

# SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV1202 AND CIVIL WRIT NO. 2014CV1202 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 lot or parcel of land situate in the Township of Roaring Creek, County of Columbia, and State of Pennsylvania, of Roaring Creek Forest Preserve, Inc., in accordance with draft of Orangeville Surveying Consultants, dated 02/21/1978, bounded and described as follows:

BEGINNING at a point in the center line of a 50 foot private access road, at the Northwest corner of Lot No. 31; thence along the Westerly line of Lot No. 31, South 12 degrees 06 minutes 56 seconds East, 1,170.43 feet to a corner in line of other land now or late of Roaring Creek Forest Preserve, Inc., also being the Southwest corner of Lot No. 31, aforesaid; thence along line of other land now or late of Roaring Creek Forest Preserve, Inc., South 77 degrees 53 minutes 04 seconds West, 367.80 feet to the Southeast corner of Lot No. 27; thence along the Easterly line of Lot No. 27, North 12 degrees 06 minutes 56 seconds West, 1,186.83 feet to a corner in the center line of 50 foot private access road, aforesaid; thence along the center line of said 50 foot private access road, aforesaid; thence along the center line of said 50 foot access road the four (4) following courses and distances:

road the four (4) following courses and distances:

1. North 64 degrees 03 minutes 45 seconds East, 45.16 feet;
2. North 76 degrees 21 minutes 00 seconds East, 76.21 feet;
3. South 84 degrees 46 minutes 40 seconds East, 108.45 feet; and
4. North 76 degrees 14 minutes 00 seconds East, 110.28 feet to the Northwest corner of Lot No. 31, the place of beginning.

Containing 10.000 acres.

UNDER AND SUBJECT, HOWEVER to all building restrictions and covenants established by Roaring Creek Forest Preserve, Inc. for its subdivision in Roaring Creek Township, Columbia County, PA, as set forth in statement thereof dated November 28, 1977, and recorded in Columbia County in Miscellaneous Book 57 at Page 732.

TOGETHER with unto the Grantees, their heirs, executors and administrators and assigns, an easement of travel over all roadways and rights-of-ways of Roaring Creek Forest Preserve, Inc. as a means of ingress, egress, and regress to and from the premises herein conveyed and the public road.

EXCEPTING AND RESERVING, HOWEVER, unto the Roaring Creek Forest Preserve, Inc., its successors and assigns, an easement of travel over all roadways and rights-of-ways included in the above described premises, as a means of ingress, egress, and regress to and from other land of the Roaring Creek Forest Preserve, Inc. and the public road.

BEING Lot # 29 of Roaring Creek Forest Preserve, Inc.

BEING COMMONLY KNOWN AS: 1939 Old Reading Road, Catawissa, PA 17815

TAX ID # 30-12-001-04

PARCEL IDENTIFICATION NO: 30-12-001.04.000

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Ralph Diehl, as sole owner, by Deed from John M. Whyne, III, dated 07/25/2008, recorded 10/29/2008 in Instrument Number 200811217.

PROPERTY ADDRESS: 1939 OLD READING ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 30-12-001.04.000

## **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.

Plaintiff's Attorney  
Martha E. Von Rosenstiel, Esq.  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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