

SHERIFF'S SALE

Wednesday, December 16th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV1339 AND CIVIL WRIT NO. 2014CV1339 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 AND PARCEL OF LAND situate in Catawissa Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner in southern line of right-of-way of the North and West Branch Railway; thence by lands now or formerly of Lloyd Shuman, South 16-1/4 degrees East 386 feet to a road; thence by the same, South 70-3/4 degrees West, 110 feet to corner in lands now or formerly of said Abbie Eliza Barnes; thence by the same, North 16-1/4 degrees West 386 feet to right-of-way of said North and West Branch Railway Company; thence by the same, North 70-3/4 degrees East, 110 feet to the place of beginning. Containing one acre of land, strict measure, being the same more or less.

EXCEPTING AND RESERVING therefrom those certain premises previously severed from the foregoing tract, but subsequently acquired by the Grantors herein and consisting of Tract No. 1.

ALSO EXCEPTING AND RESERVING THEREFROM a small strip of land along the southern side of said property which was condemned by the State Highway at the time of the reconstruction and relocation of the State Highway leading from East Bloomsburg to Mainville.

Known as 12 Moyle Lane, Bloomsburg, PA 17815
Parcel No. 09-10-017

Being the same premises which Carol L. Moyle granted and conveyed unto Diane M. Deutsch by Deed dated and recorded September 21, 2001 in the Office of the Recorder of Deeds for Columbia County, Pennsylvania as Instrument No. 200109448.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

PROPERTY ADDRESS: 12 MOYLE LANE, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 09-10-017

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
Richard M. Squire, Esq.
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Sheriff of Columbia County
Timothy T. Chamberlain
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