



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

KATHLEEN I. BROWN  
Plaintiff/Petitioner

vs.  
CLEARFIELD COUNTY TAX  
CLAIM BUREAU

Defendant/Respondent

IN RE: 2006 UPSET TAX SALE

No. 2007- 322 -CD

Type of Pleading: Petition for Order  
Nunc Pro Tunc to Permit Leave  
to File Objections & Exceptions  
to 2006 Upset Tax Sale

Filed on Behalf of:  
Kathleen I. Brown, Plaintiff/Petitioner

Attorney for Plaintiff/Petitioner:

Ann B. Wood, Esquire  
Supreme Court ID #23364  
Bell, Silberblatt & Wood  
P.O. Box 670/318 East Locust Street  
Clearfield, PA 16830

(814) 765-5537/765-9730-fax

Original  
upstays

FILED PO 885.00 ATT.  
3cc ATT. WOOD  
9/11:40am  
MAR 05 2007 (LM)

William A. Shaw  
Prothonotary/Clerk of Courts

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

KATHLEEN I. BROWN  
Plaintiff/Petitioner

vs.  
CLEARFIELD COUNTY TAX  
CLAIM BUREAU  
Defendant/Respondent

No. 2007- 322 -CD

IN RE: 2006 UPSET TAX SALE

**FILED**  
014:00/01 Amy Wood  
MAR 06 2007  
GW

William A. Shaw  
Prothonotary/Clerk of Courts

**RULE TO SHOW CAUSE**

NOW, this 6<sup>th</sup> day of March, 2007, upon

consideration of the foregoing Petition, it is the ORDER of this Court that a Rule be issued on  
The Clearfield County Tax Claim Bureau show cause why the prayer of the Petition should not  
be granted and the Petitioner permitted to file objections and exceptions to the 2006 Upset Tax  
Sale.

RULE RETURNABLE the 29<sup>th</sup> day of March, 2007, for  
hearing thereon at 1:30 p.m. in Courtroom No. 1.

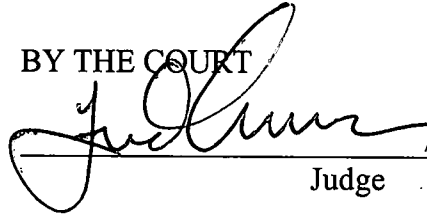
**NOTICE**

A Petition or Motion has been filed against you in Court. If you wish to defend against  
the claims set forth in the following pages, you must take action on or before the hearing by  
entering a written appearance personally or by attorney and filing in writing with the Court your  
defenses or objections to the matter set forth against you. You are warned that if you fail to do so  
the case may proceed without you and an order may be entered against you by the Court without  
further notice for relief requested by the petitioner or movant. You may lose 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  
Clearfield County Courthouse  
Second & Market Streets  
Clearfield, PA 16830  
(814) 765-2641 Ext. 5982

BY THE COURT

A handwritten signature in black ink, appearing to read "Judge", is written over a horizontal line. The signature is stylized with a large initial "J" and a long, sweeping tail.

Judge

FILED

MAR 06 2007

William A. Shaw  
Prothonotary/Clerk of Courts

DATE: 3/6/07

X 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

\_\_\_ Special Instructions:

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No. 2007- *322* -CD

**FILED**  
*0/11:40am*  
**MAR 05 2007**

IN RE: 2006 UPSET TAX SALE

William A. Shaw  
Prothonotary/Clerk of Courts

**PETITION FOR ORDER NUNC PRO TUNC TO PERMIT LEAVE TO  
FILE OBJECTIONS & EXCEPTIONS TO 2006 UPSET TAX SALE**

NOW COMES the Petitioner, Kathleen I. Brown, by her attorney, Ann B. Wood, Esquire,  
and sets forth her petition to the Court as follows:

1. The Petitioner is Kathleen I. Brown whose mailing address is P.O. Box 72, Orbisonia,  
PA 17243.

2. The subject premises is located in Union Township, Clearfield County, Pennsylvania,  
and is assessed as 2.7 acres in the name of Linda Alvetro et al. to Assessment Map #129-0-D06-  
000-00011.

3. The subject premises were conveyed to Kathleen I. Brown, Linda M. Alvetro, Ruth M.  
Duttry, Colleen R. Torrell, James P. Brown and Floyd F. Brown by deed of Floyd I. Brown and  
Ruth Marie Brown dated June 21, 1994, and recorded in Clearfield County in Deeds and Records  
Book 1622, Page 70.

4. The subject property was sold at the tax sale of September 15, 2006, to Blue Sky  
which sale has been confirmed by the Court and documented by deed dated November 6, 2006,  
and recorded in Clearfield County as Instrument #200619816.

5. That the Clearfield County Tax Claim Bureau did not attempt to give any notice to the Petitioner by certified mail or any other form of mail as required by 72 P.S. §5860.607(a.1)(1).

6. That the published notice required under 72 P.S. §5860.607(a.1)(2) did not name the Petitioner in the notice of the sale, a copy of which is attached hereto as Exhibit "A".

WHEREFORE, the Petitioner would request the Honorable Court to enter an Order nunc pro tunc for cause to grant the Petitioner leave to file objections and exceptions to said sale in accordance with 72 P.S. §5860.607(b.1).

Respectfully submitted,  
BELL, SILBERBLATT & WOOD  
By:

Date: March 5, 2007

Ann B. Wood.  
Ann B. Wood, Esquire  
Attorney for Petitioner Kathleen I. Brown

#### VERIFICATION

I, KATHLEEN I. BROWN state that the within statements in the foregoing Petition are true and correct to the best of my knowledge, information and belief. This verification is made subject to the penalties of 18 Pa. C.S.A., Section 4904, relating to unsworn falsifications to authorities.

Kathleen I. Brown  
Kathleen I. Brown, Plaintiff/Petitioner



Notice is hereby given that the Clearfield County Tax Claim Bureau made a return to the Court of Common Pleas of Clearfield County of the sale of properties for delinquent taxes, held on **September 15, 2006** in accordance with the provisions of the Real Estate Tax Sale Law, P.S. 5866-101 et seq., as amended and supplemented and that the Court of Common Pleas of Clearfield County, by Order dated **September 27, 2006** and filed at 2006-1566- (CJ), confirmed Nisi said Return of Sale.

Objections or exceptions thereto may be filed by any owner or lien creditor in the office of the Prothonotary within thirty (30) days after the date of the Return. Otherwise, the Return will be confirmed absolute.

In case no objections or exceptions are filed to any such Sale within thirty (30) days after the date of the Return, a Decree Absolute confirming the same will be entered as of course by the Prothonotary.

CLAIM 1	DESCRIPTION
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OWNER/MAIL 1	CLAIM 1	DESCRIPTION	PURCHASER
CHESTER HILL BOROUGH POUGEUX, JASON & POUGEUX, BRENDIA 003-P12-237-00038-11-07	2004-030165	TRAILER	DOUGLAS L KETICE
COALPORT BOROUGH PEARCE, WILLIAM DELMONTE & PEARCE, IDA A 005-H17-386-00073	2004-000550	H & PART OF L #193	BLUE SKY
DUBOIS CITY-1ST WARD FLUMMER, PATRICIA J 007-1302-000-00412	2004-000803	H, SHED & L	BLUE SKY
FLUMMER, PATRICIA J 007-1302-000-00412	2004-000804	L	BLUE SKY
NEW WASHINGTON BOROUGH PEARCE, MARY K 015-D1-100-00008	2004-001472	5.6% INT IN 44.594 A SURF	DELBERT W PENNINGTON
PEARCE, MARY K 015-D1-100-00008	2004-001473	5.6% INT IN 102 A COAL RT	DELBERT W PENNINGTON
PEARCE, MARY K 015-D1-100-00008	2004-001998	50% INT IN 109 A MIN RT	PHYLIS C MURRAY
BEECHBARK TOWNSHIP SPENCER LAND CO. 101-H17-000-00001	2004-001930	91% INT IN 62.5 A (GAS & OIL) MIN & COAL EXCEPT E & F VEINS H & L #21	LAURIE A MILES & DAVID J HILLES
MCROY, H L HEIRS 101-J16-000-00011 AM SWANERS, MADELINE 101-H17-416-00006	2004-001976		
BELL TOWNSHIP GRAY, LEE J 102-D12-000-00014 AM	2004-002080	50% INT IN 100 A COAL, FIRE CLAY & OTHER MIN.	JANIDA MANAGEMENT LLC
LAWSON, NANCY 102-B09-000-00006	2004-002127	6% INT IN 59 A IN FEE	BLUE SKY
PEARCE, CALVIN E 102-A11-000-00004	2004-002159	10.39 A COAL RT & 150 A GAS & OIL.)	BLUE SKY
PEARCE, CALVIN E 102-A11-000-00013	2004-002160	40.71 A GAS & OIL & 27.45 A MIN	BLUE SKY
BIGLER TOWNSHIP SEABOLT, ALICE 103-K14-05-00012	2004-002469	SHED & L #2	TOM STRAW
BRADFORD TOWNSHIP BUDLINE, PEARL & BUDCHAND, DEANNA 105-N07-000-00007	2004-002937	1.48 A	MOTT LLC
BRADY TOWNSHIP BRADFORD COAL CO INC 107-C05-000-00001	2004-000364	5.98 A	JANIN MANAGEMENT LLC
BURRISIDE TOWNSHIP HOBBA, W JEROME 105-A12-000-00004	2004-070531	2 A	JANIN MANAGEMENT LLC
FLETCHER, VARIATHA F 109-B14-000-07028 AM	2004-070537	5.6% INT IN 243.425 A COAL RT	RONALD JOHN MOZDOK
FLETCHER, VARIATHA F 108-C13-007-00719 AM	2004-000598	5.6% INT IN 62 A COAL RT	RONALD JOHN MOZDOK
LAWME, WILLIAM H & LAWME, MARY S 109-A12-000-00022	2004-000846	97 A	SAUEL SERIAN
LAWME, WILLIAM H & LAWME, MARY S 109-A12-000-00023	2004-000847	23.29 A	SAUEL SERIAN
MAKESSELL, DONALD 108-B13-000-00005 AM	2004-000876	50% INT IN 62.1 A COAL, CLAY & MIN	MAKE RUDELLA
MAKESSELL, DONALD 108-C16-000-00023 AM	2004-000877	32 A COAL RT	JOHN FRY & WILLIAM FRY
MAKESSELL, DONALD 108-D11-000-00092 AM	2004-000878	99.69 A COAL RT	MAKE RUDELLA
MAKESSELL, DONALD 108-D11-000-00092 AM	2004-000879	107.706 A COAL RT	MAKE RUDELLA

Case	Case description
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OWNER/MAIL 1	CLAIM 1	DESCRIPTION	COMMENTS
DECATUR TOWNSHIP HOSHMAN, MARQUEE RILEE 112-0112-000-0070 NORTHERN CAMBRIA COMMUNITY DEVELOPMENT CORP 112-0113-000-0096 GRAND TOWNSHIP LUTHER, KYLE 114-006-000-0007 MCNAUGHTON, ELIZABETH 114-006-000-0006 RAUCH, ROBIN R A RAUCH, VERONICA J 114-006-000-0066 GOSHEN TOWNSHIP N Y C RAILROAD 115-006-000-0007 N Y C RAILROAD 115-006-000-0016 GALUCH TOWNSHIP EVANSKY, WISCO 118-014-000-0006 WILLIAMS, JON B 118-016-000-0069 HUSTON TOWNSHIP MONTICOMERY, DONALD L ET AL 119-011-696-0028 KNOX TOWNSHIP LUTHER, EILEEN 122-013-000-0010 LOCKETT, DARCY L B 122-013-000-0071 LOCKETT, DARLENE MARIE 122-013-000-0007 LAWRENCE TOWNSHIP BLOOM, BLANK A 123-009-000-0004 EVE, EDITH M A HIXON, AMOS G 123-008-000-0042 MORRIS TOWNSHIP FIRST TRUSTEE CORP OF FLORIDA TRUSTEE 124-P-000-00020 FIRST TRUSTEE CORP OF FLORIDA TRUSTEE 124-P-000-00021 SWEAT, MARGARET J 124-009-000-0021 PENN TOWNSHIP MADE, GEORGE 125-E-10-000-0022 MADE, GEORGE 125-E-10-000-0023 PINE TOWNSHIP BLOOM, EDWIN C HENRS 126-012-000-0002 SANDY TOWNSHIP BICHLER, SUSAN K 128-022-009-0000-0021 LEWIS, DONALD T SR A LEWIS, ELISE M 128-022-011-00024-0021	2004-000556 2004-0004731 2004-005161 2004-005210 2004-005224 2004-005161 2004-005210 2004-005224 2004-005336 2004-005347 2004-005690 2004-005822 2004-005987 2004-006440 2004-006457 2004-006552 2004-006791 2004-007589 2004-007589 2004-007589 2004-007577 2004-007715 2004-007716 2004-007783 2004-008170 2004-009574	8 2% INT IN 150 A MIN FT 13.45 A 0.72 A 1.92% INT IN 160.30 A MIN FEE 0.60 A 0.72 A 1.92% INT IN 160.30 A MIN FEE 0.60 A 6.6 A 7.5 A 5 A 3 A SURF H B 21.7 A H B 44 A SURF 17% INT IN 9 A H B 14.8 A IN FEE EXCEPT DOUL 4 A 30% INT IN 92 A 30% INT IN 14 A 16.66 A 6.25% INT IN 65 A SURF 6.25% INT IN 50 A IN FEE 25% INT IN H B 100 A L 77 SECTION 9 L 774 SECTION 11	MARK MOCHLEN VICKY WOHLER JANITA MANAGEMENT LLC SAMUEL SERBAN MOLLI LLC SAMUEL SERBAN SAMUEL SERBAN WILLIAM H OSWALL JANITA MANAGEMENT LLC LYNETTE A CHAPPELL SAMUEL SERBAN BRONX SLOPPY JR CHRISTOPHER L BARRETT TIM M BARRETT BLUE SKY BLUE SKY JANITA MANAGEMENT LLC SAMUEL SERBAN SAMUEL SERBAN SAMUEL SERBAN THOMPSON HILL HOMES TAMMY GANTHER A JOHN GANTHER JOHN GANTHER A

PEARCE, JUDITH & PEARCE, DEANNA	2004-000185	1/4 AC	DEANNA PEARCE
COALPORT BOROUGH			
PEARCE, WILLIAM DELAMONT & PEARCE, JOA A	2004-000650	H & 1/2 OF L 1/193	BLUE SKY
005-1117-346-00073			
DUBOIS CITY-1ST WARD			
PLUMMER, PATRICIA J	2004-000803	H SHED & L	BLUE SKY
007-1-002-000-00412			
PLUMMER, PATRICIA J	2004-000804	L	BLUE SKY
007-1-002-000-00412-0			
NEW WASHINGTON BOROUGH			
PEARCE, MARY K	2004-001472	5.6% INT IN 44.594 A SURF	DELBERT W PENNINGTON
015-013-000-00028			
PEARCE, MARY K	2004-001473	5.6% INT IN 102 A COAL RT	DELBERT W PENNINGTON
015-013-000-00028			
BECCAMIA TOWNSHIP			
SPENCER LAND CO	2004-001998	50% INT IN 109 A MIN RT	PHYLLIS C MURRAY
101-117-400-00001			
WCCOY, H. HEIRS	2004-001930	91% INT IN 62.5 A (GAS & OIL)	SAMUEL SERIAN
101-116-000-00001 MIN		MIN & COAL EXCEPT E & F VEINS	
SHIMMER, MADELINE	2004-001976	H & L #21	LAUREN A MILES & DAVID J MILES
101-117-416-00026			
BELL TOWNSHIP			
GRAY, LEE J	2004-002093	50% INT IN 100 A COAL, FIRE CLAY & OTHER MIN	JANUM MANAGEMENT LLC
102-012-000-00014 MIN			
LANSON, NANCY	2004-002127	6% INT IN 59 A IN FEE	BLUE SKY
102-809-000-00006			
PEARCE, CALVIN E	2004-002159	10.39 A COAL RT & 150 A GAS & OIL	BLUE SKY
102-411-000-00004			
PEARCE, CALVIN E	2004-002160	40.71 A GAS & OIL & 27.45 A MIN	BLUE SKY
102-411-000-00013			
BIGLER TOWNSHIP			
SEABOLT, ALICE	2004-002469	SHED & L #2	TOM STRAW
103-114-435-0002			
BRADFORD TOWNSHIP			
BLUMLINE, PEARL & BURCHARD, DEANNA	2004-002637	1.6 A	MOUL LLC
108-407-000-00007			
BRADY TOWNSHIP			
BRADFORD COAL CO INC	2004-003064	5.8 A	JANUM MANAGEMENT LLC
107-006-000-0001			
BURNSIDE TOWNSHIP			
HOBBA, N. JEROME	2004-003031	2 A	JANUM MANAGEMENT LLC
108-412-000-00004			
FLETCHER, MARTHA F	2004-003597	5.8% INT IN 24.425 A COAL RT	RONALD JOHN MOZICK
108-814-000-00028 MIN			
FLETCHER, MARTHA F	2004-003598	5.8% INT IN 62 A COAL RT	RONALD JOHN MOZICK
108-814-000-00019 MIN			
LAMKE, WILLIAM H & LAMKE, MARY S	2004-003646	97 A	SAMUEL SERIAN
108-412-000-00022			
LAMKE, WILLIAM H & LAMKE, MARY S	2004-003647	23.29 A	SAMUEL SERIAN
108-412-000-00023			
MARKESSEL, DONALD	2004-003676	50% INT IN 92.1 A COAL, CLAY & MIN	MIKE RUDELLA
108-814-000-00005 MIN			
MARKESSEL, DONALD	2004-003677	52 A COAL RT	JOHN FRY & WILLIAM FRY
108-814-000-00023 MIN			
MARKESSEL, DONALD	2004-003678	39.59 A COAL RT	MIKE RUDELLA
109-014-000-00002 MIN			
MARKESSEL, DONALD	2004-003679	107.706 A COAL RT	MIKE RUDELLA
108-815-000-00012 MIN			
MARKESSEL, DONALD	2004-003680	118 A COAL RT	DAVID H. JENKINS
108-815-000-00013 MIN			3 ANNE P. JENKINS
COOPER TOWNSHIP			
CARLON, H S INC	2004-003966	57 A COAL RT	MARK RUDELLA
110-507-400-00024 MIN			
CARLON, H S INC	2004-003967	57.35 A COAL, CLAY, GAS & MIN	MARK RUDELLA
110-507-400-00028 1 MIN			
SCHEFFER, MERITT & CO	2004-004265	L	HERMAN C LUCAS SR
110-509-33-00059			
CONNINGTON TOWNSHIP			
AXELSON, WILLIAM H III &	2004-004337	10.041 A	BLUE SKY
111-004-000-00145			
AXELSON, WILLIAM H JR	2004-004408	2 TRAILERS & 1,202 A	TOM STRAW
111-004-000-00024			
MCATE, RICHARD			
111-004-000-00024			
HONAN, MARGHERITE	2004-004699	8.3% INT IN 100 A MIN RT	MARK WOHLER
112-142-000-00070			
NORTHERN CAMBRIA COMMUNITY	2004-004791	13.45 A	MARK WOHLER
-DEVELOPMENT CORP			
112-142-000-00076			
GIRARD TOWNSHIP			
LUTZER, RYAN	2004-005161	0.472 A	JANUM MANAGEMENT LLC
114-006-000-00007			
MCHUGH, ELIZABETH	2004-005210	1.32% INT IN 163.33 A IN FEE	SAMUEL SERIAN
114-006-000-00026			
RAUCH, ROBIN A	2004-005224	0.660 A	MOUL LLC
114-006-000-00066			
RAUCH, VERONICA J			
114-006-000-00066			
GOSHEN TOWNSHIP			
NY C RAILROAD	2004-005346	6.6 A	SAMUEL SERIAN
115-006-000-00017			
NY C RAILROAD	2004-005347	7.5 A	SAMUEL SERIAN
115-006-000-00016			
GLUCK TOWNSHIP			
EVANSKY, VASCO	2004-005690	5 A	WILLIAM H OSWALL
118-114-000-00006			
WILLIAMS, JON & WILLIAMS, LORIAN	2004-005822	3 A SURF	JANUM MANAGEMENT LLC
118-116-000-00069			
HUSTON TOWNSHIP			
MONTGOMERY, DONALD ET AL	2004-005987	H & L # 34	LYNETTE A CHAPPELLI
119-01-696-00028			
RNOX TOWNSHIP			
LUTZER, ELLEN	2004-006440	H & 44 A SURF	SAMUEL SERIAN
122-113-000-00010			
LOCKETT, DARCY J &	2004-006437	17% INT IN 9 A	BRYON SLOPPY JR
LOCKETT, DARLENE MARIE			
123-413-000-00071			
LAWRENCE TOWNSHIP			
BLOOM, BLAINE A	2004-006552	H & 14.8 A IN FEE EXCEPT D COAL	CHRISTOPHER L BARRETT & TINA M BARRETT
123-409-000-00024			
FRY, EDITH M & HIXON, AMOS G	2004-006791	4 A	BLUE SKY
123-08-000-0042			
MORRIS TOWNSHIP			
FIRST TRUSTEE CORP OF FLORIDA TRUSTEE	2004-007589	33% INT IN 92 A	BLUE SKY
124-P10-000-00000			
FIRST TRUSTEE CORP OF FLORIDA TRUSTEE	2004-007590	33% INT IN 14 A	BLUE SKY
124-P10-000-00021			
SWEAL, MARGARET J	2004-007577	16.86 A	JANUM MANAGEMENT LLC
124-009-000-00021			
PENNA TOWNSHIP			
MACE, GEORGE	2004-007715	6.25% INT IN 66 A SURF	SAMUEL SERIAN
125-E10-000-00022			
MACE, GEORGE	2004-007716	6.25% INT IN 50 A IN FEE	SAMUEL SERIAN
125-E10-000-00023			
PINE TOWNSHIP			
BLOOM, EDWIN C HEIRS	2004-007783	25% INT IN H & 100 A	SAMUEL SERIAN
126-112-000-00002			
SANDT TOWNSHIP			
BCHALER, SUSAN K	2004-008170	L #7 SECTION 9	THOMPSON HILL HOMES
128-C22-000-00007-0021			
LEWIS, DONALD E SR & LEWIS, ELSIE M	2004-009674	L #24 SECTION 11	TAMMY GANTHER & JOHN GANTHER
128-C02-011-00027-0021			
MULHOLLAND, HARRY J JR &	2004-010060	L #168 SECTION 23	JOHN A RHINES & MARJORIE A RHINES
MULHOLLAND, ROSEMARY M			
123-C02-023-00168-0021			
UNION TOWNSHIP			
ALVETRO, LINDA M ET AL	2004-011437	2.7 A	BLUE SKY
129-066-000-00011			
SHILALA, DAVID M	2004-011510	CAMP & 1.73 A	BLUE SKY
129-066-000-00064			
KOPCHICK, GRACE	2004-011525	11% INT IN 57.46 A	JOSEPH H LAROCK
129-E05-000-00019		COAL, MIN GAS & OIL	
WOODWARD TOWNSHIP			
LESCOWSKI, ALEX	2004-011661	L	TOM STRAW
130-415-222-00001			
PHILLIPS, WILFRED ET AL	2004-011693	2.92 A	TOM STRAW
130-112-000-00005			

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

KATHLEEN I. BROWN  
Plaintiff/Petitioner

vs.

CLEARFIELD COUNTY TAX  
CLAIM BUREAU

Defendant/Respondent

IN RE: 2006 UPSET TAX SALE

No. 2007- 322 -CD

Type of Pleading: Petition for Order  
Certificate of Service

Filed on Behalf of:  
Kathleen I. Brown, Plaintiff/Petitioner

Attorney for Plaintiff/Petitioner:

Ann B. Wood, Esquire  
Supreme Court ID #23364  
Bell, Silberblatt & Wood  
P.O. Box 670/318 East Locust Street  
Clearfield, PA 16830

(814) 765-5537/765-9730-fax

**FILED**  
0/11:15 *lm* No cc.  
MAR 12 2007 *(58)*

William A. Shaw  
Prothonotary/Clerk of Courts

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

KATHLEEN I. BROWN  
Plaintiff/Petitioner

vs.  
CLEARFIELD COUNTY TAX  
CLAIM BUREAU  
Defendant/Respondent

No. 2007- 322 -CD

IN RE: 2006 UPSET TAX SALE

**CERTIFICATE OF SERVICE**

I, Ann B. Wood, attorney for the Plaintiff/Petitioner named above hereby certify that I served certified copies of the Petition for Order Nunc Pro Tunc to Permit Leave to File Objections & Exceptions to 2006 Upset Tax Sale, by delivering copies of the same on the 9th day of March, 2007, as follows:


PERSONAL SERVICE TO:

Jeff Graham  
Clearfield County Tax Claim Bureau  
230 East Market Street, Suite 121  
Clearfield, PA 16830

U.S. FIRST CLASS MAIL TO:

Blue Sky  
362 North Park Street  
Sykesville, PA 15865

BELL, SILBERBLATT & WOOD  
By:

  
Ann B. Wood, Attorney for  
Kathleen I. Brown, Plaintiff/Petitioner

CA

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

KATHLEEN I. BROWN  
Plaintiff/Petitioner

vs.

CLEARFIELD COUNTY TAX  
CLAIM BUREAU  
Defendant/Respondent

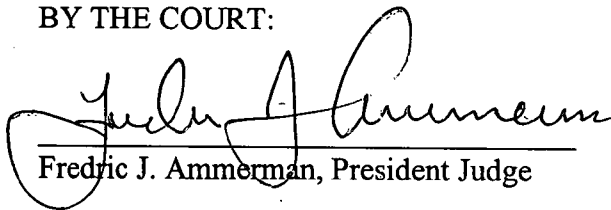
No. 2007- 322 -CD

IN RE: 2006 UPSET TAX SALE

**ORDER NUNC PRO TUNC**

AND NOW this 29<sup>th</sup> day of March, 2007, being the date scheduled for Rule Returnable on Petition of Kathleen I. Brown, with the consent of the Clearfield County Tax Claim Bureau, it is hereby ORDERED that the Petition is granted and the Petitioner shall be permitted to file objections and exceptions to the 2006 Upset Tax Sale within thirty (30) days of the date of this Order. The Clearfield County Tax Claim Bureau shall have twenty (20) days from receipt of the objections and exceptions to file its answer thereto.

BY THE COURT:

  
Fredric J. Ammerman, President Judge

FILED 4cc  
MAR 29 2007  
11:38 AM  
Wood

William A. Shaw (will serve)  
Prothonotary/Clerk of Courts

1010

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

KATHLEEN I. BROWN  
Plaintiff/Petitioner

vs.

CLEARFIELD COUNTY TAX CLAIM  
BUREAU

Defendant/Respondent

IN RE: 2006 UPSET TAX SALE

No. 2007-322-CD

Type of Pleading:  
Objections to 2006 Tax Sale

Filed on Behalf of:  
Plaintiff Kathleen I. Brown

Counsel of Record for this Party:

Ann B. Wood, Esquire  
Supreme Court No. 23364

Bell, Silberblatt & Wood  
318 East Locust Street  
P.O. Box 670  
Clearfield, PA 16830

(814) 765-5537

**FILED** 2CC  
0/11:05/01 Atty Wood  
APR 19 2007 (6-12)

William A. Shaw  
Prothonotary/Clerk of Courts

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

KATHLEEN I. BROWN  
Plaintiff/Petitioner

vs.

No. 2007-322-CD

CLEARFIELD COUNTY TAX CLAIM  
BUREAU

Defendant/Respondent

IN RE: 2006 UPSET TAX SALE

**NOTICE TO DEFEND**

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after these Objections are served, 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 Complaint or for any other claim or relief requested by the Plaintiff. 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 FIND ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

COURT ADMINISTRATOR  
CLEARFIELD COUNTY COURTHOUSE  
230 East Market Street  
Clearfield, Pennsylvania 16830  
Telephone (814) 765-2641 Ex. 5988

BELL, SILBERBLATT & WOOD  
By:

Ann B. Wood  
Ann B. Wood, Esquire  
Attorney for Plaintiff

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

KATHLEEN I. BROWN	:	
Plaintiff/Petitioner	:	
	:	
vs.	:	No. 2007-322-CD
	:	
CLEARFIELD COUNTY TAX CLAIM	:	
BUREAU	:	
Defendant/Respondent	:	
	:	
IN RE: 2006 UPSET TAX SALE	:	

**OBJECTIONS TO 2006 TAX SALE**

COMES NOW Plaintiff, Kathleen I. Brown, by her attorney, Ann B. Wood, Esquire, and sets forth her objections to the 2006 Tax Sale of property located in Union Township, Clearfield County, Pennsylvania, with Assessment Map No. 129-0-D06-000-00011, as follows:

1. The Plaintiff is Kathleen I. Brown whose mailing address is P.O. Box 72, Orbisonia, PA 17243.
2. The subject premises is located in Union Township, Clearfield County, Pennsylvania, and is assessed as 2.7 acres in the name of Linda Alvetro, et al, to Assessment Map #129-0-D06-000-00011.
3. The subject premises were conveyed to Kathleen I. Brown, Linda M. Alvetro, Ruth M. Duttry, Colleen R. Torrell, James P. Brown and Floyd F. Brown, by deed of Floyd I. Brown and Ruth Marie Brown dated June 21, 1994, and recorded in Clearfield County in Deeds and Records Book 1622, Page 70.



4. The subject property was sold at the tax sale of September 15, 2006, to Blue Sky which sale has been confirmed by the Court and documented by deed dated November 6, 2006, and recorded in Clearfield County as Instrument #200619816.

5. That what was believed to be a Notice of Claim and Return was addressed to Kathleen Brown for Ruth Brown 118 Shortcut Road, Rockton, PA 15856, with a certified mail notice which was returned to the Tax Claim Bureau as Unclaimed, a copy of which mailing notice is attached as Exhibit "A".

6. That there were no subsequent attempts to send notice to Kathleen Brown, Plaintiff herein, in any of the remaining proceeding and notices for the 2006 Tax Sale.

7. That upon the Tax Claim Bureau receiving unclaimed return notices of Public Tax Sale, it is their practice to send out an extra notice of public sale with Proof of Mailing.

8. The Tax Claim Bureau did not send out an extra notice of public sale to the Plaintiff as to the subject property.

9. That the Tax Claim Bureau is required by statute (72 P.S. §5860.607(a)) when notification of a pending sale is either returned without the required receipted personal signature of the addressee or under other circumstances raising significant doubt as to the actual receipt of the notification by the named addressee or owner to exercise reasonable effort to discover the whereabouts of said person and notify that individual.

10. That the Tax Claim Bureau is required to place a notation in the property file describing efforts made to locate the owner and, no such notation appears in the Bureau's file on the subject property.

11. That pursuant to statute (72 P.S. §5860.602), the Tax Claim Bureau is required to advertise notice of the sale in two (2) newspapers of general circulation and the legal journal.

12. The advertisement of the sale in *The Progress* on August 11, 2006, did not include a listing identifying Kathleen I. Brown as a property owner. A copy of said advertisement showing the Union Township properties is attached as Exhibit "B".

13. That it is believed that the sale advertisement in the *DuBois Courier Express* failed to include the listing identifying Kathleen I. Brown as a property owner.

14. That the advertisement of the sale in the *Clearfield County Legal Journal* on August 18, 2006, did not include a listing identifying Kathleen I. Brown as a property owner. A copy of said advertisement showing the Union Township properties is attached as Exhibit "C".

15. That the Tax Claim Bureau is required by statute (72 P.S. §5860.602(e)(2)) to give a 10-day notice of the Public Tax Sale with Proof of Mailing.

16. That the Tax Claim Bureau did not send a 10-day notice to Kathleen I. Brown as is evidenced by copy of the 10-day Notice Editing List which named three of the six property owners of the subject property but did not include the Plaintiff. A copy of the Tax Claim Bureau Notice Editing List is attached as Exhibit "D".

17. That following the sale, the Tax Claim Bureau did not attempt to give any notice to the Plaintiff by certified mail or any other form of mail as required by 72 P.S. §5860.607(a.1)(1).

18. That the published notice required under 72 P.S. §5860.607(a.1)(2) did not name the Plaintiff in the notice of the sale, a copy of which is attached as Exhibit "E".

19. That Clearfield County had actual notice or information in its records as to the proper address for the Plaintiff in that the County secured an Easement involving the subject property

dated June 22, 2004, which Easement was signed by the Plaintiff. Said Easement as recorded appears of record as Clearfield County Instrument #200412296, a copy of which is attached as Exhibit "F".

20. In the course of securing said Easement for the County, the County's Solicitor was in contact with the Plaintiff and was able to secure her signature on the document by dealing with her by mail.

21. Further, the Central Tax Bureau of PA, Inc. located in DuBois, Pennsylvania, which is responsible for collecting Income Tax due for the Brookville School District, sent the 2006 tax year notice to the Plaintiff at her current mailing address. A copy of said notice is attached as Exhibit "G".

22. That the Tax Claim Bureau failed to exercise reasonable efforts to locate the Plaintiff from records and contacts readily available to it.

WHEREFORE, Plaintiff would request the Honorable Court to overturn the 2006 Tax Sale of this particular tract of property for failure to give the proper written and advertised notice to the Plaintiff as property owner and to void the subsequent conveyance by the Tax Claim Bureau to Blue Sky.


BELL, SILBERBLATT & WOOD  
By:

Date: April 19, 2007.

Ann B. Wood  
Ann B. Wood, Esquire, Attorney for Plaintiff

## VERIFICATION

I, KATHLEEN I. BROWN, state that the within statements in the foregoing Objections to 2006 Tax Sale are true and correct to the best of my knowledge, information and belief. This verification is made subject to the penalties of 18 Pa. C.S.A., Section 4904, relating to unsworn falsifications to authorities.

  
Kathleen I. Brown

**CERTIFIED MAIL**

CLEARFIELD COUNTY  
TAX CLAIM BUREAU  
230 E. MARKET STREET  
CLEARFIELD, PA 16830-2425



7109 2806 6600 0043 4626

**RESTRICTED DELIVERY**  
RETURN RECEIPT REQUESTED

FIRST CLASS MAIL  
U.S. POSTAGE-FEES PAID  
HYDE, PA  
PERMIT NO. 8

3462

*No Rec'd*  
*6-9-88*  
*296*  
BROWN, KATHLEEN  
FOR RUTH BROWN  
118 SHORTCUT RD  
ROCKTON PA 15856

UNCLAIMED

☐ A  
☐ C  
☐ S

☐ INSUFFICIENT ADDRESS  
☐ ATTEMPTED NOT KNOWN  
☐ NO SUCH NUMBER/STREET  
☐ NOT DELIVERABLE AS ADDRESSED  
- UNABLE TO FORWARD

OTHER

**RT**  
RETURN TO SENDER

② REMOVE SIDE EDGES FIRST  
THEN FOLD, CREASE AND TEAR THIS STUB ALONG PERFORATION

EXHIBIT  
A

# NOTICE OF SALE OF LANDS FOR DELINQUENT TAXES BY THE CLEARFIELD COUNTY TAX CLAIM BUREAU

TO: OWNERS OF PROPERTIES DESCRIBED IN THIS NOTICE AND TO PERSONS HAVING LIENS, JUDGEMENTS OR MUNICIPAL OR OTHER CLAIMS AGAINST SUCH PROPERTIES:

Notice is hereby given by the Tax Claim Bureau in and for the County of Clearfield, under the Act of 1947, P.L., 1368, as amended, that the said Bureau will expose at **Public Tax Sale at the CAST Building, 112 E. Locust Street, Clearfield, PA 16830 at 10:00 A.M. D.S.T. on Friday, September 15, 2006** or any day to which the Sale may be adjourned, readjourned or continued, for the purpose of collecting unpaid taxes, Municipal Claims, and all costs incident thereto, the properties described below, for at least the Upset price in the amount hereinbelow set forth.

The sale of any property may, at the option of the Bureau, be stopped if the owner thereof, or any Lien Creditor of the owner, before the time of the sale, enters into an agreement with the Bureau to pay taxes, claims and costs in installments in the manner provided by the said act and the agreement to be entered into.

No sale shall be made unless a bid equal to the **UPSET SALE PRICE** is made.

**SUCH SALE SHALL CONVEY TITLE TO THE PROPERTY UNDER AND SUBJECT TO THE LIEN OF EVERY RECORDED OBLIGATION TO WHICH SAID PROPERTY IS OR MAY BECOME LIABLE.**

**TERMS OF THE SALE:** All potential bidders will be required to register and will be assigned a bidding number.

All purchasers will be required to sign an affidavit certifying that they are not delinquent in any real estate tax or municipal levy.

Payment may be made with cash, certified check, or personal check made payable to "Tax Claim Bureau". Any personal check, which is not paid, will invalidate the sale and bar presenter from purchasing any future sale.

All sales are final. There will be no redemption of any property after the sale.

**Tax Claim Bureau makes no warranty as to the title of any property, nor to the existence of any buildings which may be listed in the description.**

**It is strongly advised that any person interested in purchasing property at this sale research title to the property thoroughly.**

Weekly updates of this listing may be viewed at [www.clearfieldco.org](http://www.clearfieldco.org)

CLAIM#	PRESENT OWNER/PROPERTY DESCRIPTION	MAP NUMBER	UPSET PRICE
<b>0010 BRISBIN BORO</b>			
2004-000036	KOLESAR, MICHAEL, TRAILER	M14-328-00009-TL-01	1466.16
2004-000037	LITZINGER, RICHARD, TRAILER, G & 2 L #405-406	M14-328-00003	1410.18
2004-000038	LITZINGER, RICHARD, H	M14-328-00003-DW-01	2837.94
<b>0020 BURNSIDE BOROUGH</b>			
2004-000067	BARR, KARL LEE, H, 2 SHEDS & 2 L (#129-131)	A13-308-00003	3044.52
2004-000086	HERSHBERGER, MICHAEL D, H, SHED & L #77	A13-309-00015	1558.40
2004-000089	KRITZER, HARRY & JULIA J, H, SHED & L	A13-309-00014	2119.20
2004-000100	TURNER, HARRY DOUGLAS, H, G & L #139	A13-310-00029	1788.39
2004-000110	WOLFE, RONALD G. & REMONA J., 1/2 L	A13-308-00030	441.13
<b>0030 CHESTER HILL BOROUGH</b>			
2004-000136	HARDY, JOHN P. & 20 L	P12-695-00054	1596.66
2004-000138	MCDONALD, PENNY L, TRAILER, ADDITION & PART OF	P12-338-00046	1776.98
2004-000156	MCKINNEY, ROBERT J. & CATHY M., H & L	P12-335-00028	2645.61
		P12-334-00014-TL	1306.07

EXHIBIT

B

- 2 ♠ Pass 2 ♠ Pass
- What would you now bid with each of the following four hands?
1. ♠ KJ64 ♥ QJ9852 ♦ AK ♣ 3
  2. ♠ 832 ♥ AKJ964 ♦ J5 ♣ K3
  3. ♠ 95 ♥ AQ8753 ♦ AQ ♣ Q102
  4. ♠ AJ ♥ KJ7542 ♦ 93 ♣ K86
- \*\*\*

**1. Four spades.** The value of a hand goes up and down as the bidding progresses. Take this one, for example. When you open the bidding, your hand is considerably better than a minimum opening bid. Although you have only 14 high-card points, the 4-6-2-1 distribution increases the value of the hand by two or three points, pending subsequent developments in the bidding.

When partner responds two clubs, your hand certainly does not improve and actually shrinks somewhat in value. The club response doesn't help your hand one bit, and about all you can count on at this stage is your 14 high-card points.

values, and you show this by jumping to four spades to inform partner about the improved nature of your hand.

**2. Three hearts.** Here you have no choice but to stick to your story that you opened with minimum values, since neither of partner's responses has helped you at all. Partner might go on, depending upon his hand, but you've done your duty by hoisting a red flag.

**3. Three notrump.** The two-heart bid on the preceding round was a slight underbid, and you now make up for it by jumping to three notrump. A two-notrump bid at this point would make it appear that you started with a bedrock minimum, which is simply not the case.

**4. Three clubs.** All you can do here is to indicate a preference for partner's first suit. You started with a relatively weak hand, and you have to bid weakly in order to try to slow partner down. If partner proceeds in the face of two signoffs, he does so at his own risk.

**Tomorrow: Steppingstone to success.**

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polka. Members may bring guests, and everyone is welcome.

Dinner at the Philipsburg County Club will be served at 6 p.m. The cost is \$9.50, which includes tax and gratuity.

The menu includes a choice of stuffed chicken breast, mashed potatoes and gravy, or baked fish with baked potato salad, peas and red velvet cake.

Door prizes and a cakewalk will be part of the festivities.

Ron Flango will be the disc jockey for dancing enjoyment. Reservations must be made by Aug. 18 by calling Susie, 378-8434; Alberta, 684-4542; Jean, 268-4841; Sybal, 765-4374; Mary, 342-2176; or Irmgard, 238-7189.

Cancellations will be received until 2 p.m. Tuesday by calling Patti Biggans at 342-5449.

If no cancellation is received or it is made after the given date and time, the person will be charged for the dinner.

New members are always welcome, and no membership dues are charged.

CLAIM#	PRESENT OWNER/PROPERTY DESCRIPTION	MAP NUMBER	UPSET PRICE
2004-010948	SEAMAN, JOHN W., L 262 SECTION 25	D02-025-00262-00-21	484.42
2004-010949	SEAMAN, JOHN W., L 261 SECTION 25	D02-025-00261-00-21	484.42
2004-008783	SETZER, BARRY L. II, TRAILER	D02-000-00026-TL-29	1749.57
2004-010976	SHAFFER, RAYMOND A. & JANIS, H. G & 14.7 A	A04-000-00020	4374.54
2004-010984	SHARO, ROBERT KENNETH, L 123 SECTION 17	C01-017-00123-00-21	484.42
2004-010986	SHARP, NANETTE M., H & 2 L #54-55	B03-442-00009	1595.47
2004-011037	SMITH, CHARLES W. & IDA E., L #17 SECTION 1	D02-001-00017-00-21	655.77
2004-011063	SORENSEN, LEONARD L. & L 537 SECTION 16	C03-016-00537-00-21	1102.55
2004-009196	SROCK, JASON J. & PATRICIA L., L #122 SECTION 18	C01-018-00122-00-21	483.76
2004-011086	STANTON, EDWIN HEIRS, H & L	B04-651-00031	2344.34
2004-011088	STANTON, SAMUEL T., H, G & 1/2 L #33	C04-425-00003	2371.25
2004-011142	TAYLOR, MICHAEL D. JR., L #251 SECTION 17	C01-017-00251-00-21	486.93
2004-011202	TOPE, TERESA KYTTLER, TRUSTEE, 50% INT. IN L 472 SECTION 15	C03-015-00472-00-21	378.10
2004-011218	TREASURE LAKE CONSTRUCTION LLC, L 420 SECTION 17	C02-017-00420-00-21	454.11
2004-011242	VANDERKRAAN, WILLIAM & L #290 SECTION 14A	C02-14A-00290-00-21	496.42
2004-011265	VOLPE, SHAWN M., H & 0.23 A	D03-000-00066	3820.41
2004-011268	WADE, MARVA ANGELA, L 282 SECTION 18	C02-018-00282-00-21	419.94
2004-011312	WEITZEL, ROBIN J. & L 16 SECTION 25	C02-025-00016-00-21	388.31
2004-009527	WEST SANDY FIRE COMPANY, 2 H, G & L 5	B04-430-00117	3022.76
2004-011318	WESTMAN, JAMES L. & JULIE A., L #140 SECTION 8A	C02-08A-00140-00-21	496.42
2004-009999	WHEELER, BRENDA JACQUELINE, L #617 SECTION 16	C02-016-00617-00-21	413.88
2004-011329	WHITE, WILLIAM M., L 138 SECTION 18	C02-018-00138-00-21	445.29
2004-011349	WILMIRE, KERN E. & DOROTHY M., L 581 SECTION 15	C02-015-00581-00-21	914.66
2004-011357	WINSTON AUTO BODY PARTS, L 653 SECTION 19	D01-019-00653-00-21	542.78
2004-011358	WINSTON, JAMES L. JR. & L 594 SECTION 19	D01-019-00594-00-21	681.23
2004-011365	WOLF, ERIC L., H & L 27 SECTION 2	D02-002-00027-00-21	6757.61
2004-011366	WOLF, ERIC L., L 26 SECTION 2	D02-002-00026-00-21	798.51
2004-009568	YAICH, DANIEL, L #173 SECTION 13A	C02-13A-00173-00-21	889.51
2004-011405	YEAGER, DANIEL & PAMELA, L 655 SECTION 14C	C02-14C-00655-00-21	496.41
2004-011427	ZLOBEC, RANDY, L 576 SECTION 16	C02-016-00576-00-21	484.41
2004-011432	ZWIEZINSKI, JOHN, L #153 SECTION 11	C02-011-00153-00-21	506.11
<b>1281 FALLS CREEK BOROUGH</b>			
2004-011433	DAUGHERTY, HENRY H., G & 17 L 8-9-10-11-12-13-14	A02-664-00015	7456.61
<b>1290 UNION TOWNSHIP</b>			
2004-011435	AARON, NAOMI R., H & 0.39 A	E06-000-00141	1810.71
2004-011437	ALVETRO, LINDA M. ET AL, 2.7 A	D06-000-00011	430.81
2004-011457	COLE, VIRGINIA, 0.59 A	E05-000-038.6	285.21
2004-011462	DRESSLER, MICHAEL R. & H, G & 2 L #5-6	E06-000-00084	5121.91
2004-011469	FULLER, DALE & PEGGY, 2 L 23-24	F07-000-00037	281.11
2004-011470	FULLER, DALE & PEGGY, 0.47 A	F07-000-00017	493.11
2004-011472	GRAHAM HOWARD S & TRINDY A TRAILER & 0.68 A	F06-000-00187	1996.11

# Clearfield County Legal Journal

The Official Legal Journal of the Courts of Clearfield County, PA

## CLEARFIELD COUNTY LEGAL JOURNAL

P. O. Box 521, Clearfield, PA  
Owned and Published Weekly  
by the  
Clearfield County  
Bar Association

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All advertisements must be in the hands  
of the editor by 4:00 P.M. Friday of each  
week.

Annual Subscription ..... \$35.00  
Single Copies ..... \$ .75

### REPORT OF DEEDS August 7, 2006

Harry Donner to Matthew Thompson  
200613173 \$1  
William Goepfert to Michael Fraicola  
200613179 \$7,000  
Roger Larson to Daniel Smitchko  
200613187 \$17,613  
Alma Brown to Daniel Pellow  
200613210 \$45,000  
Mary Kalinowski Executrix to Mary  
Kalinowski 200613217 \$1  
Cindy Shuffstall to Ashley Rittle  
200613219 \$118,500  
Gary Waroquier to Steven Waroquier  
200613225 \$1

Emory Copenhaver to Gary Defrain  
200613230 \$150  
Bethaney Warren to Charles Viard  
200613231 \$6,000  
John Johnson to Michelle Daubs  
200613242 \$1  
John Johnson to John Johnson  
200613243 \$1  
Dennis Wagner to Charles Komoncz  
200613246 \$54,000  
Thomas Thiebaud to Thelma Thiebaud  
200613248 \$1  
Eric Brubaker to Eric Brubaker  
200613250 \$1  
Tammy Seger to Double E. Singer Inc  
200613251 \$160,000  
Madline Puyda to James Stoddard  
200613258 \$40,000

### REPORT OF DEEDS August 8, 2006

James Harner to Tammy Capistrant  
200613260 \$1  
William Hanna to Ernest Maines  
200613281 \$63,500  
Clearfield Co Sheriff to Equity One Inc  
200613288 \$1  
S & S P Development LLC to Larry  
Armstrong Jr. 200613292 \$134,500  
Daniel Picard Sr. to Catherine Kelly  
200613295 \$40,000  
Jason Feidler to John Sawtelle III  
200613296 \$105,000  
John Lee to David Hoare 200613304 \$1  
Commodore Rowles Jr. to Harry  
Cathcart 200613308 \$10,000  
William Leitzinger Jr. to David Woolridge  
200613309 \$60,000  
Kathryn Ricketts to Robert Lee Jr.  
200613316 \$42,000  
Yvonne May to Michele White  
200613319 \$25,000

### REPORT OF DEEDS August 9, 2006

Robert Spencer Estate to Shad Spencer  
200613327 \$16,651.20  
Spencer Land Company to Darrell  
Spencer 200613328 \$75,000  
Brian Askey to Richard Kerr 200613332  
\$1  
Paul Moore Jr. to Kathy Maines  
200613334 \$1

EXHIBIT

C



## TAX SALE

Notice is hereby given of the proposed sale by the Clearfield County Tax Bureau on a parcel of land in GULICH SHIP known as Map # 118-L15-617- and described as: "LOT" and owned to: RAYMOND A. & CATHERINE K.

The sale will be held on OCTOBER 18, 2006 at 10:00 AM in the Tax Claim Bureau, 230 E. Market Street, Clearfield. The property will be free and clear of all tax claims and judgments. A bid of \$300.00 has been made and accepted by the Bureau. Any bidder not satisfied with the accepted sale must, within forty-five days of this petition the Court of Common Pleas to improve the sale.

Clearfield County Tax Claim Bureau, 230 E. Market Street, Suite 121, Clearfield, PA 16830.  
 Dates: August 18, 2006 & September 1, 2006.

## NOTICE OF SALE OF LANDS FOR DELINQUENT TAXES BY THE CLEARFIELD COUNTY TAX CLAIM BUREAU

TO: OWNERS OF PROPERTIES DESCRIBED IN THIS NOTICE AND TO PERSONS HAVING LIENS, JUDGEMENTS OR MUNICIPAL OR OTHER CLAIMS AGAINST SUCH PROPERTIES:

Notice is hereby given by the Tax Claim Bureau in and for the County of Clearfield, under the Act of 1947, P.L., 1368, as amended, that the said Bureau will expose at Public Tax Sale at the CAST Building, 112 E. Locust Street, Clearfield, PA 16830 at 10:00 A.M. D.S.T. on Friday, September 15, 2006 or any day to which the Sale may be adjourned, readjusted or continued, for the purpose of collecting unpaid taxes, Municipal Claims, and all costs incident thereto, the properties described below, for at least the Upset price in the amount hereinbelow set forth.

The Sale of any property may, at the option of the Bureau, be stopped if the owner thereof, or any Lien Creditor of the owner, before the time of the sale, enters into an agreement with the Bureau to pay taxes, claims and costs in installments in the manner provided by the said act and the agreement to be entered into.

No sale shall be made unless a bid equal to the UPSET SALE PRICE is made.

**SUCH SALE SHALL CONVEY TITLE TO THE PROPERTY UNDER AND SUBJECT TO THE LIEN OF EVERY RECORDED OBLIGATION TO WHICH SAID PROPERTY IS OR MAY BECOME LIABLE.**

**TERMS OF THE SALE:** All potential bidders will be required to register and will be assigned a bidding number.

All purchasers will be required to sign an affidavit certifying that they are not delinquent in any real estate tax or municipal levy.

Payment may be made with cash, certified check, or personal check made payable to "Tax Claim Bureau". Any personal check, which is not paid, will invalidate the sale and bar presenter from purchasing any future sale.

All sales are final. There will be no redemption of any property after the sale.

Tax Claim Bureau makes no warranty as to the title of any property, nor to the existence of any buildings which may be listed in the description.

It is strongly advised that any person interested in purchasing property at this sale research title to the property thoroughly.

Weekly updates of this listing may be viewed at [www.clearfieldco.org](http://www.clearfieldco.org)

CLAIM #	Property Owner / Property Description	Map Number	Upset Price
<b>0010 BRISBIN BOROUGH</b>			
2004-000036	KOLESAR, MICHAEL / TRAILER	M14-328-00009-TL-01	1,466.16
2004-000037	LITZINGER, RICHARD / TRAILER, G & 2 L #405-406	M14-328-00003	1,410.18
2004-000038	LITZINGER, RICHARD / H	M14-328-00003-DW-01	2,837.94
<b>0020 BURNSIDE BOROUGH</b>			
2004-000067	BARR, KARL LEE / H, 2 SHEDS & 2 L (#129-131)	A13-308-00003	3,044.52
2004-000086	HERSHBERGER, MICHAEL D. / H, SHED & L #77	A13-308-00015	1,558.40
2004-000089	KRITZER, HARRY & JULIA J. / H, SHED & L	A13-308-00014	2,119.20
2004-000100	TURNER, HARRY DOUGLAS / H, G & L #139	A13-310-00029	1,788.39
2004-000110	WOLFE, RONALD G. & REMONA J. / 1/2 L	A13-308-00030	441.13
<b>0030 CHESTER HILL BOROUGH</b>			
2004-000136	HARDY, JOHN P. & / 20 L	P12-695-00054	1,596.66
2004-000138	MCDONALD, PENNY L. / TRAILER, ADDITION & PART OF	P12-338-00046	1,776.98
2004-000156	MCKINNEY, ROBERT J. & CATHY M. / H & L	P12-335-00028	2,645.81
2004-000163	PROVINS, JOHN / TRAILER	P12-334-00014-TL	1,306.07
2004-000165	ROUGEUX, JASON & BRENDA / TRAILER	P12-337-00038-TL-07	510.79
<b>0041 CLEARFIELD BOROUGH-1ST WARD</b>			
2004-000184	CLEARFIELD HARDWARE CO. / WAREHOUSE	K08-201-00002-DW-01	1,851.66
2004-000192	DUFOUR, LYNDAL / H & L #13	K08-207-00005	3,827.09
2004-000204	HESS, ALFRED P. III & D H & L	K08-207-058.1	4,355.64
2004-000211	LORD, DORIS E. & LON A. LORD / BLDG. & L	K08-216-00081	7,961.56
2004-000229	REES, PAMALA L. / H & L	K08-205-00022	2,347.02
<b>0042 CLEARFIELD BOROUGH-2ND WARD</b>			
2004-000248	BRADY, VALERIE S. & / TRAILER	K08-221-00047-TL-02	1,127.25
2004-000249	BROWN, DENNIS D. / H, G, SHED & L #20 BLOCK "A"	K08-224-00033	5,067.74
2004-000252	BUCK, HAROLD F. / D TRAILER & 3 L #1-62-63	K08-229-00020	6,201.25
2004-000257	CASSICK, JEFFREY A. & SUSAN A. / COTTAGE & PART L	K08-222-00059	1,643.80
2004-000258	CENTRA, PERRY L. & / H, SHED & L	K08-221-00046	5,517.89
2004-000279	HENRY, ARTHUR & OLLIE V. / H & L 7	K08-221-00034	2,254.55
2004-000281	HRYN, KIRBY M. & / H, G & L 13	K08-222-00043	3,610.64
2004-000283	JURY, JOHN C. & ELSIE M. / H & L	K08-221-00042	3,213.30
2004-000284	KACHMAN, JOSEPH & GLORIA / H & L	K08-228-00049	4,472.46
2004-000286	KANOUFF, JAMES / TRAILER	K08-232-00009-TL-04	1,284.10

C04-422-00024-TX 3,423.92  
D02-002-00066-00-21 5,278.68  
C02-14A-00294-00-21 387.94  
C02-012-00084-00-21 519.08  
E04-000-047.1 3,198.23  
C02-07B-00110-00-21 387.94  
C02-025-00071-00-21 506.15  
C02-14B-00453-00-21 501.45  
C02-14B-00477-00-21 483.76  
C02-003-00089-00-21 9,852.71  
D04-000-00039-TL-69 1,554.29  
C02-06A-00068-00-21 359.96  
B03-000-017.1 5,517.83  
C02-016-00048-00-21 2,807.84  
C01-018-00274-00-21 404.08  
D03-000-00093 2,340.10  
C02-015-00622-00-21 745.49  
D02-001-00E4F-00-21 4,783.28  
D01-019-00331-00-21 530.56  
C02-017-00048-00-21 494.15  
C02-017-00049-00-21 484.42  
C02-009-00024-00-21 1,010.08  
C02-13A-00289-00-21 542.78  
C02-025-00434-00-21 496.42  
C02-017-00278-00-21 474.93  
B05-000-00016 545.05  
C03-015-00472-00-21 390.10  
C01-018-00281-00-21 484.42  
A04-000-00134 5,651.11  
D01-019-00170-00-21 607.39  
D03-015-00242-00-21 739.57  
D03-015-00211-00-21 720.13  
C02-011-00024-00-21 545.05  
B02-000-00019 289.92  
B02-000-00020 289.92  
E02-000-012.5 879.97  
C04-000-00102 4,522.94  
C03-015-00682-00-21 756.78  
C02-14A-00223-00-21 513.63  
C02-014-00087-00-21 307.16  
D02-025-00069-00-21 462.93  
D02-025-00271-00-21 462.93  
C02-007-00050-00-21 5,541.88  
C02-010-00024-00-21 494.15  
C02-016-00332-00-21 515.90  
B04-000-00078 2,354.08  
C01-018-00042-00-21 462.93  
C02-019-00372-00-21 621.90  
C02-019-00516-00-21 586.55  
C02-019-00517-00-21 568.89  
C03-015-00822-00-21 710.19  
C02-003-00080-00-21 816.16  
C02-003-00078-00-21 816.16  
C02-025-00108-00-21 484.42  
C02-13A-00228-00-21 348.27  
C02-004-00124-00-21 5,310.73  
C02-08A-00016-00-21 445.57  
D03-000-00048 4,026.94  
D01-019-00564-00-21 543.71  
D03-015-00094-00-21 737.32  
C02-018-00249-00-21 483.76  
D01-019-00415-00-21 533.05  
C02-023-00168-00-21 393.47  
D03-015-00182-00-21 13,772.22  
D03-015-00181-00-21 2,013.66  
C02-025-00192-00-21 503.90  
C02-023-00232-00-21 510.25  
D01-019-00451-00-21 519.08  
D01-019-00437-00-21 519.08  
D01-019-00431-00-21 533.05  
C02-016-00533-00-21 484.42  
C02-012-00129-00-21 474.71  
C02-017-00285-00-21 503.90  
C02-017-00187-00-21 426.08  
B04-430-00023 973.01  
B04-430-00024 1,984.50  
D02-000-00026-TL-44 1,167.50  
C02-012-00097-00-21 488.71  
A04-000-00140 4,326.16  
A04-000-0025.1 5,697.48  
C01-018-00093-00-21 484.42  
D02-000-011.2 5,106.64  
C02-015-00902-00-21 731.01  
C02-015-00276-00-21 674.86  
C03-015-00626-00-21 533.88  
C02-012-00206-00-21 486.71  
C02-017-00040-00-21 462.93  
E03-000-00030 2,891.25  
C02-008-00208-00-21 669.23  
B04-428-00016 892.92

2004-010844 ROMANAK, DAVID / H & 2.55 A  
2004-010862 ROY, LARRY E. & SHARON A. / H, G & L  
2004-010863 ROZZO, WILLIAM B. & MADELANE / L #421 SECTION 17  
2004-010864 RUDMAN, GREGORY Z. & / H & L 91 SECTION 25  
2003-008702 SAUNDERS, MICHAEL F. & / L #150 SECTION 17  
2004-010903 SCHEEL, WANETA JANE / 16.7% INT. IN 70 A "O" COAL.  
2004-010908 SCHIMIZZI, ROSE MARIE / L #192 SECTION 7C  
2004-010948 SEAMAN, JOHN W. / L 282 SECTION 25  
2004-010949 SEAMAN, JOHN W. / L 261 SECTION 25  
2004-008783 SETZER, BARRY L. II / TRAILER  
2004-010976 SHAFFER, RAYMOND A. & JANIS / H, G & 14.7 A  
2004-010984 SHARO, ROBERT KENNETH / L 123 SECTION 17  
2004-010986 SHARP, NANETTE M. / H & 2 L #54-55  
2004-011037 SMITH, CHARLES W. & IDA E. / L #17 SECTION 1  
2004-011063 SORENSON, LEONARD L. & / L 537 SECTION 16  
2004-009196 SROCK, JASON J. & PATRICIA L. / L #122 SECTION 18  
2004-011086 STANTON, EDWIN HEIRS / H & L  
2004-011088 STANTON, SAMUEL T. / H, G & 1/2 L #33  
2004-011142 TAYLOR, MICHAEL D. JR. / L #251 SECTION 17  
2004-011202 TOPLE, TERESA KYTTLER, TRUSTEE / 50% INT. IN L 472 SECTION 15  
2004-011218 TREASURE LAKE CONSTRUCTION LLC / L 420 SECTION 17  
2004-011242 VANDERKRAAN, WILLIAM & / L #290 SECTION 14A  
2004-011265 VOLPE, SHAWN M. / H & 0.23 A  
2004-011268 WADE, MARVA ANGELA / L 282 SECTION 18  
2004-011312 WEITZEL, ROBIN J. & / L 16 SECTION 25  
2004-009527 WEST SANDY FIRE COMPANY / 2 H, G & L 5  
2004-011318 WESTMAN, JAMES L. & JULIE A. / L #140 SECTION 8A  
2004-009999 WHEELER, BRENDA JACQUELINE / L #617 SECTION 16  
2004-011329 WHITE, WILLIAM M. / L 138 SECTION 18  
2004-011349 WILMIRE, KERN E. & DOROTHY M. / L 581 SECTION 15  
2004-011357 WINSTON AUTO BODY PARTS / L 653 SECTION 19  
2004-011358 WINSTON, JAMES L. JR. & / L 594 SECTION 19  
2004-011365 WOLF, ERIC L. / H & L 27 SECTION 2  
2004-011366 WOLF, ERIC L. / L 26 SECTION 2  
2004-009568 YAICH, DANIEL / L #173 SECTION 13A  
2004-011405 YEAGER, DANIEL & PAMELA / L 655 SECTION 14C  
2004-011427 ZLOBEC, RANDY / L 576 SECTION 16  
2004-011432 ZWIEZINSKI, JOHN / L #153 SECTION 11

#### 1281 FALLS CREEK BOROUGH

2004-011433 DAUGHERTY, HENRY H. / G & 17 L 8-9-10-11-12-13-14-

#### 1290 UNION TOWNSHIP

2004-011435 AARON, NAOMI R. / H & 0.39 A  
2004-011437 ALVETRO, LINDA M. ET AL / 2.7 A  
2004-011457 COLE, VIRGINIA / 0.59 A  
2004-011462 DRESSLER, MICHAEL R. & / H, G & 2 L #5-6  
2004-011469 FULLER, DALE & PEGGY / 2 L 23-24  
2004-011470 FULLER, DALE & PEGGY / 0.47 A  
2004-011472 GRAHAM, HOWARD S. & TRUDY A. / TRAILER & 0.68 A  
2004-011473 GRAHAM, HOWARD S. & TRUDY A. / 0.29 A  
2004-011486 KESTER, ROBERT L. / 50% INT. IN 60 A MIN. RTS.  
2004-011500 MIKESSELL, DONALD R. / 50% INT. IN 60 A MIN. RT.  
2004-011503 NAUGLE, JOHN P. / B & 2.2 A SURF.  
2004-011510 SHILALA, DAVID M. / CAMP & 1.73 A  
2004-011525 YOPCHICK, GRACE / 11% INT. IN 57.48 A COAL, GAS.

#### 1300 WOODWARD TOWNSHIP

2004-011532 ARNOLD, JOHN & DONNA M. / TRAILER & 3 L #267-268-269  
2004-011544 BOOKAMIRE, GEORGE W. & / H, G & L #318  
2004-011556 CRAIN, ROBERT W. & / H & 0.87 A  
2004-011581 FINBERG, TERRY E. / H & 2 L  
2004-011582 FLANGO, ANTHONY & MARIE / 2 L  
2004-011583 FLANGO, ANTHONY & MARIE / 2 L #414-415  
2004-011584 FLANGO, ANTHONY J. JR. & SHELLEY / 11 A SRUF.  
2004-011586 FLANGO, ANTHONY J. SR. / 33.35 INT. IN 400 A COAL &  
2004-011587 FLANGO, ANTHONY J. SR. / 33.3% INT. IN 76 A COAL RTS.  
2004-011588 FLANGO, ANTHONY J. SR. / 33.3% INT. IN 15 A COAL RTS.  
2004-011589 FLANGO, ANTHONY J. SR. / 33.3% INT. IN 10.48 A COAL.  
2004-011590 FLANGO, ANTHONY J. SR. / 33.3% INT. IN 6.881 A COAL.  
2004-011591 FLANGO, ANTHONY J. SR. / 33.3% INT. IN 24.596 A COAL.  
2004-011592 FLANGO, ANTHONY J. SR. / 33.3% INT. IN 433 A MIN. RTS.  
2004-011593 FLANGO, ANTHONY J. SR. / 33.3% INT. IN 20.04 A COAL.  
2004-011602 FYOCK, DAVID J. & HEATHER L. / TRAILER & 0.6635 A  
2004-011611 GARDNER, RALPH / TRAILER & 3 L  
2004-011612 GARDNER, ROLAND / TRAILER  
2004-011613 GARDNER, ROLAND E. / SHED, L #29 & PT L #28  
2004-011623 GILLILAND, ERIC O. & BERNADETTE / 47 A  
2004-011631 HARPSTER, JEAN / TRAILER  
2004-011651 KAWA, EUGENE R. & TAMMY L. / H & L #112  
2004-011657 KUHN, CLAYTON & KATHLEEN / 2 G & 8.83 A  
2004-011661 LESKOVANSKY, ALEX / L  
2004-011630 MANTZ, THOMAS D. / H, G APT. & L  
2004-011669 MEYERS, DAVID S. / H, B, G & 102 A  
2004-011676 NOON, DENNIS / TRAILER  
2004-011683 PHILLIPS, MILLARD ET AL / 2.92 ACRES  
2004-011689 POTKALESKY, CHARLES A. & PAMELA / 75% INT. IN H, SHED & L  
2004-011713 ROBISON, ALLEN W. JR. & JOLENE F. / H & 1.91 A  
2004-011760 WASLOSKY, JOHN PAUL, JR. / TRAILER, G, SHED & L #5  
2004-011761 WICKER, LOWELL E. & KATHRYN L. / H, G & 0.934 A  
2004-011766 WITKOSKY, ANDREW / H, SHEDS & 4 L #21-22-23-24

B04-428-00012 8,313.74  
B04-435-00039 2,723.65  
C02-017-00421-00-21 466.11  
C02-025-00091-00-21 3,291.84  
C01-017-00150-00-21 539.37  
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C02-07C-00192-00-21 523.32  
D02-025-00262-00-21 484.42  
D02-025-00261-00-21 484.42  
D02-000-00026-TL-29 1,749.57  
A04-000-00020 4,374.54  
C01-017-00123-00-21 484.42  
B03-442-00009 1,595.47  
D02-001-00017-00-21 655.77  
C03-016-00537-00-21 1,102.55  
C01-018-00122-00-21 483.76  
B04-651-00031 2,344.34  
C04-425-00003 2,371.25  
C01-017-00251-00-21 486.93  
C03-015-00472-00-21 378.10  
C02-017-00420-00-21 454.11  
C02-14A-00290-00-21 496.42  
D03-000-00066 3,820.41  
C02-018-00282-00-21 419.94  
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B04-430-00117 3,022.76  
C02-08A-00140-00-21 496.42  
C02-016-00617-00-21 413.86  
C02-018-00138-00-21 445.29  
C02-015-00581-00-21 914.66  
D01-019-00653-00-21 542.78  
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D02-002-00027-00-21 6,757.60  
D02-002-00026-00-21 796.51  
C02-13A-00173-00-21 889.56  
C02-14C-00655-00-21 496.42  
C02-016-00576-00-21 484.42  
C02-011-00153-00-21 506.15

A02-664-00015 7,456.69

E06-000-00141 1,810.70  
D06-000-00011 430.84  
E05-000-038.6 285.20  
E06-000-00084 5,121.91  
F07-000-00037 281.43  
F07-000-00017 493.49  
E06-000-00187 1,996.36  
E06-000-00252 281.43  
E08-000-00001 MN 380.79  
E08-000-00001 MN 380.79  
D05-000-002.4 4,907.06  
E06-000-00064 1,366.62  
E05-000-00019 330.38

M14-405-00014 939.08  
M14-411-00002 1,413.24  
M14-408-00033 2,308.79  
M14-397-00034 1,910.46  
M14-412-00005 614.21  
M14-412-00004 535.20  
L14-000-00084 596.66  
L13-000-00080 MN 854.02  
L14-000-00019 MN 355.28  
L14-000-00021 MN 320.17  
L14-000-00030 MN 320.17  
L14-000-00040 MN 320.17  
L13-000-00041 MN 320.17  
L14-000-00084 MN 960.42  
L14-000-00094 MN 320.17  
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M14-406-00021 1,462.66  
M15-526-00014-TL-02 982.27  
M15-526-00014 474.99  
M15-000-00005 1,193.73  
M15-522-00015-TL-01 626.73  
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L14-000-00003 2,510.73  
M15-522-00001 532.54  
M14-404-00008 3,938.69  
L12-000-00001 5,764.96  
L12-000-00016-DW-01 496.04  
L12-000-00005 352.85  
M14-404-00022 2,494.94  
L11-000-00068 2,151.37  
M15-000-00037 1,565.98  
M15-000-053.3 3,854.12  
M15-524-00006 1,445.11

# Claim Bureau - 10 Day Sale Notice Edit Listing

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	2004-010826	128076428	\$669.23
	2004-010843	128074334	\$892.92
	2004-010844	128095178	\$8,313.74
	2004-010863	128074752	\$466.11
	2004-010863	128074752	\$466.11
RY Z	2004-010864	128082137	\$3,291.84
JO R	2004-010864	128082137	\$3,291.84
JOSE MARIE	2004-010908	128081191	\$523.32
JOHN W	2004-010948	128028300	\$484.42
JOHN W	2004-010949	128028301	\$484.42
CHARLES W	2004-011037	128081589	\$655.77
H, IDA E	2004-011037	128081589	\$655.77
ANTON, SAMUEL T	2004-011088	128095853	\$2,371.25
TAYLOR, MICHAEL D JR	2004-011142	128095567	\$486.93
STEELE, GREG	2004-011142	128095567	\$486.93
SHEMAS, LINDA	2004-011142	128095567	\$486.93
BLY DEVELOPMENT GROUP INC	2004-011147	128034385	\$462.93
TREASURE LAKE CONSTRUCTION LLC	2004-011218	128076770	\$454.11
VANDERKRAAN, WILLIAM	2004-011242	128076474	\$496.42
VANDERKRAAN, MARGARETHA	2004-011242	128076474	\$496.42
WADE, MARVA ANGELA	2004-011268	128028237	\$419.94
WEITZEL, ROBIN J	2004-011312	128078342	\$388.31
YARD, ROBERT L	2004-011312	128078342	\$388.31
YARD, MICHAEL E B	2004-011312	128078342	\$388.31
WESTMAN, JAMES L	2004-011318	128077526	\$496.42
WESTMAN, JULIE A	2004-011318	128077526	\$496.42
WHITE, WILLIAM M	2004-011329	128081674	\$445.29
WOLF, ERIC L.	2004-011365	128076999	\$6,757.60
WOLF, ERIC L.	2004-011366	128095865	\$798.51
YEAGER, DANIEL	2004-011405	128076793	\$496.42
YEAGER, PAMELA	2004-011405	128076793	\$496.42
ZLOBEC, RANDY	2004-011427	128030585	\$484.42
ZWEZINSKI, JOHN	2004-011432	128081639	\$506.15
ZWIEZINSKI, MRS CELESTE	2004-011432	128081639	\$506.15
DAUGHERTY, HENRY H	2004-011433	128181991	\$7,456.69
WAYNE, LAURA	2004-011435	129079264	\$1,810.70
AARON, NAOMI R	2004-011435	129079264	\$1,810.70
AARON, NAOMI R	2004-011435	129079264	\$1,810.70
→ ALVETRO, LINDA M ET AL	2004-011437	129079614	\$430.84
→ COLLEEN A TORRELL	2004-011437	129079614	\$430.84
→ RUTH M DUTTRY	2004-011437	129079614	\$430.84
COLE, VIRGINIA	2004-011457	129079213	\$285.20
DRESSLER, MICHAEL R.	2004-011462	129079426	\$5,121.91
DRESSLER, TANIA M	2004-011462	129079426	\$5,121.91
GRAHAM, HOWARD S	2004-011472	129029164	\$1,996.36
GRAHAM, TRUDY A	2004-011472	129029164	\$1,996.36
GRAHAM, HOWARD S	2004-011473	129042862	\$281.43
GRAHAM, TRUDY A	2004-011473	129042862	\$281.43
KESTER, ROBERT L	2004-011486	129079397	\$380.79
MIKESELL, DONALD R	2004-011500	129079486	\$380.79
SHILALA, DAVID M	2004-011510	129079199	\$1,366.62
YOPCHICK, GRACE	2004-011525	129096404	\$330.38
YOPCHICK, LEONARD	2004-011525	129096404	\$330.38
ARNOLD, JOHN	2004-011532	130080220	\$939.08
ARNOLD, DONNA M	2004-011532	130080220	\$939.08
GEORGE W BOOKAMIRE	2004-011544	130079826	\$1,413.24
BOOKAMIRE, JOSEPHINE	2004-011544	130079826	\$1,413.24
CRAIN, ROBERT W.	2004-011556	130080683	\$2,308.79
PEWANICK, MONICA A	2004-011556	130080683	\$2,308.79
FINBERG, TERRY E	2004-011581	130079829	\$1,910.46

EXHIBIT

D

tabbles

Notice is hereby given that the Clearfield County Tax Claim Bureau made a return to the Court of Common Pleas of Clearfield County of the sale of properties for delinquent taxes, held on **September 15, 2006** in accordance with the provisions of the Real Estate Tax Sale Law, P.S. 5860.101 et seq., as amended and supplemented and that the Court of Common Pleas of Clearfield County, by Order dated **September 27, 2006** and filed at **2006-1566-CD**, confirmed Nisi said Return of Sale.

Objections or exceptions thereto may be filed by any owner or lien creditor in the office of the Prothonotary within thirty (30) days after the date of the Return. Otherwise, the Return will be confirmed absolute.

In case no objections or exceptions are filed to any such Sale within thirty (30) days after the date of the Return, a Decree Absolute confirming the same will be entered as of course by the Prothonotary.

OWNER/MAP 1	CLAIM 1	DESCRIPTION

CHESTER HILL BOROUGH	2004-000165	TRAILER	DONALD L KEECE
POULIQUEN, JASON A ROUGELOUX, BRENDA			
005-P12-337-00038 L-97			
COALPORT BOROUGH			
PEARCE, WILLIAM DELMONT & PEARCE, IDA A	2004-000550	H & PART OF L #193	BLUE SKY
005-H17-346-00073			
DUBOIS CITY-1ST WARD			
PULMUR, PATRICIA J	2004-000803	H, SHED & L	BLUE SKY
007-1-002-000-00012			
PULMUR, PATRICIA J	2004-000804	L	BLUE SKY
007-1-002-000-00012-D			
NEW WASHINGTON BOROUGH			
PEARCE, MARY K	2004-001472	5.6% INT IN 44.394 A SURF	DELBERT W PENNINGTON
015-D13-000-00008			
PEARCE, MARY K	2004-001473	5.6% INT IN 102 A COAL RT	DELBERT W PENNINGTON
015-D13-000-00008			
BECARIA TOWNSHIP			
SPENCER LAND CO.	2004-001998	50% INT IN 109 A MIN RT	PHYLLIS C MURRAY
101-H17-000-00001			
MCCOY, H. HEIRS	2004-001830	91% INT IN 82.5 A (GAS & OIL)	SAMUEL SERIAN
101-116-000-00011 AM		MIN A COAL EXCEPT E & F VENTS	
SHAMERS, MADELINE	2004-001976	H & L #21	LAURIE A MILES & DAVID J MILES
101-H17-416-00026			
BELT TOWNSHIP			
GRAY, LEE J	2004-002093	50% INT IN 100 A COAL, FIRE CLAY & OTHER MIN	JANIM MANAGEMENT LLC
102-D12-000-00014 AM		6% INT IN 59 A IN FEE	BLUE SKY
LAWSON, NANCY	2004-002127		BLUE SKY
102-S98-000-00006			
PEARCE, CALVIN E	2004-002159	10.33 A COAL RT & (50 A GAS & OIL)	BLUE SKY
102-H11-000-00004			
PEARCE, CALVIN E	2004-002160	40.71 A GAS & OIL & 27.45 A MIN	BLUE SKY
102-H11-000-00013			
BAGLER TOWNSHIP			
SEABOLT, ALICE	2004-002469	SHED & L #2	TOM STRAW
103-K14-465-0002			
BRAIDORO TOWNSHIP			
BLUMLINE, PEARL & BURCHARD, DEANNA	2004-002937	1.46 A	MOXI LLC
106-N01-000-00007			
BRADY TOWNSHIP			
BRAIDORO COAL CO INC	2004-003364	5.38 A	JANIM MANAGEMENT LLC
107-C06-000-02011			
BURNSIDE TOWNSHIP			
HOBERG, M. IEROME	2004-003631	2 A	JANIM MANAGEMENT LLC
108-A12-000-00034			
FLETCHER, MARTHA F	2004-003597	5.6% INT IN 243.425 A COAL RT	RONALD JOHN MOZICK
106-B14-000-00038 AM			
FLETCHER, MARTHA F	2004-003598	5.6% INT IN 62 A COAL RT	RONALD JOHN MOZICK
108-C13-000-00079 AM			
LAWKIE, WILLIAM H & LAWKIE, MARY S	2004-003646	97 A	SAMUEL SERIAN
108-A12-000-00022			
LAWKIE, WILLIAM H & LAWKIE, MARY S	2004-003647	23.29 A	SAMUEL SERIAN
108-A12-000-00023			
MARSHALL, DONALD	2004-003676	50% INT IN 82.1 A COAL, CLAY & MIN	MAKE RUDELLA
108-B13-000-00005 AM			
MARSHALL, DONALD	2004-003677	52 A COAL RT	JOHN FRY & WILLIAM FRY
108-C16-000-00023 AM			
MARSHALL, DONALD	2004-003678	99.694 A COAL RT	MAKE RUDELLA
108-D14-000-00022 AM			
MARSHALL, DONALD	2004-003679	107.706 A COAL RT	MAKE RUDELLA

<b>CLAIM 1</b>	<b>DESCRIPTION</b>
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DECATUR TOWNSHIP HOLMAN, MARQUESE 112-A17-000-0070	2004-004665	8.3% INT IN 100 A MIN INT	MARK WOHLER
NORTHERN CAMBRIA COMMUNITY DEVELOPMENT CORP 112-A13-000-0096	2004-004731	13.45 A	MARK WOHLER
GRAND TOWNSHIP LUZIER, KYLE 114-A06-000-0007	2004-005161	0.472 A	JANIM MANAGEMENT LLC
MCVAUGHTON, ELIZABETH 114-006-000-0028	2004-005210	1.92% INT IN 163.33 A IN FEE	SAMUEL SERIAN
PAUCH, ROBIN R & PAUCH, VERONICA J 114-A06-000-0065	2004-005224	0.60 A	MOT LLC
GOSHEN TOWNSHIP NY C RAIL ROAD 115-A06-000-0017	2004-005346	6.6 A	SAMUEL SERIAN
NY C RAIL ROAD 115-A06-000-0016	2004-005347	7.5 A	SAMUEL SERIAN
GLADCH TOWNSHIP EVANSKY, WASCO 118-L14-000-0006	2004-005690	5 A	WILLIAM H OSHALL
WILLIAMS, JOY & WILLIAMS, LORIAN 118-L16-000-0069	2004-005822	3 A SURF	JANIM MANAGEMENT LLC
HUSTON TOWNSHIP MONTGOMERY, DONALD L ET AL 119-011-836-0028	2004-006387	H & L 2.7-34	LYNETTE A CHAPPELL
KNOX TOWNSHIP LUZIER, EILEEN 122-H13-000-0010	2004-006440	H & M 4 A SURF	SAMUEL SERIAN
LOCKETT, DARCY J & LOCKETT, DARLENE MARIE 122-H13-000-0071	2004-006467	17% INT IN 9 A	BROWN SLOPEY JR
LAMMENCE TOWNSHIP BLUM, BLANE A 123-000-000-0024	2004-006552	H, B & 14.8 A IN FEE EXCEPT D COAL	CHRISTOPHER L BARRETT & THIA M. BARRETT
ERY, EDITH M & HIXON, AMOS G 123-06-000-0842	2004-006791	4 A	BLUE SKY
MORRIS TOWNSHIP FIRST TRUSTEE CORP OF FLORIDA TRUSTEE 124-P10-000-0020	2004-007369	33% INT IN 92 A	BLUE SKY
FIRST TRUSTEE CORP OF FLORIDA TRUSTEE 124-P10-000-0021	2004-007590	33% INT IN 14 A	BLUE SKY
SWEAL, MARGARET J 124-A03-000-0021	2004-007577	16.86 A	JANIM MANAGEMENT LLC
PENNY TOWNSHIP MACE, GEORGE 125-E10-000-0022	2004-007715	6.25% INT IN 65 A SURF	SAMUEL SERIAN
MACE, GEORGE 125-E10-000-0023	2004-007716	6.25% INT IN 50 A IN FEE	SAMUEL SERIAN
PIKE TOWNSHIP BLOOM, EDWIN N HERS 125-I12-000-0002	2004-007783	25% INT IN H & 100 A	SAMUEL SERIAN
SANDY TOWNSHIP BICHLER, SUSAN K 128-02-009-0007-00-21	2004-008170	L 87 SECTION 9	THOMPSON HILL HOMES
LEWIS, DONALD F & L & LEWIS, ELSIE M. 128-02-011-00024-00-21	2004-008674	L 82A SECTION 11	THOMAS GANTHER & JOHN GANTHER H/W & HUSBAND

PLUMMER, JASON & ROBERTA, BRENDA	2004-00010	1/4 AC	UNPAID, KENGE	2004-00656	8.3% INT IN 100 A MIN RT	MARK WOHLER
COALPORT BOROUGH						
PEARCE, WILLIAM DELMONT & PEARCE, JOA A	2004-00050	H & PART OF L #193	BLUE SKY	2004-00079	13.45 A	MARK WOHLER
005-117-346-00073						
DUBOIS CITY-1ST WARD						
PLUMMER, PATRICIA J	2004-00080	H, SHED & L	BLUE SKY	2004-00161	0.472 A	JANUM MANAGEMENT LLC
007-1-002-000-00412						
PLUMMER, PATRICIA J	2004-00084	L	BLUE SKY	2004-00210	1.92% INT IN 163.33 A IN FEE	SAMUEL SERIAN
007-1-002-000-00412-D						
NEW WASHINGTON BOROUGH						
PEARCE, MARY K	2004-00142	5.6% INT IN 44.59 A SURF	DELBERT W PENNINGTON	2004-00224	0.640 A	MOIT LLC
015-013-000-00008						
PEARCE, MARY K	2004-00143	5.6% INT IN 102 A COAL RT	DELBERT W PENNINGTON			
015-013-000-00008						
BECCARIA TOWNSHIP						
SPENCER LAND CO.	2004-00188	50% INT IN 109 A MIN RT	PHYLLIS C MURRAY	2004-00346	6.6 A	SAMUEL SERIAN
10-117-000-00001						
MACDOY, H L HERS	2004-00180	91% INT IN 82.5 A (GAS & OIL)	SAMUEL SERIAN	2004-00347	7.5 A	SAMUEL SERIAN
10-116-000-00011 MN		MIN & COAL EXCEPT E & F VEINS				
10-116-000-00011 MN		H & L #21	LAURIE A MILES & DAVID J MILES	2004-00580	5 A	WILLIAM H OSWALL
10-117-416-00006	2004-001976					
BELL TOWNSHIP						
GRAN, LEE J	2004-00290	50% INT IN 100 A COAL, PRE CLAY	JANUM MANAGEMENT LLC	2004-00592	3 A SURF	JANUM MANAGEMENT LLC
102-012-000-00014 MN		& OTHER MIN				
LAWSON, NANCY	2004-00217	6% INT IN 59 A IN FEE	BLUE SKY	2004-00587	H & L # 3-4	LYNETTE A CHAPPELL
102-088-000-00008						
PEARCE, CALVIN E	2004-00219	10.39 A COAL RT & (50 A GAS & OIL)	BLUE SKY			
102-011-000-00004						
PEARCE, CALVIN E	2004-00218	40.71 A GAS & OIL & 27.45 A MIN	BLUE SKY	2004-00640	H & 4 A SURF	SAMUEL SERIAN
102-011-000-00013						
BIGLER TOWNSHIP						
SEABOLT, ALICE	2004-00249	SHED & L #2	TOM STRAW	2004-00647	17% INT IN 9 A	BRYON SLOPPY JR
103-K14-485-0022						
BRADFORD TOWNSHIP						
BLUMINE, PEARL & BURCHARD, DEANNA	2004-00267	1.48 A	MOIT LLC	2004-00652	H, B & 14.8 A IN FEE EXCEPT O COAL	CHRISTOPHER L BARRETT & TINA M. BARRETT
106-007-000-00007						
BRADFORD COAL CO INC	2004-00364	5.98 A	JANUM MANAGEMENT LLC	2004-00679	4 A	BLUE SKY
107-COR-000-00011						
BURNSIDE TOWNSHIP						
HOBBA, M JEROME	2004-00361	2 A	JANUM MANAGEMENT LLC	2004-00759	33% INT IN 92 A	BLUE SKY
108-012-000-00004						
FLETCHER, MARTHA F	2004-00357	5.6% INT IN 243.425 A COAL RT	RONALD JOHN MOZICK	2004-00750	33% INT IN 14 A	BLUE SKY
108-014-000-00008 MN						
FLETCHER, MARTHA F	2004-00358	5.6% INT IN 62 A COAL RT	RONALD JOHN MOZICK	2004-00757	16.86 A	JANUM MANAGEMENT LLC
108-013-000-00019 MN						
LAMKE, WILLIAM H & LAMKE, MARY S	2004-00366	97 A	SAMUEL SERIAN			
108-012-000-00022						
LAMKE, WILLIAM H & LAMKE, MARY S	2004-00367	22.29 A	SAMUEL SERIAN	2004-00716	6.23% INT IN 50 A IN FEE	SAMUEL SERIAN
108-012-000-00023						
MIKESELL, DONALD	2004-00376	50% INT IN 82.1 A COAL, CLAY & MIN	MIKE RUDELLA	2004-00763	25% INT IN H & 100 A	SAMUEL SERIAN
108-013-000-00005 MN						
MIKESELL, DONALD	2004-00367	32 A COAL RT	JOHN FRY & WILLIAM FRY			
108-016-000-00023 MN						
MIKESELL, DONALD	2004-00378	99.694 A COAL RT	MIKE RUDELLA	2004-00810	L #7 SECTION 9	THOMPSON HILL HOMES
108-014-000-00002 MN						
MIKESELL, DONALD	2004-00379	107.706 A COAL RT	MIKE RUDELLA	2004-00874	L #24 SECTION 11	TAMMY GATHER & JOHN GATHER
108-015-000-00012 MN						
MIKESELL, DONALD	2004-00380	118 A COAL RT	DAVID M. JENKINS & ANNE P. JENKINS	2004-01060	L #188 SECTION 23	JACK M RHINES & MARJORIE A RHINES
108-013-000-00003 MN						
COOPER TOWNSHIP						
CARLIN, R S INC	2004-00386	57 A COAL RT	MARK RUDELLA	2004-011437	2.7 A	BLUE SKY
110-507-000-00024 MN						
CARLIN, R S INC	2004-00387	57.35 A COAL, CLAY, GAS & MIN	MARK RUDELLA	2004-011510	CAMP & 1.73 A	BLUE SKY
110-507-000-00024.1 MN						
SOMERVALE, MERRITT & CO	2004-00455	L	HERMAN C LUCAS SR	2004-011525	11% INT IN 57.46 A	JOSEPH H LAROCK
110-509-539-00059						
CONINGTON TOWNSHIP	2004-00437	10.941 A	BLUE SKY	2004-011661	L	TOM STRAW
AXELSON, WILLIAM H III & AXELSON, WILLIAM H JR						
111-004-000-00045	2004-00448	2 TRAILERS & 1.202 A	TOM STRAW	2004-011683	2.92 A	TOM STRAW
111-006-000-00024						
HOMAN, MARGUERITE	2004-00656	8.3% INT IN 100 A MIN RT	MARK WOHLER			
112-M12-000-00070						
NORTHERN CAMBRIA COMMUNITY DEVELOPMENT CORP	2004-00079	13.45 A	MARK WOHLER			
112-M13-000-00096						
GIRARD TOWNSHIP						
LUTZER, KYLE	2004-00161	0.472 A	JANUM MANAGEMENT LLC			
114-M05-000-00007						
MCHALIGHTON, ELIZABETH	2004-00210	1.92% INT IN 163.33 A IN FEE	SAMUEL SERIAN			
114-M06-000-00006						
RAUCH, ROBIN R & RAUCH, VERONICA J	2004-00224	0.640 A	MOIT LLC			
114-M06-000-00006						
GOSHEN TOWNSHIP						
NY C RAILROAD	2004-00346	6.6 A	SAMUEL SERIAN			
115-M05-000-00017						
NY C RAILROAD	2004-00347	7.5 A	SAMUEL SERIAN			
115-M05-000-00016						
GULICH TOWNSHIP						
EVANST, MASCO	2004-00580	5 A	WILLIAM H OSWALL			
118-L14-000-00006						
WILLIAMS, JON & WILLIAMS, LOREAN	2004-00592	3 A SURF	JANUM MANAGEMENT LLC			
118-L16-000-00289						
HUSTON TOWNSHIP						
MONTGOMERY, DONALD L ET AL	2004-00587	H & L # 3-4	LYNETTE A CHAPPELL			
119-01-585-00028						
KNOX TOWNSHIP	2004-00640	H & 4 A SURF	SAMUEL SERIAN			
LUTZER, ELLEN	2004-00647	17% INT IN 9 A	BRYON SLOPPY JR			
122-113-000-00010						
LOCKETT, DARCY J & LOCKETT, DARLENE MARIE						
122-113-000-00071						
LAMBERE TOWNSHIP						
BLOOM, BLAINE A	2004-00652	H, B & 14.8 A IN FEE EXCEPT O COAL	CHRISTOPHER L BARRETT & TINA M. BARRETT			
123-009-000-00024						
ERY, EDITH M & HAYON, AMOS G	2004-00679	4 A	BLUE SKY			
123-08-000-0042						
MORRIS TOWNSHIP						
FIRST TRUSTEE CORP OF FLORIDA TRUSTEE	2004-00759	33% INT IN 92 A	BLUE SKY			
124-P10-000-00020						
FIRST TRUSTEE CORP OF FLORIDA TRUSTEE	2004-00750	33% INT IN 14 A	BLUE SKY			
124-P10-000-00021						
SMEL, MARGARET J	2004-00757	16.86 A	JANUM MANAGEMENT LLC			
124-R03-000-00021						
PENN TOWNSHIP						
NACE, GEORGE	2004-00715	6.25% INT IN 65 A SURF	SAMUEL SERIAN			
125-E10-000-00022						
NACE, GEORGE	2004-00716	6.23% INT IN 50 A IN FEE	SAMUEL SERIAN			
125-E10-000-00023						
PIKE TOWNSHIP						
BLOOM, EDWIN C HERS	2004-00763	25% INT IN H & 100 A	SAMUEL SERIAN			
125-H12-000-00002						
SANDY TOWNSHIP						
BICHLER, SUSAN K	2004-00810	L #7 SECTION 9	THOMPSON HILL HOMES			
128-C02-000-00007-00-21						
LEWIS, DONALD F SR & LEWIS, ELSIE M	2004-00874	L #24 SECTION 11	TAMMY GATHER & JOHN GATHER			
128-C02-011-00024-00-21						
MULHOLLAND, HARRY J JR & MULHOLLAND, ROSEMARY M	2004-01060	L #188 SECTION 23	JACK M RHINES & MARJORIE A RHINES			
128-C02-023-0186-00-21						
UNION TOWNSHIP						
ALVETRO, LINDA M ET AL	2004-011437	2.7 A	BLUE SKY			
129-005-000-00011						
SHILALA, DAVID M	2004-011510	CAMP & 1.73 A	BLUE SKY			
129-006-000-00064						
YOPCHICK, GRACE	2004-011525	11% INT IN 57.46 A	JOSEPH H LAROCK			
129-006-000-00019						
WOODWARD TOWNSHIP	2004-011661	L	TOM STRAW			
LESKOWSKI, ALEX						
130-M15-522-00001	2004-011683	2.92 A	TOM STRAW			
130-M15-522-00001						
PHILLIPS, WILLIAM ET AL						
130-L12-000-00005						

# CLEARFIELD COUNTY RECORDER OF DEEDS

Karen L. Starck, Recorder

Maurene Inlow - Chief Deputy

P.O. Box 361

1 North Second Street, Suite 103

Clearfield, Pennsylvania 16830

**\*RETURN DOCUMENT TO:**

KIM KESNER

Instrument Number - 200412296

Recorded On 7/29/2004 At 2:19:12 PM

\* Instrument Type - EASEMENT

\* Total Pages - 8

Invoice Number - 114987

\* Grantor - ALVETRO, LINDA M

\* Grantee - CLEARFIELD COUNTY

\* Customer - KESNER, KIM

**\* FEES**

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$10.00
RECORDING FEES -	\$20.50
RECORDER	
RECORDER IMPROVEMENT	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL	\$36.00

I hereby CERTIFY that this document  
is recorded in the Recorder's Office of  
Clearfield County, Pennsylvania.



*Karen L. Starck*

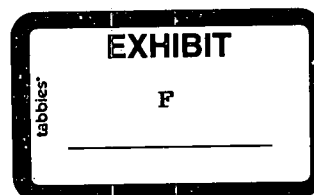
Karen L. Starck  
Recorder of Deeds

THIS IS A CERTIFICATION PAGE

## Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

\* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.



FED.PROJ.NO.	Q110-X022-164
STATE PROJ. NO.	0-96167-06-000-022
COUNTY	Clearfield
CITY-BORO-TWP.	Union Township
PROJECT NAME	T-372 Shortcut Road
CL.NO.	

## DEED OF EASEMENT

THIS INDENTURE, made this 22<sup>nd</sup> day of June, 2004 by LINDA M. ALVETRO, RUTH M. DUTTRY, COLLEEN A. TORRELL, KATHLEEN I. BROWN, JAMES P. BROWN and FLOYD F. BROWN, c/o 118 Shortcut Road, Rockton, Pennsylvania, 15856, owners of property affected by the construction or improvements of the above mentioned Route, singular or plural, called the GRANTOR, and CLEARFIELD COUNTY, 230 East Market Street, Clearfield, Pennsylvania, 16830, hereinafter called the GRANTEE,

### WITNESSETH:

WHEREAS, the GRANTEE, Clearfield County has filed a plan in the Recorder of Deeds Office of the aforesaid County indicating its authorization to condemn property for the above highway from the aforesaid property; and

WHEREAS the parties hereto have agreed that, in lieu of condemnation, the GRANTOR will convey to the GRANTEE an easement for highway purposes unlimited in vertical dimension and such lesser estate(s) as designated, if any, from the property or portion thereof required by the GRANTEE,

NOW, THEREFORE, in consideration of the sum of Six Hundred Forty-four and no/100 (\$644.00) Dollars and other good and valuable consideration, the GRANTOR does hereby grant and convey to the GRANTEE an easement for highway purposes unlimited in vertical dimension from that portion of the aforesaid property designated as required right-of-way on the plot plan attached hereto and made a part hereof; and those areas, if any, designated as required for other than right-of-way in the easement(s) identified by the plot plan, being a portion of the property conveyed or devised to the GRANTOR by deed of Floyd I. Brown and Ruth Marie Brown dated June 21, 1994 and recorded in Clearfield County Deeds & Records Book Volume 1622, at page 70, together with the improvements, hereditaments and appurtenances thereto.

Provided, however, that the GRANTOR shall retain the right to deep mine minerals, including removal of gas and oil by means of wells located off the right-of-way, from a minimum depth to be determined by the GRANTEE.

The GRANTOR does further remise, release, quitclaim and forever discharge the GRANTEE or any agency or political subdivision thereof or its or their employees or representatives of and from all suits, damages, claims and demands which the GRANTOR might otherwise have been entitled to assert under the provisions of the Eminent Domain Code, Act of June 22, 1964, P.L. 84, as amended (26 P.S. 1-101 et seq.,) for or on account of any injury to or

destruction of the aforesaid property of the Grantor through or buy reason of the aforesaid highway construction or improvement, except damages, if any, under Section 610 (Limited Reimbursement of Appraisal, Attorney and Engineering Fees).

The GRANTOR does further indemnify the GRANTEE against any claim made by any lessee of the aforesaid property who has not entered into a Settlement Agreement with the GRANTEE.

IN WITNESS WHEREOF, the GRANTOR has executed or caused to be executed these presents, intending to be legally bound thereby.

WITNESS:

\_\_\_\_\_

Linda M. Alvetro (SEAL)  
Linda M. Alvetro

\_\_\_\_\_

Colleen A. Torrell (SEAL)  
Colleen A. Torrell

\_\_\_\_\_

Kathleen I. Brown (SEAL)  
Kathleen I. Brown

\_\_\_\_\_

James P. Brown (SEAL)  
James P. Brown

\_\_\_\_\_

Floyd F. Brown (SEAL)  
Floyd F. Brown

\_\_\_\_\_

Ruth M. Duttry (SEAL)  
Ruth M. Duttry



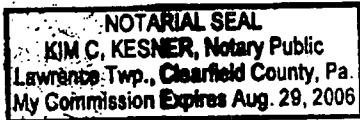
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Clearfield

SS:

On the 22<sup>nd</sup> day of June, 2004, before me, the undersigned officer, personally appeared Linda M. Alvetro, known to me (or satisfactorily prove) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.



[Signature]  
Notary Public  
My Commission Expires:

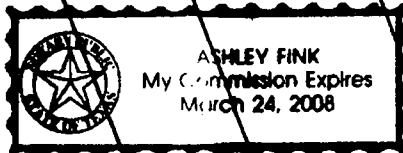
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Harris

SS:

On the 3<sup>rd</sup> day of July, 2004, before me, the undersigned officer, personally appeared Ruth M. Duttry, known to me (or satisfactorily prove) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.



[Signature]  
Notary Public  
My Commission Expires: 3-24-2008

COMMONWEALTH OF PENNSYLVANIA

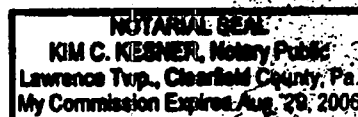
COUNTY OF CLEARFIELD

SS:

On the 22<sup>nd</sup> day of June, 2004, before me, the undersigned officer, personally appeared Colleen A. Torrell, known to me (or satisfactorily prove) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

[Signature]  
Notary Public  
My Commission Expires:



COMMONWEALTH OF PENNSYLVANIA

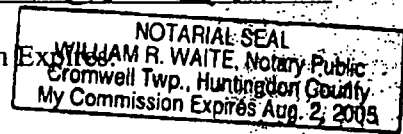
COUNTY OF HUNTINGDON

SS:

On the 10<sup>th</sup> day of July, 2004, before me, the undersigned officer, personally appeared Kathleen I. Brown, known to me (or satisfactorily prove) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public  
My Commission Expires



STATE OF North Carolina

COUNTY OF Gulfport

SS:

On the 1<sup>st</sup> day of July, 2004, before me, the undersigned officer, personally appeared James P. Brown, known to me (or satisfactorily prove) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public  
My Commission Expires:



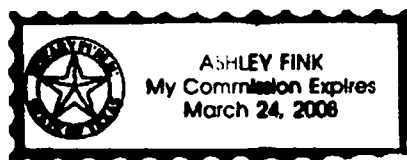
STATE OF Texas

COUNTY OF Harris

SS:

On the 3<sup>rd</sup> day of July, 2004, before me, the undersigned officer, personally appeared Floyd F. Brown, known to me (or satisfactorily prove) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.



Notary Public  
My Commission Expires: 3-24-2008

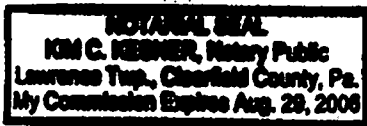
COMMONWEALTH OF PENNSYLVANIA

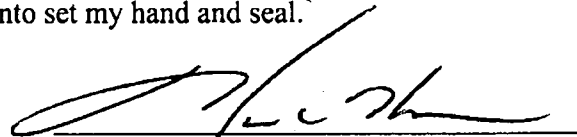
COUNTY OF Clearfield

SS:

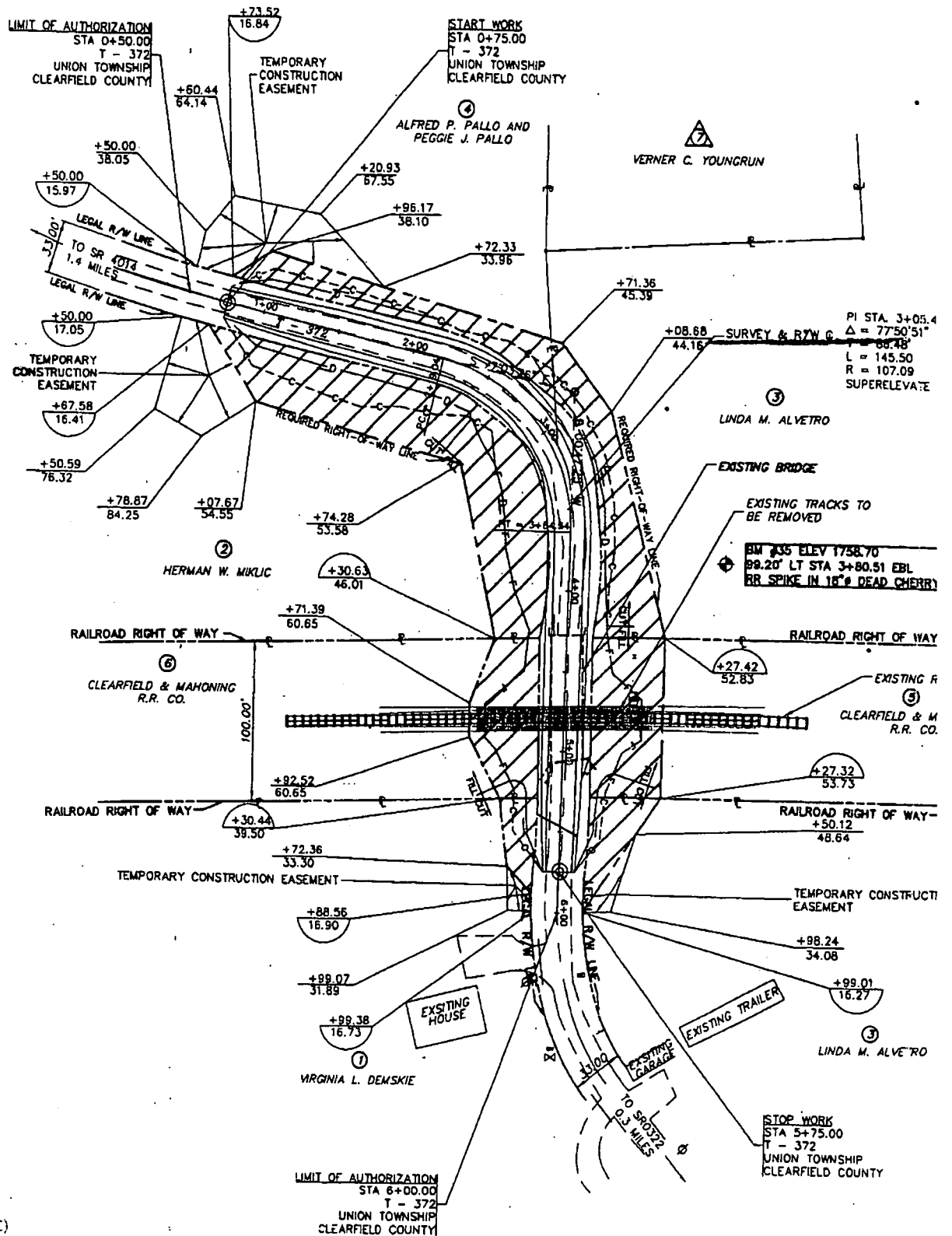
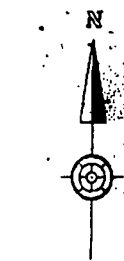
On the 7 day of July, 2004, before me, the undersigned officer, personally appeared Ruth M. Duttry, known to me (or satisfactorily prove) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.



  
Notary Public  
My Commission Expires:





### LEGEND

- ① PARCEL NUMBER (TAKE)
- ⑦ PARCEL NUMBER (NO TAKE)
- ▨ REQUIRED RIGHT OF WAY

PLAN  
GRAPHIC SCALE



DISTRICT	COUNTY	ROUTE	SECTION	
2 - 0	CLEARFIELD	T - 372	000	5
UNION TOWNSHIP				
REVISION NUMBER	REVISIONS			DATE

3+05.45  
750.51" RT.  
5.48'  
5.50'  
17.09'  
ELEVATE 8%

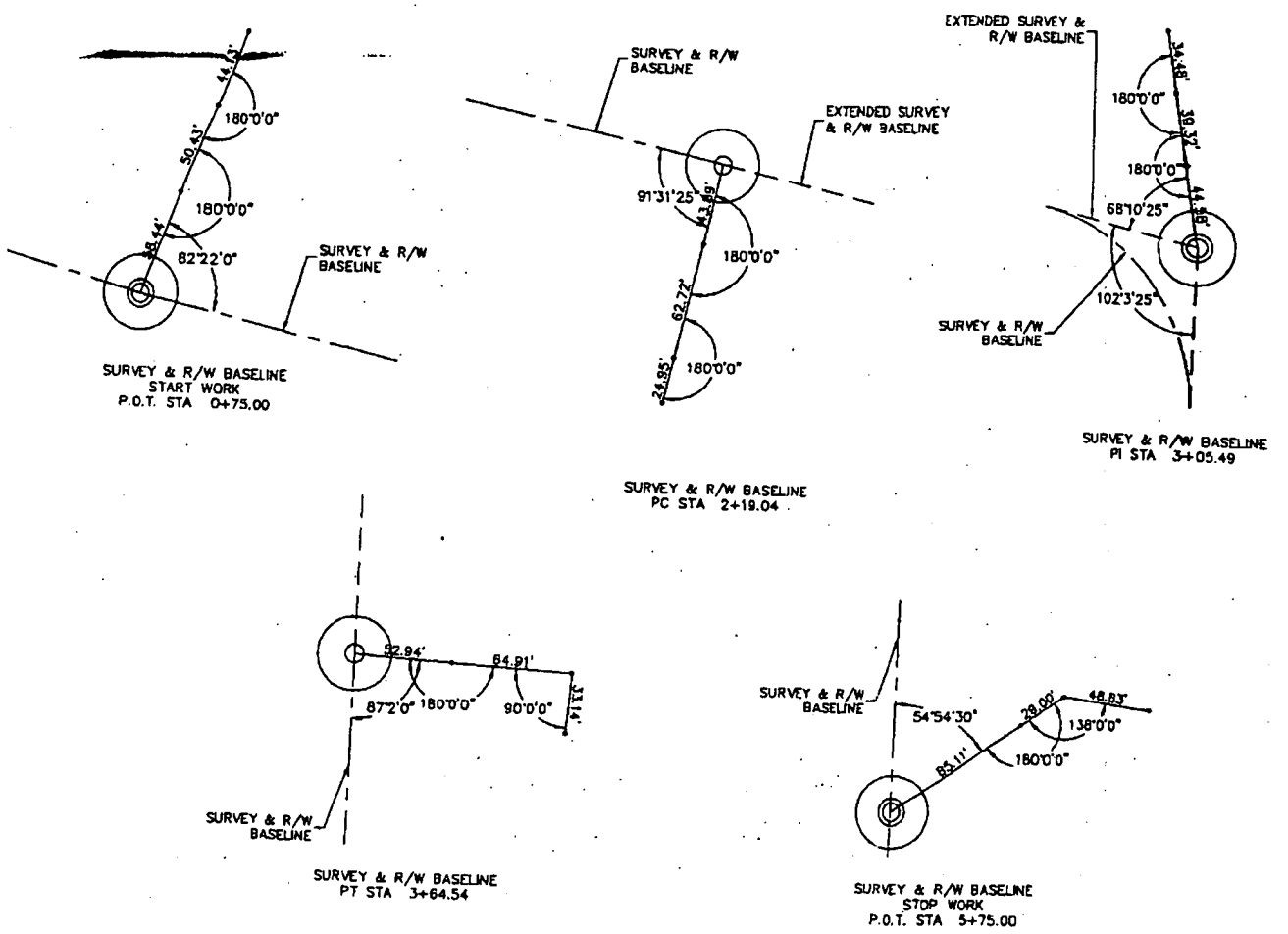
EBL  
CHERRY

OF WAY  
STING RAILROAD  
③  
LD & MAHONING  
R.R. CO.

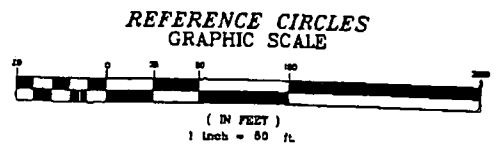
WAY

STRUCTION

E'RO



NOTE: ALL REFERENCE POINTS ARE 5/8" REBAR.

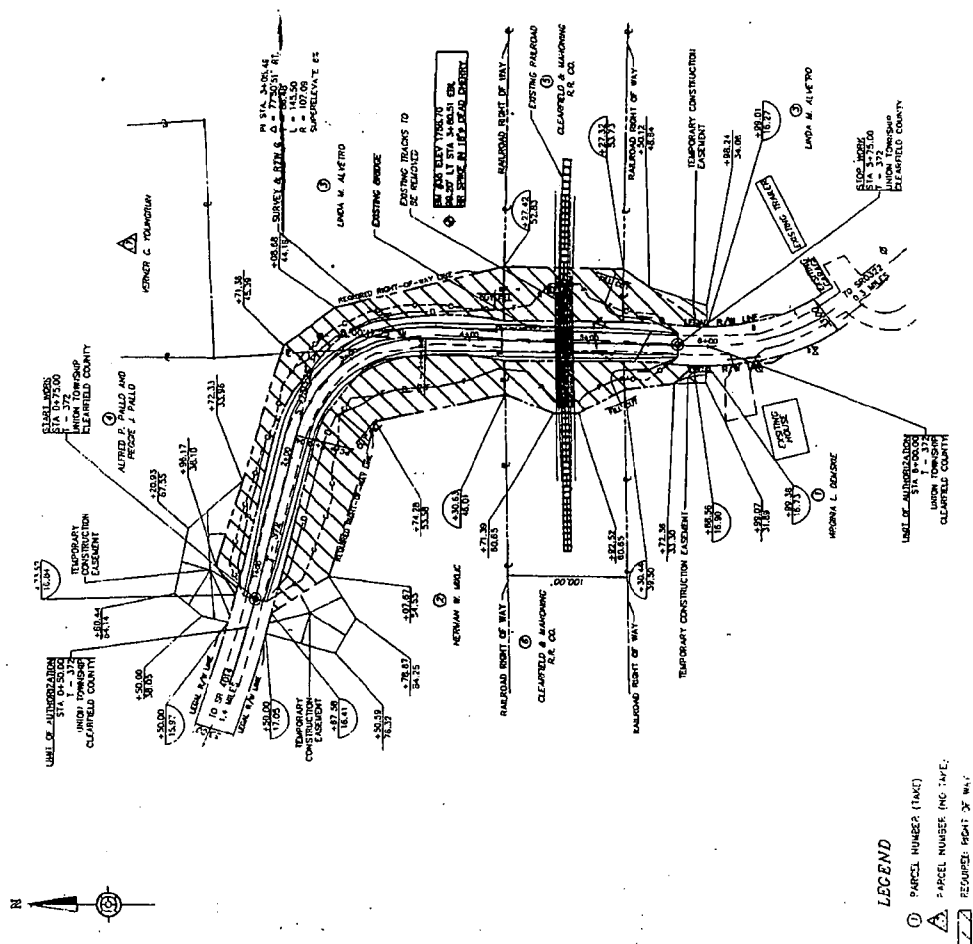


PREPARED BY:  
LEE-SIMPSON ASSOCIATES, INC.  
DuBOIS, PA. 15801

PROFESSIONAL LAND SURVEYOR

RIGHT-OF-WAY PLAN

DATE	BY	SECTION	SHEET
2-10-07	C. J. WILSON	1-372	3 OF 3
PROJECT	JULIA TOWNSHIP		
REVISION			



# LEGEND

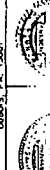
- ① PARCEL NUMBER (TAX)
- △ PARCEL NUMBER (INC. TAX)
- ▨ REQUIRED FRONT OF WAY

NOTE: ALL REFERENCE POINTS ARE 5/8" REDUCED

REFERENCE CIRCLES  
GRAPHIC SCALE



PREPARED BY  
LEE-SIMPSON ASSOCIATES, INC.  
DESIGNER  
JULY 1, 1990



PLAN  
GRAPHIC SCALE



1/4-MILE PLAN

**TAX PREPARERS:** PLEASE SUBMIT ON THIS FORM, OR, IF USING A GENERIC FORM, PLEASE ATTACH THIS FORM FOR IDENTIFICATION PURPOSES.

**PLEASE NOTE:** THIS RETURN REPRESENTS THE SCHOOL DISTRICT PORTION OF THE TAX ONLY. YOU MUST PAY THE MUNICIPAL PORTION OF THE TAX TO THE MUNICIPAL TAX COLLECTOR

DETACH AT PERFORATION AND KEEP UPPER PORTION FOR YOUR RECORDS. CURRENT YEAR PAYMENT RECORD IS ON REVERSE.

INDICATE NAME OF CITY, BOROUGH OR TOWNSHIP OF RESIDENCE BELOW IF DIFFERENT:

2006 TAX YEAR PAYMENTS

INCOME A		INCOME B	
QTR. 1 S		QTR. 1 S	
QTR. 2 S		QTR. 2 S	
QTR. 3 S		QTR. 3 S	
QTR. 4 S		QTR. 4 S	
<b>TOTAL</b> (ENTER ON LINE 9b)		<b>TOTAL</b> (ENTER ON LINE 9b)	

To minimize the risk of identity theft, a unique Centax ID # has been assigned to each taxpayer.

A.

B.

Name:

Name:

Taxpayer A Social Security Number

Taxpayer B Social Security Number

Part-Year Residents Indicate Residency Dates: From (Mo/Yr) \_\_\_\_\_ To \_\_\_\_\_

**TWO-INCOME COUPLES MAY FILE ON THIS FORM. HOWEVER, TAX CALCULATIONS MUST BE ENTERED IN SEPARATE COLUMNS. COMBINING INCOMES IS NOT PERMITTED.**

1. Earned Income/Compensation (Attach W-2 Forms, 1099 Forms-Attach list if necessary)
2. Less Allowable Business Expenses (Attach PA Schedule UE1 Forms & Federal 2106)
3. Total Earned Income/Compensation (Line 1 minus Line 2)
4. Net Loss From Business, Profession, Farm (Attach Schedules C, K-1, E, F, etc.)
5. Subtotal Net Earned Income/Compensation & Net Losses (Line 3 minus Line 4) Note: If Negative Enter "0"
6. Net Profits From Business, Profession, Farm (Attach Form 4797, Schedules C, K-1, E, F, etc.)
7. Total Taxable Earned Income/Compensation and Net Profits (Line 5 plus Line 6)
8. Calculate Tax Due (Multiply Line 7 by local tax rate above)

<b>T A X C R E D I T</b>	9a. Local Tax Withheld (Limit: local tax rate)
	9b. Quarterly Tax Paid To This Office (Totals from current tax year)
	9c. PHILADELPHIA CITY TAX CREDIT
	9d. Prior Year Overpayment or other credit(s) from reverse

9. Total (Add a, b, c, and d)

10. Overpayment (If Line 9 is greater than Line 8) ☐ Credit to next year ☐ Refund  
(No refunds under \$5.00 unless all tax subject to withholding and refund amount greater than \$1.00)
11. Unpaid Tax Balance (If Line 9 is less than Line 8)
12. Penalty and Interest (1% per month of Line 11)
13. Total Payment Due (Line 11 plus Line 12) No payments under \$1.00 required.
14. Total Amount Enclosed (Total of Line 13) \_\_\_\_\_

I declare under penalty of law that the information hereon is true and correct.  
Permission is granted to make inquiry with other districts to recover any taxes due.

TAXPAYER'S SIGNATURE 

DATE \_\_\_\_\_

TAXPAYER'S SIGNATURE 

DATE \_\_\_\_\_

PREPARED BY

DATE	_____
------	-------

THIS FORM TO BE COMPLETED AND FILED BY ALL PERSONS SUBJECT TO THE TAX. ALL  
BILITY OWED FOR PRIOR TAX YEARS OR TAX TYPES. YOU ARE ENTITLED TO RECEIVE A  
"TAXPAYER BILL OF RIGHTS" DISCLOSURE STATEMENT BY CONTACTING THE LOCAL PO

Payment Method...

☐ Credit Card☐ Check☐ Money Order

**FOR CREDIT CARD PAYMENT SEE REVERSE SIDE**

TELEPHONE NO.

EMPLOYER

## EXHIBIT

**G**

SON TO PA DEPT. OF REVENUE INCOME REPORTS. REFUNDS MAY BE REDUCED BY TAX LIAB-  
 LING THE COLLECTION OF CERTAIN ELIGIBLE TAXES. YOU MAY OBTAIN A COPY OF THE

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

KATHLEEN I. BROWN  
Plaintiff/Petitioner

vs.

No. 2007-322-CD

CLEARFIELD COUNTY TAX CLAIM  
BUREAU

Defendant/Respondent

IN RE: 2006 UPSET TAX SALE

**CERTIFICATE OF SERVICE**

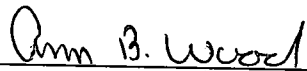
I, Ann B. Wood, attorney for the Plaintiff, hereby certify that I served certified copies of  
the Objections to 2006 Tax Sale, on the following parties on the 19<sup>th</sup> day of April, 2007, by U.S.

First Class Mail, Postage Prepaid as follows:

Kim C. Kesner, Solicitor  
Clearfield County Tax Claim Bureau  
P.O. Box One/15 North Front Street  
Clearfield, PA 16830

Blue Sky  
362 North Park Street  
Sykesville, PA 15865

BELL, SILBERBLATT & WOOD  
By:

  
Ann B. Wood, Attorney for Plaintiff



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

KATHLEEN I. BROWN,  
Plaintiff/Petitioner

vs.

CLEARFIELD COUNTY TAX  
CLAIM BUREAU,  
Defendant/Respondent

IN RE: 2006 UPSET TAX SALE

No. 2007-322-CD

Type of Pleading: Answer of  
Clearfield County Tax Claim Bureau  
To Objections to 2006 Tax Sale

Filed on Behalf of:  
Defendant

Counsel of Record for this Party:

Kim C. Kesner, Esquire  
I.D. No. 28307  
15 North Front Street  
Clearfield, PA 16830  
(814) 765-8972

Other Counsel of Record:

Ann B. Wood, Esquire  
Bell, Silberblatt & Wood  
P.O. Box 670  
Clearfield, PA 16830  
(814) 765-5537

FILED 4CC  
O'D: 57/54 Amy Kesner  
MAY 09 2007  
(CR)

William A. Shaw  
Prothonotary/Clerk of Courts

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

KATHLEEN I. BROWN,  
Plaintiff/Petitioner

vs.

No. 2007-322-CD

CLEARFIELD COUNTY TAX  
CLAIM BUREAU,  
Defendant/Respondent

IN RE: 2006 UPSET TAX SALE

**ANSWER OF CLEARFIELD COUNTY TAX CLAIM BUREAU  
TO OBJECTIONS TO 2006 TAX SALE**

AND NOW, Comes the Defendant/Respondent, Clearfield County Tax Claim Bureau,  
by Kim C. Kesner, Esquire, Clearfield County Solicitor, and files this Answer to the Objections  
filed by Plaintiff/Petitioner:

1. Admitted. The Tax Claim Bureau is without sufficient knowledge or  
information to confirm the present domicile and/or mailing address of Plaintiff and therefore  
proof is requested.

2. Admitted.

3. Admitted.

4. Admitted.

5. Admitted.

6. Admitted.

7. Admitted.

8. Admitted.

9. The averments contained in paragraph 9 constitute contentions or conclusions of law to which no response is required.

10. The averments contained in paragraph 10 constitute contentions or conclusions of law to which no response is required. By way of further answer, it is admitted that no notation appears in the Bureau's file as averred in paragraph 10.

11. The averments contained in paragraph 11 constitute contentions or conclusions of law to which no response is required.

12. Admitted.

13. The Tax Claim Bureau is without sufficient knowledge or information to form a belief as to what "belief" Defendant had or has with regard to any advertisement in the DuBois Courier Express. By way of further answer, it is admitted that the advertisement in the DuBois Courier Express did not identify Kathleen I. Brown as a property owner.

14. Admitted.

15. The averments contained in paragraph 15 constitute contentions or conclusions of law to which no response is required.

16. Admitted.

17. Admitted.

18. Admitted.

19. Admitted. It is admitted that the Deed of Easement attached as Exhibit "F" appears of record. It is specifically denied that the Deed of Easement verified Plaintiffs domicile and/or mailing address.

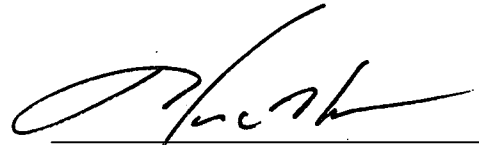
20. Admitted.

21. The Tax Claim Bureau is without sufficient knowledge or information to verify the averments contained in paragraph 21 and therefore proof is requested. By way of further answer, the Tax Claim Bureau is not charged with notice or knowledge of information within the possession or knowledge or control of a tax collector for the Brookville School District.

22. The averments contained in paragraph 22 constitute contentions or conclusions of law to which no response is required.

WHEREFORE, Defendant request the Honorable Court to determine the sufficiency of Notice provided to Plaintiff/Petitioner at hearing.

Respectfully submitted,




---

Kim C. Kesner, Esquire  
Attorney for Defendant/Respondent  
Supreme Ct. I.D. 28307

BELIN, KUBISTA & RYAN  
15 North Front Street  
P.O. Box 1  
Clearfield, PA 16830  
(814) 765-8972

### VERIFICATION

I, Kim C. Kesner, Esquire state that the within statements in the foregoing Answer to Objections to 2006 Tax Sale are true and correct to the best of my knowledge, information and belief and that I am executing this Verification because of the unavailability of the Director of the Tax Claim Bureau and in order to timely file the Answer. If additional verification of an authorized representative of the Clearfield County Tax Claim Bureau is requested, it will be provided. This Verification is made subject to penalties of 18 Pa. C.S.A., Section 4904, relating to unsworn falsifications to authorities.



---

Kim C. Kesner, Esquire

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

KATHLEEN I. BROWN,  
Plaintiff/Petitioner

vs.

No. 2007-322-CD

CLEARFIELD COUNTY TAX  
CLAIM BUREAU,  
Defendant/Respondent

IN RE: 2006 UPSET TAX SALE

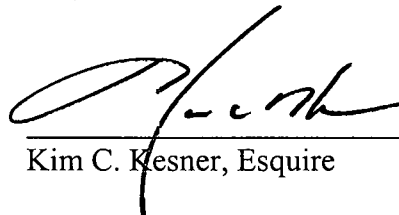
**CERTIFICATE OF SERVICE**

AND NOW, I do hereby certify that on the 9<sup>th</sup> day of May, 2007, I  
caused to be served certified copies of the Answer of Clearfield County Tax Claim Bureau to  
Objections to 2006 Tax Sale by U.S. First Class Mail, Postage Prepaid upon the following:

Ann B. Wood, Esquire  
Attorney for Plaintiff, Kathleen I. Brown  
Bell, Silberblatt & Wood  
P.O. Box 670  
Clearfield, PA 16830

Kim Mowery  
Blue Sky  
362 North Park Street  
Sykesville, PA 15865

Date: 5-9-07

  
Kim C. Kesner, Esquire

MAY 09 2007

**CLEARFIELD COUNTY  
COURT HOUSE  
CLEARFIELD, PA 16830  
KIM C. KESNER, ESQUIRE  
SOLICITOR  
(814) 765-2641**

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

KATHLEEN I. BROWN  
Plaintiff/Petitioner

vs.

CLEARFIELD COUNTY TAX CLAIM  
BUREAU

Defendant/Respondent

IN RE: 2006 UPSET TAX SALE

No. 2007-322-CD

Type of Pleading:  
Praecipe to Settle & Discontinue

Filed on Behalf of:  
Plaintiff Kathleen I. Brown

Counsel of Record for this Party:

Ann B. Wood, Esquire  
Supreme Court No. 23364

Bell, Silberblatt & Wood  
318 East Locust Street  
P.O. Box 670  
Clearfield, PA 16830

(814) 765-5537

FILED

FEB 15 2008

0/11:15/

William A. Shaw  
Prothonotary/Clerk of Courts

2 CEN to Att



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

KATHLEEN I. BROWN  
Plaintiff/Petitioner

vs.

No. 2007-322-CD

CLEARFIELD COUNTY TAX CLAIM  
BUREAU

Defendant/Respondent

IN RE: 2006 UPSET TAX SALE

**PRAECIPE TO SETTLE AND DISCONTINUE**

TO: William A. Shaw, Prothonotary,

Please mark the above captioned matter settled and discontinued.

BELL, SILBERBLATT & WOOD

By:

Date: February 15, 2008



Ann B. Wood, Esquire  
Attorney for Plaintiff/Petitioner