

# SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2013CV671 AND CIVIL WRIT NO. 2013CV671 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 Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar found on the westerly right of way line of Township Route No. 504, said rebar found being the southeasterly corner of Lot No. 2 in the Ash Acres Estates Subdivision; thence running along the westerly right of way line of Township Route No. 504, south 15 degrees 01 minute 01 second east, 23.67 feet to a rebar found; thence continuing along the same, south 14 degrees 31 minutes 02 seconds east, 130.81 feet to a point; thence continuing along the same south 13 degrees 55 minutes 23 seconds east, 47.40 feet to a rebar set at the northeasterly corner of Lot No. 2 in the Phillip J. and Susan J. Ash Subdivision; thence running along the northerly line of Lot No. 2 in the Phillip J. and Susan J. Ash Subdivision, south 74 degrees 44 minutes 28 seconds west, 427.82 feet to a rebar set at the northwesterly corner of Lot No. 2, said rebar set being in line of Lot No. 4; thence running along Lot No. 4, north 16 degrees 25 minutes 53 seconds west, 201.89 feet to a rebar set in line of Lot No. 2 of Ash Acres Estates Subdivision; thence running along Lot No. 2 of Ash Acres Estates Subdivision, north 74 degrees 44 minutes 28 seconds east, 434.85 feet to the place of beginning. Containing 2.000 acres of land and being more fully shown as Lot No. 1 on survey subdivision plat entitled "Proposed Subdivision of Property of Phillip F. and Susan J. Ash" as prepared by Ted L. Oman and Associates, Inc. dated September 15, 1994, and revised December 19, 1994, and filed in Columbia County Map Book 7, page 658.

UNDER AND SUBJECT TO THE RESTRICTIONS, RESERVATIONS, CONVENANTS AND CONDITIONS AS RECORDED IN

COLUMBIA COUNTY RECORD BOOK 621, PAGE 342.

BEING KNOWN AS: 187 OMAN ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D.#:26-07-024

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING  
BEING THE SAME PREMISES WHICH

Thomas F. Solemberger and Madeline H. Solonberger, by deed dated October 6, 1998 and recorded October 6, 1998 in Deed Book 7002, Page 309, granted and conveyed unto Steven R. Keiser and Jennifer R. Keiser.

PROPERTY ADDRESS: 187 OMAN ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26-07-024

## 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  
MCCABE, WEISBERG & CONWAY PC  
123 S. Broad St., Suite 2080  
Philadelphia, PA 19109

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