

# SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2013CV1373 AND CIVIL WRIT NO. 2013CV1373 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 and lot of land situate In the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

Beginning at a point in the Southeast corner of land now or formerly of Lynwood C. O'Brecht and Charlotte M. O'Brecht, his wife, and in line of lands now or formerly of James B. Schutt and Fern Schutt, his wife; thence along lands now or formerly of said O'Brecht, et ux, North 8° 45' West 168.00 feet more or less to a point in the middle of State Highway Legislative Route #19091; thence along the centerline of said State Highway, L.R. #19091, North 81° 30' East 145 feet more or less to a point in the middle of the aforesaid State Highway L.R. #19091, and in line of lands now or formerly of Richard W. Miller and Nancy E. Miller, his wife; thence along lands of said Miller, et ux, South 8°45' East 168 feet more or less to a point in line of lands now or formerly of Theodore Sarnoski and Joanne Sarnoski, his wife; thence along lands now or formerly of said Sarnoski, etux, and lands now or formerly of James B. Schutt, et ux, South 77° 45' West 145 feet more or less to the point and place of beginning.

BEING THE SAME PREMISES WHICH PATRICIA DILLION KNORR, TRUSTEE OF THE IRREVOCABLE DILLON-KNORR, FAMILY TRUST, BY DEED DATED 11/30/2005 AND RECORDED 12/1/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR

COLUMBIA COUNTY INSTRUMENT NO.: 200513119, GRANTED AND CONVEYED UNTO CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT S. MILLER, DECEASED

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 31-04-023-01

PROPERTY ADDRESS: 2630 TOWER ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-04-023-01

## **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.