

**IN THE COURT OF  
COMMON PLEAS OF  
CRAWFORD COUNTY,  
PENNSYLVANIA**

**CIVIL ACTION - LAW**

DEBRA L. FITZSIMONS AND  
SHAWN W. FITZSIMONS,  
a married couple,  
Plaintiffs

No. A.D. 2024-297

vs.

JOHN W. HUBER, JR.

and

All heirs, representatives,  
successors, and assigns  
of ALBERT A. WEILAND,  
Defendants

**TO: All heirs,  
representatives,  
successors, and assigns of  
Albert A. Weiland,  
Defendants**

TAKE NOTICE that the named  
Plaintiffs have filed a  
Complaint in Action to Quiet  
Title on May 10, 2024 at AD  
2024-297 averring the  
following:

(1) That Plaintiffs, Debra L.  
Fitzsimons and Shawn W.  
Fitzsimons, a married couple  
are the owners of the  
following described premises,  
to-wit: ALL that certain piece  
or parcel of land situate in the  
Township of Sadsbury, County  
of Crawford, Commonwealth  
of Pennsylvania, being more  
particularly bounded and  
described as follows, to-wit:

BEGINNING at a point at the  
southwest corner of Lot No.  
34 of the Albert A. Weiland  
Plan of Lots, Plan No. 1, said  
point also being at the  
southeast corner of Lot No. 33  
of the aforementioned  
Allotment; thence South 84°  
00' 20" East along the North  
line of Lot No. 36 a distance of  
Fifty (50) feet to a point in the  
West line, said point being the  
southwest corner of Lot No.  
35 of said Allotment; thence  
North 5° 59' 40" East along  
the West line of said Lot No. 35  
a distance of Ten (10) feet to a  
point; thence North 84° 00'  
20" West along the northern  
Ninety (90) feet of Lot No. 34  
of said Allotment a distance of  
Fifty (50) feet to a point;  
thence South 5° 59' 40" West  
a distance of Ten (10) feet to  
the point of beginning.

Said property is further  
identified as Crawford County  
Parcel ID #4403-047-PT-34 and  
known as 12143 Weiland  
Avenue, Conneaut Lake, PA  
163116 (the Subject Property).

(2) That the Plaintiffs are the  
sole, exclusive, fee title  
owners in the southern 10' of  
Lot 34 and any claim that  
either Defendant may have in  
said parcels are hereby  
terminated, void, and have no  
legal affect;

(3) That the Plaintiffs will file a  
deed conveying the rear 10'  
feet of Lot 34 to themselves  
pursuant to this Court Order;

(4) That the Plaintiffs are are  
directing Tax Assessment  
Office to, after proper  
application, combine the  
southern 10' of Lot 34 with the  
remaining 90' of Lot 34 for a  
completed parcel of 50' x  
100'; and

(5) Plaintiffs have requested  
the Court to decree that title  
to said property is vested in  
the Plaintiffs, and to enjoin the  
Defendants, heirs,  
representatives, successors  
and assigns, from asserting  
title to said premises or from  
impeaching, denying or in any  
way attacking Plaintiffs title to  
said property.

TAKE NOTICE THAT THE  
COURT HAS ORDERED THAT  
THE AFOREMENTIONED  
COMPLAINT BE SERVED BY  
PUBLICATION. IF YOU WISH TO  
DEFEND AGAINST THE  
CLAIMS SET FORTH IN THE  
COMPLAINT, YOU MUST TAKE  
ACTION WITHIN TWENTY (20)  
DAYS AFTER THE COMPLAINT  
AND NOTICE ARE SERVED BY  
PUBLICATION 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  
PRAYER FOR RELIEF, 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

Crawford County Courthouse

Meadville, PA 16335

Telephone: (814) 333-7498

SHAFFER LAW FIRM, P.C.

Jaclyn M. Millin, Esq.

890 Market St.

Meadville, PA 16335