

SHERIFF'S SALE

Wednesday, September 9th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV1485 AND CIVIL WRIT NO. 2014CV1485 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 Scott Township, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in place at the Southwestern corner of lands of Lunias V. and Mildred M. Shaffer; Thence along same and lands of George Whitfield, South 26 degrees 44 minutes 30 seconds East, 224.88 feet to an iron pin; Thence along lands of Frank Keller and William Ryan, South 63 degrees 17 minutes 28 seconds West, 97.00 feet to an iron pin; Thence along the Eastern edge of Tract No. 2 in the Knouse Subdivision, North 26 degrees 44 minutes 30 seconds West, 224.79 feet to an iron pin on the Southern edge of a 50 foot wide right-of-way; Thence along the Southern edge of said right-of-way, North 63 degrees 14 minutes 20 seconds East, 97.00 feet to an iron pin in place, the point and place of Beginning.

Containing 21,809.39 square feet (0.501 acres) and being designated as Tract No. 1 in the plot of survey for Leroy and Eileen Knouse as surveyed by L. Wayne Laidacker, P.L.S., said survey being dated June 12, 1986, and recorded in Columbia County Map Book 5, at page 748.

This subdivision was approved by act of the Scott Township Planning Commission on July 1, 1986 and approved by the Supervisors on July 8, 1986.

TITLE TO SAID PREMISES IS VESTED IN Harry W. Rogers and Mary A. Rogers, his wife, by Deed from Kevin L. Knouse and Sharon A. Knouse, his wife, dated 05/04/1987, recorded 05/05/1987 in Book 387, Page 946, Instrument Number 198702174.

Tax Parcel: 31-04-010-05,000

Premises Being: 2890 Skatetown Road, Bloomsburg, PA 17815-3261

PROPERTY ADDRESS: 2890 SKATETOWN ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-04-010-05,000

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.