

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV1443 AND CIVIL WRIT NO. 2017CV1443 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 tract or parcel of ground SITUATE in the Township of Mifflin, Columbia County, Pennsylvania, bounded and described as follows:

BEING KNOWN AS: 489 West Third street, Bloomsburg, PA.

TRACT NO. 1:

BEGINNING at a point in the easterly line of Route 242 (LR. 19021), said point being the southwesterly corner of land now or late of Lawrence G. Lebo and Catherine G. Lebo; thence (1) easterly along land now or late of said Lebo, a distance of 275 feet, more or less, to a point in the right of way of IN-80; thence (2) southeasterly along the right of way of IN-80, a distance of 250 feet to a point; thence (3) westerly along a line parallel to Course 1, a distance of 540 feet, more or less, to a point in said line of Route 242; thence (4) northerly along said line of Route 242, a distance of 110 feet, more or less, to an angle point; thence (5) northerly still along said line of Route 242, a distance of 85 feet, more or less, to the point of BEGINNING.

THIS DOCUMENT DOES NOT INCLUDE OR INSURE THE TITLE TO THE COAL AND THE RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT OF REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR SUCH LAND. THE INCLUSION

OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

TRACT NO. 2:

BEGINNING at an iron pin on the Easterly boundary line of Route 339 leading from Mifflinville to Mainville; thence along the Easterly boundary line of Route 339 North 2353 minutes east 132.75 feet to an iron pin corner; thence north 7230 minutes east 94 feet to an iron pin corner; thence south 5924 minutes east 135 feet to an iron pin in land now or late of Tracydale Improvement Company; thence along the Northerly boundary line of lands now or late of The Tracydale Improvement Company south 7230 minutes west 272.5 feet to an iron pin in the Easterly boundary line of the aforesaid route 339, the place of BEGINNING.

Containing 0.44 of an acre, more or less.

Tax IDs / Parcel Nos. / UPI Numbers: 23-05-72-04 & 23-05-07300

PROPERTY ADDRESS: 489 WEST THIRD STREET, MIFFLINVILLE, PA 18635

UPI / TAX PARCEL NUMBER: 23-05-72-04 & 23-05-07300

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.