

SHERIFF'S SALE

Wednesday, September 17th, 2014 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2013-cv-1360 AND CIVIL WRIT NO. 2013-cv-1360 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 lot, piece or parcel of land situated in the Township of Orange, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at a railroad spike (found) in the center line of State Route 4034 (Mount Pleasant Road) and common corner with lands of Leonard J. West, Jr.; thence along lands of said West north 7 degrees 14 minutes 35 seconds east a distance of 197.86 feet to a #5 rebar (found) in line of lands of David J. and Cristie L. Bacher; thence along lands of Bacher south 82 degrees 45 minutes 25 seconds east a distance of 50.00 feet to a #5 rebar (found); thence along the same north 7 degrees 14 minutes 35 seconds east a distance of 114.87 feet to a #5 rebar (found) common corner with lands of Robert L. and Peggy A. Wurster; thence along lands of Wurster and along lands of R. Charles and Korin M. Lacroix north 19 degrees 26 minutes 30 seconds east a distance of 197.38 feet to a #5 rebar (found) common corner with lands of Steven W. and Cindy A. Beyer, thence along lands of Beyer north 55 degrees 46 minutes 39 seconds east a distance of 100.98 feet to a #5 rebar (found); thence along the same north 70 degrees 10 minutes 19 seconds east a distance of 108.56 feet to a #5 rebar (found) common corner with lands of John M. and Pamela K. D'Orazio; thence along lands of D'Orazio north 86 degrees 11 minutes 29 seconds east a distance of 118.70 feet to a #5 rebar (found) common corner with lands of Carl G. and Irene L. Unger, thence along lands of Unger south 86 degrees 28 minutes 40 seconds east a distance of 102.00 feet to a #5 rebar (found); thence along the same south 70 degrees 08 minutes 34 seconds east a distance of 78.06 feet to a #5 rebar (found) common corner with lands of Melissa J. and Shane L Hauck; thence along lands of Hauck south 3 degrees 30 minutes 46 seconds west a distance of 242.04 feet to a #5 rebar (set) common corner with lands of Robert A. and Linda S. Rodman; thence along lands of Rodman north 77 degrees 53 minutes 39 seconds west a distance of 382.49 feet to a #5 rebar (set); thence along the same south 50 degrees 33 minutes 54 seconds west a distance of 89.41 feet to a #5 rebar (found); thence along the same south 12 degrees 17 minutes 44 seconds west a distance of 375.00 feet to a railroad spike (found) in the centerline of the aforesaid State Route 4034; thence along the centerline north 75 degrees 21 minutes 28 seconds west a distance of 33.09 feet to a point; thence along the same north 74 degrees 50 minutes 10 seconds west a distance of 66.59 feet to the place of beginning.

CONTAINING 3.152 acres of land.

The above being more fully shown as Lot #1 on a survey draft prepared by Beishline Surveying and dated September 26, 2003. Said survey draft was approved by the Columbia County Planning Commission on December 1, 2003 and was recorded in the Columbia County Recorder of Deeds Office in Map Book 8, Page 494.

SUBJECT TO THE RIGHT OF WAY OF STATE ROUTE 4034.

SUBJECT TO RESTRICTIONS, RESERVATIONS, QUALIFICATIONS AND PROVISIONS AS CONTAINED IN PRIOR DEEDS IN CHAIN OF TITLE.

Parcel No. 27-03-012

BEING the same premises which Paul A. Remaley and Brenda Remaley, his wife, by Deed dated September 10, 2010 and recorded September 14, 2010 as Deed Instrument No. 201008181, granted and conveyed unto Hans Burke Jensen.

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
Bradley J. Osborne, Esq.
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Sheriff of Columbia County
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