

SHERIFF'S SALE

Wednesday, September 9th, 2020 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV1254 AND CIVIL WRIT NO. 2017CV1254 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 piece, parcel or tract of land, situate in the Schumacher Subdivision of Woods Edge Estates, Section One, located in the Township of Orange, County of Columbia and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit;

BEGINNING at a rebar which is located on the Western edge of lands now or formerly of Earl D. and Glovене Dietterick and at the Northeastern corner of Lot No I owned now or formerly by Charles and Mary Hall in the Schumacher Subdivision known as Woods Edge Estates; THENCE South 83 degrees 08 minutes West, 170.00 feet to a rebar; THENCE along the northern edge of Lot No. 2 in the Schumacher Subdivision owned now or formerly by Robert H. and Marie A. Schumacher, South 83 degrees 22 minutes 20 seconds West, 150.02 feet to a rebar on the eastern edge of Woods Edge Drive; THENCE along the edge of right-of-way of the said Woods Edge Drive, North 3 degrees 50 minutes West, 145.05 feet to a point; THENCE North 82 degrees 21 minutes 40 seconds East along the southern edge of Lot No. 6 of Woods Edge Estates, 320.31 feet to a point; THENCE along lands now or formerly of Earl D. and Glovене Dietterick, South 3 degrees 50 minutes East, 150.00 feet to a rebar, the place of BEGINNING.

CONTAINING 1.084 ACRES OF LAND AND BEING DESIGNATED AS Lot No. Five (5), Section One of the Schumacher Subdivision of the Woods Edge Estates. THIS DESCRIPTION is in accordance with a draft of survey of lots prepared by James D. Creasy, R.S. dated December 2, 1985 and revised on January 6, 1986.

EXCEPTING AND RESERVING THEREFROM AND THEREOUT a twenty foot (20') easement for sanitary sewer and drainage swale as shown on description and situate by reference to draft showing easement by James D. Creasy, R.S. dated December 2, 1985 and revised January 6, 1986.

UNDER AND SUBJECT TO the Building Restrictions and Covenants of Woods Edge Estates dated March 29, 1985 as more fully set forth by reference to Columbia County Record Book 345 at Page 719 and the First Amendment to Building Restrictions and Covenants of Woods Edge Estates dated May 9, 1985 as recorded in Columbia County Record Book 347 at Page 711 and Second Amendment to Building Restrictions and Covenants of the Woods Edge Estates, dated November 24, 1986, and recorded in Columbia County Record Book 379, at Page 1.

ALSO UNDER AND SUBJECT to those certain right-of-ways or easements as more fully set forth by reference to the subdivision map approved by the Planning Commission on January 13, 1986, and recorded in Columbia County Map Book 5, at Page 503, A B & C.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Kelly J. Murphy n/k/a Kelly J. Berlin by Deed dated June 1, 2011, and recorded on June 21, 2011, by the Columbia County Recorder of Deeds as Instrument No. 201 105964, granted and conveyed unto Michael P. Murphy, an Individual.

BEING KNOWN AND NUMBERED AS 3003 Woods Edge Drive, Bloomsburg, PA 17815.
PARCEL NO. 27-04A-006-00,000.

PROPERTY ADDRESS: 3003 WOODS EDGE DRIVE, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 27-04A-006-00,000

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
STERN AND EISENBERG PC
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Sheriff of Columbia County
Timothy T. Chamberlain
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