

# SHERIFF'S SALE

Wednesday, April 4th, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV739 AND CIVIL WRIT NO. 2017CV739 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN message and tenement and lot or piece of ground situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a drill hole set in the concrete walk, said point being the northwest corner of the herein described lot; thence along the southerly right-of-way line of Seventh Street, State Route 1004, NORTH SEVENTY (70) DEGREES ELEVEN (11) MINUTES FIFTEEN (15) SECONDS EAST, FORTY-SEVEN AND NINETY-SEVEN HUNDREDTHS (47.97) FEET to a set drill hole; thence along lot now or formerly of Carl J., III and Beverly A. Huhn and Loydie G. Home and a portion of lot now or formerly of William G. and Glenda J. Lenhart, SOUTH TWENTY-SIX (26) DEGREES FIFTY-SEVEN (57) MINUTES TWENTY-THREE (23) SECONDS EAST, NINETY-TWO AND SIXTEEN HUNDREDTHS (92.16) FEET to an iron pin found and SOUTH TWENTY-SIX (26) DEGREES FIFTY-THREE (53) MINUTES THREE (3) SECONDS EAST, FIFTEEN AND TWENTY-FOUR HUNDREDTHS (15.24) FEET to a set rebar; thence along Parcel #2, SOUTH SIXTY-NINE (69) DEGREES FORTY (40) MINUTES ZERO (0) SECONDS WEST, FORTY-NINE AND THREE HUNDREDTHS (49.03) FEET to a rebar set; thence along lot now or formerly of D. Randolph and Tami L. Howat, NORTH TWENTY-SIX (26) DEGREES TWENTY-ONE (21) MINUTES THIRTYFOUR (34) SECONDS WEST, ONE HUNDRED SEVEN AND SEVENTY-TWO HUNDREDTHS (107.72) FEET to the point of BEGINNING.

CONTAINING 5,183 square feet in all.

SAID PARCEL being designated at Parcel #1 from a survey draft of Thomas A. Bafile, P.E., Baffle, James and Associates, dated March 24, 1995, and recorded in Map Book 7, Page 768 on June 5, 1995. Municipally known as 354 East Seventh Street, Bloomsburg, Pennsylvania. Tax Parcel No. 05E-02-22000

TOGETHER with a utility easement ten (10) feet in width as shown on the survey draft of Thomas A. Bafile, Bafile, James & Associates, dated March 24, 1995, over and in the lands designated as Parcel #2 on said survey draft for the sole and exclusive purposes of providing and maintaining sewer/water service from Peach Avenue to that land herein devised and designated as Parcel #1 on said survey, with liberty from time to time, with workmen, to enter upon the easement for the purposes of inspection, repair and maintenance of the pipes and making full compensation for all damages done to the surface of said lands subject to the easement.

UNDER AND SUBJECT to that utility easement ten (10) feet in width, as shown on the survey draft of Thomas A. Bafile, Bafile, James & Associates, dated March 24, 1995, extending from State Route 1004 (Seventh Street) in Bloomsburg over and through the lands herein convened and designated as Parcel #1 for the sole and exclusive purposes of providing and maintaining sewer/water service to Parcel #2, as shown on said survey draft, with liberty subject to the right of the owner of Parcel #2, their heirs, successors and assigns, from time to time, with workman, to enter upon the easement for the purposes of inspection, repair and maintenance of the pipes and making to the Grantors, their heirs, successors and assigns, full compensation for all damages done to the surface of said lands subject to the easement.

BEING the same premises which Robert Taylor Rowan and Abby Loren Rowan, husband and wife, by their deed dated December 11, 2015 and recorded December 23, 2015 in Office for the Recording of Deeds in and for Columbia County as Instrument Number 20150275, granted and conveyed unto Jesse C. Zeisloft.

PARCEL NO. 05E-02-22000

PROPERTY ADDRESS: 354 EAST 7TH STREET, BLOOMSBURG, PA 17815  
UPI / TAX PARCEL NUMBER: 05E-02-22000

## **TERMS OF SALE**

**MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check, or cashier's check at time of sale.

**REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within (8) days after the sale in cash, certified check, or cashier's check.

**IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.**

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defalting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney  
BARLEY SNYDER  
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Lancaster, PA 17602

Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>