

# September Sheriff's Sales

## Septemeber 24, 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., September 24, 2008 at 10:00 o'clock in the forenoon the following described property to wit:

#### LEGAL DESCRIPTION

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 at a point in the center line of Township Road No. 457 at its intersection with the common boundary line of the lands herein described and other lands of the former grantors, said point of beginning being the northwest corner of the premises herein described, said point of beginning also being situate North 65 degrees 20 minutes 47 seconds East 136.45 feet from the intersection of the common boundary line of Township Road No. 457 and S.R. 2024 (08022); thence along the center line of Township Road No. 457 the following two courses and distances: (1) North 63 degrees 17 minutes 46 seconds East 86.68 feet; and (2) North 65 degrees 23 minutes 13 seconds East 111.51 feet; thence along the line of other lands of the former grantors the following three courses and distances: (1) South 26 degrees 22 minutes 58 seconds East 216.63 feet through a found pin near the southerly line of Township Road No. 457 to a pin; (2) South 62 degrees 36 minutes 45 seconds West 197.01 feet to a pin; and (3) North 26 degrees 40 minutes 48 seconds West 223.04 feet through an iron pin near the southerly line of Township Road No. 457 to the center line of said Township Road, the place of beginning.

CONTAINING one (1) acre.

This conveyance is made under and subject to the right of the public in and that portion of Township Road No. 457 lying within the herein described premises. This conveyance is made under and subject to set back lines as depicted in the hereinbefore stated survey, and any and all easements depicted on the said survey and as may be visible from an inspection of the premises.

Excepting therefrom premises which Rex W. Allen, Sr. and Elizabeth S. Allen conveyed to Commonwealth of PA Dept. of Transportation, by deed recorded on 08/29/03 in Instrument 200313310.

Excepting therefrom, premises which Rex W. Allen, Sr. and Elizabeth S. Allen conveyed to Commonwealth of PA Dept. of Transportation by deed recorded on 01106/04 in Instrument 200400099.

Parcel #50-086.09-009.

BEING known as 93 RR 2, Towanda, PA 18848.

BEING the same premises which Robert W. Martin and Brooks Elredge-Martin, t/d/b/a Marbros, A Pennsylvania Partnership, granted and conveyed unto Rex W. Allen, Sr. and Elizabeth S. Allen, husband and wife, by Deed dated January 3, 1989 and recorded on January 4, 1989 in the Office of the Recorder of Deeds of Bradford County, Pennsylvania, in Record Book 104, page 544.

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. REX W. ALLEN, SR. & ELIZABETH S. ALLEN.

Steven A. Evans, Sheriff  
Sheriff's Office, Towanda, PA  
September 3, 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., September 24, 2008 at 10:00 o'clock in the forenoon the following described property to wit:

ALL those certain lots, pieces or parcels of lands, lying and being in the Borough of Athens, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

#### LOT NUMBER ONE:

BEGINNING at the Northeast corner of Lot No. 32 in a plot and survey made by N.F. Walker and known as the "Satterlee Plot" and recorded in Bradford County Deed Book 110 at page 258 and 259; thence easterly forty-eight (48) feet to a corner; thence Southerly and at right angles one hundred and fifty (150) feet to a corner; thence Westerly and at right angles forty-eight (48) feet to a corner; said corner being the Southeast corner of Lot No. 32 above referred to; thence northerly and at right angles one hundred fifty (150) feet to the place of beginning.

BEING AND INTENDING to describe a strip of land forty-eight (48) feet wide and one hundred fifty (150) feet long.

#### LOT NUMBER TWO:

BEGINNING at a point in the south line of Satterlee Street distant two hundred ninety seven (297) feet Easterly of the intersection of the East line of Maple Street with the South line of said Satterlee Street; thence Easterly along the South line of Satterlee Street, three (3) feet to a corner on Lot No. 1 above and being the Northwest corner of said Lot No. 1 above; thence in a Southerly direction one hundred and fifty (150) feet to the place of beginning.

BEING AND INTENDING to describe a triangular strip of land formerly off from the Easterly side of lands of Franklin I. Decker and Eliza M. Decker, his wife.

TITLE TO SAID PREMISES IS VESTED IN Valentine R. Desisto and Mary F. Desisto, his wife, by Deed from Lee C. Orshal and Bettylou Orshal, his wife, dated 10/17/1985, recorded 10/18/1985, in Deed Book 14, page 820.

Premises being: 206 SATTERLEE STREET, ATHENS, PA 18810

Tax Parcel No. 06-020.14-161-000.

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 INDYMAC BANK FSB vs. VALENTINE R. DESISTO and MARY FRANCIS DESISTO.

Steven A. Evans, Sheriff  
Sheriff's Office, Towanda, PA  
September 3, 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., September 24, 2008 at 10:00 o'clock in the forenoon the following described property to wit:

ALL that certain piece or parcel of land situate in the Township of Smithfield, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

ON the North by the main public highway leading through the Village of Smithfield; on the East by the lands formerly of Madolen Dickinson, nor or formerly Fred Hoose; on the South by lands formerly of Madolen Dickinson, now or formerly Fred Hoose; and on the West by lands formerly in the possession of Effie L. Grubham, now or formerly Damon Young.

Containing about one hundred (100) square rods of land, more or less.

EXCEPTING AND THEREFROM as follows:

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

BEGINNING at a point on the centerline of State Highway No. 08054 where the lands of the Grantors herein meet the lands of Damon Young; thence along the centerline of said State Highway North 83 degrees 41 minutes East 72 feet to a point for a corner; thence leaving said State Highway and through the lands of the Grantors and an iron pin located near the edge of the highway, South 4 degrees 19 minutes East 186.2 feet to an iron pin for a corner in line of lands of Fred Hoose; thence along the lands of Fred Hoose and a fence line, South 83 degrees 03 minutes West 72 feet to an iron pin for a corner in line of lands of Damon Young; thence along lands of said Damon Young North 4 degrees 20 minutes West 189 feet through an iron pin located near the edge of the roadway to a point on the centerline of State highway No. 08054 being the point and place of beginning.

CONTAINING 13,588.1 square feet.

Title to said premises is vested in Samuel E. Krause, Jr. by deed from dated August 19, 1989 and recorded September 15, 1998 as Instrument #199809545.

PARCEL ID: 39-57.03-007.

BEING KNOWN AS: RD#1 BOX #131, EAST SMITHFIELD, PENNSYLVANIA 18817.

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 NOVASTAR MORTGAGE INC. vs. SAMUEL E. KRAUSE.

Steven A. Evans, Sheriff  
Sheriff's Office, Towanda, PA  
September 3, 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., September 24, 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 Springfield, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

TO DETERMINE the point and place of beginning, begin on the Southernmost line of Larry J. Cole et ux, now or formerly, which is a common line with lands of Joseph Leonard, now or formerly, in the center of Township Road No. 684; thence along the center line of Township Road No. 684 in a Northerly direction 815 feet to a point, said point being the point and place of beginning; thence in a Westerly direction along the center line of a lane leading from Township Road No. 684 to the residence of Larry J. Cole et ux, now or formerly, 550 feet to a point for a corner; thence in a Northerly direction through the lands of said Cole, now or formerly, 650 feet to a point for a corner; thence in an Easterly direction still through the lands of Cole, now or formerly, 550 feet to a point on the center line of Township Road No. 684; thence in a Southerly direction along the center line of Township Road No. 684, 650 feet to the point and place of beginning:

Being and intending to describe a rectangular parcel of land 650 feet on its eastern and western sides and 550 feet on its northern and southern sides.

Being the same premises conveyed to Todd S. Barrett and Julie A. Smith by deed of Byron D. Stuart III and Bonnie S. Stuart, his wife, dated November 17, 1997 and recorded November 25, 1997 as Bradford County Instrument Number 199721062.

BEING KNOWN AS: R.R. 3 173A a/k/a R.R. 3 173A Columbia Cross Roads, PA 16914.

PROPERTY ID NO.: 42-043.00-005-001.

TITLE TO SAID PREMISES IS VESTED IN James Lamphere IV and Brandy K. Russell, as joint tenants with the right of survivorship by Deed from Todd S. Barrett and Julie A. Barrett, his wife dated 6/29/05 recorded 7/01/05 Instrument No. 200506797.

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, N.A. vs. JAMES W. LAMPHERE IV & BRANDY RUSSELL.

Steven A. Evans, Sheriff  
Sheriff's Office, Towanda, PA  
September 3, 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., September 24, 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 TROY, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

On the north by the Public Highway leading from Troy to Fall Brook; on the east by lands formerly of David W. Case, now occupied by Guy May; on the south by lands formerly of the Estate of S. W. Pomeroy, now occupied by Wallace Burnham and on the west by lands formerly of Fred Bohlayer, later of Seth Wood, later occupied by Robert Vreeland. CONTAINING three and one-half (3 1/2) acres of land be the same more or less.

TITLE TO SAID PREMISES IS VESTED IN Dale L. Perry and Dorothy M. Perry, his wife, by Deed from Clarence May and Vivian May, his wife, dated 09/21/1995, recorded 10/06/1995, in Deed Book 337, page 514.

Premises being: R.R. 2, BOX 23, TROY, PA 16947.

Tax Parcel No. 53-068.00-235-000-000.

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 U.S. BANK NATIONAL ASSOCIATION vs. DOROTHY M. PERRY & DALE L. PERRY.

Steven A. Evans, Sheriff  
Sheriff's Office, Towanda, PA

### 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., September 24, 2008 at 10:00 o'clock in the forenoon the following described property to wit:

PARCEL NUMBER 41-007.04-067-002.

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

BEGINNING at a point in the centerline of Township Road No. 710 at the common intersecting point of the south line of lands now or formerly of Charlotte Bidlack and the centerline of aforesaid Township Road No. 710; thence along the centerline of said Township Road No. 710, South 4° 31' 42" West 225.08 feet to another point in the centerline of Township Road No. 710; thence through a pin and along other lands of Edward Lenox, et ux, now or formerly, North 84° 11' 46" West 302.84 feet to a pin marking the east line of lands designated now or formerly of James Leprino; thence along the east line of lands of James Leprino, now or formerly, North 18° East 225.63 feet to a found pin in the easterly line of lands of James Leprino, now or formerly; thence along a hedgerow and through two found pins, South 85° 13' 34" East 250 feet along the southerly line of lands of James Leprino, now or formerly, and Charlotte Bidlack, now or formerly, to the point and place of beginning. CONTAINING 1.41 acres, be the same more or less as surveyed by George K. Jones & Associates, Registered Surveyors, dated June, 1986 and bearing map No. 6410-3.

Being known as R.R. 2 Box 275R, Ulster, PA 18850.

Tax Parcel Number: 55-059.00-157.

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 THE BANK OF NEW YORK vs. PAMELA S. STIFFLER & CARL L. STIFFLER, JR.

Steven A. Evans, Sheriff  
Sheriff's Office, Towanda, PA  
September 3, 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., September 24, 2008 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT PARCEL of land in Township of Granville, Bradford County, State of Pennsylvania, as more fully described in Deed Inst # 200604876, ID# 19-096.00-152-002-000, being known and designated as in order to reach the beginning point for the property described in this Deed, begin at a point in the center line of Township Road T 340 where the northeastern corner of lands of Douglas E. Beard and lands of David M. Swain come together; THENCE follow the centerline of T 340 North 29 degrees, 35 minutes, 45 seconds East 254.16 feet to another point in the center line of said township road which is the beginning point for the property described herein; THENCE leaving the center line of T 340 and go North 69 degrees, 17 minutes, 53 seconds West 205.00 feet through a utility pole and pin set near the edge of T 340 and on to a second pin for a corner; THENCE North 27 degrees, 24 minutes, 24 seconds East 201.56 feet to a pin for a corner; THENCE South 78 degrees, 37 minutes, 49 seconds East 222.50 feet through a pin set near the edge of T 340 and on to a point in the center line of said township road for a corner; THENCE follow the center line of T 340 South 30 degrees, 00 minutes, 00 seconds West 239.34 feet to another point in the center line of T 340, which is the point and place of beginning.

BEING KNOWN AS: R.R. 2 Box 260, Troy, PA 16947.

PROPERTY ID NO.: 19-096.00-152-002-000.

TITLE TO SAID PREMISES IS VESTED IN Terry A. Fastian by Deed from Terry A. Swain, now by marriage Terry A. Fastian and Wolfgang Fastian, her husband dated 4/12/2006 recorded 4/28/2006 Instrument No.: 200604876.

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 BENEFICIAL CONSUMER DISCOUNT COMPANY vs. TERRY A. SWAIN.

Steven A. Evans, Sheriff  
Sheriff's Office, Towanda, PA  
September 3, 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., September 24, 2008 at 10:00 o'clock in the forenoon the following described property to wit:

ALL those certain lots, pieces or parcels of land, situate, lying and being in the Township of Wells County, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NO. 1: BEGINNING at a point in the center of State Highway No. 08050, said point being in a straight line from a pin at the West side of the said Highway, and said pin being the Southeast corner of lands now or formerly of Raymond Casteline; thence running Southerly, bearing South 11 degrees 5 minutes East a distance of 200 feet along the center of the said Highway to a point in a straight line from a pin in the West side of said Highway, and said pin being the Northeast corner of lands now or formerly of Robert Baker; thence running westerly, bearing North 89 degrees 10 minutes West a distance of 500 feet along the Northern boundary of the lands of Baker to a pin in the Northwest corner of the said lands of Baker; thence Southerly, bearing South 12 degrees 34 minutes East a distance of 539.1 feet along the Western boundary of the said lands of Baker, to a pin approximately 25 feet from the Southwest corner of the said lands of Baker; thence running Westerly, bearing North 81 degrees 40 minutes West, a distance of 1505.5 feet through a fence to a pin in the Eastern boundary of the lands now or formerly of Corey Brown; thence Northerly, bearing North 8 degrees 17 minutes East, a distance of 632.1 feet through a fence on the Eastern boundary of the said lands of Brown to a pin in the Southwest corner of the said lands of Casteline; thence Easterly bearing South 85 degrees 47 minutes East, a distance of 1747.5 feet, through a line partially blazed, partially fenced and partially hedgerow on the Southern boundary of the said lands of Casteline and through the pin heretofore referred to, in the BEGINNING, to the place of BEGINNING in the center of the said highway.

CONTAINING 23.81 acres, as shown on Map No. S9419.1 of George K. Jones & Associates, dated July 31, 1979.

PARCEL NO. 2: BEGINNING at a pin set in the line of lands of Corey Brown, now or formerly, and being the Southwesternmost corner of lands of the Grantors predecessors in title herein, thence proceeding along the lands of Grantors predecessors in title, South 81 degrees 40 minutes East a distance of 1280.23 feet to a pin for a corner; thence South 8 degrees 17 minutes West a distance of 340.25 feet through lands of the Grantors predecessors in title to a pin for a corner; thence proceeding North 81 degrees 40 minutes West a distance of 1280.23 feet still through lands of the Grantors' predecessors in title to a pin for a corner in the line of lands of Corey Brown, now or formerly; thence proceeding North 8 degrees 17 minutes East a distance of 340.25 feet along lands of said Brown to the point and place of beginning.

CONTAINING 10.0 acres.

BEING the same premises conveyed by to William J. Vargo, Single to Steve D. Thome, Sr. and Karen M. Falk, by Deed dated October 11, 2005 and intended to be recorded immediately prior hereto.

On which is erected an earth shelter home known as RR #2 Gillett, Bradford County, Pennsylvania. Also known as tax parcel number 57-028.00-090-000.

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 CITIZENS & NORTHERN BANK vs. STEVEN D. THOME, SR. & KAREN M. FALK.

Steven A. Evans, Sheriff  
Sheriff's Office, Towanda, PA  
September 3, 2008