

# SHERIFF'S SALE

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Wednesday, August 13th, 2014 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2011CV1435 AND CIVIL WRIT NO. 2011CV1435 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:

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ALL THAT CERTAIN piece, parcel, and tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded

and described as follows, to-wit:

BEGINNING at a corner in the center of Township Road 551 leading to legislative Route 19029, adjoining lands of the Grantor; THENCE along the center of Township Road 551, the following courses and distances; South 53 degrees 04 minutes East, 51.7 feet to a corner; THENCE North 88 degrees 31 minutes East, 74.2 feet to a corner; THENCE North along said Township Road and other lands of the Grantor, North 38 degrees 43 minutes East, 327.8 feet to an iron pin corner; THENCE along other lands of the Grantor, the following courses and distances; North 0 degrees 18 minutes East, 81 feet to an iron pin corner; THENCE North 54 degrees 30 minutes West, 161.8 feet to an iron pin corner; THENCE South 25 degrees 38 minutes West, 545.2 feet to an iron pin corner in the center of Township Road 551, the place of beginning. CONTAINING 1.5 acres of land. The description for this deed was prepared from draft of Larry Miller.

BEING KNOWN AS: 69 LAMOREAUX ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D.# 26-09-011-01

THE IMPROVEMENTS THEREON ARE; RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH MARY ELLEN HALL, SINGLE, by deed dated April 30, 2008 and recorded May 1, 2008 in

the office of the Recorder in and for Columbia County in Deed Book Instrument No.: 200803982, granted and conveyed to Scott A Smith and Jeffrey M. Delaney.

PROPERTY ADDRESS: 68 LAMOREAUX ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26-09-011-01

## 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.