

# SHERIFF'S SALE

Wednesday, November 19th, 2014 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014-cv-550 AND CIVIL WRIT NO. 2014-cv-550 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 Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point on the Southerly right-of-way of Highland Drive, said point being at the Northeast corner of Lot No. 88 of Shawnee Hills Development; THENCE along the Southerly right-of-way of Highland Drive, North 80 degrees 00 minutes 00 seconds East 110.00 feet to a point at the Northwest corner of Lot no. 86 of Shawnee Hills; THENCE along the Westerly line of said Lot No. 86, South 10 degrees 00 minutes 00 seconds East 250.00 feet to a point on the Northerly line of Lot No. 105 of Shawnee Hills; THENCE along the Northerly line of said Lot No. 105, South 80 degrees 00 minutes 00 seconds West 65.60 feet to a point at the Southeast corner of Lot No. 104 of Shawnee Hills; THENCE along the easterly line of said Lot No. 104, North 29 degrees 33 minutes 23 seconds West 132.65 feet to a point at the Southeast corner of Lot No. 88 of Shawnee Hills; THENCE along the easterly line of said Lot No. 88, North 10 degrees 00 minutes 00 seconds West 125.00 feet to the place of BEGINNING. CONTAINING 24,725.00 square feet of land in all. BEING Lot No. 87 of Shawnee Hills as recorded in Map Book 1, Page 684.

TRACT NO. 2:

BEGINNING at a point at the Southeast corner of Lot No. 104 of Shawnee Hills; THENCE along the southerly line of Lot No. 87 of Shawnee Hills, North 80 degrees 00 minutes 00 seconds East 65.60 feet to a point at the Southwest corner of Lot No. 86 of Shawnee Hills; THENCE through Lot No. 105 of Shawnee Hills, South 10 degrees 00 minutes 00 seconds East 12.50 feet to a point on the Northerly right-of-way of Pine Hollow Road; THENCE along the Northerly right-of-way of Pine Hollow Road, South 84 degrees 36 minutes 00 seconds West 63.26 feet to a point; THENCE through Lot No. 105 of Shawnee Hills, North 29 degrees 33 minutes 23 seconds West 7.62 feet to the place of beginning. CONTAINING 621.76 square feet of land in all. BEING a portion of Lot No. 105 of Shawnee Hills as recorded in Map Book 1, Page 684.

The above described two tracts of land were taken from a draft prepared by T. Bryce James, Reg. Surveyor No. 4708-E.

The within conveyance is subject to Restrictions applicable to Shawnee Hills Development recorded at Miscellaneous Book 46, Page 542, in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania.

TAX PARCEL # 31-3D3-048

BEING KNOWN AS: 1402 Treeline Drive, Bloomsburg, PA 17815

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