

SHERIFF'S SALE

Wednesday, October 1st, 2014 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV443 AND CIVIL WRIT NO. 2014CV443 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 Main Township, Columbia County, Pennsylvania, bounded and described as follows, to wit;

Beginning at a point on the northerly side of Riverview Avenue said points being 100 feet from the center line of an 18 inch culvert and in line of land Lot No. 147, now or formerly of land of Terry Hess, et ux; thence along the said Riverview Avenue south 75 degrees 45 north 14 degrees 14 minutes 55 seconds west to the low water mark of the Susquehanna River; thence along the low water mark of the Susquehanna River to a point in line of land now or formerly of Terry Hess, et ux; thence along lands now or formerly of Terry Hess, south 14 degrees 14 minutes 55 seconds east to a point the place of beginning.

It being Lot No. 148 as shown on a draft of lots prepared for Clyde E. Yohey by T. Bryce James, R.S., April 7, 1975.

Expecting and reserving therefrom an easement (10) feet around the perimeter of the lot for utilities right of way with the right of ingress, egress and regress to build, bury and otherwise install wires, pipes and mains and with the right to go upon the said easement for the purpose of repairing and maintaining the same at any and all times without liability for damage. The above description premises is subject to all easements, roads, highways, and railroad right-of-ways.

The above described premises are conveyed under and subject to the following express covenants, conditions and restrictions which are to be deemed accepted by the grantees upon delivery of this deed:

1. The premises herein described shall be used for residential purposes only and no building shall be erected thereon except a one family private dwelling house and private garage.
2. No part of any building erected upon the premises shall extend within 50 feet from the building line of which the premises front, nor within fifteen (15) feet from my boundary line of the premises.
3. No building shall be erected upon the premises which does not have at least 1350 square feet of floor space.
4. No excavation shall be made on the premises, nor earth or sand removed therefrom except as a part of the building operations in the erection of the said building or grading of lot. Any extra earth excavation from the said premises shall be removed as such a place as the grantors direct.
5. No outhouses, toilet or privy shall be erected on the said premises unless incorporated in the building above mentioned and having connection for sewage disposal by means of a septic tank or sump which will meet the requirements of the state board of health for sewage disposal. No sewage shall be disposed directly into any stream, water hold, or spring, nor the tributaries thereof, no sump or septic tank shall be placed within 20 feet to a boundary line unless written approval by the grantors or their representatives.
6. No cows, pigs or poultry shall be kept upon the premises, nor shall dogs be raised or kept thereon for the market nor in any event shall more than two dogs be kept thereon.
7. No signs, posters, billboards, advertising matter of any kind, nor solid board fences, no fences of such solid material as to obstruct the view, except fences four feet or less in height, shall be erected on said premises.
8. All of the above building restrictions shall be binding upon the grantees, their heirs, executors, administrators and assigns.

Title to said Premises vested in Alan Garcia by Deed from David S. Wood and Kristina L. Wood, husband and wife dated 03/17/2006 and recorded 03/20/2006 in the Columbia County Recorder of Deeds in Instrument No. 200602745.

Being known as 445 Riverview Avenue, Bloomsburg, PA 17815

Tax Parcel Number: 22-01B-025

PROPERTY ADDRESS: 445 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 22-01B-025

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
MILSTEAD & ASSOCIATES LLC
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Sheriff of Columbia County
Timothy T. Chamberlain
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