

SHERIFF'S SALE

Wednesday, April 2nd, 2014 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2012CV479 AND CIVIL WRIT NO. 2012CV479 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 lot of land situate in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin (set) on the southern side of S.R. No. 1004 and at a common corner with Lot 'E' as shown on a survey; thence along Lot 'E' south 07 degrees 20 minutes 40 seconds east 225.98 feet to an iron pin (set) at a common corner of lands of Carl H. and Doris J. McGaw and Christopher N. and Tammy S. Tomlinson; thence along McGaw south 07 degrees 20 minutes 40 seconds east 185.83 feet to the northern edge of the North Branch of the Susquehanna River; thence along said River south 77 degrees 07 minutes 20 seconds west 177.02 feet to a common corner of lands now or formerly of Carl H. McGaw and Doris J. McGaw; thence along McGaw north 07 degrees 20 minutes 40 seconds west 194.01 feet to an iron pin (set) at a common corner of lands of McGaw and lands now or formerly of Gary L. Cooper and Bonnie Cooper, husband and wife, and Gary G. Nearhoof and Sandra J. Nearhoof, husband and wife; thence along Nearhoof north 79 degrees 46 minutes 00 seconds east 60.30 feet to an iron pin (set); thence along Nearhoof north 07 degrees 20 minutes 40 seconds west 227.24 feet to an iron pin (set) on the southern side of S.R. No. 1004; thence along S.R. No. 1004 north 83 degrees 16 minutes 40 seconds east 60.23 feet to an iron pin (set); thence along S.R. No. 1004 north 77 degrees 16 minutes 40 seconds east 56.00 feet to an iron pin (set), the place of beginning.

CONTAINING 59,566 SQUARE FEET OF LAND. The aforesaid description incorporates an existing lot, the residue of another lot owned by Tomlinson with Lot 'B' owned by McGaw.

TITLE TO SAID PREMISES IS VESTED IN Christopher N. Tomlinson and Tammy S. Tomlinson, h/w, by Deed from Carl H. McGaw

and Doris J. McGaw, h/w and Christopher N. Tomlinson and Tammy S. Tomlinson, h/w, dated 12/30/1997, recorded 03/27/1998 in Book 682, Page 940.

Tax Parcel: 31-4C2-014-00,000

Premises Being: 3650 OLD BERWICK ROAD, BLOOMSBURG, PA 17815-3348

PROPERTY ADDRESS: 3650 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-4C2-014-00,000

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.