

# SHERIFF'S SALE

Wednesday, May 13th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV569 AND CIVIL WRIT NO. 2014CV569 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 Sherwood Village, in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows:  
LOT NO. 169A - BEGINNING at an iron pin at the southeast corner of Friar Road and Sherwood Drive, said pin being north eighty-two degrees twenty minutes east (N82-20E) forty-one and fifty-one one-hundredths (41.51) feet and south twenty-three degrees ten minutes east (S23-10E) thirty-one and thirteen one-hundredths (31.13) feet from the center line intersection of Sherwood Drive and Friar Road; THENCE along the southerly line of Friar Road, north eighty-two degrees twenty minutes east (N82-20E), eighty and thirty-four one-hundredths (80.34) feet to an iron pin in the northwest corner of Lot 170A; THENCE along said lot, south twenty degrees twenty-nine minutes east (S20-29E), one hundred two and eighty-five one-hundredths (102.85) feet to an iron pin on the northerly line of Tract No. 3; THENCE along said Tract, south eighty-two degrees thirty minutes west (S82-30W), seventy-five and forty one-hundredths (75.40) feet to an iron pin on the easterly side of Sherwood Drive; THENCE along the easterly side of Sherwood Drive, north twenty-three degrees ten minutes west (N23-10W), one hundred three and eighty-four one-hundredths (103.84) feet to the place of beginning.  
BEING the same premises conveyed to Jeffrey B. Leighow by Deed of Jeffrey B. Leighow, et al., dated August 29, 2008, and recorded in the Office of the Recorder of Deeds in and for Columbia County to Instrument Number 200810885.  
The Tax Map Number for the above-described parcel is 31-03B02101.  
PREMISES improved with a single family frame dwelling more commonly known as 50 Sherwood Drive, Scott Township, Columbia County, Pennsylvania.  
UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.  
TOGETHER with all buildings and improvements thereon.  
PROPERTY ADDRESS: 50 SHERWOOD DRIVE, BLOOMSBURG, PA 17815  
UPI / TAX PARCEL NUMBER: 31-03B02101

## 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  
CHARITON, SCHWAGER & MALAK  
138 South Main Street  
Wilkes-Barre, PA 18703-0910

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