

BRANDI L. JONES,	:	CIVIL DIVISION
	:	
Plaintiff	:	
v.	:	No. 2025 - 297
	:	
THE DARTMOUTH PLAN, INC.,	:	ACTION TO QUIET TITLE
	:	
Defendant.	:	

NOTICE

TO THE DEFENDANT ABOVE NAMED:

The above-named Plaintiff, through Acker and Larsen, P.C., 217 N. Main Street, Coudersport, PA 16915, (814)274-7913, has filed a Complaint in Quiet Title and Notice to Plead against the above-named Defendant so as to discharge a mortgage on Plaintiff's title to property located in Bingham Township, Potter County, PA, so that the property is free and clear of any lien of the Defendant, said property being described as follows:

ALL that certain piece, parcel or tract of land situate, lying and being in the VILLAGE of WEST BINGHAM, TOWNSHIP of BINGHAM, COUNTY of POTTER and COMMONWEALTH of PENNSYLVANIA, bounded and described as follows:

BEGINNING at a point in the centerline of the highway leading from West Bingham to Bingham Center and at the southwesterly corner of the Pearl Sink lot; thence using magnetic bearings as of May, 1964, North 14 degrees 30 minutes West, along the westerly line of said lot, 10 rods, more or less, to the south line of a lot now or formerly owned by Donald Burdge; thence South 75 degrees 30 minutes West, along said southerly line, 2 rods; thence North 14 degrees 30 minutes West, along the westerly line of said former Donald Burdge lot, 5 rods; thence South 60 degrees 30 minutes West, along the southerly line of the former Frank Lewis lot, 6.2 rods; thence by the lines of the former Wallace Miles lot, South 25 degrees 30 minutes West 3.6 rods and South 42 degrees 30 minutes West 6 rods to the centerline of public highway leading from Genesee to Ulysses; thence Southeasterly, along said centerline of Ulysses Highway, 8.2 rods, more or less, to the intersection of said centerline with the intersection of the centerline of the highway leading from West Bingham to Bingham Center; thence Northeasterly, along the centerline of the Bingham Center Highway, 11.1 rods to the place of beginning.

CONTAINING 1 acre of land and a 2 rod strip being 1/2 of Lot No. 7 in Warrant No. 1237.

UNDER and SUBJECT to all grants, exceptions, reservations, restrictions, easements, rights-of-way and conditions contained or referred to in prior deeds in the chain of title and all matters that an inspection and/or survey of the property would reveal.

BEING the same premises conveyed to Brandi L. Jones by deed of Gary L. Empson and Frank L. Empson, said deed being dated July 31, 2025 and recorded August 1, 2025 in Instrument No. 202502896, land records of Potter County.

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 by the court without further notice of the relief requested by the 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.

Northwest Legal Services
1001 State Street #700
Erie, PA 16501
(800) 655-6957