

07-322-CD

Kathleen Brown vs Clfd Cty Tax

Kathleen Brown vs Clfd Co Tax Claim
2007-322-CD

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
Upstairs

FILED PD 885.00 AM
3cc Atty Wood
9:11:40 am
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 :
IN RE: 2006 UPSET TAX SALE :
No. 2007-322-CD

FILED
01/06/07 Atty Wood
MAR 06 2007
GW

William A. Shaw
Prothonotary/Clerk of Courts

RULE TO SHOW CAUSE

NOW, this 6th 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 29th day of March, 2007, for
hearing thereon at 1:30 pm. in Courtroom No. 1.

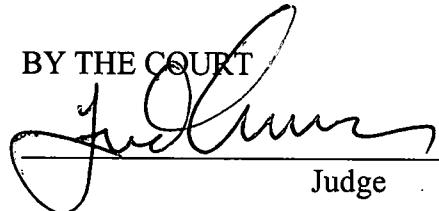
NOTICE

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 "John J. Oliver".

Judge

FILED

MAR 06 2007

William A. Shaw
Prothonotary/Clerk of Courts

DATE: 3/6/07

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:

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

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No. 2007- 322 -CD

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Nunc Pro Tunc to Permit Leave
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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

PA \$85.00 Atty.
FILED 3cc Atty Wood
9/11:40am
MAR 05 2007 (cm)

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
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KATHLEEN I. BROWN :
Plaintiff/Petitioner :

vs. :
CLEARFIELD COUNTY TAX :
CLAIM BUREAU :
Defendant/Respondent :

IN RE: 2006 UPSET TAX SALE :
:

No. 2007- 322 -CD

FILED
0/11/2007
MAR 05 2007

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).

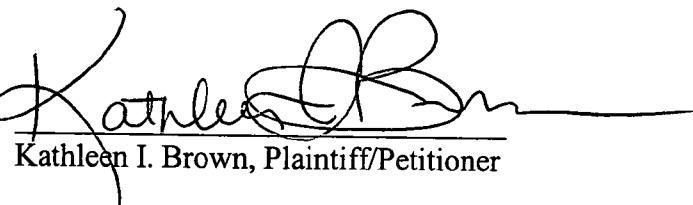
Respectfully submitted,
BELL, SILBERBLATT & WOOD
By:

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, Plaintiff/Petitioner

NOTICE OF RETURN OF TAX SALE BY CLEARFIELD COUNTY TAX CLAIM BUREAU

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-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.

2006 UPSET TAX SALE

OWNER MAP 1	CLAIM #	DESCRIPTION	PURCHASER	OWNER MAP 2	CLAIM #	DESCRIPTION	PURCHASER
CHESTER HILL BOROUGH POCOEUR, JASON & ROSEUX, BRENDA	2004-000165	TRAILER	DONALD L KELCE	DECATOR TOWNSHIP MOLIAN, JACQUELINE	2004-00556	8 1/2% INT IN 100 A MIN PT	MARK WOHLER
COALPORT BOROUGH PEARCE, WILLIAM DEMONT & PEARCE, IDA A	2004-000559	H & PART OF L #93	BLUE SKY	NORTHERN CAMBRIA COMMUNITY DEVELOPMENT CORP	2004-00731	13 45 A	MARK WOHLER
05-H17-36-00073 DUBOIS CITY-1ST WARD				112-N13-0004-00056 GRIND TOWNSHIP			
PLUMMER, PATRICIA J	2004-000803	H, SHED & L	BLUE SKY	LUDER, KYLE	2004-00561	0.47 A.	JANUS MANAGEMENT LLC
001-1-002-000-00412-0 NEW WASHINGTON BOROUGH	2004-001472	5.6% INT IN 44.594 A SURF	DELBERT W PENNINGTON	114-N05-0004-0007 MCNAUGHTON, ELIZABETH	2004-00520	1.92 A INT IN 163.33 A IN FEE	SAMUEL SERIAN
PEARCE, MARY K PEARCE, MARY K	2004-001473	5.6% INT IN 102 A COAL PT	DELBERT W PENNINGTON	114-N05-0004-00066 GOSEN TOWNSHIP	2004-00524	0.60 A	MOTL LLC
015-012-00-00038 BETCARRA TOWNSHIP SPENCER, JAND CO	2004-001980	50% INT IN 109 A MIN PT	PHYLLIS C MURRAY	NYC RAILROAD	2004-00536	6.6 A	SAMUEL SERIAN
011-H17-300-00001 MCCOY, H L HEIRS	2004-001930	9 1/2% INT IN 62.5 A (GAS & OIL)	SAMUEL SERIAN	115-N05-0004-00016 GULCH TOWNSHIP	2004-00537	7.5 A	SAMUEL SERIAN
101-16-000-00011 SUMMERS, MADELINE	2004-001976	H & COAL EXCEPT E & VENS	LAURIE A MILES & DAVID J MILES	EVANS, WESCO	2004-00560	5 A	WILLIAM H OSWALD
102-001-14-00008 BELL TOWNSHIP	2004-002080	50% INT IN 100 A COAL, FIRE CLAY & OTHER MIN.	JANUS MANAGEMENT LLC	116-14-000-0006 WILLIAMS, JON & WILLIAMS, LORIANN	2004-005822	3 A SURF	JANUS MANAGEMENT LLC
GRAN, LEE J	2004-002127	6% INT IN 59 A IN FEE	BLUE SKY	HUSTON TOWNSHIP	2004-00587	H & 21 #34	LYNETTE A CHIAPPETTI
102-A11-000-00004 LAWSON, MARY C	2004-002159	10.39 A COAL PT & 150 A GAS & OIL	BLUE SKY	MONTGOMERY, DONALD ET AL	2004-005887		
PEARCE, CALVIN E PEARCE, CALVIN E	2004-002160	40.71 A GAS & OIL & 27.45 A MIN	BLUE SKY	KNOXTOWNSHIP			
102-A11-000-00013 BIGLER TOWNSHIP			LOCKETT, DARLENE MARIE	LUZER, ELLEN	2004-005840	H & 44 A SURF	SAMUEL SERIAN
SEABOLT, ALICE 103-K1-485-2002	2004-002169	SHED & L #2	TOM STRAW	122-H13-000-00071 LAWRENCE TOWNSHIP	2004-005837	17% INT IN 9 A	BRONN SLOPPY JR
BRADFORD TOWNSHIP BULLION, PEARL & BURCHARD, DEANNA	2004-002337	1.48 A	MOLT LLC	BLOOM, BLAINE A	2004-006532	H & 14.8 A IN FEE EXCEPT D COAL	CHRISTOPHER L BARRETT & TINA M. BARRETT
106-N07-000-00007 BRADY TOWNSHIP				123-K08-000-00024	2004-006791	4 A	BLUE SKY
BRADFORD COAL CO INC 107-C00-000-0001	2004-003364	5.98 A	JANUS MANAGEMENT LLC	EPY, EDITH H & HIXON, AMOS G	2004-006792		
BUTTSEIS TOWNSHIP HOBBS, M JEROME	2004-003631	2 A		123-N08-000-00012 MORRIS TOWNSHIP	2004-006793	30% INT IN 92 A	BLUE SKY
105-A11-007-00724 FLETCHER, MARGARET	2004-003577	5.6% INT IN 243.425 A COAL PT	RONALD JOHN WOZICK	124-P10-000-00020 FIRST TRUSTEE CORP OF FLORIDA TRUSTEE	2004-007589	30% INT IN 14 A	JANUS MANAGEMENT LLC
105-B11-003-00729 FLETCHER, MARTHA F	2004-003598	5.6% INT IN 62 A COAL PT	RONALD JOHN WOZICK	124-P10-000-00021 FIRST TRUSTEE CORP OF FLORIDA TRUSTEE	2004-007590		
106-C13-000-00019 LAURE, WILLIAM H & LAMARIE, MARY S	2004-003646	97 A	SAMUEL SERIAN	124-P10-000-00021 SHEAL, MARGARET J	2004-007577	16.85 A	SAMUEL SERIAN
108-A12-000-00022 LAURE, WILLIAM H & LAMARIE, MARY S	2004-003647	23.29 A	SAMUEL SERIAN	124-P10-000-00021 PEK TOWNSHIP	2004-007783	25% INT IN H & 101 A	SAMUEL SERIAN
108-B13-000-00023 LAURE, WILLIAM H & LAMARIE, MARY S	2004-003676	50% INT IN 82.1 A COAL, CLAY & MIN	MIKE RODELLA	125-E00-000-00022 PENN TOWNSHIP	2004-007715	6.25% INT IN 65 A SURF	MIKE RODELLA
108-C16-000-00023 LAURE, WILLIAM H & LAMARIE, MARY S	2004-003677	50% INT IN 82.1 A COAL, CLAY & MIN	JOHN FRY & WILLIAM FRY	125-E00-000-00022 SANDY TOWNSHIP	2004-007716	6.25% INT IN 50 A IN FEE	THOMPSON HILL HOMES
MIRESELL, DONALD 108-D14-000-00024 MIRESELL, DONALD	2004-003678	99.664 A COAL PT	MIKE RODELLA	126-C02-000-00022 TOLULER, SUSAN K	2004-008170	L 71 SECTION 9	THOMAS GATHERER JOHN GATHERER
MIRESELL, DONALD 108-D14-000-00024 MIRESELL, DONALD	2004-003679	107.705 A COAL PT	MIKE RODELLA	128-C02-001-00024-0021 LEWIS, DONALD F, SR & LEWIS, ELSE M.	2004-005674	L 71 SECTION 11	

EXHIBIT "A"

MAURUAN, JASMIN & MELANIE, BRENNA	2004-000100	THALEN	DONALD L KELCE	HOPKIN MARGARET	2004-004693	8.1% INT IN 100 A MIN RT	MARIE WOHLER
COALPORT BOROUGH	03-012-017-00028-011-07			12-241-200-00070			
PEARCE, WILLIAM DEMONT & PEARCE, IDA A	2004-000550	H & PART OF L #193		NORTHERN CAMBRIA COMMUNITY	2004-004791	13.45 A	MARK WOHLER
05-511-117-316-00771				- DEVELOPMENT CORP			
DUBOIS CITY-1ST WARD	12-241-300-00026						
PLUMMER, PATRICIA J	02-1-002-0000412			GIRARD TOWNSHIP			
PLUMMER, PATRICIA J	007-1-001-00004120	H SHED & L	BLUE SKY	LUZER, KYLE	2004-005161	0.422 A	JANUARY MANAGEMENT LLC
NEW WASHINGTON BOROUGH	015-013-000-00038	L	BLUE SKY	114-006-000-00077			SAMUEL SERIAN
PEARCE, MARY K	2004-001472	5.5% INT IN 44.594 A SURF	DELBERT W PENNINGTON	MCGAUGHTON, ELIZABETH	2004-005210	1.92% INT IN 160.33 A IN FEE	SAMUEL SERIAN
SPENCER LAND CO.	2004-001988	50% INT IN 109 A MIN RT	PHYLIS C MURRAY	114-006-000-00026	2004-005224	0.640 A	MOLT LLC
101-117-000-00011			SAMUEL SERIAN	115-006-000-00016			
MCGOY, TEL HEIRS	101-117-000-00011 AN	91% INT IN 62.5 A (GAS & OIL)		GUDCH TOWNSHIP			
SUMMERS, MADELINE	101-117-000-00011 AN	MINA COAL EXCEPT E & FENS	LAURIE A MILES & DAVID J MILES	EVANSY, WASCO	2004-005301	5 A	
101-117-000-00026		H & L #21		118-114-000-00066			WILLIAM H OSHALL
BELL TOWNSHIP	2004-002583	50% INT IN 100 A COAL, FIRE CLAY & OTHER MIN	JANUARY MANAGEMENT LLC	WILLIAMS, JON & WILLIAMS, LOREANN	2004-005322	3 A SURF	JANUARY MANAGEMENT LLC
GRAN, LEJ	102-012-000-00014 AN			HUSTON TOWNSHIP			
LAWSON, NANCY	102-012-000-00014 AN	6% INT IN 59 A IN FEE	BLUE SKY	MONTGOMERY, DONALD L ET AL	2004-005387	H & 2 L #34	LINETTE A CHIAPPETTI
PEARCE, CALVINE	2004-002159	10.39 A COAL RT & 150 A GAS & OIL	BLUE SKY	119-011-000-00028			
102-011-000-00004				WILKOT TOWNSHIP			
PEARCE, CALVINE	2004-002160	40.71 A GAS & OIL & 27.45 A MIN	BLUE SKY	UDZER, ELLEN	2004-005640	H & 44 A SURF	SAMUEL SERIAN
BIGLER TOWNSHIP				122-113-000-00010			
SEABOLT, ALICE	102-011-000-00013			LOCKETT, DARLENE MARIE	2004-005637	17% INT IN 3 A	BRON SLOOPY JR
103-114-005-002				LAWRENCE TOWNSHIP			
BRADFORD TOWNSHIP	2004-002469	SHED & L #2	TOM STRAW	BLOOM, BLAINE A	2004-005532	H 8 & 14.8 A IN FEE EXCEPT D COAL	CHRISTOPHER I BARRETT & TINA M. BARRETT
BUMBLE, PEARL & BURCHARD, DEANNA	2004-002637	1.48 A	MOLT LLC	122-113-000-00071	4 A	BLUE SKY	
106-007-000-00037				EMY, ETHEL M & HENRY, AMOS G	2004-005781		
BRADY TOWNSHIP	2004-003364	\$ 38 A	JANUARY MANAGEMENT LLC	KORNIS, TOWNSHIP			
BRADFORD COAL CO INC				FIRST TRUSTEE CORP OF FLORIDA TRUSTEE	2004-007589	33% INT IN 92 A	BLUE SKY
107-006-000-00020				124-9-100-00020			
BURNSDALE TOWNSHIP	2004-003531	2 A	JANUARY MANAGEMENT LLC	FIRST TRUSTEE CORP OF FLORIDA TRUSTEE	2004-007590	33% INT IN 14 A	BLUE SKY
HOBBA, M JEROME				124-9-100-00021			
FLETCHER, MARTHA F	2004-003597	5.6% INT IN 23.425 A COAL RT	RONALD JOHN MOZICK	SMALI, MARGARET J	2004-00757	16.85 A	JANUARY MANAGEMENT LLC
108-014-000-00038 MN				124-8-009-00021			
FLETCHER, MARTHA F	2004-003598	5.6% INT IN 62 A COAL RT	RONALD JOHN MOZICK	PENN TOWNSHIP			
108-C13-000-00019 MN				NACE, GEORGE			
LARKE, WILLIAM H & LARKE, MARY S	2004-003646	9.7 A	SAMUEL SERIAN	125-10-000-00022			
108-A12-000-00022				NACE, GEORGE			
LARKE, WILLIAM H & LARKE, MARY S	2004-003647	23.29 A	SAMUEL SERIAN	125-F-10-000-00023			
108-A12-000-00023				PIKE TOWNSHIP			
LARKE, DONALD	2004-003676	50.5% INT IN 82.1 A COAL, CLAY & MIN	MIKE RUDELLA	BLOOM, EDWIN CIEHERS	2004-007715	6.25% INT IN 65 A SURF	SAMUEL SERIAN
108-B13-00-00005 MN							
MINESELL, DONALD	2004-003677	9.2 A COAL RT	JOHN FRY & WILLIAM FRY	126-112-000-00002			
108-C15-00-00021 JAN				SANDY TOWNSHIP			
MINESELL, DONALD	2004-003678	99.594 A COAL RT	MIKE RUDELLA	BOMFLER, SUSAN K	2004-008170	L #7 SECTION 9	THOMPSON HILL HOMES
COOPER TOWNSHIP				128-C-02-009-00007-00-21			
CARLIN, R S INC	2004-003766	57 A COAL RT	MIKE RUDELLA	LEWIS, DONALD F, SR & LEWIS, ELSE M.	2004-007574	L #7A SECTION 11	TAMMY GATHER & JOHN GATHER
108-S01-00-00024 MN				128-C-02-011-00024-00-21			JACK MANNING & MARJORIE A RHINES
CARLIN, R S INC	2004-003767	57.35 A COAL, CLAY, GAS & MIN	MARK RUDELLA	MULHOLLAND, HARRY J R	2004-010060	L #168 SECTION 23	
108-S01-00-00024 MN				NASHUA, DAVID M			
SOURCEVILLE, MERRITT & CO	2004-004265	1.18 A COAL RT	3 ANNE P. JENKINS	128-C-02-023-00188-00-21			
CONINGTON TOWNSHIP				ALVE PRO, LINDA M ET AL			
AXELSON, WILLIAM H JR	2004-004337	10.041 A	HERMAN C LUCAS SR	128-C-05-000-00011			
AXELSON, WILLIAM H JR	111-004-000-00015	BLUE SKY		VORICK, GRACE	2004-011510	CAMP 8 1/3 A	BLUE SKY
MCFAVE, RICHARD	111-004-000-00024			YORKE, ROBERT	2004-011525	11% INT IN 57.46 A COAL, MIN(GAS & OIL)	JOSEPH H LAROCK
				WOODWARD TOWNSHIP			
				LESKOMANSKY, ALEX	2004-011661		TOM STRAW
				PHILLIPS, MULARD ET AL	2004-011683	2.92 A	
				130-A15-52-00001			
				130-L12-000-00005			

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

KATHLEEN I. BROWN : No. 2007- 322 -CD
Plaintiff/Petitioner :

vs. : Type of Pleading: Petition for Order
CLEARFIELD COUNTY TAX : Certificate of Service
CLAIM BUREAU :

Defendant/Respondent :
: Filed on Behalf of:
IN RE: 2006 UPSET TAX SALE : 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
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FILED
0/11/15 LM No CC.
MAR 12 2007 LM

William A. Shaw
Prothonotary/Clerk of Courts

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Plaintiff/Petitioner

vs.
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CLAIM BUREAU
Defendant/Respondent

IN RE: 2006 UPSET TAX SALE

No. 2007- 322 -CD

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

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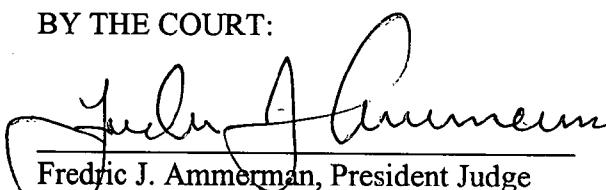
IN RE: 2006 UPSET TAX SALE

No. 2007- 322 -CD

ORDER NUNC PRO TUNC

AND NOW this 29th 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
01/30/07 Atty
MAR 29 2007 Wood
William A. Shaw (will serve)
Prothonotary/Clerk of Courts

60

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

KATHLEEN I. BROWN : No. 2007-322-CD
Plaintiff/Petitioner :
vs. :
CLEARFIELD COUNTY TAX CLAIM : Type of Pleading:
BUREAU : Objections to 2006 Tax Sale
Defendant/Respondent : Filed on Behalf of:
IN RE: 2006 UPSET TAX SALE : 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 *acc*
04/05/07 *304* *Atty Wood*
APR 19 2007 *6B*

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.

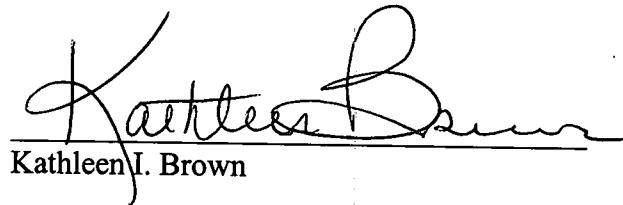
BELL, SILBERBLATT & WOOD
By:

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

6-9-00

6-9-00

3462

NO 11.4.0 BROWN, KATHLEEN
6.4-0 FOR RUTH BROWN
118 SHORTCUT RD
ROCKTON PA 15856

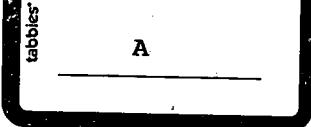
A INSUFFICIENT ADDRESS
C ATTEMPTED NOT KNOWN
S NO SUCH NUMBER/ STREET
X OTHER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

RETURN TO SENDER

UNCLAIMED

EXHIBIT

A



▲ REMOVE STAPLE FIRST
▲ THEN FOLD, CREASE AND TEAR THIS STUB ALONG PERFORATION

RT

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

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 presentor 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

CLAIM#	PRESENT OWNER/PROPERTY DESCRIPTION	MAP NUMBER	UPSET PRICE
0010 BRISBIN BORO			
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
0020 BURNSIDE BOROUGH			
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
0030 CHESTER HILL BOROUGH			
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

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.

Tomorrow: Steppingstone to success.

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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.

Want to play? Freestyle, jitterbug and 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	TOPLE, 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	413.86
2004-011329	WHITE, WILLIAM M., L 138 SECTION 18	C02-018-00138-00-21	445.20
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	681.21
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	798.5
2004-009568	YAICH, DANIEL, L #173 SECTION 13A	C02-13A-00173-00-21	889.5
2004-011405	YEAGER, DANIEL & PAMELA, L 655 SECTION 14C	C02-14C-00655-00-21	496.4
2004-011427	ZLOBEC, RANDY, L 576 SECTION 16	C02-016-00576-00-21	484.4
2004-011432	ZWIEZINSKI, JOHN, L #153 SECTION 11	C02-011-00153-00-21	506.1
1281 FALLS CREEK BOROUGH			
2004-011433	DAUGHERTY, HENRY H., G & 17 L 8-9-10-11-12-13-14-	A02-664-00015	7456.6
1290 UNION TOWNSHIP			
2004-011435	AARON, NAOMI R., H & 0.39 A	E06-000-00141	1810.7
2004-011437	ALVETRO, LINDA M. ET AL, 2; A	D06-000-00011	430.8
2004-011457	COLE, VIRGINIA, 0.59 A	E05-000-038.6	285.2
2004-011462	DRESSLER, MICHAEL R. &, H, G & 2 L #5-6	E06-000-00084	5121.9
2004-011469	FULLER, DALE & PEGGY, 2 L 23-24	F07-000-00037	281.1
2004-011470	FULLER, DALE & PEGGY, 0.47 A	F07-000-00017	493.1
2004-011472	GRAHAM, HOWARD S. & TRUDY A. TRAILER & 0.68 A	F06-000-00187	1996.1

VOL. 18

August 18, 2006

NO. 33

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
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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 Komonczi
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 Puya 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 addressed to: RAYMOND A. & CATHERINE

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

Clearfield County Tax Claim Bureau, 230 E. Locust Street, Suite 121, Clearfield, 16830.

REASON: August 18, 2006 & September 1,

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 presentor 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

CLAIM #	Property Owner / Property Description	Map Number	Upset Price
0010 BRISBIN BORO			
2004-000036	KOLESTAR, 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
0020 BURNSIDE BOROUGH			
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	A13-309-00015	1,558.40
2004-000089	KRITZER, HARRY & JULIA J. / H, SHED & L	A13-309-00014	2,119.20
2004-000108	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
0030 CHESTER HILL BOROUGH			
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	1,778.98
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
0041 CLEARFIELD BOROUGH-1ST WARD			
2004-000184	CLEARFIELD HARDWARE CO. / WAREHOUSE	K08-201-00002-DW-01	1,851.66
2004-000192	DUFOUR, LYNDA L. / 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
0042 CLEARFIELD BOROUGH-2ND WARD			
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 61-62-63	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	2004-010844	ROMANAK, DAVID / H & 2.55 A	B04-428-00012	8,313.74
D02-002-00066-00-21	5,279.68	2004-010862	ROY, LARRY E. & SHARON A. / H, G & L	B04-435-00039	2,723.65
C02-14A-00294-00-21	387.94	2004-010863	ROZZO, WILLIAM B. & MADELANE / L #421 SECTION 17	C02-017-00421-00-21	466.11
C02-012-00084-00-21	519.08	2004-010864	RUDMAN, GREGORY Z. & H & L 91 SECTION 25	C02-025-00091-00-21	3,291.84
E04-000-047.1	3,198.23	2003-008702	SAUNDERS, MICHAEL F. & L #150 SECTION 17	C01-017-00150-00-21	539.37
C02-07B-00110-00-21	387.94	2004-010903	SCHEEL, WANETA JANE / 16.7% INT. IN 70 A * COAL,	D01-000-00012 MN	269.99
C02-025-00071-00-21	508.15	2004-010908	SCHIMIZZI, ROSE MARIE / L #192 SECTION 7C	C02-07C-00192-00-21	523.32
C02-14B-00453-00-21	501.45	2004-010948	SEAMAN, JOHN W. / L 262 SECTION 25	D02-025-00262-00-21	484.42
C02-14B-00477-00-21	483.76	2004-010949	SEAMAN, JOHN W. / L 261 SECTION 25	D02-025-00261-00-21	484.42
C02-003-00089-00-21	9,827.71	2004-010949	SETZER, BARRY L. II / TRAILER	D02-000-00026-TL-29	1,749.57
D04-000-00039-TL-69	1,554.29	2004-010976	SHAFFER, RAYMOND A. & JANIS / H, G & 14.7 A	A04-000-00020	4,374.54
C02-06A-00068-00-21	359.98	2004-010984	SHARO, ROBERT KENNETH / L 123 SECTION 17	C01-017-00123-00-21	484.42
B03-000-017.1	5,517.63	2004-010986	SHARP, NANETTE M. / H & 2 L #54-55	B03-442-00009	1,595.47
C02-016-00048-00-21	2,807.84	2004-011037	SMITH, CHARLES W. & IDA E. / L #17 SECTION 1	D02-001-00017-00-21	655.77
C01-018-00274-00-21	404.08	2004-011063	SORENSEN, LEONARD L. & / L 537 SECTION 16	C03-016-00537-00-21	1,102.55
D03-000-00093	2,340.10	2004-010916	STROCK, JASON J. & PATRICIA L. / L #122 SECTION 18	C01-018-00122-00-21	483.76
C02-015-00622-00-21	745.49	2004-011086	STANTON, EDWIN HEIRS / H & L	B04-651-00031	2,344.34
D02-001-00045-00-21	4,783.28	2004-011088	STANTON, SAMUEL T. / H, G & 1/2 L #33	C04-425-00003	2,371.25
D01-019-00331-00-21	530.56	2004-011142	TAYLOR, MICHAEL D. JR. / L #251 SECTION 17	C01-017-00251-00-21	486.93
C02-017-00048-00-21	494.15	2004-011202	TOPLE, TERESA KYTTLER, TRUSTEE / 50% INT. IN L 472 SECTION 15	C03-015-00472-00-21	378.10
C02-017-00049-00-21	484.42	2004-011218	TREASURE LAKE CONSTRUCTION LLC / L 420 SECTION 17	C02-017-00420-00-21	454.11
C02-009-00024-00-21	1,010.08	2004-011242	VANDERKRAAN, WILLIAM L. & / L #290 SECTION 14A	C02-14A-00290-00-21	498.42
C02-13A-00289-00-21	542.78	2004-011265	VOLPE, SHAWN M. / H & 0.23 A	D03-000-00066	3,820.41
C02-025-00434-00-21	496.42	2004-011268	WADE, MARVA ANGELA / L 282 SECTION 18	C02-018-00282-00-21	419.94
C02-017-00278-00-21	474.93	2004-011312	WEITZEL, ROBIN J. & L 16 SECTION 25	C02-025-00016-00-21	388.31
B05-000-00016	545.05	2004-009527	WEST SANDY FIRE COMPANY / 2 H, G & L 5	B04-430-00117	3,022.76
C03-015-00472-00-21	390.10	2004-011318	WESTMAN, JAMES L. & JULIE A. / L #140 SECTION 8A	C02-08A-00140-00-21	496.42
C01-018-00281-00-21	484.42	2004-009999	WHEELER, BRENDA JACQUELINE / L #17 SECTION 16	C02-016-00817-00-21	413.86
A04-000-00134	5,651.11	2004-011329	WHITE, WILLIAM M. / L 138 SECTION 18	C02-018-00138-00-21	445.29
D01-019-00170-00-21	607.39	2004-011349	WILMIRE, KERN E. & DOROTHY M. / L 581 SECTION 15	C02-015-00581-00-21	914.66
D03-015-00242-00-21	739.57	2004-011357	WINSTON AUTO BODY PARTS / L 653 SECTION 19	D01-019-00653-00-21	542.78
D03-015-00211-00-21	720.13	2004-011358	WINSTON, JAMES L. JR. & / L 59 SECTION 19	D01-019-00594-00-21	681.23
C02-011-00024-00-21	545.05	2004-011365	WOLF, ERIC L. / H & L 27 SECTION 2	D02-002-00027-00-21	6,757.60
B02-000-00019	289.92	2004-011366	WOLF, ERIC L. / L 26 SECTION 2	D02-002-00026-00-21	798.51
B02-000-00020	289.92	2004-009568	YAICH, DANIEL / L #173 SECTION 13A	C02-13A-00173-00-21	889.56
E02-000-012.5	879.97	2004-011405	YEAGER, DANIEL & PAMELA / L 655 SECTION 14C	C02-14C-00655-00-21	496.42
C04-000-00102	4,522.94	2004-011427	ZLOBEC, RANDY / L 576 SECTION 16	C02-016-00576-00-21	484.42
C03-015-00682-00-21	756.78	2004-011432	ZWIEZINSKI, JOHN / L #153 SECTION 11	C02-011-00153-00-21	506.15
C02-14A-00223-00-21	513.63				
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C02-010-00024-00-21	494.15				
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C02-003-00078-00-21	816.16				
C02-025-00108-00-21	484.42				
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C02-08A-00016-00-21	445.57				
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C02-023-00168-00-21	393.47				
D03-015-00182-00-21	13,772.22				
D03-015-00181-00-21	2,013.66				
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C02-023-00232-00-21	510.25				
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D01-019-00430-00-21	519.08				
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B04-430-00024	1,984.50				
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C02-012-00097-00-21	488.71				
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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				
		2004-011689	POTKALESKY, CHARLES A. & PAMELA / 75% INT. IN H, SHED & L	M14-404-00022	2,494.94
		2004-011713	ROBISON, ALLEN W. JR. & JOLENE F. / H & 1.91 A	L11-000-00068	2,151.37
		2004-011760	WASLOSKY, JOHN PAUL, JR. / TRAILER, G, SHED & L #5	M15-000-00037	1,565.98
		2004-011761	WICKER, LOWELL E. & KATHRYN L. / H, G & 0.934 A	M15-000-053.3	3,854.12
		2004-011766	WITKOSKY, ANDREW / H, SHEDS & 4 L #21-22-23-24	M15-524-00006	1,445.11

Claim Bureau - 10 Day Sale Notice Edit Listing

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TYRZ, HENRY Z	2004-010826	128076428	\$669.23
TYRZ, JO R	2004-010843	128074334	\$892.92
TYRZ, JOSE MARIE	2004-010844	128095178	\$8,313.74
TYRZ, JOHN W	2004-010863	128074752	\$466.11
TYRZ, JOHN W	2004-010863	128074752	\$466.11
TYRZ, CHARLES W	2004-010864	128082137	\$3,291.84
TYRZ, IDA E	2004-010864	128082137	\$3,291.84
TYRZ, SAMUEL T	2004-010908	128081191	\$523.32
TAYLOR, MICHAEL D JR	2004-010948	128028300	\$484.42
STEELE, GREG	2004-010949	128028301	\$484.42
SHEMAS, LINDA	2004-011037	128081589	\$655.77
BLY DEVELOPMENT GROUP INC	2004-011037	128081589	\$655.77
TREASURE LAKE CONSTRUCTION LLC	2004-011088	128095853	\$2,371.25
VANDERKRAAN, WILLIAM	2004-011142	128095567	\$486.93
VANDERKRAAN, MARGARETHA	2004-011142	128095567	\$486.93
WADE, MARVA ANGELA	2004-011147	128034385	\$462.93
WEITZEL, ROBIN J	2004-011218	128076770	\$454.11
YARD, ROBERT L	2004-011242	128076474	\$496.42
YARD, MICHAEL B	2004-011242	128076474	\$496.42
WESTMAN, JAMES L	2004-011268	128028237	\$419.94
WESTMAN, JULIE A	2004-011312	128078342	\$388.31
WHITE, WILLIAM M	2004-011312	128078342	\$388.31
WOLF, ERIC L.	2004-011329	128081674	\$445.29
WOLF, ERIC L.	2004-011365	128076999	\$6,757.60
YEAGER, DANIEL	2004-011366	128095865	\$798.51
YEAGER, PAMELA	2004-011405	128076793	\$496.42
ZLOBEC, RANDY	2004-011405	128076793	\$496.42
ZWEZINSKI, JOHN	2004-011427	128030585	\$484.42
ZWIEZINSK, MRS CELESTE	2004-011432	128081639	\$506.15
DAUGHERTY, HENRY H	2004-011432	128081639	\$506.15
WAYNE, LAURA	2004-011433	128181991	\$7,456.69
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

tables

NOTICE OF RETURN OF TAX SALE BY CLEARFIELD COUNTY TAX CLAIM BUREAU

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.

2006 UPSET TAX SALE

OWNER/MAP #	CLAIM #	DESCRIPTION	PURCHASER	OWNER/MAP #	CLAIM #	DESCRIPTION	PURCHASER
CHESTER HILL BOROUGH				DECATOR TOWNSHIP			
PEIRCE, JASON & ROUGEUX, BRENDA	2004-000165	TRAILER	DONALD L. KELCE	ROHMAN, MARGUERITE	2004-000686	8.3% INT IN 100 A MIN RT	MARK WOHLER
050-912-537-00038-71-07		H & PART OF L #183		NORTHERN CAMBRIA COMMUNITY DEVELOPMENT CORP			
COALPORT BOROUGH				112A13-000-0056			
PEIRCE, WILLIAM DELMONT & PEARCE, INDA	2004-000530			GERARD TOWNSHIP			
050-917-346-00073				LIZIER, KYLE	2004-005161	0.472 A	JANUM MANAGEMENT LLC
DUBOS CITY 1ST WARD				114-000-000-0007			
PLUMMER, PATRICIA J	2004-000803	H, SHED & L	BLUE SKY	MONAGHTON, ELIZABETH	2004-005210	1.32% INT IN 163.33 A IN FEE	SAMUEL SERIAN
077-1-002-00000120				114-006-000-0026			
NEW WASHINGTON BOROUGH				RANCH, ROBIN R &	2004-005224	0.640 A	MOLI LLC
PEARCE, MARY K	2004-001472	5.5% INT IN 44.59 A SURF	DELBERT W PENNINGTON	RANCH, VERONICA J			
015-013-000-00008				GULCH TOWNSHIP			
RECCARIA TOWNSHIP				GOSHEN TOWNSHIP			
SPENCER LAND CO.	2004-001930	5.5% INT IN 102 A COAL RT	DELBERT W PENNINGTON	EVANS, KAREN	2004-005346	6.6 A	SAMUEL SERIAN
101-17-200-00001				115-005-000-0017			
MACO, HILMERS	2004-001473	5.5% INT IN 102 A COAL RT	LAURIE A MILES & DAVID J MILES	NY CHALMERS			
SHAMERS, MADELINE				115-005-000-0017			
101-17-416-00028				N C RAILROAD			
BELL TOWNSHIP		50% INT IN 100 A MIN RT	PHYLLIS C MURRAY	118-180-000-0029			
GRAY, LEE J	2004-002127	91% INT IN 62.5 A (GAS & OIL)	SAMUEL SERIAN	HUSTON TOWNSHIP	2004-005347	7.5 A	SAMUEL SERIAN
102-012-000-00014		MIN & COAL EXCEPT E & F VENS		MONTEGOMERY, DONALD L ET AL.	2004-005590	5 A	WILLIAM H OSHALL
JANSON, NANCY	2004-001976	H & L P21	LAURIE A MILES & DAVID J MILES	118-140-000-0006			
PEARCE, CALVINE E	2004-002063	50% INT IN 100 A COAL, FIRE CLAY & OTHER MIN	JANUM MANAGEMENT LLC	WILLIAMS, JON & WILLIAMS, LOREANN	2004-005622	3 A SURF	JANUM MANAGEMENT LLC
102-011-000-00004		6% INT IN 50 A IN FEE	BLUE SKY	118-180-000-0029			
PEARCE, CALVINE E	2004-002159	10.39 A COAL RT & 50 A GAS & OIL)	BLUE SKY	KNOX TOWNSHIP			
PEARCE, CALVINE E	2004-002160	40.71 A GAS & OIL & 27.5 A MIN	BLUE SKY	LIZIER, EILEEN	2004-005640	H & 44 A SURF	SAMUEL SERIAN
SEABOLD, ALICE	2004-002469	SHED & L #2	TOM STRAW	122-13-000-00010	2004-005637	H & 2 L #34	LYNETTE A CHAPPELL
BIGLER TOWNSHIP				119-015-000-0028			
SEABOLD, ALICE	102-11-448-0202			KNOX TOWNSHIP			
BRADY TOWNSHIP				LIZIER, EILEEN			
BRADFORD TOWNSHIP	2004-002537	1.48 A	MOLI LLC	122-13-000-0010	2004-005637	H & 44 A SURF	BRON SLOPPY JR
BRADFORD COAL CO INC				119-015-000-0028			
107-006-000-0201				KNOX TOWNSHIP			
BURNHISIDE TOWNSHIP				LIZIER, EILEEN			
108-012-000-00034				122-13-000-0010			
FLETCHER, MARTHA F	2004-003364	5.58 A		LOCKETT, DARCY J & LOCKETT, DARLINE MARIE			
108-013-000-00038				122-13-000-0010			
FLETCHER, MARTHA F	2004-003531	2 A	JANUM MANAGEMENT LLC	122-13-000-0010			
108-013-000-00194N				123-13-000-0021			
LANGE, WILLIAM H & LAMKE, MARY S	2004-003546	97 A	JANUM MANAGEMENT LLC	123-13-000-0021			
108-012-000-00022				123-13-000-0021			
LANGE, WILLIAM H & LAMKE, MARY S	2004-003547	23.29 A	SAMUEL SERIAN	123-13-000-0021			
108-012-000-00023				124-009-000-0021			
MIKESELL, DONALD	2004-003676	50% INT IN 82.1 A COAL, CLAY & MIN	MIKE RUDELLA	PENN TOWNSHIP	2004-007715	6.25% INT IN 65 A SURF	SAMUEL SERIAN
108-013-000-00025				FIRST TRUSTEE CORP OF FLORIDA TRUSTEE	2004-007730	33% INT IN 14 A	BLUE SKY
MIKESELL, DONALD	2004-003677	52 A COAL RT	JOHN FRY & WILLIAM FRY	124-010-000-0022			
108-C16-000-00023				124-010-000-0022			
MIKESELL, DONALD	2004-003678	99.89 A COAL RT	MIKE RUDELLA	SANDY TOWNSHIP	2004-008170	1/17 SECTION 9	THOMPSON HILL HOMES
108-D14-000-00002				125-112-000-0002			
MIKESELL, DONALD	2004-003679	107.706 A COAL RT	MIKE RUDELLA	125-112-000-0002			
128-012-000-00021				128-012-000-00021			
LEWIS, DONALD F, SR & LEWIS, ELSE M.	2004-005674	L #24 SECTION 11		128-012-000-00021			
128-012-000-00021				128-012-000-00021			
TRANNY GATHER & JOHN GATHER							
JOHN GATHER							
TRANNY GATHER & JOHN GATHER							
JOHN GATHER							

EXHIBIT

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

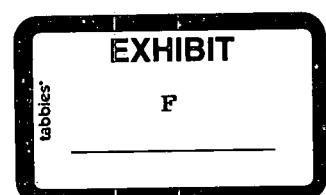
Karen L. Starck
Recorder of Deeds

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 22nd 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 by 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

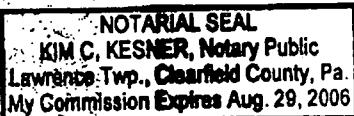
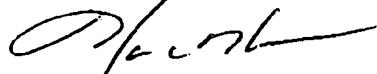
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Clearfield

SS:

On the 22nd 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.

Notary Public
My Commission Expires:

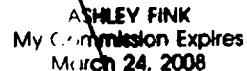
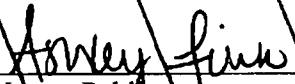
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Harris

SS:

On the 3rd 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: 3-24-2008

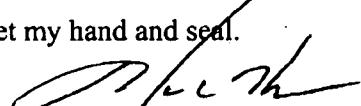
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF CLEARFIELD

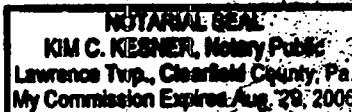
SS:

On the 22nd 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.



Notary Public
My Commission Expires:



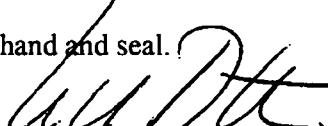
COMMONWEALTH OF PENNSYLVANIA

: SS:

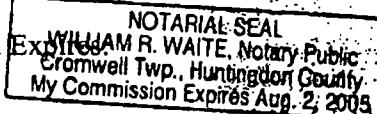
COUNTY OF Huntingdon

On the 10th 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



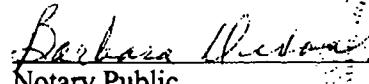
STATE OF Texas

: SS:

COUNTY OF Harris

On the 1st 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: 8-19-08

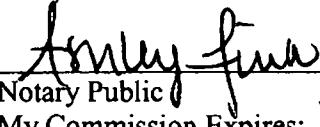
STATE OF Texas

: SS:

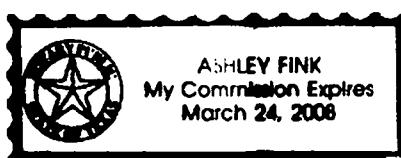
COUNTY OF Harris

On the 3rd 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

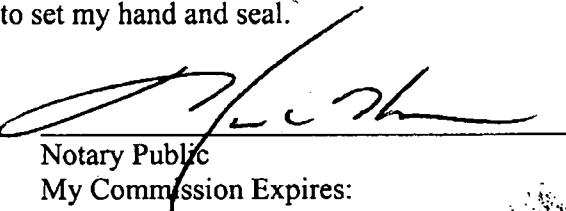


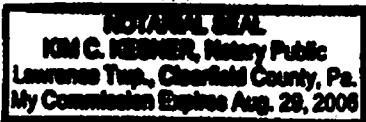
COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF Clearfield :

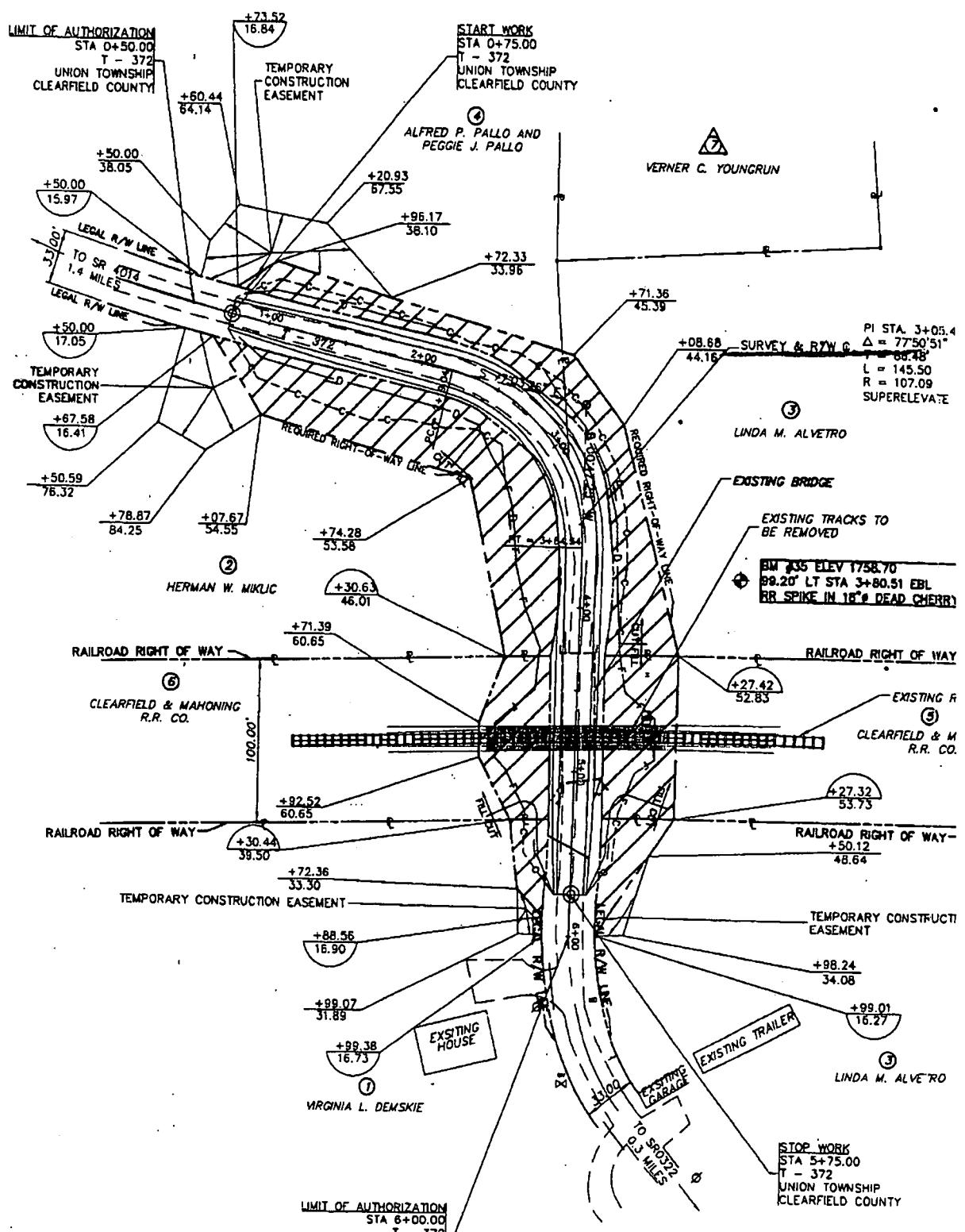
SS:

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.

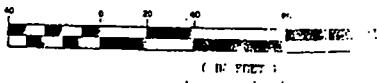
IN WITNESS WHEREOF, I have hereunto set my hand and seal.


Notary Public
My Commission Expires:





PLAN
GRAPHIC SCALE



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

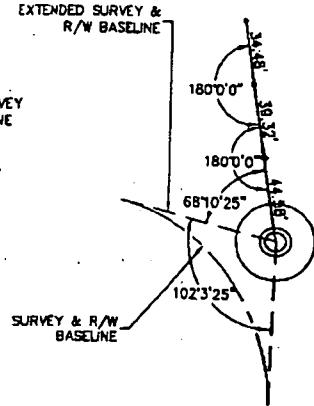
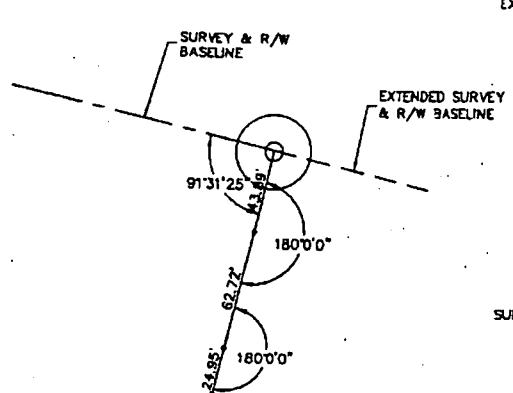
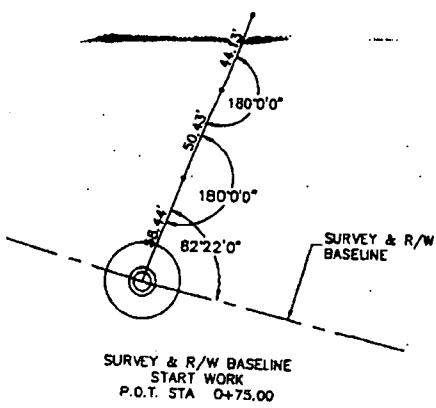
3+05.45
750'51" RT
5.48'
5.50
17.09
ELEVATE 8%

EBL
CHERRY

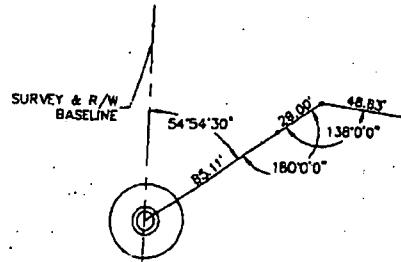
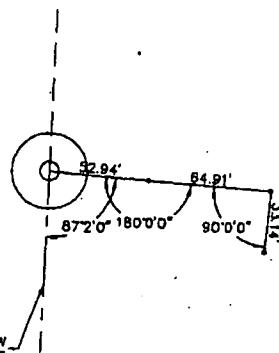
OF WAY

STING RAILROAD
⑤
LD & MAHONING
P.R. CO.

ERO



SURVEY & R/W BASELINE
PI STA 3+05.49

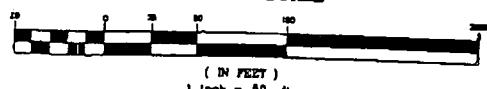


SURVEY & R/W BASELINE
PT STA 3+64.54

SURVEY & R/W BASELINE
STOP WORK
P.O.T. STA 5+75.00

NOTE: ALL REFERENCE POINTS ARE 5/8" REBAR

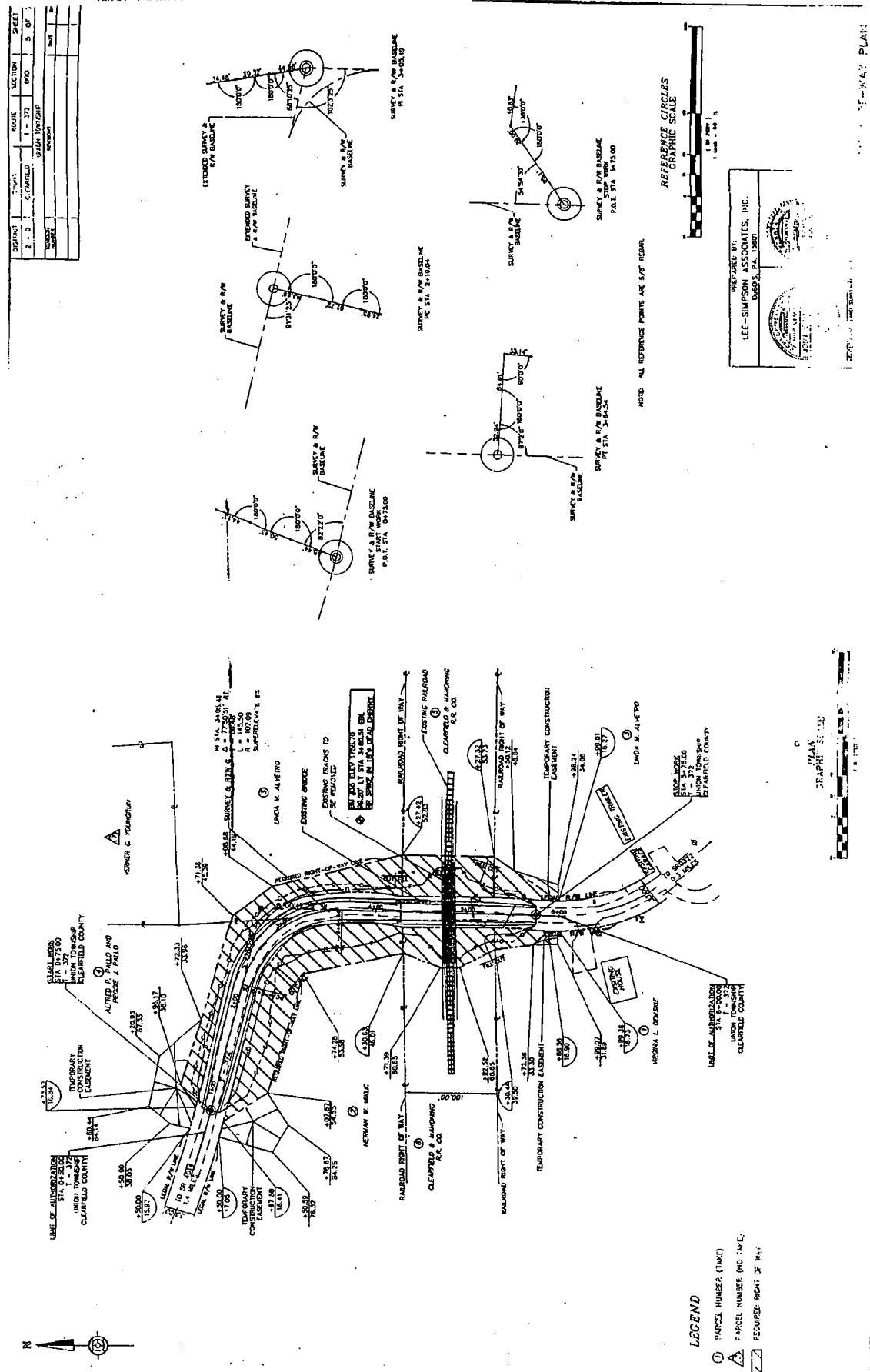
**REFERENCE CIRCLES
GRAPHIC SCALE**



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



SIDELOT OF-WAY PLAN



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 :

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 19th 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
Ann B. Wood, Attorney for Plaintiff

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

KATHLEEN I. BROWN, : No. 2007-322-CD
Plaintiff/Petitioner :
vs. : Type of Pleading: Answer of
CLEARFIELD COUNTY TAX : Clearfield County Tax Claim Bureau
CLAIM BUREAU, : To Objections to 2006 Tax Sale
Defendant/Respondent : Filed on Behalf of:
IN RE: 2006 UPSET TAX SALE : 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
01/05/2007 Amy Klesner
MAY 09 2007

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 :
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,

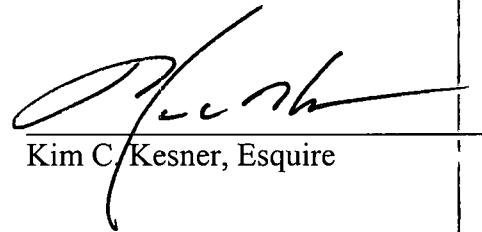


Kim C. Kesner, Esquire
Attorney for Defendant/Respondent
Supreme Ct. I.D. 28307

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

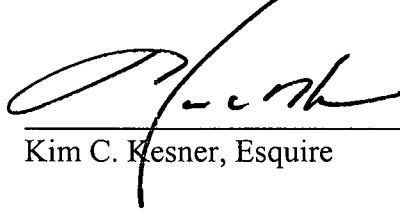
CERTIFICATE OF SERVICE

AND NOW, I do hereby certify that on the 9th 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

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

FILED
MAY 09 2007
William A. Shaw
Prothonotary/Clerk of Courts

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

KATHLEEN I. BROWN : No. 2007-322-CD
Plaintiff/Petitioner :
vs. :
CLEARFIELD COUNTY TAX CLAIM : Type of Pleading:
BUREAU : Praecipe to Settle & Discontinue
Defendant/Respondent : Filed on Behalf of:
IN RE: 2006 UPSET TAX SALE : 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
01/15/08
William A. Shaw
Prothonotary/Clerk of Courts
2 cht to Atc

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
Ann B. Wood, Esquire
Attorney for Plaintiff/Petitioner