

05-1604-CD  
In Re: Tina M. Fairman et al.

Tina M. Fairman vs Idel Jerome Saldana  
2005-1604-CD

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY,  
PENNSYLVANIA

Petitioner: TINA M. FAIRMAN,  
ADMINISTRATRIX OF THE ESTATE  
OF IDEL JEROME SALDANA

No. 05-1604-cD

Type of Pleading: OBJECTION TO  
SALE BY CLEARFIELD COUNTY  
TAX CLAIM BUREAU,

Counsel of Record for this Party:  
**J. KIPP LUKEHART**  
PA I.D. #05865

LUKEHART & LUNDY  
219 East Union Street  
PO Box 74  
Punxsutawney, PA 15767  
(814) 938-8110

FILED 2CC  
m 13:45 10/17/05 Atty Lukehart  
OCT 17 2005 Atty pd. 85.00  
William A. Shaw  
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY,  
PENNSYLVANIA

OBJECTION TO SALE OF REAL PROPERTY

Petitioner: TINA M. FAIRMAN, No.  
ADMINISTRATRIX OF THE ESTATE  
OF IDEL JEROME SALDANA

AND NOW comes Tina M. Fairman, by and through her Attorneys, Lukehart and Lundy, with the following objection to a proposed sale by the Clearfield County Tax Claim Bureau.

1) Idel Jerome Saldana, a/k/a Idel J. Saldana, died intestate a resident of Jefferson County, Pennsylvania on February 24, 2003.

2) Petitioner, Tina M. Fairman, was appointed as the Administratrix of the Estate of the decedent by the Register of Wills Office of Jefferson County, Pennsylvania on October 2, 2003, as evidenced by the attached Certificate of Grant of Letters marked as Exhibit "A".

3) That during the lifetime of the decedent he, together with his then spouse, Carol Saldana, obtained title to parcel CO2-013-0006-00-21 L 6 Section 13 by Deed dated April 21, 1969 from Treasure Lake Inc., said Deed recorded in the Recorder's Office of Clearfield County in Deed Book Volume 551 at Page 243. The said Idel J. Saldana and Carol Saldana were divorced and thereafter owned the property as Tenants in Common.

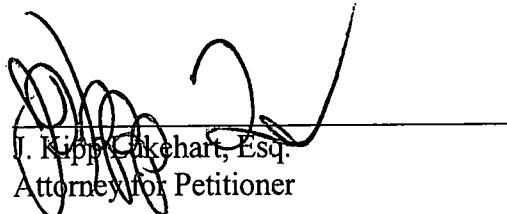
4) Real Estate taxes for the above parcel were delinquent and although the property had been offered for tax sale no bid was received at scheduled tax sales.

5) By Notice dated August 26, 2005, copy of which is attached hereto marked as Exhibit "B" your petitioner received from the Tax Claim Bureau Notice that it had received a bid of Two Hundred Dollars (\$200.00) each for all lots listed on the Notice, which lots include the above referenced parcel number CO2-013-0006-00-21 L 6 Section 13.

6) The said Notice also provided that any objecting party may, within Forty Five (45) days of the Notice (August 26, 2005) petition the Court of Common Pleas to disapprove the sale.

7) Your Petitioner requests your Honorable Court to disapprove this sale on the basis of having obtained a bidder willing to purchase the referenced parcel number for an amount of Two Hundred Fifty Dollars (\$250.00) as evidenced by the attached offer marked Exhibit "C".

8) Wherefore your Petitioner requests that the initial offer for Two Hundred Dollars (\$200.00) be disapproved and that the counteroffer of Two Hundred Fifty Dollars (\$250.00) be approved.



J. Kipp Chkehart, Esq.  
Attorney for Petitioner

#### VERIFICATION

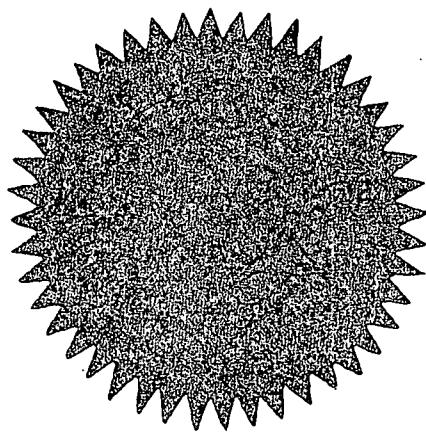
**I verify that the statements made in this Petition are true and correct. I understand that false statements herein are subject to the penalties of 18 Pa. C.S. Section 4904, relating to unsworn falsification to the authorities.**



Tina M. Fairman  
Tina M. Fairman, Petitioner



Register of Wills of JEFFERSON County, Pennsylvania  
Certificate of Grant of Letters



No. 2003-00302

PA No. 33-03-0302

ESTATE OF SALDANA IDEL JEROME  
(LAST, FIRST, MIDDLE)Late of PUNXSUTAWNEY BOROUGH  
JEFFERSON COUNTY,

Deceased

Social Security No. 324-34-7640

WHEREAS, SALDANA IDEL JEROME  
(LAST, FIRST, MIDDLE), late of PUNXSUTAWNEY BOROUGH  
JEFFERSON COUNTY, died on the 24th day of February 2003;  
and

WHEREAS, the grant of letters of administration  
is required for the administration of the estate.

THEREFORE, I, DIANE MAIHL KIEHL, Register of Wills  
in and for the County of JEFFERSON, in the  
Commonwealth of Pennsylvania, have this day granted Letters of Administration  
to FAIRMAN TINA M  
(LAST, FIRST, MIDDLE)

who has duly qualified as administrator of the estate  
of the above named decedent and has agreed to administer the estate according  
to law, all of which fully appears of record in my Office at JEFFERSON  
COUNTY COURT HOUSE, BROOKVILLE, PENNSYLVANIA.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal  
of my Office on the 2nd day of October 2003.

Diane Maihle Kiehl  
Register of Wills

## Clearfield County Tax Claim Bureau



230 EAST MARKET STREET

SUITE 121

*Clearfield, Pennsylvania 16830*

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TELEPHONE (814) 765-2641

FAX (814) 765-2640

Email – [cctax@clearfieldco.org](mailto:cctax@clearfieldco.org)

August 26, 2005

Idel J Saldana  
PO Box 92  
Punxsutawney PA 15767

RE: CULVER, JAMES E	C02-002-00032-00-21	L 32 SECTION 2
RAMOS, VERONICA	C02-005-00176-00-21	L 176 SECTION 5
ROSATTI, DAVID A &		
ARLENE F	C02-005-00177-0021	L 177 SECTION 5
SALDANA, IDEL J &		
CAROL	C02-013-0006-00-21	L 6 SECTION 13
RECREATION LAND CORP	C02-013-00040-00-21	L 40 SECTION 13
MURPHY, WILLIAM F	C02-013-00043-00-21	L 43 SECTION 13
WEISMAN, LEONARD J &		
IRENE	C02-013-00052-00-21	L 52 SECTION 13
NATIONAL UTILITY		
PRODUCTS CO	C02-013-00053-00-21	L 53 SECTION 13
PECORA, RICHARD P	C02-013-00056-00-21	L 56 SECTION 13
ANGELO, PHILLIP	C02-013-00065-00-21	L 65 SECTION 13
GREAT ATLANTIC		
PROPERTIES CORP	C02-013-00067-00-21	L 67 SECTION 13
CARTWRIGHT, SHIRLEY F	C02-013-00097-00-21	L 97 SECTION 13
STILLEY, RUTH L	C02-013-00109-00-21	L 109 SECTION 13
STILLEY, SAMUEL O, RUTH &		
MARY JANE COTTON	C02-013-00110-00-21	L 110 SECTION 13
LUSE, ALISON L &		
SHELBY L	C02-013-0012-00-21	L 112 SECTION 13
JESBERGER, EDWARD J SR &		
MARIAN M	C02-14C-00570-00-21	L 570 SECTION 14C
GREAT ATLANTIC		
PROPERTIES CORP	C02-14C-00575-00-21	L 575 SECTION 14C
CASEY, CLARE E	C02-14C-00578-00-21	L 578 SECTION 14C
DEAN, WILLIAM M &		
MARY J	C02-14C-00579-00-21	L 579 SECTION 14C
GREAT ATLANTIC		
PROPERTIES CORP	C02-14C-00580-00-21	L 580 SECTION 14C
TLS CO. LLC	C02-14C-00582-00-21	L 582 SECTION 14C
GREAT ATLANTIC		
PROPERTIES CORP	C02-14C-00585-00-21	L 585 SECTION 14C
JACZO, FERENC &		
KATHLEEN	C02-14C-00587-00-21	L 587 SECTION 14C
GREAT ATLANTIC		

PROPERTIES		
SHAUD, DONALD J	C02-14C-00588-00-21	L 588 SECTION 14C
GREAT ATLANTIC	C02-14C-00625-00-21	L 625 SECTION 14C
PROPERTIES CORP		
TATON, RONALD J &	C02-14C-00625-00-21	L 626 SECTION 14C
DENISE A		
SLANEY, CLIFFORD T &	C02-14C-00630-00-21	L 630 SECTION 14C
CAROLYN A		
RESORT LAND CORP	C02-14C-00631-00-21	L 631 SECTION 14C
GREAT ATLANTIC	C02-14C-00632-00-21	L 632 SECTION 14C
PROPERTIES CORP		
MARTIN, JAMES E &	C02-015-00307-00-21	L 307 SECTION 15
MARY E		
MARTIN, JAMES E &	C02-015-00310-00-21	L 310 SECTION 15
MARY E		
GREAT ATLANTIC	C02-015-00311-00-21	L 311 SECTION 15
PROPERTIES CORP		
MCDONALD, W. LOUIS	C02-015-00314-00-21	L 314 SECTION 15
GUARNERO, PETER P	C02-015-00386-00-21	L 386 SECTION 15
DECIANNO, ELVIRS ET AL	C02-015-00388-00-21	L 388 SECTION 15
RESORT LAND CORP	C02-015-0395B-00-21	L 395 B SECTION 15
HOAK, EDWARD C &	C02-015-00416-00-21	L 416 SECTION 15
GAIL V		
MCDONALD, W. LOUIS	C02-015-00440-00-21	L 440 SECTION 15
	C02-015-00439-00-21	L 439 SECTION 15

Dear Mr. Saldana,

Please be advised that this office has received and accepted a bid of \$200.00 each for the above referenced properties. Real estate taxes have been unpaid on these properties from 1993 to 2004 and, although offered at tax sale, no bid has been received until now.

The sale has been scheduled for October 26, 2005 at 9:00 AM in the Tax Claim Bureau 230 E Market Street Clearfield. Notice of this proposed sale will be published in The Courier Express and the Clearfield County Legal Journal on August 26, 2005 and September 9, 2005. Any party objecting to the sale price accepted for this property may, within forty-five days of this notice, petition the Court of Common Pleas to disapprove the sale.

Should you have further question, please contact me at 765-2641.

Sincerely,

  
Mary Anne Wesdock, Director  
MAW/nac

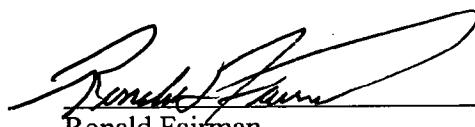
Exhibit "C"

Offer

I, Ronald Fairman, of PO Box 92, Punxsutawney, PA 15767, offer to pay to the Clearfield County Tax Claim Bureau the sum of Two Hundred Fifty Dollars (\$250.00) for parcel # CO2-013-0006-00-21 L 6 Section 13 as assessed to Idel J. Saldana and Carol Saldana.

10/09/05

Date



Ronald Fairman  
PO Box 92  
Punxsutawney, PA 15767