

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2013CV1535 AND CIVIL WRIT NO. 2013CV1535 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, lying and being in the Township of Locust, Columbia County, Pennsylvania, being more fully bounded and described as follows:

Beginning at a mag nail (set) in the centerline of State Route 2001 which marks the northwesterly corner of the herein described Lot No. 1, said nail also marks a corner of lands of Mark R. Champoux and Wendy W. Champoux, lands of Lawrence A. Miles and Gail A. Miles, and lands of Molly B. Conrad of which the herein described Lot No. 1 was a part; thence through said State Route 2001, through lands of Molly B. Conrad, North 56 degrees 08 minutes 12 seconds East, 16.50 feet to an iron pin (set); thence through lands of said Molly B. Conrad, North 86 degrees 07 minutes 36 seconds East, 171.77 feet to an iron pin (set) near the westerly edge of Roaring Creek; thence along and near the westerly edge of said creek, through lands of same, the following courses and distances: South 01 degree 00 minutes 00 seconds West, 166.00 feet to an iron pin (set); South 12 degrees 55 minutes 46 seconds East, 92.12 feet to an iron pin (set); South 28 degrees 46 minutes 50 seconds East, 134.91 feet to an iron pin (set); and South 84 degrees 16 minutes 27 seconds East, 133.33 feet to an iron pin (set); thence through lands of same, leaving said creek, the following courses and distances: South 31 degrees 08 minutes 53 seconds East, 106.36 feet to an iron pin (set); South 60 degrees 33 minutes 38 seconds West, 152.29 feet to an iron pin (set); South 26 degrees 06 minutes 23 seconds East, 184.56 feet to an iron pin (set); South 27 degrees 14 minutes 24 seconds East, 137.37 feet to an iron pin (set); South 00 degrees 31 minutes 55 seconds West, 103.46 feet to an iron pin (set); and South 79 degrees 15 minutes 36 seconds West, 52.25 feet to a Mag Nail (set) in the centerline of State Route 2001, said nail is a distance of 16.92 feet from an iron pin (set) on this same line; thence along the centerline of State Route 2001, along lands of Edward A. Legarsky and Ruth L. Legarsky, the following courses and distances: North 14 degrees 35 minutes 58 seconds West, 77.91 feet to a point; North 19 degrees 49 minutes 48 seconds West, 76.15 feet to a point; North 21 degrees 52 minutes 28 seconds West, 59.78 feet to a point; and North 25 degrees 24 minutes 08 seconds West, 76.69 feet to a point, said point also marks a corner of lands of Larry L. Dove and Sherry A. Dove; thence along the centerline of said State Route 2001, along lands of said Dove, the following courses and distances: North 27 degrees 58 minutes 18 seconds West, 52.51 feet to a point; North 29 degrees 30 minutes 28 seconds West, 146.10 feet to a point; North 28 degrees 15 minutes 38 seconds West, 59.36 feet to a point; North 23 degrees 06 minutes 08 seconds West, 53.88 feet to a point; and North 19 degrees 38 minutes 08 seconds West, 37.45 feet to a point, said point also marks a corner of lands of the aforesaid Mark R. Champoux and Wendy W. Champoux; thence along the centerline of said State Route 2001, along lands of said Champoux, the following courses and distances: North 18 degrees 49 minutes 08 seconds West, 81.31 feet to a point; North 20 degrees 47 minutes 28 seconds West, 58.08 feet to a point; North 25 degrees 02 minutes 38 seconds West, 46.35 feet to a point; North 29 degrees 30 minutes 58 seconds West, 58.94 feet to a point; and North 33 degrees 01 minute 48 seconds West, 71.12 feet to the place of beginning. The herein described Lot No. 1 contains 2.390 acres of land in all.

The herein described Lot No. 1 is more fully shown on a Subdivision Plan prepared by Keefer and Associates, Inc., Land Surveying, Sunbury, PA, dated February 14, 2003, last revised October 7, 2003, and recorded January 13, 2004, in Columbia County Map Book 8, Page 508.

Tax Parcel No.: 20-06-017-06

BEING the same premises which Michael P. Eyer and Samantha R. Eyer, formerly Samantha R. Oliver, husband and wife, by Deed dated January 30, 2012, and recorded February 9, 2012, in the Columbia County Recorder of Deeds in Instrument No. 201201216, granted and conveyed unto Michael P. Eyer and Samantha R. Eyer, husband and wife, as tenants by the entireties, in fee.

PROPERTY ADDRESS: 2161 MILL ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 20-06-017-06

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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Warrington, PA 18976

Sheriff of Columbia County
Timothy T. Chamberlain
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