

July Sheriff's Sales

July 30, 2008 Sheriff's Sales

Sheriff's Sale

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wed., July 30, 2008 at 10:00 o'clock in the forenoon the following described property to wit:

All that certain lot, piece or parcel of land lying and being in the Township of Smithfield, County of Bradford and Commonwealth of Pennsylvania bounded and described as follows:

Beginning at a point in the center line of State Highway No. 08186 along the line between the lands now or late of William Rusin and Grace Hull and distance North 81 degrees 35 minutes West 18 feet along said center line from the west line of lands now or late of John Randall Praul; running thence through a pin South 8 degrees 7 minutes West 236.3 feet along other lands now or late of Martin Rusin to a point for a corner; running thence North 81 degrees 35 minutes West 350 feet to an intersection with a blazed line and along other lands of the grantor; running thence North 8 degrees 7 minutes East 236.3 feet along other lands now or late of Martin Rusin through a pin to a point in the center line of State Highway No. 08186; running thence South 81 degrees 35 minutes East 350 feet along the center line of State Highway No. 08186 to the point and place of beginning. Containing 1.89 acres of land.

Also granting and conveying to the Grantees, their heirs and assigns a certain right of way gibing the grantees, their heirs and assigns the right of ingress, egress and regress across a certain strip of land lying immediately to the east of the above described premises and being 18 feet in width bounded on the North by State Highway No. 08186, on the South by an extension of the south line of the premises above described, on the West by the lands above described, and on the East by lands now or late of John Randall Praul; together with the right of entry upon said right of way to repair, maintain and fix the same.

Under and subject to and together with the rights, privileges, agreements, rights of way, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior recorded instruments, deeds of conveyances.

TAX PARCEL #: 39-058.00-128.

PROPERTY ADDRESS: R.R. 2 BOX 173 C, ULSTER, PA 18850.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of DEUTSCHE BANK NATIONAL TRUST COMPANY vs. MICHELLE CLAYBOSS & MARK W. CLAYBOSS.

Steven A. Evans, Sheriff
Sheriff's Office, Towanda, PA
July 9, 2008

Sheriff's Sale

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wed., July 30, 2008 at 10:00 o'clock in the forenoon the following described property to wit:

ALL that certain lot, piece or parcel of land, with frame building thereon, situate in BURLINGTON BOROUGH, Bradford County, Pennsylvania, described as follows:

BEGINNING at the Northeast corner of lands formerly of Sarah Perry; thence Easterly along lands of Burley Darrow, 128 feet to the center of the public highway; thence Southerly along said highway, 197 feet to the center of the State Highway leading to Towanda; thence Westerly along said highway, 87 feet to a corner; thence Northerly along said Perry lot, 156 feet to the place of beginning.

CONTAINING Eighteen Thousand Nine Hundred Seventy-three (18,973) square feet of land, be the same, more or less.

EXCEPTING AND RESERVING THEREFROM in favor of the Grantor, its successors and assigns, an easement to keep and maintain upon the above-described premises at its present location, a certain stone monument to the memory of the Indian Tom Jack, as well as for ingress and egress to and from Township Route No. 08093 to the said monument for the purpose of maintenance and repair of the same.

BEING the same premises conveyed by Robert W. Martin and Brooks Eldredge-Martin, d/b/a Marbros, and Thomas Kafes and B. Jean C. Hall-Kafes, his wife, to Michael McDonald and Dorothy McDonald, his wife, by Deed dated March 2, 2004 and recorded March 5, 2004 to Bradford County Instrument #200402709.

By a Scrivener's error in the prior Deed into Robert W. Martin and Brooks Eldredge-Martin, d/b/a Marbros, recorded in Record Book 171 at Page 378, it was incorrectly set forth in the description that the property was located in Burlington TOWNSHIP. The herein property is actually located in BURLINGTON BOROUGH.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of ROBERT W. MARTIN & BROOKS ELDRIDGE-MARTIN vs. MICHAEL McDONALD & DOROTHY McDONALD.

Steven A. Evans, Sheriff
Sheriff's Office, Towanda, PA
July 9, 2008

Sheriff's Sale

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wed., July 30, 2008 at 10:00 o'clock in the forenoon the following described property to wit:

ALL that certain lot, piece or parcel of land, lying and being in the Township of Albany, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a stake and stones in the line between lands of formerly Scott and C. W. Slocum 25 feet West of the center of the State Road leading from Monroeton to New Albany; thence by said line North 54 1/2 degrees West 150 feet to a stake and stones for a corner; thence by lands of Harry O. Fassett, Jr. and Mary Jane Fassett, now or formerly, North 29 1/2-degrees East 200 feet to a stake and stones for a corner; thence by land of, now or formerly, Scott, South 54 1/2 degrees East 150 feet to a stake and stones for a corner 25 feet from the center of the said State Road; thence by the western boundary of said State Road and 25 feet from the center of the same South 29 1/2 degrees West 200 feet to the place of beginning.

CONTAINING eleven sixteenths (11/16) of an acre, be the same more or less.

BEING the same lands conveyed by Harry O. Fassett, Jr. and Mary Jane Fassett, his wife, to Thomas O. Wood and Paula J. Wood, his wife, by Deed dated April 27, 1984 and recorded May 15, 1984 in Bradford County Deed Book 695, page 186.

PARCEL IDENTIFICATION NO.: 02-0123,00-080-000-000.

TITLE TO SAID PREMISES IS VESTED IN Jon Sherwood, by Deed from Thomas O. Wood, single and Paula J. Wood, single, dated 08/11/1992, recorded 08/25/1992, in Deed Book 225, page 70.

Premises being: R.R. 2 BOX 242D, NEW ALBANY, PA 18833.

Tax Parcel No. 02-0123,00-080-000-000.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of CITIFINANCIAL SERVICES INC. vs. JON SHERWOOD.

Steven A. Evans, Sheriff
Sheriff's Office, Towanda, PA
July 9, 2008

Sheriff's Sale

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wed., July 30, 2008 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN lot, piece or parcel of land, situate in the Borough of New Albany, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on Division Street and the Northeast corner of Lot #4 now or formerly owned by Robert F. Browning; thence along boundary lines agreed upon by Robert F. Browning and Gene W. Day South 3 degrees, 50 minutes East 155.8 feet to an iron pin at the Southeast corner of Lot #4 and the North line of Lot #7 also owned by Robert F. Browning; thence along the North line of said Lot #7 South 81 degrees, 30 minutes East 28.9 feet to a corner in the bed of Towanda Creek; thence along the bed of Towanda Creek North 36 degrees, 50 minutes East 232 feet to an iron pin in the line of Division Street near bridge; thence along the line of Division Street South 81 degrees, 30 minutes West 183.6 feet to the place of beginning.

BEING THE SAME PREMISES which Harry L. DeKay, single, by Deed dated December 19, 2000 and recorded in the Office of the Recorder of Deeds of Bradford County on December 21, 2000 in Instrument Number 200013037, granted and conveyed unto Charles Warfle and Linda Warfle, his wife. At the time of Charles Warfle's death, title vest solely in Linda Warfle, by operation of law.

EXCEPTING AND RESERVING therefrom the following conveyances of land:

1) Right-of-Way Easement from Truman F. Brainard and Barbara Brainard, his wife, to the Borough of New Albany, by Deed dated November 16, 1993 and recorded November 24, 1993, in Bradford County Record Book 274, Page 98.

2) Right-of-Way Easement from Truman F. Brainard and Barbara Brainard, his wife, to the Borough of New Albany, by Deed dated April 29, 1993 and recorded April 30, 1993 in Bradford County Record Book 249, Page 639.

3) A Declaration of Taking in favor of the Borough of New Albany, Bradford County, Pennsylvania, dated November 13, 1992 and recorded November 13, 1992 in Bradford County Record Book 234, Page 013.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of CHASE HOME FINANCE LLC vs. LINDA WARFLE.

Steven A. Evans, Sheriff
Sheriff's Office, Towanda, PA
July 9, 2008

Sheriff's Sale

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wed., July 30, 2008 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN property in the Athens Borough, County of Bradford and Commonwealth of Pennsylvania, Parcel ID No. 07-020.17-072, being more fully described in Deed dated November 19, 1992, and recorded November 23, 1992, in the land records of the County and State set forth above, in Deed Book 234, page 996.

TAX PARCEL# 07-020-17-072.

BEING KNOWN AS: 201 West Pine Street, Athens, PA 18810.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of LASALLE BANK NATIONAL ASSOCIATION vs. CHRIS WOODARD & SHAWN MARIE WOODARD.

Steven A. Evans, Sheriff
Sheriff's Office, Towanda, PA
July 9, 2008