

SHERIFF'S SALE

Wednesday, October 14th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV228 AND CIVIL WRIT NO. 2015CV228 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 THOSE TWO CERTAIN pieces, parcels and tracts of land situate in Pine Township, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at an iron pin on the southern side of the right of way of State Highway Route #19065 in line of land now or formerly of Elwin F. Mulaney and Helen F. Mulaney, his wife, said iron pin being South eighty-five degrees East one hundred sixty-two feet (S. 85 degrees E. 162 feet) from the center of a forty-eight inch steel culvert pipe and one thousand eighty-six feet (1,086 feet) from the southeast intersection of State Highway Route #19065 and State Highway Route #19110; THENCE along the southern side of the right of way of State Highway Route #19065, South eighty-five degrees East one hundred twenty-five feet (S. 85 degrees E. 125 feet) to an iron pin in line of other lands of Elwin F. Mulaney and Helen F. Mulaney, his wife; THENCE by the same, South thirty-three degrees fifteen minutes East two hundred feet (S. 33 degrees 15 minutes E. 200 feet) to an iron pin; THENCE by the same, North eighty-five degrees West, one hundred twenty-five feet (N. 85 degrees W. 125 feet) to an iron pin; THENCE by the same North thirty-three degrees fifteen minutes West, two hundred feet (N. 33 degrees 15 minutes W. 200 feet) to an iron pin on the southern side of the right of way of State Highway Route #19065, the place of beginning.

CONTAINING 0.45 acre of land. This description made from a survey by A. Carl Wolfe, P.E., dated April 13, 1971.

TRACT NO. 2:

BEGINNING at a steel pin, 17.60 feet from the southerly right of way of Legislative Route 19065 through a steel pin, south 33 degrees 15 minutes 32 seconds east, a distance of 182.14 feet to an iron pipe along other lands now or late of the Grantees herein;

THENCE south 85 degrees 20 minutes 14 seconds east along other lands, now or late of Grantees herein, a distance of 125.92 feet to an iron pipe; THENCE south 33 degrees 15 minutes 00 seconds east, a distance of 83.00 feet along other lands now or late of the Grantors herein to a steel pin; THENCE south 64 degrees 06 minutes 31 seconds west, a distance of 224.23 feet along other lands now or late of the Grantors herein to a steel pin; THENCE along other lands now or late of the Grantors herein north 11 degrees 50 minutes 39 seconds west, a distance of 337.05 feet to a steel pin, the place of beginning.

CONTAINING 0.729 acres and being identified as Parcel No. 1 on a map recorded in Record Book 403, page 701. This area was survey by Charles B. Webb, Registered Professional Engineer and Registered Surveyor on January 22, 1987, and approved not for development by the Columbia County Planning Commission on March 25, 1987.

This subdivision was approved 'not for development' by the Columbia County Planning Commission on March 25, 1987. This parcel of ground may not be developed by the Grantees, his (their) successors or assigns without first obtaining the written approval of Columbia County Planning Commission pursuant to its review of a properly submitted application in conformance with the Columbia County Subdivision and Land Development Ordinance.

TITLE TO SAID PREMISES IS VESTED IN Tracy Carl McClory and Lori Gene McClory, h/w, by Deed from Kenneth R. Mulaney and Janet W. Mulaney, h/w, dated 07/06/2006, recorded 07/10/2006 in Instrument Number 200606866.

Tax Parcel: 29-07-00601

Premises being: 309 Talmar Road, Bloomsburg, PA 17815

PROPERTY ADDRESS: 309 TALMAR ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 29-07-00601

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.