

06-923-CD  
Private Sale NO. 128, Section 6A

In re: Nicholas Hammer et al  
2006-923-CD

OA

IN THE COURT OF COMMON PLEAS  
OF CLEARFIELD COUNTY, PENNSYLVANIA

In Re: Private Sale of Lot  
No. 128, Section 6A  
of the Treasure Lake  
Subdivision, Sandy Twp.

No. 06-923 CD

Type of Pleading:

**PETITION FOR DISAPPROVAL  
OF PRIVATE SALE**

Filed on Behalf of:

NICHOLAS A. HAMMER  
MARGARET FAY HAMMER  
DAVID RUSSELL

Counsel of Record for This  
Party:

S. Casey Bowers, Esq.  
Supreme Court No. 89032  
Hanak, Guido and Taladay  
498 Jeffers Street  
P.O. Box 487  
DuBois, PA 15801

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FILED 2CC  
of 2:15 CR 1 Atty Bowers  
JUN 08 2006  
Atty pd. 85.00  
William A. Shaw  
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS  
OF CLEARFIELD COUNTY, PENNSYLVANIA

In Re: Private Sale of Lot No. 128, :  
Section 6A of the Treasure : No. \_\_\_\_\_  
Lake Subdivision, Sandy Twp. :  
:

**PETITION FOR DISAPPROVAL**  
**OF PRIVATE SALE**

AND NOW, comes the Petitioners, NICHOLAS A. HAMMER and MARGARET FAYE HAMMER, husband and wife, and Petitioner, DAVID RUSSELL, by and through their attorneys, HANAK, GUIDO AND TALADAY, and hereby petition this Court to disapprove the private sale of a certain parcel of real property pursuant to 72 P.S. Section 5860.613, representing as follows:

1. Petitioners, NICHOLAS A. HAMMER and MARGARET FAYE HAMMER, husband and wife, reside in Sandy Township, Clearfield County, Pennsylvania, and have a mailing address of 10 Treasure Lake, DuBois, Pennsylvania, 15801.
2. Petitioner, DAVID RUSSELL, is an adult individual and resides at 308 Spring Avenue, DuBois, Clearfield County, Pennsylvania, 15801.
3. Respondent is the Clearfield County Tax Claim Bureau.
4. Petitioners, NICHOLAS A. HAMMER and MARGARET FAYE HAMMER, own a certain parcel of real property located in Sandy

Township, Clearfield County, more particularly described as Section 7A, Lot 128 of the Treasure Lake Subdivision.

5. Property taxes totaling \$1,102.77 on the subject property remain due and owing for tax years 2000 through 2005.

6. The Respondent has received a bid to sell the subject real property at private sale for a purchase price of \$50.00 free and clear of all tax liens.

7. Petitioners oppose said private sale of the subject real property as the proposed purchase price is woefully insufficient and would leave the respective taxing authorities for the most part uncompensated for the taxes now due and owing on the subject property.

8. Petitioner, DAVID RUSSELL, hereby bids \$1,102.77 to purchase the subject real property free and clear of all tax liens.

WHEREFORE, Petitioners respectfully request this Court to disapprove the proposed private sale of the subject real property and fix a minimum purchase price for the property at \$1,102.77 together with any further relief the Court deems just and appropriate.

Respectfully submitted,



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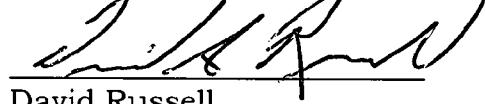
S. Casey Bowers  
Attorney for Petitioners

**VERIFICATION**

I, DAVID RUSSELL, verify that the statements in the foregoing PETITION are true and correct to the best of my knowledge, information and belief.

This statement and verification is made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn fabrication to authorities, which provides that if I make knowingly false averments, I may be subject to criminal penalties.

DATE: 6-1-06



\_\_\_\_\_  
David Russell

**VERIFICATION**

We, NICHOLAS A. HAMMER and MARGARET FAYE HAMMER, verify that the statements in the foregoing PETITION are true and correct to the best of our knowledge, information and belief.

This statement and verification is made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn fabrication to authorities, which provides that if I make knowingly false averments, I may be subject to criminal penalties.

DATE: 5/26/2006

*Nicholas A. Hammer*

Nicholas A. Hammer

*Margaret Faye Hammer*

Margaret Faye Hammer

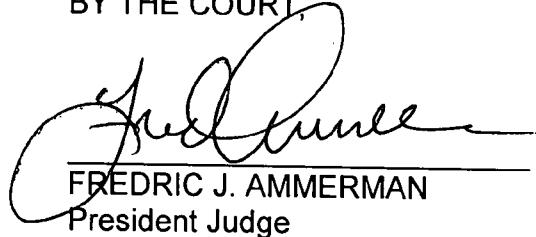
IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL DIVISION

IN RE: Private Sale of Lot No. 128, \*  
Section 6A of the Treasure \* No. 06-923-CD  
Lake Subdivision, Sandy Twp. \*

O R D E R

NOW, this 13<sup>th</sup> day of June, 2006, it is hereby ORDERED and DECREED that the Tax Claim Bureau is directed to hold an auction between the current bidder and the Petitioners regarding the above-captioned property located at Map Number 128-C02-06A-00128; the opening bid will be no less than the current delinquent tax total. The sale scheduled for July 12, 2006 is stayed until the results of the auction.

BY THE COURT,



FREDERIC J. AMMERMAN  
President Judge

FILED  
02-44-011  
JUN 14 2006  
2cc Atty Bowess  
1cc Tax Claim  
Bureau

William A. Shaw  
Prothonotary/Clerk of Courts

**FILED**

**JUN 14 2006**

William A. Shaw  
Prothonotary/Clerk of Courts

DATE: 6/14/06

You are responsible for serving all appropriate parties.

The Prothonotary's office has provided service to the following parties:

Plaintiff(s)  Plaintiff(s) Attorney  Other

Defendant(s)  Defendant(s) Attorney *Attorney Bowers and  
Tax Claim Bureau*

Special Instructions: