

SHERIFF'S SALE

Wednesday, May 8th, 2013 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2012CV1507 AND CIVIL WRIT NO. 2012CV1507 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:

TRACT 1:

LONG FORM DESCRIPTION

ALL that certain parcel of land in South Centre Township, Columbia County, Pennsylvania, more particularly described as follows:

BEGINNING at a set iron pin in the southerly right-of-way line of land now or late of Conrail, said point being at the northwesterly corner of land titled to Berwick Industrial Development Association, Inc. and occupied by Datacom, Inc., and said point also being 906.38 feet distant from an existing concrete monument located on the northern property line of the aforementioned land of (Berwick Industrial Development Association, Inc. on a course South 75 degrees 03 minutes 01 seconds West from said existing concrete monument; THENCE along the western line of the land of Berwick Industrial Development Association, Inc. South 29 degrees 09 seconds 00 minutes East 260.00 feet to a set iron pin along the right-of-way line of a proposed 50 foot wide access road; THENCE along said proposed access road South 32 degrees 56 minutes 56 seconds West 530.72 feet to a set iron pin at the intersection with the right-of-way line of an existing access road, known as Naus Way; THENCE following said right-of-way line of Naus Way on a curve to the left, having a delta angle of 40 degrees 00 minutes 30 seconds, a radius of 330.00 feet, an arc of 230.43 feet, a tangent of 120.14 feet and an L.C. distance of 225.78 feet on a course North 78 degrees 38 minutes 45 seconds West to a set iron pin at the southeastern corner of another parcel of land owned by Columbia County Industrial Development Authority; THENCE North 10 degrees 36 minutes 06 seconds West 509.29 feet to a set iron pin on the southern right-of-way line of land now or late of Conrail; THENCE along said right-of-way line, North 75 degrees 03 minutes 01 East 493.78 feet to the set iron pin marking the place of BEGINNING.

The above-described parcel contains 6.00 acres and is designated as Parcel No. 1 on a Minor Subdivision Plan. made for Columbia County Industrial Development Authority for the Design Homes, Inc. project by Peters Consultants, Inc., said Plan being dated May 2, 1986. A copy of this Plan showing required approvals has been recorded in the Office of the Columbia County Recorder of Deeds. This conveyance is made under and subject to all easements and other matters shown on the Plan.

TOGETHER with all easements, including but not limited to the easement and/or right of way granted in Columbia County Record Book 370, Page 494 granting and conveying the right and privilege of using all access roads, existing and proposed, adjoining the above described premises or otherwise located within the confines of the Columbia County Industrial Development Park in common with the Columbia County Industrial Development Authority and other owners and occupiers of the property located in the Industrial Park, and

UNDER AND SUBJECT to all exceptions, restrictions and reservations as shown in the chain of title.

BEING the same property which Columbia Alliance for Economic Growth, Inc. formerly Bloomsburg Area Industrial Development Association, Inc., granted and conveyed to Design Homes, LLC, a Pennsylvania limited liability company, by Deed dated March 16, 2000 and recorded in the Recorder of Deeds Office, Columbia County, Pennsylvania on March 17, 2000, in Instrument Number 200002383.

PROPERTY IDENTIFICATION NUMBER 12-05-2-9.

TRACT 2:

ALL that certain piece or parcel of land lying and being situate in the Columbia County Industrial Development Authority Industrial Park, in the Township of South Centre, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point on the southerly boundary of the right-of-way of the Erie-Lackawanna Railroad (Conrail) (60 feet wide) at the northeast corner of other lands now or late of the Bloomsburg Area Industrial Development Association, Inc.; thence along the southerly boundary line of the right-of-way of said Erie-Lackawanna Railroad North 75° 04' East 342.63 feet to a point; thence South 32° 57' West 375.81 feet more or less to a point; thence North 29° 09' West 260 feet to the place of BEGINNING, containing 0.99 acres.

FURTHER GRANTING AND CONVEYING the right and privilege to use a road constructed along the southern boundary of the above described parcel, in common with Columbia County Industrial Development Authority and other users and occupants of the Industrial Park developed by the Columbia County Industrial Development Authority as set forth in the Deed from Columbia County Industrial Development Authority to Design Homes, Inc. dated February 2, 1987 recorded in Deed Book 383, Page 119.

TRACT 3:

ALL that certain piece or parcel of land lying and being situate in the Columbia County Industrial Development Authority Industrial Park, in the Township of South Centre, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a set iron pin in the southern line of the North Shore Railroad right-of-way, said pin also being the northwest corner of a 6 acre parcel acquired by Bloomsburg Area Industrial Development Association, Inc. (BAIDA) for the Design Homes, Inc. project; THENCE along said BAIDA property, South 10° 36' 06" East 509.29 feet to a point in the northerly line of a service

road;

THENCE along said road South 81° 21' 00" West 280.41 feet to a set iron pin in line of other lands of Columbia County Industrial Development Authority; THENCE through said land North 28° 23' 07" West 490.48 feet to a set iron pin in the southerly line of the aforementioned railroad right-of-way; THENCE along the southern line of said right-of-way North 75° 03' 01" East 431.29 feet to the place of BEGINNING.

FURTHER GRANTING AND CONVEYING to the Grantee, its successors and assigns, the right and privilege to use the road constructed along the southern boundary of the parcel herein conveyed, in common with Columbia County Industrial Development Authority (the " Authority") and other users and occupants of the Industrial Park developed by the Authority.

The above parcel contains 4.00 acres and is designated as Parcel No. 2 on a Minor Subdivision Plan made for the Authority for the Design Homes, Inc. project by Peters Consultants, Inc., said Plan being dated May 2, 1986. The property is under and subject to all easements and other matters shown on the Plan.

FURTHER UNDER AND SUBJECT to the right of the Authority to enter upon the subject property for the purpose of maintaining and repairing drainage swales on the property.

FURTHER UNDER AND SUBJECT to the obligation of the Grantee to mow the grass in the aforesaid drainage swale areas.

FURTHER GRANTING AND CONVEYING the rights and privilege to use the sanitary sewer system, storm water drainage system and water supply systems, including fire protection, existing and proposed, adjoining the above-described premises or otherwise, located within the confines of the Columbia County Industrial Development Authority Industrial Park in common with the Authority and other owners and occupiers of the property located within the Industrial Park, subject to the Authority's rules, regulations and customary charges concerning the use of such systems.

TRACTS 2 AND 3 BEING the same property which Design Homes, Inc., a Pennsylvania corporation, granted and conveyed to Design Homes, LLC, a Pennsylvania limited liability company, by Deed dated March 17, 2000 and recorded March 17, 2000, in the Recorder of Deeds Office of Columbia County Pennsylvania in Instrument Number 200002384.

UNDER AND SUBJECT to all other exceptions, restrictions and reservations as shown in the chain of title.

PROPERTY IDENTIFICATION NUMBERS 12-05-2-10 (Tract 2); 12-03-9-10 (Tract 3).

PROPERTY ADDRESS: 11 EDWARDS DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 12-05-2-10; 12-05-2-9; 12-03-9-10

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
GRENN & BIRSIC P.C.
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Pittsburgh, PA 15222

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