

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2014-cv-271 AND CIVIL WRIT NO. 2014-cv-271 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 Township of Cleveland, County of Columbia, and Commonwealth of Pennsylvania, being more fully bounded and described as follows:

Beginning at a set iron pin on the northern edge of the right-of-way of Dogwood Lane, said iron pin being the southwest corner of Lot No. 222 and the southeast corner of lands herein described; thence along the northern edge of the right-of-way of Dogwood Lane, South 81 degrees 50 minutes 40 seconds West, 44.51 feet to a point; thence by the same, North 88 degrees 56 minutes 44 seconds West, 121.12 feet to a point at the northeast intersection of the right-of-ways of Dogwood Lane and Apple Blossom Lane; thence by the eastern edge of the right-of-way of Apple Blossom Lane, North 47 degrees 05 minutes 22 seconds East, 130.64 feet to a point; thence across Apple Blossom Lane, North 03 degrees 53 minutes 36 second East, 48.21 feet to a set iron pin on the northern edge of the right of-way of Apple Blossom Lane; thence by Lot No. 224, North 24 degrees 22 minutes 51 seconds West, 147.61 feet to a set iron pin; thence by lands now or late of Jerry C. and Christine S. Billing, South 86 degrees 06 minutes 24 seconds east 145.00 feet to a set iron pin; thence by Lot No. 222 crossing Apple Blossom Lane, South 03 degrees 53 minutes 36 seconds West 258.15 feet to the place of beginning.

Containing 28,506.91 square feet (0.645 acres) of land.

Being designated as Lot No. 223

NOTE: Above described land is based on a survey of Orangeville Surveying Consultants, Inc., dated September 16, 2002.

UNDER AND SUBJECT to a right-of-way agreement between High Sky, Inc. and Pennsylvania Power and Light Company and Bell Telephone Company, dated May 9, 1975 and recorded in Columbia County Miscellaneous Book 52 at page 838.

TITLE to that portion of the premises within the bed of Old Route 42 and various roads extending through premises hereon as shown on property plan made for High Sky, by Merlyn J. Jenkins dated November 19, 1971, is subject to public and private rights therein.

UNDER AND SUBJECT TO CERTAIN CONDITIONS, RESTRICTIONS, AND COVENANTS BEING CREATED HEREWITH AS FOLLOWS

TAX PARCEL # 13-10B-056

BEING KNOWN AS: 223 Apple Blossom Road, Catawissa, PA 17820

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
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Sheriff of Columbia County
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