

04-1767-CD  
DONALD R. REITER vs. CLEARFIELD COUNTY TAX CLAIM BUREAU

Donald Reiter vs Cbfd Co Tax Claim  
2004-1767-CD

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DONALD R. REITER,  
Plaintiff

Vs.

CLEARFIELD COUNTY TAX CLAIM  
BUREAU,  
Defendant

CIVIL DIVISION

No. ~~04-1551-CD~~

04-1767-CD

PETITION FOR DISAPPROVAL  
OF TAX SALE

Filed on Behalf of:

Plaintiff, DONALD R. REITER

Counsel of Record for This  
Party:

JOSEPH COLAVECCHI, ESQUIRE  
Pa. I.D. #06810

COLAVECCHI & COLAVECCHI  
221 East Market Street  
P.O. Box 131  
Clearfield, PA 16830

814/765-1566

3 CC  
10/2/35/2011  
2/7/2004  
J. Colavecchi

LAW OFFICES OF  
COLAVECCHI  
& COLAVECCHI  
221 E. MARKET ST.  
(ACROSS FROM  
COURTHOUSE)  
P. O. BOX 131  
CLEARFIELD, PA

124 acres

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

DONALD R. REITER,

Plaintiff : No. 04 - ~~1551~~ - CD

Vs. :

1767

CLEARFIELD COUNTY TAX CLAIM BUREAU, :

Defendant :

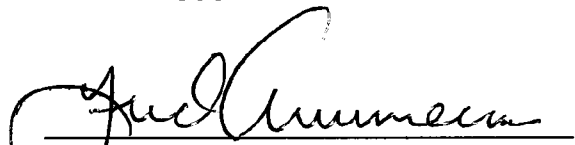
**RULE**

AND NOW, this 29th day of October, 2004, upon reading and considering the foregoing Petition, a Rule is hereby issued on the Clearfield County Tax Claim Bureau to show cause why the Tax Sale proposed for the parcel of land in Brady Township, Clearfield County, Pennsylvania, having Map No. 107-A5-000-006.1 and described as "124 acres minerals only," for the sum of Two Hundred Dollars (\$200.00), should not be approved and why said parcel should either be sold to Donald R. Reiter or that said sale should be opened for auctioned bidding of which Donald R. Reiter shall be given notice and an opportunity to bid.

Rule returnable for written response on the 18 day of November, 2004.

Hearing to be held, if necessary, the 23 day of November, 2004, at 9:00 o'clock A.M. in Courtroom No. 1 of the Clearfield County Courthouse, Clearfield, Pennsylvania.

BY THE COURT:

  
JUDGE

LAW OFFICES OF  
COLAVECCHI  
& COLAVECCHI  
221 E. MARKET ST.  
(ACROSS FROM  
COURTHOUSE)  
P. O. BOX 131  
CLEARFIELD, PA

011:23801  
001 29 2004 ELK  
4 CC Atty J. Colavecchi

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

DONALD R. REITER, :  
Plaintiff : No. 04 - 1551 - CD  
Vs. :  
CLEARFIELD COUNTY TAX CLAIM BUREAU, :  
Defendant :

**PETITION FOR DISAPPROVAL  
OF TAX SALE**

AND NOW, comes Donald R. Reiter, who, through his attorney, Joseph Colavecchi, Esquire, files the following Petition requesting the Court to disapprove tax sale and in support thereof avers as follows:

1. The Petitioner is Donald R. Reiter an individual residing at 802 Stanley Bottom Road, P.O. Box 37, Sykesville, Pennsylvania 15865.

2. That notice has been given on October 8, 2004, and October 22, 2004, that the Clearfield County Tax Claim Bureau has given notice of a private sale of a parcel of land in Brady Township, Clearfield County, Pennsylvania, known as Map No. 107-A5-000-006.1, et al, and described as "124 acres, minerals only," and assessed to N W Mining & Exchange Company.

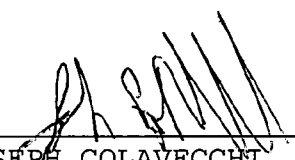
3. That said sale is scheduled for December 7, 2004, at 9:00 a.m. at the Tax Claim Bureau, said sale being based on a bid of Two Hundred Dollars (\$200.00) for the parcel.

4. That Donald R. Reiter believes that the bid is inadequate and hereby submits a bid of Four Hundred Dollars (\$400.00) which represents twice as much as is being offered for the property.

5. That in the event the Bureau disapproves the sale, Donald R. Reiter will offer Four Hundred Dollars (\$400.00) and will be prepared to bid for the property in the event the Court opens the proposed sale for auction bidding.

WHEREFORE, your Petitioner prays your Honorable Court to disapprove the sale, and either accept the bid of Donald R. Reiter of Four Hundred Dollars (\$400.00) or open the bid on the property for auction bidding.

Respectfully submitted,

  
\_\_\_\_\_  
JOSEPH COLAVECCHI, ESQUIRE  
Attorney for Plaintiff

VERIFICATION

I, Joseph Colavecchi, Esquire, attorney for Donald R. Reiter, verify that the statements made in this Petition for Disapproval of Tax Sale are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.



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JOSEPH COLAVECCHI, ESQUIRE

IN THE COURT OF COMMON PLEAS  
OF CLEARFIELD COUNTY, PENNA.  
CIVIL DIVISION  
No. 04 - 1551 - CD

DONALD R. REITER,  
Plaintiff

vs.

CLEARFIELD COUNTY TAX CLAIM  
BUREAU,  
Defendant

PETITION FOR DISAPPROVAL  
OF TAX SALE

COLAVECCHI  
RYAN & COLAVECCHI  
ATTORNEYS AT LAW  
221 EAST MARKET STREET  
(ACROSS FROM COURTHOUSE)  
P. O. BOX 131  
CLEARFIELD, PA 16830

Lap over margin

Date: 11/08/2004

**Clearfield County Court of Common Pleas**

NO. 1889982

Time: 09:38 AM

**Receipt**

Page 1 of 1

Received of: Colavecchi, Joseph (attorney for Reiter, Donald R. \$ 0.00

Zero and 00/100 Dollars

Case: 2004-01767-CD	Plaintiff: Reiter, Donald R.	Amount
Civil Complaint		0.00
Fee Waived		
<b>Total:</b>		<b>0.00</b>

Payment Method: Cash

William A. Shaw, Prothonotary/Clerk of Courts

Clerk: BHUDSON

By: \_\_\_\_\_  
Deputy Clerk



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

DONALD R. REITER,  
Plaintiff

vs.

CLEARFIELD COUNTY TAX CLAIM  
BUREAU,  
Defendant

No. ~~04-1551-CD~~  
04-1765-CD

DONALD R. REITER,  
Plaintiff

vs.

CLEARFIELD COUNTY TAX CLAIM  
BUREAU,  
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No. ~~04-1551-CD~~  
04-1766-CD

DONALD R. REITER,  
Plaintiff

vs.

CLEARFIELD COUNTY TAX CLAIM  
BUREAU,  
Defendant

No. ~~04-1551-CD~~  
04-1767-CD

FILED

NOV 23 2004

William A. Shaw

Prothonotary/Clerk of Courts

2 c.fms to H&M  
orig. to 04-1765-CD  
CC to Tax Claim

ORDER

AND NOW, this 23<sup>rd</sup> day of November, 2004, Petitions to For Disapproval of Private Sale having been filed by Donald R. Reiter in the above three matters, the Clearfield County Tax Claim Bureau not having filed any written response(s) and having appeared in response to the

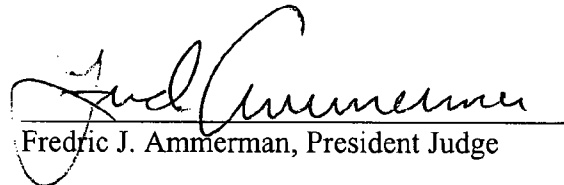
Rule issued by this Court on October 29, 2004 and Donald R. Reiter having offered to pay an amount in excess of the original bid(s), it is hereby ORDERED and DECREED that:

1. The proposed private sale of the assessment identified by Clearfield County Tax Assessment Map Number 107-A5-000-006.1, et al. for Two Hundred (\$200.00) Dollars is hereby disapproved.

2. The assessments shall not be sold by the Clearfield County Tax Claim Bureau for an amount less than Four Hundred (\$400.00) Dollars.

3. The Clearfield County Tax Claim Bureau is hereby directed in accordance with 72 P.S. § 5860.613(a) to conduct an auction-style bidding of the assessments among the parties to these proceedings. The minimum bid shall be Four Hundred (\$400.00) Dollars. The bidding shall be conducted by the Clearfield County Tax Claim Bureau at its offices at 230 East Market Street, Clearfield, PA 16830 on a date selected by it, not less than thirty (30) days hereof, with at least seventy-two (72) hours advance notice to the parties. Clearfield County Tax Claim Bureau shall attempt to accommodate all of the parties to the proceeding in selecting the bidding date. Should only one party agree to pay the minimum price set by this Court, the Bureau shall sell the property to that party without the necessity of an auction.

BY THE COURT:

  
Fredric J. Ammerman, President Judge