB, an unincorporated association; the said Trustees shall have full authority to convey, lease or encumber the premises herein conveyed.

WITNESSETH that in consideration of One (\$1.00)

Dollars

in hand paid, the receipt whereof is hereby acknowledged, the said grantor does hereby grant  
and convey to the said grantees

ALL that certain piece or parcel of land situate in Union Township,  
Clearfield County, Pennsylvania bounded and described as follows:

REGRANT  
Warren, Pennsylvania, formerly in  
more or less in  
warrant of sheriff  
land one hundred  
stones and places  
or less.

EXCISING AND REGRANTING: The grantor hereby excises and regrants the described tract  
one acre out of the south corner of the tract above conveyed to the  
Painter's Local Union No. 281, Oil and Gas Workers, by deed dated  
October 1, 1919 and recorded in Clearfield County Deed Book 237 at page  
511; also one acre out of the same tract above conveyed to J. A. Rensel,  
Trustee for the DuBois Miners' Welfare Fund, by deed dated  
November 3, 1919 and recorded in Clearfield County Deed Book 238  
at page 584; also one acre out of the south corner of the same conveyed  
to Charles Walbisser, trustee for the DuBois Camp of DuBois, Pa.,  
by deed dated November 3, 1919 and recorded in Clearfield County Deed  
Book No. 242 at page 18.

Being the same premises conveyed to the Big Horn Gun Club by  
William T. DeHass and Virginia E. DeHass by deed acknowledged April  
6, 1920 and recorded April 12, 1920 in Clearfield County Deed Book  
No. 242 at page 199; this conveyance being made for the purpose of  
correcting the incapacity of the grantee mentioned in said deed recorded  
in Book 242 at page 199.

The grantor also conveys any right, title or interest which she  
may have inherited or otherwise acquired from W. T. DeHass by virtue  
of a certain Treasurer's Deed from A. H. Rumberger, Treasurer of  
Clearfield County to W. T. DeHass dated August 17, 1920 and recorded  
January 19, 1922 in Clearfield County Deed Book 255 at page 95.

AND the said grantor do hereby warrant generally the property  
hereby conveyed

IN WITNESS WHEREOF, the said grantor has hereunto set her hand and seal,  
the day and year first above written.

Signed, Sealed and Delivered  
in the presence of

Harry F. Ryley

Clarice D. Snyder (SEAL)

State of Pennsylvania  
County of Westmoreland

On this, the 18th day of October, 1951, before me  
James V. Buckley, Alderman, the undersigned officer, personally appeared  
Clarice D. Snyder, Widow,

known to me (or satisfactorily proven) to be the person whose name is subscribed to  
the within instrument, and acknowledged that she executed the same for the  
purpose therein contained.

APPENDIX C

Attached hereto is a copy of the deed to plaintiff dated April 6, 1920.

DEED ) THIS DEED Made the day of April in the year Nineteen hundred  
WM.T. DEHAAS ET AL ) and twenty.

TO ) BETWEEN William T. DeHaas and Virginia E. DeHaas, his wife, of Clear-  
BIG HORN GUN CLUB ) field, Pennsylvania, grantors and parties of the first part, and  
The Big Horn Gun Club, an unincorporated association, grantee and party of the second part.

WITNESSETH, that in consideration of three hundred (\$300) dollars, in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantee, all that certain tract or piece of land situated in Union Township, Clearfield County, Pennsylvania, bounded and described as follows: Beginning at the Northern corner at stones; thence along the line of warrant No. 3587 sixty (60) rods to point; thence along the line of land owned by Minnie C. Macklin of which this is a part, one hundred fifty (150) perches more or less to tract No. 3587 to a post or point; thence along line of said tract or warrant fifty three (53) perches to stones; thence along same line of land one hundred sixty two (162) perches in a northerly direction to stones and place of beginning, making fiftysix (56) acres more or less, excepting and reserving from the above described tract one acre out of the South corner thereof, heretofore conveyed to the Painters Local Union No. 281 of Dubois, Pennsylvania, by deed dated October 1, 1919 and recorded in deed Book No. 237, page 511; one acre out of the South corner of same conveyed to J. A. Rensel, Trustee for the DuBois Nest No. 174 Fraternal Order of Orioles by deed dated November 3, 1919 and recorded in deed Book 227 page 584; and one acre out of the South corner of the same conveyed to Charles Walbissner, trustee for Budweiser Camp of DuBois, Pennsylvania, by Deed dated November 3, 1919 and recorded in deed Book No. 242, page 18; being a part of the same premises which were conveyed to William T. DeHaas, grantor herein, by the County Commissioners of Clearfield County, by deed dated November 16, 1906 and recorded in deed Book 159, page 395; said Deed having by error been made to W. T. DeHaas, Trustee, instead of to him individually, the said William T. DeHaas having purchased said property at Commissioners Sale individually and not as Trustee for any person or persons, after taking out said reservation the said tract being fifty three (53) acres net.

AND the said grantors, do hereby covenant and agree to and with the said grantee, that they, the grantors, their heirs, executors and administrators shall and will specially warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said grantee, its heirs and assigns, against the said grantors and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof.

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first above written.

Sealed and delivered

William T. DeHaas (seal)

in the presence of

Virginia E. DeHaas (seal)

A. R. Chase

Duly stamped U.S. Rev. \$ .50

State of Pennsylvania )

County of Clearfield ) SS

On this 6<sup>th</sup> day of April A.D. 1920, before me Ed. B. Chase, Recorder of deeds, came the above named William T. DeHaas and Virginia DeHaas, his wife, and acknowledged the foregoing Deed to be their act and deed, and desired the same to be recorded as such.

Witness my hand and seal the day and year aforesaid.

Ed. B. Chase (off. seal)  
Recorder of deeds.

APPENDIX D

Attached hereto is a copy of the deed to Defendant Painters Local Union, dated October 1, 1919.

Entered of record Oct. 4, 1919. 11-50 A.M.

Recorded and Compared by

Ed B. Chase  
M6  
Recorder.

DEED ) THIS DEED, Made the First day of October in the year  
WM. T. DEHAAS ET AL ) Nineteen hundred and Nineteen.  
TO ) Between William T. DeHaas, and Virginia E. DeHaas, his wife,  
PAINTERS LOCAL UNION #281) of the Borough of Clearfield, county of Clearfield and  
State of Pennsylvania, parties of the first part and The Painters Local Union #281 of  
DuBois, Pennsylvania, of the second part;

WITNESSETH, that in consideration of One Dollar in hand paid, the receipt whereof  
is hereby acknowledged, the said grantors do hereby grant and convey to the said grantees,  
One acre of the southern corner of the following described tract of land, situated in  
Union Township, Clearfield County, Penna.

Beginning at the North corner at stones; thence along the line of Warrant No. 3587  
sixty (60) rods to a point; thence along the line of land owned by Minnie C. Macklin of  
which this is a part, one hundred and fifty perches more or less to tract No. 3587 to a  
post or point; thence along the line of said tract of Warrant fifty three (53) perches  
to a stone; thence along the same line of land One hundred sixty two (162) perches in a  
Northern direction to a stone and place of beginning, Making fifty six (56) acres more  
or less.

Being a part of the same premises which the County Commissioners of Clearfield  
County by deed dated the 16th day of November, A.D. 1906, recorded in and for Clearfield  
County, in Deed Book No. 159, page 395, granted and conveyed unto William T. DeHaas,  
grantor herein.

In Witness Whereof, said grantors have hereunto set their hands and seals the  
day and year first above written.

Sealed and delivered in

William T. DeHaas (seal)

the presence of

Virginia E. DeHaas (seal)

State of Pennsylvania )

IS

County of Clearfield )

On this 4th day of October A.D. 1919 before me, Ed. B. Chase Recorder of Deeds came  
the above named William T. DeHaas, and Virginia E. DeHaas, his wife, and acknowledged the  
foregoing Deed to be their act and deed and desired the same to be recorded as such.

Witness my hand and official seal the day and year aforesaid.

Ed. B. Chase (off. seal)

Recorder of Deeds.

APPENDIX E

Attached hereto is a copy of the deed to Defendant Fraternal Order Orioles,  
dated November 3, 1919.

DEED ) THIS DEED, Made the Third day of November, in the year  
WM. T. DEHAAS ET UX ) Nineteen hundred and Nineteen  
TO ) Between William T. DeHaas, and Virginia E. DeHaas, his wife  
J. A. RENSEL, TR. ) of the Borough of Clearfield, County of Clearfield and  
State of Pennsylvania, parties of the first part, and J.A.  
Rensel, Trustee and his successors in Trust for the DuBois Nest No.174, Fraternal Order  
Orioles of DuBois, Pennsylvania, party of the second part.

Witnesseth, that in consideration of One dollar in hand paid, the receipt  
whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said  
grantee,

One acre of the southern corner of the following described tract of land, situated  
in Union Township, Clearfield County, Pennsylvania, and adjoining property this day  
sold to Charles Waldbisser, Trustee for Budweiser Camp of DuBois, Pennsylvania.

Beginning at the north corner at stones; thence along the line of Warrant  
No.3587 sixty (60) rods to a point; thence along the line of land owned by Minnie C.  
Macklin of which this is a part, one hundred and fifty perches, more or less to tract No.  
3587 to a post or point; thence along the line of said tract of Warrant fifty three  
(53) perches to a stone; thence along the same line of land One hundred sixty Two (162)  
perches in a Northern direction to a stone and place of beginning, making fifty six (56)  
acres more or less.

Being a part of the same premises which the County Commissioners of Clearfield  
County by deed dated the 16th day of November. A.D.1906, recorded in and for Clearfield  
County, in Deed Book No.159, page 395, granted and conveyed unto William T. DeHaas, grantor  
herein.

In Witness Whereof, said grantors have hereunto set their hands and seals the  
day and year first above written.

Sealed and delivered in  
the presence of

William T. DeHaas (seal)  
Virginia E. DeHaas (seal)

State of Pennsylvania,  
County of Clearfield, SS

On this 3rd day of November A.D.1919, before me, Ed.B.Chase, Recorder of Deeds  
personally appeared the above named William T. DeHaas and Virginia E. DeHaas, his wife,  
and acknowledged the foregoing deed to be their act and deed and desired the same to be  
recorded as such.

Witness my hand and official seal the day and year aforesaid.

Ed.B.Chase (off seal)

Entered of Record Dec 31, 1919. 945 A.M.

Recorder of deeds.

Recorded and Compared by

Ed. B. Chase  
Recorder.

APPENDIX F

Attached hereto is a copy of the deed to Defendant Budweiser Camp, dated November 3, 1919.

State of Pennsylvania)  
County of Clearfield )SS

On this 27th day of February A.D.1920, before me a Justice of the Peace came the above named Catherine Bibby and acknowledged the foregoing deed to be her act and deed and desired the same to be recorded as such.

Witness my hand and official seal the day and year aforesaid.

James W. Ruffner (off. seal)

Justice of the Peace.

My commission expires first Monday in January 1920

Entered of Record Mar. 23, 1920, 10-30 AM.

Recorded and Compared by

Ed. B. Chasy  
Recorder.

DEED ) THIS DEED Made the Third day of November, in the year Nineteen  
WM. T. DEHAAS ET AL ) hundred and Nineteen.  
TO ) BETWEEN William T. DeHaas, and Virginia E. DeHaas, his wife of the  
CHAS. WALDBISER, TR. ) Borough of Clearfield, county of Clearfield and State of Pennsylvania, parties of the first part, and Charles Waldbisser, Trustee and his successors in Trust for the Budweiser Camp of DuBois, Pennsylvania, party of the second part;

Witnesseth, that in consideration of One dollar in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantees

One acre of the southern corner of the following described tract of land, situated in Union Township, Clearfield County, Pennsylvania, and adjoining property sold to the Painters Local Union #281, of DuBois, Pennsylvania, by deed dated October First, 1919.

Beginning at the North corner at stones; thence along the line of Warrant No. 3587 sixty (60) rods to a point; thence along the line of land owned by Minnie C. Macklin of which this is a part, one hundred and fifty perches, more or less to tract No. 3587 to a post or point; thence along the line of said tract of Warrant fifty three (53) perches to a stone; thence along the same line of land One hundred sixty two (162) perches in a Northern direction to a stone and place of beginning, making fifty six (56) acres more or less

Being a part of the same premises which the County Commissioners of Clearfield County by deed dated the 16th day of November, A.D. 1906, recorded in and for Clearfield County, in Deed Book No. 159 page 395, granted and conveyed unto William T. DeHaas, grantor herein.

In Witness Whereof, said grantors have hereunto set their hands and seals the day and year first above written.

Sealed and delivered in  
the presence of

William T. DeHaas (seal)  
Virginia E. DeHaas (seal)

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

\*

THE BIG HORN GUN CLUB, INC.,  
Plaintiff

\*

-vs-

\*

Docket No. 08-~~2085~~ -CD  
ACTION TO QUIET TITLE

THE PAINTERS LOCAL UNION NO. 281  
OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns;  
J. A. RENSEL, TRUSTEE FOR THE  
DUBOIS NEST NO. 174 FRATERNAL  
ORDER ORIOLES OF DUBOIS,  
PENNSYLVANIA, its Successors and  
Assigns; AND CHARLES WALDBISER,  
TRUSTEE FOR THE BUDWEISER  
CAMP OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns,  
Defendants

\*

\*

\*

Type of pleading:  
MOTION FOR PUBLICATION

Filed on behalf of:  
PLAINTIFF, The Big Horn  
Gun Club, Inc.

Counsel of record for  
this party:

Dwight L. Koerber, Jr., Esquire  
PA I.D. No. 16332

110 North Second Street  
P. O. Box 1320  
Clearfield, PA 16830  
(814) 765-9611

FILED 500  
01/30/2008 Atty Koerber  
OCT 30 2008

William A. Shaw  
Prothonotary/Clerk of Courts

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

\*

THE BIG HORN GUN CLUB, INC.,  
Plaintiff

\*

-vs-

\*

Docket No. 08-  
-CD  
ACTION TO QUIET TITLE

THE PAINTERS LOCAL UNION NO. 281 \*  
OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns; \*  
J. A. RENSEL, TRUSTEE FOR THE  
DUBOIS NEST NO. 174 FRATERNAL  
ORDER ORIOLES OF DUBOIS,  
PENNSYLVANIA, its Successors and  
Assigns; AND CHARLES WALDBISER,  
TRUSTEE FOR THE BUDWEISER  
CAMP OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns,  
Defendants

\*

\*

\*

\*

\*

\*

\*

\*

\*

\*

\*

\*

\*

\*

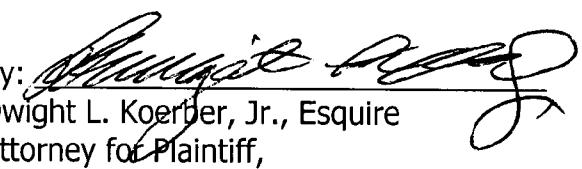
\*

\*

MOTION FOR PUBLICATION

COMES NOW, Plaintiff THE BIG HORN GUN CLUB, INC., by and through its attorney, Dwight L. Koerber, Jr., Esquire, and files the within Motion, with an Affidavit having been executed and filed on behalf of plaintiff, that the identity and whereabouts of the Defendants named herein, their successors and assigns, are unknown, and moves this Honorable Court for leave to file the Complaint by publication in such manner as the Court shall direct, as provided by Pa.R.C.P. 430(b).

Respectfully submitted,

By:   
Dwight L. Koerber, Jr., Esquire  
Attorney for Plaintiff,  
THE BIG HORN GUN CLUB, INC.

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

\*

THE BIG HORN GUN CLUB, INC.,  
Plaintiff

\*

-vs-

\*

Docket No. 08-  
ACTION TO QUIET TITLE -CD

THE PAINTERS LOCAL UNION NO. 281 \*  
OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns; \*  
J. A. RENSEL, TRUSTEE FOR THE  
DUBOIS NEST NO. 174 FRATERNAL \*  
ORDER ORIOLES OF DUBOIS,  
PENNSYLVANIA, its Successors and \*  
Assigns; AND CHARLES WALDBISER,  
TRUSTEE FOR THE BUDWEISER \*  
CAMP OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns,  
Defendants \*

\*

AFFIDAVIT THAT THE WHEREABOUTS OF THE DEFENDANTS NAMED HEREIN,  
THEIR SUCCESSORS AND ASSIGNS, ARE UNKNOWN

COMMONWEALTH OF PENNSYLVANIA:

:SS:

COUNTY OF CLEARFIELD :

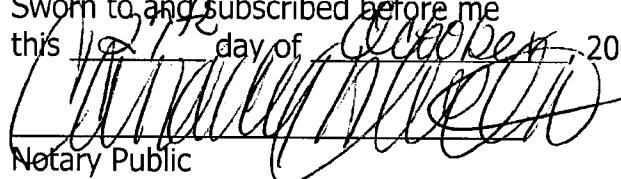
Donald V Beck, officer or agent for the plaintiff in the above-captioned action, being duly sworn according to law, deposes and states that he is authorized to sign the within affidavit, and that being so duly sworn, deposes and states that the whereabouts of the defendants named in this matter, their successors and assigns, and any person or entity claiming or who might claim under them, are unknown by name, and their whereabouts are unknown.

Affiant has investigated Clearfield County telephone directories, Clearfield County Post Offices, and the Clearfield County Courthouse, including the Office of the Register

of Wills and the Tax Assessment Office, has examined union and fraternal organizational records, and has discussed this issue with the general public in the area that is the subject of this action, and has been unable to locate any of the named defendants, or the complete names and addresses of any successors and assigns of the named defendants.

  
(Executed as officer or agent for plaintiff)

Sworn to, and subscribed before me  
this 10 day of October, 2008.

  
Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

CANDICE J ALVETRO, NOTARY PUBLIC  
SANDY TWP. CLEARFIELD COUNTY  
MY COMMISSION EXPIRES FEB. 9, 2012

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

\*

THE BIG HORN GUN CLUB, INC.,  
Plaintiff

\*

-vs-

\*

Docket No. 08-~~2085~~ -CD  
ACTION TO QUIET TITLE

THE PAINTERS LOCAL UNION NO. 281 \*  
OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns;  
J. A. RENSEL, TRUSTEE FOR THE \*  
DUBOIS NEST NO. 174 FRATERNAL  
ORDER ORIOLES OF DUBOIS,  
PENNSYLVANIA, its Successors and \*  
Assigns; AND CHARLES WALDBISER,  
TRUSTEE FOR THE BUDWEISER  
CAMP OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns,  
Defendants

\*

\*

\*

\*

\*

\*

\*

\*

\*

\*

\*

\*

\*

\*

\*

Type of pleading:  
ORDER

Filed on behalf of:  
PLAINTIFF, The Big Horn  
Gun Club, Inc.

Counsel of record for  
this party:

Dwight L. Koerber, Jr., Esquire  
PA I.D. No. 16332

110 North Second Street  
P. O. Box 1320  
Clearfield, PA 16830  
(814) 765-9611

FILED <sup>500</sup>  
03/30/2008  
NOV 03 2008  
Atty Koerber  
GIO

William A. Shaw  
Prothonotary/Clerk of Courts

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

\*

THE BIG HORN GUN CLUB, INC.,  
Plaintiff

\*

-vs-

\*

Docket No. 08-  
-CD  
ACTION TO QUIET TITLE

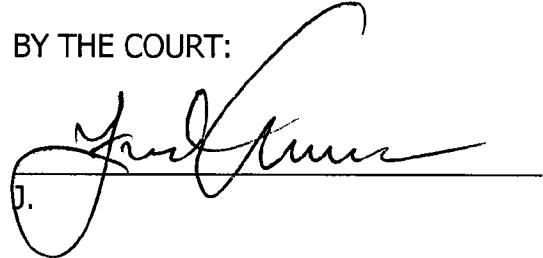
THE PAINTERS LOCAL UNION NO. 281 \*  
OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns; \*  
J. A. RENSEL, TRUSTEE FOR THE  
DUBOIS NEST NO. 174 FRATERNAL \*  
ORDER ORIOLES OF DUBOIS,  
PENNSYLVANIA, its Successors and \*  
Assigns; AND CHARLES WALDBISSE, \*  
TRUSTEE FOR THE BUDWEISER  
CAMP OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns,  
Defendants

O R D E R

AND NOW, this 31 day of October, 2008, upon consideration of the Motion For Publication filed by Dwight L. Koerber, Jr., attorney for plaintiff in the above-captioned action, it is hereby ORDERED AND DECREED that plaintiff is granted leave to make service of the Complaint upon all named Defendants in the above-captioned case, their successors and assigns, and any other person or entity claiming or who might claim title under them, or all other persons claiming any right, title or interest in the property described in the Complaint, by publication once in The Progress, a newspaper of general circulation in Clearfield County, Pennsylvania, and in the Clearfield County Legal Journal; and proof of publication thereof shall be filed with the proceedings in this action and the said advertisement shall state that the defendants are required to

answer the Complaint within twenty (20) days from the date of advertisement thereof.

BY THE COURT:

A handwritten signature in black ink, appearing to read "Frank J. Turner", is written over a horizontal line. The signature is fluid and cursive, with a large, sweeping flourish at the end.

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

THE BIG HORN GUN CLUB, INC.,  
Plaintiff

\*

-vs-

\*

Docket No. 08-2085-CD  
ACTION TO QUIET TITLE

THE PAINTERS LOCAL UNION NO. 281  
OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns;  
J. A. RENSEL, TRUSTEE FOR THE  
DUBOIS NEST NO. 174 FRATERNAL  
ORDER ORIOLES OF DUBOIS,  
PENNSYLVANIA, its Successors and  
Assigns; AND CHARLES WALDBISER,  
TRUSTEE FOR THE BUDWEISER  
CAMP OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns,

Defendants

\*

Type of pleading:  
AFFIDAVIT OF SERVICE

Filed on behalf of:  
PLAINTIFF, The Big Horn Gun  
Club

Counsel of record for  
this party:

Dwight L. Koerber, Jr.,  
Esquire  
PA I.D. No. 16332

110 North Second Street  
P. O. Box 1320  
Clearfield, PA 16830  
(814) 765-9611

FILED NOCC  
01/23/2008  
DEC 23 2008  
6ic

5  
William A. Shaw  
Prothonotary/Clerk of Courts

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

THE BIG HORN GUN CLUB, INC.,  
Plaintiff

\*

-vs-

\*

Docket No. 08-2085-CD  
ACTION TO QUIET TITLE

THE PAINTERS LOCAL UNION NO. 281  
OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns;  
J. A. RENSEL, TRUSTEE FOR THE  
DUBOIS NEST NO. 174 FRATERNAL  
ORDER ORIOLES OF DUBOIS,  
PENNSYLVANIA, its Successors and  
Assigns; AND CHARLES WALDBISER,  
TRUSTEE FOR THE BUDWEISER  
CAMP OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns,  
Defendants

\*

\*

\*

\*

\*

\*

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA:

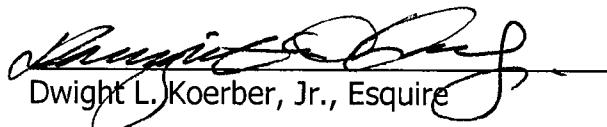
:SS:

COUNTY OF CLEARFIELD

:

DWIGHT L. KOERBER, JR., ESQUIRE, being duly sworn according to law, deposes and states that the defendants in the above-captioned matter were served through publication with Notice of the Complaint filed in this matter, as set forth in the Order of Court dated October 31, 2008. Notice appeared in the DuBois "Courier Express" on November 17, 2008, and in the "Clearfield County Legal Journal" during the week of November 21, 2008, Vol. 20, No. 47.

Sworn to and subscribed  
before me this 22<sup>nd</sup>  
day of December, 2008.



Dwight L. Koerber, Jr., Esquire

Joyce S. Rodkey  
Notary Public

COMMONWEALTH OF PENNSYLVANIA	
Notarial Seal	
Joyce S. Rodkey, Notary Public	
Clearfield Boro, Clearfield County	
My Commission Expires Oct. 21, 2009	

Member, Pennsylvania Association of Notaries

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
Docket No. 08-2085-CD  
ACTION TO QUIET TITLE

THE BIG HORN GUN CLUB, INC.,  
Plaintiff

-vs-

THE PAINTERS LOCAL UNION NO. 281 OF DUBOIS, PENNSYLVANIA, its Successors and Assigns; J.A. RENSEL, TRUSTEE FOR THE DUBOIS NEST NO. 174 FRATERNAL ORDER ORIOLES OF DUBOIS, PENNSYLVANIA, its Successors and Assigns; AND CHARLES WALDBISSE, TRUSTEE FOR THE BUDWEISER CAMP OF DUBOIS, PENNSYLVANIA, its Successors and Assigns,  
Defendants

LEGAL NOTICE

TO THE ABOVE NAMED DEFENDANTS:

You are hereby notified that the plaintiff listed above has filed a Complaint in Action to Quiet Title in Docket No. 08-2085-CD, regarding a certain property situate in the Township of Union, Clearfield County, PA, and further described as follows:

ALL that certain piece or parcel of land situate in Union Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at the northern corner at stones; thence along line of Warrant No. 3587 sixty (60) rods to a point; thence along line of land formerly owned by Minnie C. Macklin of which this was a former part, one hundred fifty (150) perches more or less to a post or point; thence along line of said tract or warrant fifty-three (53) perches to stones; thence along same line of land one hundred sixty-two (162) perches in a northerly direction to stones and place of beginning, making fifty-six (56) acres more or less.

BEING the same premises as were granted and conveyed unto W. C. Beck of Chestnut Grove (Rural Delivery Grampian), Pennsylvania, and Victor Hollopeter of Clearfield, Pennsylvania (Rural Delivery) and their successors in office, as trustees for themselves and all other members of The Big Horn Gun Club, an unincorporated association; the said Trustees shall have full authority to convey, lease or encumber the premises herein conveyed; by deed of Clarice D. Snyder, Widow, dated September 8, 1951, recorded at Clearfield County Deed Book Volume 417, page 553; and also the same premises as were granted and conveyed unto The Big Horn Gun Club, an unincorporated association by deed of William T. DeHaas and Virginia E. DeHaas, dated April 6, 1920, recorded at Clearfield County Deed Book Volume 242, page 199.

TAKE NOTICE that plaintiff is the owner of the land described hereinabove and that it has requested in its Complaint which is on file in the Office of the Prothonotary of the Court of Common Pleas of Clearfield County, that the Court decree that title to same is in it, free and clear of the claims of defendants, their successors, heirs and assigns, and any other person or persons claiming right, title or interest in the land described, or anyone claiming by, through or under them.

Should the above-named defendants, their successors, heirs or assigns, or any other entity or person claiming or who might claim title under them, or all other entities or persons claiming any right, title or interest in the land described, fail to plead to the plaintiffs Complaint within twenty (20) days from the date of publication of this notice, or fail to take such action within thirty (30) days after default judgment as the Court may direct, the defendants, their successors, heirs or assigns, and any other entity or person or persons claiming or who might claim title under them, or all entities or persons claiming any right, title or interest in the land described, except plaintiff, will be forever barred from asserting any interest, lien, right or title to the said land, inconsistent with plaintiff, its successor and assigns.

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 plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE 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 and Market Streets  
Clearfield, PA 16830  
(814) 765-2641, Ext. 5982

By: Dwight L. Koerber, Jr., Esquire  
110 North Second Street  
P.O. Box 1320  
Clearfield, PA 16830  
(814) 765-9611

aestic  
t'll be

June  
ances  
more  
an on  
apt to  
nwork  
where

July  
nking  
: bud-  
s into  
ppens.  
ht end

22) -  
e that  
strong-  
ently  
zed as  
hat re-  
tate to

Sept.  
to deal  
trader,  
ything  
ail. It  
ey that  
or her

3-Oct.  
d hap-  
special  
your-  
full ac-  
tion is  
at gets



## UNIVERSAL Sudoku P

			8			3	7
			9	3	4	5	8
				1		6	
4			7	8			1
	5						2
	7			6	5		4
		5		4			
	3	4	2	7	8		
7	1				9		

11/17

DIFFICULTY RATING: ★☆☆☆☆

© 2008 Knight Features/Distributed by Universal

## Today in history

iday, Nov. 17, the 322nd  
44 days left in the year.  
History:

he NBC television net-  
fans by cutting away  
es of a New York Jets  
to begin a special pre-  
chedule. (Home viewers  
eeing the Raiders come  
Jets, 43-32.)

accessed to the English  
of Queen Mary.  
held its first session in  
tially completed Capitol

anal opened in Egypt.  
uguste Rodin died in  
'77.

aines Johnson married  
etter known as "Lady  
Texas.

n's Dulles International  
by President Kennedy.  
Union landed an un-  
rolled vehicle on the

Nixon told Associated  
s meeting in Orlando,  
to know whether or  
crook. Well, I'm not a

ry in Denver convicted

two neo-Nazis and acqui-  
rights violations in the  
talk show host Alan Be

Ten years ago: The p-  
Lewinsky's voice for the  
Judiciary Committee re-  
recordings secretly made

Today's Birthdays:  
McGee (The Ventures)  
Lightfoot is 70. Movie  
ese is 66. Actress Laur  
director Danny DeVito  
Live" producer Lorne M  
Hall-of-Famer Tom Sear  
Roland Joffe is 63. Dem  
man Howard Dean is 59.  
is 57. Rock musician Jim  
eens) is 51. Actress Ma-  
tonio is 50. Actor Willi-  
tainer RuPaul is 48. Ac-  
Actress Sophie Marceau  
Daisy Fuentes is 42. R  
Ronnie DeVoe (New Ed  
41. Rock musician Ben  
is 41. Actress Leslie Bi  
Call is 32. Country star  
Actress Rachel McAdams  
Isaac Hanson (Hanson  
Cooper is 20. Actress R

Thought for Today:  
keeps surprising you a  
after they die — their  
American author an-  
1964).

**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

17th day of November A.D. 2008

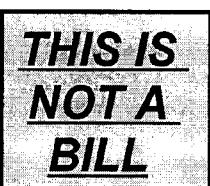
Affidavit further deposes that he is an officer duly authorized by the Courier-Express, a daily newspaper, Tri-County Sunday, a weekly newspaper, and/or Jeffersonian Democrat, a weekly newspaper to verify the foregoing statement under oath and also declared that affiant is not interested in the subject 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 20th day of NOV., 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 Dwight L. Koerber Jr.

For publishing the notice or advertisement	
attached hereto on the above stated dates.....	<u>\$442.80</u>
Probating same.....	<u>\$7.50</u>
Total.....	<u>\$450.30</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  
Docket No. 08-2085-CD  
ACTION TO QUIET TITLE

THE BIG HORN GUN CLUB, INC., Plaintiff vs. THE PAINTERS LOCAL UNION NO. 281 OF DUBOIS, PENNSYLVANIA, its Successors and Assigns; J. A. RENSEL, TRUSTEE FOR THE DUBOIS NEST NO. 174 FRATERNAL ORDER ORIOLES OF DUBOIS, PENNSYLVANIA, its Successors and Assigns; AND CHARLES WALDBISSE, TRUSTEE FOR THE BUDWEISER CAMP OF DUBOIS, PENNSYLVANIA, its Successors and Assigns, Defendants.

LEGAL NOTICE TO THE ABOVE NAMED DEFENDANTS:

You are hereby notified that the plaintiff listed above has filed a Complaint in Action to Quiet Title in Docket No. 08-2085-CD, regarding a certain property situate in the Township of Union, Clearfield County, PA, and further described as follows:

ALL that certain piece or parcel of land situate in Union Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at the northern corner at stones; thence along line of Warrant No. 3587 sixty (60) rods to a point; thence along line of land formerly owned by Minnie C. Macklin of which this was a former part, one hundred fifty (150) perches more or less to a post or point; thence along line of said tract or warrant fifty-three (53) perches to stones; thence along same line of land one hundred sixty-two (162) perches in a northerly direction to stones and place of beginning, making fifty-six (56) acres more or less.

BEING the same premises as were

granted and conveyed unto W. C. Beck of Chestnut Grove (Rural Delivery Grampian), Pennsylvania, and Victor Hollopeter of Clearfield, Pennsylvania (Rural Delivery) and their successors in office, as trustees for themselves and all other members of The Big Horn Gun Club, an unincorporated association; the said Trustees shall have full authority to convey, lease or encumber the premises herein conveyed; by deed of Clarice D. Snyder, Widow, dated September 8, 1951, recorded at Clearfield County Deed Book Volume 417, page 553; and also the same premises as were granted and conveyed unto The Big Horn Gun Club, an unincorporated association by deed of William T. DeHaas and Virginia E. DeHaas, dated April 6, 1920, recorded at Clearfield County Deed Book Volume 242, page 199.

TAKE NOTICE that plaintiff is the owner of the land described hereinabove and that it has requested in its Complaint which is on file in the Office of the Prothonotary of the Court of Common Pleas of Clearfield County, that the Court decree that title to same is in it, free and clear of the claims of defendants, their successors, heirs and assigns, and any other person or persons claiming right, title or interest in the land described, or anyone claiming by, through or under them.

Should the above-named defendants, their successors, heirs or assigns, or any other entity or person claiming or who might claim title under them, or all other entities or persons claiming any right, title or interest in the land described, fail to plead to the plaintiffs Complaint within twenty (20) days from the date of publication of this notice, or fail to take such action within thirty (30) days after default judgment as the Court may direct, the defendants, their successors, heirs or assigns, and any other entity or person or persons claiming or who might claim title under them, or all entities or persons claiming any right, title or interest in the land described, except plaintiff, will be forever barred from asserting any interest, lien, right or title to the said land, inconsistent with plaintiff, its successor and assigns.

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 plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE 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 and Market Streets, Clearfield, PA 16830, (814) 765-2641, Ext. 5982.

By: Dwight L. Koerber, Jr., Esquire, 110 North Second Street, P. O. Box 1320, Clearfield, PA 16830, (814) 765-9611.

---

**COURT OF COMMON PLEAS  
CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
NO. 2008-1766-CD**

HSBC USA, N.A., PLAINTIFF Vs. GLORIA HOCKENBERRY, Last Record Holder and JEFF HOCKENBERRY, Known Heir of Gloria Hockenberry, and LARRY HOCKENBERRY, Known Heir of Gloria Hockenberry, DEFENDANT(S)

**COMPLAINT IN**

**MORTGAGE FORECLOSURE**

TO: GLORIA HOCKENBERRY, Last Record Owner and any and all unknown heirs of Gloria Hockenberry, Last Record Owner, whose last known address is 165 Lyle Lane, Coalport, PA 16627.

TAKE NOTICE THAT Plaintiff, HSBC USA, N.A. has filed a Complaint in Mortgage Foreclosure endorsed with a Notice to Defend against you in the Court of Common Pleas of Clearfield County, Pennsylvania docketed to No. 2008-1766-CD wherein Plaintiff seeks to foreclosure its mortgage secured on your property located 165 Lyle Lane, Coalport, PA 16627, whereupon your property would be sold by the Sheriff of Clearfield County.

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the above, 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 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

19087.

---

**COURT OF COMMON PLEAS  
CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
NO. 08-1766-CD**

HSBC USA, N.A., PLAINTIFF Vs. GLORIA HOCKENBERRY, Last Record Holder and JEFF HOCKENBERRY, Known Heir of Gloria Hockenberry, and LARRY HOCKENBERRY, Known Heir of Gloria Hockenberry, DEFENDANT(S)

**COMPLAINT IN**

**MORTGAGE FORECLOSURE**

TO: JEFF HOCKENBERRY, Known Heir of Gloria Hockenberry, Defendant, whose last known addresses are 107 6th Avenue, Altoona, PA and 165 Lyle Lane, Coalport, PA 16627.

TAKE NOTICE THAT Plaintiff, HSBC USA, N.A. has filed a Complaint in Mortgage Foreclosure endorsed with a Notice to Defend against you in the Court of Common Pleas of Clearfield County, Pennsylvania docketed to No. 08-1766-CD wherein Plaintiff seeks to foreclosure its mortgage secured on your property located 165 Lyle Lane, Coalport, PA 16627, whereupon your property would be sold by the Sheriff of Clearfield County.

**NOTICE**

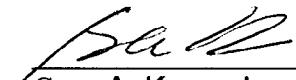
YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the above, you must take action within twenty (20) days after this Complaint and Notice are served by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections 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

## PROOF OF PUBLICATION

STATE OF PENNSYLVANIA : :

COUNTY OF CLEARFIELD : :

On this 21st day of November 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 November 21, 2008, Vol. 20, No. 47. And that all of the allegations of this statement as to the time, place, and character of the publication are true.

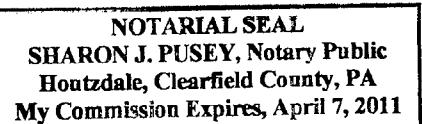


---

Gary A. Knaresboro, Esquire  
Editor

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

Sharon J Pusey  
Notary Public  
My Commission Expires



Dwight L. Koerber, Jr. Esquire  
110 North Second St  
P.O. Box 1320  
Clearfield, PA 16830

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

THE BIG HORN GUN CLUB, INC.,  
Plaintiff

\*

-vs-

\*

Docket No. 08-2085-CD  
ACTION TO QUIET TITLE

THE PAINTERS LOCAL UNION NO. 281  
OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns;  
J. A. RENSEL, TRUSTEE FOR THE  
DUBOIS NEST NO. 174 FRATERNAL  
ORDER ORIOLES OF DUBOIS,  
PENNSYLVANIA, its Successors and  
Assigns; AND CHARLES WALDBISER,  
TRUSTEE FOR THE BUDWEISER  
CAMP OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns,

Defendants

\*

Type of pleading:  
AFFIDAVIT OF DEFAULT

Filed on behalf of:  
PLAINTIFF, The Big Horn Gun  
Club

Counsel of record for  
this party:

Dwight L. Koerber, Jr.,  
Esquire  
PA I.D. No. 16332

110 North Second Street  
P. O. Box 1320  
Clearfield, PA 16830  
(814) 765-9611

FILED 1CC  
01/03/2009 Atty Koerber  
DEC 23 2008  
610

William A. Shaw  
Prothonotary/Clerk of Courts

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

THE BIG HORN GUN CLUB, INC.,  
Plaintiff

\*

-vs- \* Docket No. 08-2085-CD  
THE PAINTERS LOCAL UNION NO. 281 \* ACTION TO QUIET TITLE  
OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns; \*  
J. A. RENSEL, TRUSTEE FOR THE \*  
DUBOIS NEST NO. 174 FRATERNAL \*  
ORDER ORIOLES OF DUBOIS, \*  
PENNSYLVANIA, its Successors and \*  
Assigns; AND CHARLES WALDBISER, \*  
TRUSTEE FOR THE BUDWEISER \*  
CAMP OF DUBOIS, PENNSYLVANIA, \*  
its Successors and Assigns, \*  
Defendants \*  
\*

AFFIDAVIT OF DEFAULT

COMMONWEALTH OF PENNSYLVANIA:

:SS:

COUNTY OF CLEARFIELD :

DWIGHT L. KOERBER, JR., ESQUIRE, being duly sworn according to law, deposes and states as follows, pursuant to Pa.R.C.P. 1066:

1. That he is counsel of record for plaintiff in the above-captioned matter.
2. That a Complaint to Quiet Title with Notice to Defend was filed in this matter on October 30, 2008, requesting that defendants, and any person or entity claiming under defendants, be permanently enjoined and restrained from asserting any claim or interest in or to real property described in plaintiff's Complaint filed in this matter.

3. That An Affidavit that the Whereabouts of the Defendants Named and Their Heirs and Assigns are Unknown was filed in this matter on October 30, 2008, along with a Motion for Publication.

4. That an Order was entered by the Court on October 31, 2008, granting plaintiff leave to make service by publication.

5. That publication was duly performed, as shown in the Affidavit of Service filed in this matter on December 23, 2008.

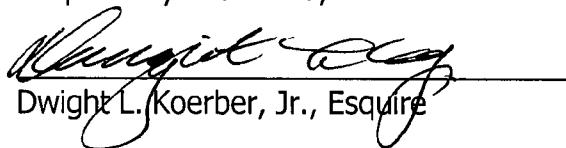
6. That defendants were advised through said publication to file an Answer within thirty days of the date of publication.

7. That defendants did not file an Answer to the Complaint.

8. That Pa.R.C.P. 1066(a) specifies that this Honorable Court shall grant appropriate relief upon affidavit that a complaint containing a notice to defend has been served and that defendants have not filed an answer.

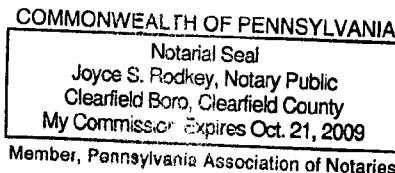
9. That plaintiff requests this Honorable Court to enter an Order against defendants, pursuant to Pa.R.C.P. 1066(b).

Respectfully submitted,

  
Dwight L. Koerber, Jr., Esquire

Sworn to and subscribed  
before me this 23rd  
day of December, 2008.

  
\_\_\_\_\_  
Notary Public



LA  
FILED

DEC 24 2008

01113016

William A. Shaw  
Prothonotary/Clerk of Courts

61  
RECEIVED TO FILE

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

THE BIG HORN GUN CLUB, INC.,  
Plaintiff

\*

-vs-

\*

Docket No. 08-2085-CD  
ACTION TO QUIET TITLE

THE PAINTERS LOCAL UNION NO. 281  
OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns;  
J. A. RENSEL, TRUSTEE FOR THE  
DUBOIS NEST NO. 174 FRATERNAL  
ORDER ORIOLES OF DUBOIS,  
PENNSYLVANIA, its Successors and  
Assigns; AND CHARLES WALDBISER,  
TRUSTEE FOR THE BUDWEISER  
CAMP OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns,  
Defendants

\*

\*

\*

\*

\*

\*

\*

\*

Type of pleading:  
ORDER

Filed on behalf of:  
PLAINTIFF, The Big Horn Gun  
Club

Counsel of record for  
this party:

Dwight L. Koerber, Jr.,  
Esquire  
PA I.D. No. 16332

110 North Second Street  
P. O. Box 1320  
Clearfield, PA 16830  
(814) 765-9611

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

THE BIG HORN GUN CLUB, INC.,

Plaintiff

\*

-vs-

\*

Docket No. 08-2085-CD  
ACTION TO QUIET TITLE

THE PAINTERS LOCAL UNION NO. 281  
OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns;  
J. A. RENSEL, TRUSTEE FOR THE  
DUBOIS NEST NO. 174 FRATERNAL  
ORDER ORIOLES OF DUBOIS,  
PENNSYLVANIA, its Successors and  
Assigns; AND CHARLES WALDBISER,  
TRUSTEE FOR THE BUDWEISER  
CAMP OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns,

\*

\*

\*

\*

\*

\*

Defendants

O R D E R

AND NOW, this 14<sup>th</sup> day of December, 2008, with no Answer to the Complaint having been filed by defendants, and an Affidavit of Default having been filed with this Court, IT IS THE ORDER AND DECREE of this Court pursuant to Pa.R.C.P. 1066 that a judgment by default be entered against defendants, directing as follows:

THAT defendants named herein, their heirs and assigns, and any person or entity claiming under said defendants, are permanently enjoined and restrained from asserting any lien, title, claim or interest in or to the following real property of plaintiff, or any part thereof, with such description set forth hereinbelow containing and incorporating into the description the property which is the subject of the within quiet title action:

ALL that certain piece or parcel of land situate in Union Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at the northern corner at stones; thence along line of Warrant No. 3587 sixty (60) rods to a point; thence along line of land formerly owned by Minnie C. Macklin of which this was a former part, one hundred fifty (150) perches more or less to a post or point; thence along line of said tract or warrant fifty-three (53) perches to stones; thence along same line of land one hundred sixty-two (162) perches in a northerly direction to stones and place of beginning, making fifty-six (56) acres more or less.

The adverse conveyances of one acre parcels to The Painters Local Union No. 281 of DuBois, Pennsylvania on October 1, 1919; to J. A. Rensel, Trustee for the DuBois Nest No. 174 Fraternal Order Orioles of DuBois, Pennsylvania on November 3, 1919; and to Charles Waldbisser, Trustee for the Budweiser Camp of DuBois, Pennsylvania, on November 3, 1919, are extinguished and no longer exist.

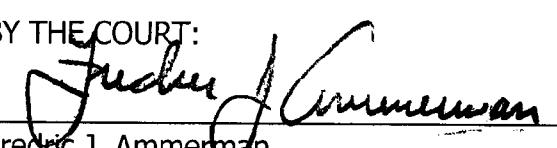
BEING the same premises conveyed to the Big Horn Gun Club by deed dated September 8, 1951, recorded at Clearfield County Deed Book Volume 417, page 553; and by deed dated April 6, 1920, recorded at Clearfield County Deed Book Volume 242, page 199, and subsequently conveyed to plaintiff herein by Instrument No. 200818965.

The relief requested in the Complaint filed herein shall be granted to plaintiff unless defendants file a written Answer to the Complaint within thirty days of the date of this Order, setting forth their defenses to the Complaint, pursuant to Pa.R.C.P. 1066(b)(1).

IT IS THE FURTHER ORDER AND DECREE of this Court that if no such action is taken by defendants within the thirty day time period specified herein, the Prothonotary, upon Praecept of the plaintiff, shall enter final judgment awarding the relief requested in

the Complaint to plaintiff.

BY THE COURT:

  
\_\_\_\_\_  
Fredric J. Ammerman,  
President Judge

FILED

JAN 27 2009

01/31/09  
William A. Shaw  
Prothonotary/Clerk of Courts

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

THE BIG HORN GUN CLUB, INC.,  
Plaintiff

\*

-vs-

\*

Docket No. 08-2085-CD  
ACTION TO QUIET TITLE

THE PAINTERS LOCAL UNION NO. 281 \*  
OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns; \*  
J. A. RENSEL, TRUSTEE FOR THE \*  
DUBOIS NEST NO. 174 FRATERNAL \*  
ORDER ORIOLES OF DUBOIS, \*  
PENNSYLVANIA, its Successors and \*  
Assigns; AND CHARLES WALDBISER, \*  
TRUSTEE FOR THE BUDWEISER \*  
CAMP OF DUBOIS, PENNSYLVANIA, \*  
its Successors and Assigns,

Defendants

\*

Type of pleading:  
PRAECIPE

Filed on behalf of:  
PLAINTIFF, The Big Horn  
Gun Club, Inc.

Counsel of record for  
this party:

Dwight L. Koerber, Jr.,  
Esquire  
PA I.D. No. 16332

110 North Second Street  
P. O. Box 1320  
Clearfield, PA 16830  
(814) 765-9611

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

THE BIG HORN GUN CLUB, INC.,  
Plaintiff

\*

-vs-

\*

Docket No. 08-2085-CD  
ACTION TO QUIET TITLE

THE PAINTERS LOCAL UNION NO. 281 \*  
OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns; \*  
J. A. RENSEL, TRUSTEE FOR THE  
DUBOIS NEST NO. 174 FRATERNAL \*  
ORDER ORIOLES OF DUBOIS,  
PENNSYLVANIA, its Successors and \*  
Assigns; AND CHARLES WALDBISER,  
TRUSTEE FOR THE BUDWEISER  
CAMP OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns,  
Defendants \*

\*

PRAECIPE

TO THE PROTHONOTARY:

Kindly enter judgment to quiet title in favor of Plaintiff THE BIG HORN GUN CLUB, INC., and against Defendants THE PAINTERS LOCAL UNION NO. 281 OF DUBOIS, PENNSYLVANIA, its Successors and Assigns; J. A. RENSEL, TRUSTEE FOR THE DUBOIS NEST NO. 174 FRATERNAL ORDER ORIOLES OF DUBOIS, PENNSYLVANIA, its Successors and Assigns; and CHARLES WALDBISER, TRUSTEE FOR THE BUDWEISER CAMP OF DUBOIS, PENNSYLVANIA, its Successors and Assigns, in accordance with the Order of Court dated December 24, 2008, a true and correct copy of which is attached.

Respectfully submitted,

By:

Dwight L. Koerber, Jr., Esquire

Attorney for Plaintiff,

THE BIG HORN GUN CLUB, INC.

DATE: January 27, 2009

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

THE BIG HORN GUN CLUB, INC.,  
Plaintiff

\*

-vs-

\*

Docket No. 08-2085-CD  
ACTION TO QUIET TITLE

THE PAINTERS LOCAL UNION NO. 281  
OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns;  
J. A. RENSEL, TRUSTEE FOR THE  
DUBOIS NEST NO. 174 FRATERNAL  
ORDER ORIOLES OF DUBOIS,  
PENNSYLVANIA, its Successors and  
Assigns; AND CHARLES WALDBISER,  
TRUSTEE FOR THE BUDWEISER  
CAMP OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns,  
Defendants

\*

\*

I hereby certify this to be a true  
and correct copy of the original  
statement filed in this case.

DEC 24 2008

Attest.

*William L. Koerber*  
Prothonotary/  
Clerk of Courts

\*

Type of pleading:  
ORDER

Filed on behalf of:  
PLAINTIFF, The Big Horn Gun  
Club

Counsel of record for  
this party:

Dwight L. Koerber, Jr.,  
Esquire  
PA I.D. No. 16332

110 North Second Street  
P. O. Box 1320  
Clearfield, PA 16830  
(814) 765-9611

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

THE BIG HORN GUN CLUB, INC.,  
Plaintiff

\*

-vs-

\*

Docket No. 08-2085-CD  
ACTION TO QUIET TITLE

THE PAINTERS LOCAL UNION NO. 281  
OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns;  
J. A. RENSEL, TRUSTEE FOR THE  
DUBOIS NEST NO. 174 FRATERNAL  
ORDER ORIOLES OF DUBOIS,  
PENNSYLVANIA, its Successors and  
Assigns; AND CHARLES WALDBISER,  
TRUSTEE FOR THE BUDWEISER  
CAMP OF DUBOIS, PENNSYLVANIA,  
its Successors and Assigns,  
Defendants

\*

\*

\*

\*

\*

\*

\*

ORDER

AND NOW, this 2<sup>nd</sup> day of Dec., 2008, with no Answer to the Complaint  
having been filed by defendants, and an Affidavit of Default having been filed with this  
Court, IT IS THE ORDER AND DECREE of this Court pursuant to Pa.R.C.P. 1066 that a  
judgment by default be entered against defendants, directing as follows:

THAT defendants named herein, their heirs and assigns, and any person or entity  
claiming under said defendants, are permanently enjoined and restrained from asserting  
any lien, title, claim or interest in or to the following real property of plaintiff, or any part  
thereof, with such description set forth hereinbelow containing and incorporating into the  
description the property which is the subject of the within quiet title action:

ALL that certain piece or parcel of land situate in Union Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at the northern corner at stones; thence along line of Warrant No. 3587 sixty (60) rods to a point; thence along line of land formerly owned by Minnie C. Macklin of which this was a former part, one hundred fifty (150) perches more or less to a post or point; thence along line of said tract or warrant fifty-three (53) perches to stones; thence along same line of land one hundred sixty-two (162) perches in a northerly direction to stones and place of beginning, making fifty-six (56) acres more or less.

The adverse conveyances of one acre parcels to The Painters Local Union No. 281 of DuBois, Pennsylvania on October 1, 1919; to J. A. Rensel, Trustee for the DuBois Nest No. 174 Fraternal Order Orioles of DuBois, Pennsylvania on November 3, 1919; and to Charles Waldbisser, Trustee for the Budweiser Camp of DuBois, Pennsylvania, on November 3, 1919, are extinguished and no longer exist.

BEING the same premises conveyed to the Big Horn Gun Club by deed dated September 8, 1951, recorded at Clearfield County Deed Book Volume 417, page 553; and by deed dated April 6, 1920, recorded at Clearfield County Deed Book Volume 242, page 199, and subsequently conveyed to plaintiff herein by Instrument No. 200818965.

The relief requested in the Complaint filed herein shall be granted to plaintiff unless defendants file a written Answer to the Complaint within thirty days of the date of this Order, setting forth their defenses to the Complaint, pursuant to Pa.R.C.P. 1066(b)(1).

IT IS THE FURTHER ORDER AND DECREE of this Court that if no such action is taken by defendants within the thirty day time period specified herein, the Prothonotary, upon Praecept of the plaintiff, shall enter final judgment awarding the relief requested in

the Complaint to plaintiff.

BY THE COURT:

/S/ Fredric J Ammerman

---

Fredric J. Ammerman,  
President Judge