

# November 26, 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., November 26, 2008 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT LOT, piece or parcel of land situate, lying and being in the Township of Pike, County of Bradford, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in centerline of Township Road 895 formerly T.R. 1013 and being on line of Lot No. 2 thence along said centerline the following courses and distances:

1. North (72) degrees (48) minutes (13) seconds West (201.46) feet,
2. North (72) degrees (08) minutes (15) seconds West (201.90) feet,
3. North (74) degrees (52) minutes (55) seconds West (76.08) feet,
4. North (75) degrees (15) minutes (13) seconds West (84.14) feet,
5. North (78) degrees (02) minutes (19) seconds West (104.42) feet and
6. North (72) degrees (14) minutes (57) seconds West (51.77) feet to a point,

THENCE leaving said centerline and along lands now or formerly of Elwin Ross and following, T. North (57) degrees (37) minutes (55) seconds East (414.41 feet to an iron pin and 2. North (09) degrees (85) minutes (00) seconds East (693.00) feet to an iron pin on line of lands now or formerly of Cobb.

THENCE along lands of Cobb South (74) degrees (28) minutes (07) seconds East (276.92) feet to an iron pin on line of Lot No. 2.

THENCE along Lot No. 2, South (03) degrees (29) minutes (20) seconds East (588.99) feet to an iron pin and South (10) degrees (23) minutes (15) seconds West (450.00) feet to the Point of Beginning.

Containing nine and sixty six hundredths (9.66) acres of land more or less as surveyed by John Butler, RLS, in November of 1991.

UNDER AND SUBJECT to the ultimate width of right-of-way of any public highways, road, or street, all public utility right-of-way whether or not of record, as well as to any and all easements or rights-of-way visible upon the said premises hereby conveyed or affecting the same as a matter of record.

EXCEPTING AND RESERVING unto the Grantors herein, their heirs and assigns, the right to establish rights of way across the above described premises within fifty (50) feet of the center line of the public highway for the furnishing of utility services to other lands of grantors herein.

TITLE TO SAID PREMISES is vested in Andrea Adams by Deed from Lawrence T. Ross and Christy O'Reilly, his wife, dated 6/27/1992 and recorded 6/30/1992 in Record Book 219, Page 162.

TAX PARCEL NUMBER: 29-078-00-137-004.

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 CITIBANK, N.A. vs. ANDREA ADAMS.

Steven A. Evans, Sheriff  
Sheriff's Office, Towanda, PA  
November 5, 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., November 26, 2008 at 10:00 o'clock in the forenoon the following described property to wit:

ALL that certain lot of land in Burlington Township, Bradford County, Pennsylvania, bounded and described as follows:

BEGINNING at a point where the centerline of S. R. 3013 intersects with the centerline of S. R. 3009; thence South 53° 57' 22" East 104.51 feet along the centerline of S. R. 3009 to a point; thence South 62° 47' 57" East 99.78 feet along the centerline of S. R. 3009 to a point; thence South 70° 48' 05" East 88.91 feet along the centerline of S. R. 3009 to a point; thence South 20° 28' 46" West 147.06 feet along the remaining lands of Lemarr Alexander, passing through an iron pin at the side of the road, to an iron pin; thence North 59° 11' 05" West 403.06 feet along the remaining lands of Lemarr Alexander, passing through an iron pin at the side of S. R. 3013, to a point in the centerline of S. R. 3013; thence North 69° 52' East 76.60 feet along the centerline of S. R. 3013 to a point; thence North 56° 53' East 80.00 feet along the centerline of S. R. 3013 to the place of beginning. CONTAINING 1.012 acres of land more or less.

All of the above being more fully shown on survey plat number B-7 by John W. Ward, Registered Surveyor, dated January 26, 1991.

UNDER AND SUBJECT to the ultimate width of right-of-way of any public highways, roads, or streets, all public utility rights-of-way, whether or not of record, as well as to any and all easements or rights of way visible upon the premises hereby conveyed or affecting the same as a matter of record.

BEING the same premises conveyed to Darin L. Alexander by deed dated 12 November 1998 and recorded 18 November 1998 as Bradford County Instrument Number 199812325.

BEING KNOWN AS RR 3 BOX 178 A Towanda, PA 18848.

PROPERTY ID NO.: 12-084-00-081-001.

TITLE TO SAID PREMISES IS VESTED IN Darin L. Alexander and Kimberly A. Cook, as joint tenants with right of survivorship by Deed from Darin L. Alexander, married dated 1/12/2001 recorded 2/5/2001 Instrument No.: 200101436.

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 ASSET MANAGEMENT WEST 8, LLC vs. DARIN L. ALEXANDER & KIMBERLY A. COOK.

Steven A. Evans, Sheriff  
Sheriff's Office, Towanda, PA  
November 5, 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., November 26, 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 Franklin, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point for a corner in or near the center of State Highway Route No. 414, said point marking the Northeast corner of the within described parcel of land, the Southeast corner of other lands of Grantor herein, now or formerly, and being in the West line of lands of Edward Long, now or formerly; proceeding thence through a pin situate on the southerly edge of said State Highway along the centerline of the West line of said Long, now or formerly, South 21 degrees 27 minutes 58 seconds East 310 feet through a pin situate on the North bank of Towanda Creek to a point in the bed of said creek for a corner marking the southeast corner of the within described parcel of land, proceeding thence along the bed of said creek in an upstream direction and along the North line of Backkall Hunting Club, South 68 degrees 15 minutes 30 seconds West 650 feet to a point for a corner in the bed of said creek marking the southwest corner of the within described parcel of land and the Southeast corner of other lands of Grantor herein, now or formerly, proceeding thence through another pin situate on the North bank of said creek and thence along the East line of other land of Grantor herein, now or formerly, North 21 degrees 10 minutes 20 seconds West 362.32 feet through a pin situate on the southerly edge of State Highway Route No. 414 to a point in or near the center thereof for a corner marking the Northwest corner of the within described parcel of land and an interior angle of other lands of Grantor herein, now or formerly, proceeding thence along the course of said State Highway, in or near the center thereof, North 72 degrees 52 minutes 33 seconds East 650 feet to a point in or near the center thereof for a corner, the place of beginning.

Containing 5.01 acres of land, more or less, as per plat of survey no. S-6393-A-1, by George K. Jones and Associated dated June 1987. Said survey was approved as a subdivision by the Bradford County Planning Commission on July 9, 1987 and recorded with the Recorder of Deeds of Bradford County, Pennsylvania, on July 17, 1987 to Map No. 2730.

Being the same premises conveyed to George Rosen and Jean Rosen, his wife, by deed of Manzer, Inc. and Conroy, Inc. dated November 16, 1987 and recorded November 16, 1987 as Bradford County Instrument Number 198707795.

TITLE TO SAID PREMISES IS VESTED IN Wayde A. Burgess and Lamella G. Burgess, his wife, by Deed from Jean Rosen, widow, dated 07/25/2006, recorded 07/28/2006, in Deed Mortgage Inst# 200609444.

Premises being: RR 1, BOX 2478, MONROETON, PA 18832.

Tax Parcel No. 18-098-00-080-000-000.

Notice: To all parties in interest and claimants—A schedule of 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 EVERHOME MORTGAGE COMPANY vs. WAYDE A. BURGESS & LAMELLA G. BURGESS.

Steven A. Evans, Sheriff  
Sheriff's Office, Towanda, PA  
November 5, 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., November 26, 2008 at 10:00 o'clock in the forenoon the following described property to wit:

All that certain lot or piece of ground situate in the Township of Ridgebury, County of Bradford and Commonwealth of Pennsylvania and being more fully described in the Recorder of Deeds Office of Bradford County in DBV 382, page 300 dated 01/09/1997 and recorded 01/14/1997.

Being also known as Tax I.D. #30-017.04-017-000-000.

Being the same premises which Darrin R. Stanford and Jennifer M. Williams by Deed dated March 26, 2002 and recorded in the Bradford County Recorder of Deeds Office on April 9, 2002, instrument Number 200204517, granted and conveyed unto Greg Ficarro.

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 U.S. BANK N.A. vs. GREG J. FICARRO.

Steven A. Evans, Sheriff  
Sheriff's Office, Towanda, PA  
November 5, 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., November 26, 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 lying and being in the VILLAGE OF ULSTER, COUNTY OF BRADFORD AND COMMONWEALTH OF PENNSYLVANIA, bounded and described as follows, to wit:

BEGINNING at a point in the low water mark on the West edge of the Susquehanna River at its intersection with the South line of Bridge Street; running thence southerly along the low water mark of the Susquehanna River along its western edge, one hundred five (105) feet to a pin for a corner in the Northeast corner of lands of Vaughn Schultz, now or formerly; running thence North 67° 14' West a distance of 160 feet along the North line of lands of Vaughn Schultz, now or formerly, to a pin; running thence South 06° 30' East a distance of 100 feet along the West line of lands Vaughn Schultz, now or formerly, to a pin; running thence North 57° 14' West a distance of 190 feet along lands of Henry Rockwell, now or formerly to a pin for a corner; running thence North 06° 38' East a distance of 87.7 feet along other lands of the former Grantors to a pin for a corner in the South line of Bridge Street; running thence along the South line of Bridge Street easterly on a curve, 313 feet to the point and place of beginning.

This description being in accordance with a survey by George K. Jones, County Surveyor, dated November 27, 1967 by survey number 4315.

Subject to a right-of-way from the northwest corner of property of Vaughn Schultz, now or formerly, to Bridge Street, as more particularly described on said survey.

BY CONVEYANCE of December 20, 1967, recorded April 16, 1968 in Bradford County Deed Book 588 at Page 369, Carlos G. Adams and Donald E. Adams reserved unto themselves, their heirs and assigns, title to all Indian relics, pottery, equipment, art objects, carvings, arrow heads, and any and all other objects created by Indians or remains of Indians, together with the free right of ingress and egress to excavate and re-excavate in order to secure said Indian objects, with the exception and reservation to include any objects whether on the ground or beneath the ground.

This conveyance does not include the rights excepted and reserved by Carlos G. Adams and Donald E. Adams, their heirs and assigns.

ALSO ALL THAT CERTAIN LOT, piece or parcel of land lying and being in the TOWNSHIP OF ULSTER, COUNTY OF BRADFORD AND COMMONWEALTH OF PENNSYLVANIA, bounded and described as follows, to wit:

BEGINNING at an iron pin in the South line of the highway known as Bridge Street in the East line of the Lehigh Valley Railroad Company; thence southeasterly along the South line of said highway a distance of 516.8 feet to the low water mark of the Susquehanna River; thence South 06° 30' East along the low water mark a distance of 105 feet to a pin; thence North 67° 14' West a distance of 160 feet along the North line of lands of Vaughn Schultz, now or formerly; thence still along the lands of said Vaughn Schultz, now or formerly, South 06° 30' East a distance of 100 feet to an iron pin; thence the following courses and distances along the lands of Guy Rockwell, now or formerly; North 67° 14' West a distance of 190 feet to a pin; South 85° West a distance of 105.6 feet to a pin; South 33° 40' West a distance of 77.2 feet to a pin; South 44° 35' West a distance of 106.6 feet to a pin; thence the following courses and distances along the lands of the Lehigh Valley Railroad Company, now or formerly; North 31° 30' East a distance of 87.5 feet to a pin; North 15° 45' East a distance of 106 feet to a pin; North 67° 14' West a distance of 105 feet to a pin; North 03° West a distance of 28.9 feet to the place of beginning.

CONTAINING 1.2 acres.

Subject to a right-of-way from the northwest corner of property of Vaughn Schultz, now or formerly, to Bridge Street.

Anna J. King and Anna Holschuh are one and the same person.

BEING AND INTENDING TO Mortgage the same premises conveyed to Anna J. Holschuh, formerly Anna J. King, by Deed from George R. King, Sr. and Anna J. King, now Anna J. Holschuh, said Deed intending to be recorded immediately prior hereto.

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 CITIZENS & NORTHERN BANK vs. ANNA J. HOLSCHUH.

Steven A. Evans, Sheriff  
Sheriff's Office, Towanda, PA  
November 5, 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., November 26, 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 Borough of Sayre, County of Bradford and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the easterly line of North Elmer Avenue where the same is intersected by the southerly line of Oneida Street; thence easterly along the said southerly line of Oneida Street a distance of one hundred eighty-two (182) feet to the westerly line of an alley; thence southerly along said westerly line of the alley a distance of fifty-five feet to a point; thence westerly parallel to said southerly line of Oneida Street a distance of one hundred eighty-two (182) feet to a point in the said easterly line of North Elmer Avenue; thence northerly along said easterly line of North Elmer Avenue a distance of fifty-five (55) feet to the place of beginning being known as No. 420 North Elmer Avenue on Map No. 110S of the Sayre Penna Office of the Division Engineer of the Lehigh Valley Railroad Company.

BEING THE SAME lot or parcel of land conveyed by Deed dated 5/15/2001 and recorded in Instrument No. 200206815, from David L. Martz and Keshal M. Martz, the within named Grantor.

DWELLING KNOWN AS 420 N. ELMER AVENUE, SAYRE, PA 18840.

IDENTIFIED as TAX/PARCEL ID#: 34-007.12-471-000-000 in the Deed Registry Office of Bradford County, Pennsylvania.

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 KOCISIS LAW OFFICE vs. KESHA MARTZ.

Steven A. Evans, Sheriff  
Sheriff's Office, Towanda, PA  
November 5, 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., November 26, 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 Litchfield, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at an iron pin located at the Southeast corner of lands of Anthony Rossi, now or formerly, and the lands of Babcock et al, now or formerly; thence North 7 degrees East 735 feet to an iron pin that intersects with the Northwest corner of Babcock et al, now or formerly, and Southwest corner of lands of John Drake, now or formerly; thence along the North line of Babcock, et al, now or formerly, South 83 degrees East 765 feet to a point, being the Northwest corner of lands being retained by William D. Donlin and Joan Donlin, now or formerly; thence South 30 degrees West a distance of 1,087 feet more or less to the center line of Township Road 867; thence in a northwesterly direction along the center line of said Township Road 867 a distance of 507.9 feet to a point in centerline of said Township Road 867; thence along the line of Anthony Rossi, now or formerly; thence South 83 degrees East, a distance of 155 feet and the place of beginning.

The above property is also bounded and described in accordance with a recent survey prepared by George K. Jones and Associates on November 6, 1985, bearing Map No. 48B4-2 as follows:

Beginning at a point in the center line of Township Road No. 867, said point being the southeast corner of lands now or formerly of Edward Garrity, in the northerly line of lands now or formerly of Ruby Gwinn, in the southerly line of lands now or formerly of Anthony Rossi and being the southwest corner of lands herein described the following courses and distances: South 82 degrees 29 minutes 07 seconds East 154.3 feet to a found pin; thence along a meandering fence and stone row and along the easterly line of lands of said Rossi, North 7 degrees 50 minutes 52 seconds East 727.09 feet to a found pin, being the northwest corner of the lands herein described and then southwest corner of lands now or formerly of Charles Halton; thence along the southerly line of lands of said Halton, through a tree stand and along a meandering fence and stone row South 82 degrees 35 minutes 53 seconds East 765 feet to a found pin, being the northeast corner of the lands herein conveyed and the northwest corner of lands now or formerly of William Donlin; thence along a meandering fence and found blazed line North 33 degrees 47 minutes 03 seconds East n1,107.68 feet through a found pin to a point in the center line of said Township Road No. 867, being the southeast corner of the lands herein described and being the southwest corner of lands of said Donlin; thence along the center line of said Township Road North 53 degrees 56 minutes 24 seconds West 93.41 feet to a point; thence North 51 degrees 46 minutes 37 seconds West 77.32 feet to a point; thence North 50 degrees 06 minutes 11 seconds West 337.17 feet to a point, being the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Claude May and Marianne Wenck, by Deed from Russell Lantz and Marlene Lantz, his wife, dated 04/23/2007, recorded 04/25/2007, in Deed Mortgage Inst# 200704326.

Premises being: RR 1 BOX 144F, SAYRE, PA 18840.

Tax Parcel No. 23-009.00-017-000-000.

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 CHASE HOME FINANCE, LLC vs. CLAUDE L. MAY & MARIANNE WENCK.

Steven A. Evans, Sheriff  
Sheriff's Office, Towanda, PA  
November 5, 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., November 26, 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, lying and being in the Township of Wysox, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING, at a point in the Northerly line of lands of Conrail, now or formerly, as its intersection with the common boundary line of lands herein described and lands, now or formerly, of Norman Chase, said point of beginning being in the Southwest corner of the premises herein described; thence along the line of lands now or formerly, of said Norman Chase North 16° West 105.83 feet along the center line of State Highway Route No. 6, thence along the center line of said State Highway Route No. 6 the following two courses and distances: (1) North 69° 29' 32" East 223.41 feet to a point; (2) North 74° 58' 17" East 804.35 feet to a point; thence along the line of lands, now or formerly, of Welles Mill Co., Inc., South 16° East 64.55 feet through a pipe to a point; thence along the Northerly line of lands of Conrail, now or formerly, the following three courses and distances: (1) South 74° West 400 feet (2) South 16° East 45 feet; (3) South 74° West 626.95 feet to a point, the place of beginning.

CONTAINING 2.32 acres and being one of the premises shown on a survey prepared by George K. Jones & Associates, dated July 1990, No. 6760-G.

This conveyance is made under and subject to the right of the public in and to that portion of State Highway Route No. 6, while lies within the herein described premises.

BEING the same premises conveyed by William C. Shoemaker, single and Cathy J. Shoemaker, single to William C. Shoemaker, single by deed dated June 14, 2002, and recorded June 26, 2002, to Bradford County Instrument #200208179.

EXCEPTING a 0.076 acre of land more or less conveyed to The Wysox Township Municipal Authority, by Deed dated April 21, 2003, recorded April 24, 2003, in Deed Mortgage Instrument #200305748, which has a complete detailed description thereof.

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 BANK OF GANTON vs. WILLIAM SHOEMAKER.

Steven A. Evans, Sheriff  
Sheriff's Office, Towanda, PA  
November 5, 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., November 26, 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, lying and being in the Township of Towanda, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the centerline of State Highway No. 08069 at the southeast corner of lands of Robert P. Scott, now or formerly; thence along the lands of said Scott, now or formerly, north 42 degrees 30' east 5.68 feet to an iron pin in the line of lands of Robert P. Scott, now or formerly, and Dorothy McNamara, now or formerly; thence along lands of said McNamara, now or formerly, north 70 degrees east 239 feet to an iron pin; thence still along lands of said McNamara, now or formerly, south 20 degrees 30' east 255 feet to an iron pin at the division line between other lands of Robert P. Scott, now or formerly, and formerly, and Arnold J. Meyer, now or formerly; thence along lands of said Scott, now or formerly, south 42 degrees 30' west 3.615 feet to the centerline of State Highway No. 08069; thence along the centerline, north 73 degrees west 222 feet; thence still along the State Highway, north 53 degrees 30' west 162 feet to the place of beginning.

CONTAINING 30 acres of land, more or less.

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Jeffrey Smalley and Betty L. Tucci, as joint tenants with right of survivorship by Deed from Ronald John Conners and Mary Alice Conners, aka Mary Alice Conners, his wife dated 3/25/2002 and recorded 4/22/2002 in Instrument ID #200204204.

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 WELLS FARGO BANK vs. JEFFREY C. SMALLLEY & BETTY L. TUCCI.

Steven A. Evans, Sheriff  
Sheriff's Office, Towanda, PA  
November 5, 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., November 26, 2008 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT TRACT or parcel of land, lying and being in the Borough of Athens, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the north line of Cherry Street, 300 feet from an iron pin at the intersection of the said Cherry Street and the line of lands of Robert P. Scott, now or formerly, THENCE by Lot Number 31, North 8° 30' 00" West, 175 feet to a corner; THENCE by Lot Number 66 North 81° 20' 00" East, 60 feet to a corner; THENCE by Lot Number 33 South 8° 40' 00" East, 175 feet to the place of beginning.

CONTAINING 10,500 square feet of land more or less. Under and subject to the ultimate width of right of way of any public highways, roads or streets, all public utility rights of way, visible upon the premises hereby conveyed or affecting the lands of record. Being the same premises conveyed to the Secretary of Veterans Affairs of Washington, DC c/o Ocwen Federal Bank, FSB, dated March 23, 2005 and recorded March 24, 2005 in Bradford County Instrument Number 200502864.

TAX PARCEL NUMBER: 07-020.17-052.

PROPERTY ADDRESS: 107 EAST CHERRY STREET, ATHENS, PA 18810.

TITLE TO SAID PREMISES IS VESTED IN Jack Talada and Suzanne Talada by Deed from Secretary of Veterans Affairs, dated 05/10/2005 recorded 05/13/05 in Instrument No. 200504816.

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 DEUSCHE BANK NATIONAL TRUST COMPANY vs. JACK TALADA & SUZANNE L. TALADA.

Steven A. Evans, Sheriff  
Sheriff's Office, Towanda, PA  
November 5, 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., November 26, 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 situate in the Borough of Sayre, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the north line of Harrison Street at the southwest corner of Lot No. 154; thence northerly along the west line of said Lot No. 154, one hundred forty-nine and two-tenths (149.2) feet to the southeast corner of Lot No. 148; thence westerly along the south line of said Lot No. 148, fifty (50) feet to the northeast corner of parcel No. 156; th