

# SHERIFF'S SALE

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Wednesday, November 4th, 2015 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV1162 AND CIVIL WRIT NO. 2014CV1162 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:

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ALL THAT CERTAIN piece, parcel or tract of land situate in the Schumacher Subdivison of Woods-Edge Estates, Section 2, in the Township of Orange, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly right-of-way line of Circle Drive, said point being the Northwesterly corner of Lot No. 51; thence running along Lot No. 51 South  $2^{\circ} 36' 21''$  West, 161.75 feet to a point in line of Lot No. 57; thence running along Lot No. 57 South  $88^{\circ} 10' 13''$  West, 139.37 feet to a point being the Northeasterly corner of Lot No. 56, said point being the Southeasterly corner of Lot No. 53; thence running along Lot No. 53 North  $5^{\circ} 25'$  West, 156.69 feet to a point on the Southerly right-of-way line of Circle Drive; thence running along Circle Drive North  $84^{\circ} 35'$  East, 86.92 feet to a point; thence running along the following curve to the right, said curve having a delta angle of  $8^{\circ} 1' 21''$  a radius of 535.64 feet, a curve length of 75 feet and a long chord bearing of North  $88^{\circ} 35' 41''$  East, 74.94 feet to a point to the place of BEGINNING.

CONTAINING 0.556 acres of land and being know and designated as Lot No. 52.

BEING THE SAME PREMISES which Michael C. Blue and Becky L. Blue, husband and wife, by Deed dated October 25, 2002 and recorded October 25, 2002 in the Office of the Recorder of Deeds in and for Columbia County in Instrument No. 200212610, granted and conveyed unto Andrew J. Koslosky and Tara M. Koslosky, husband and wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.

TAX PARCEL: 27-04A-031

PROPERTY ADDRESS: 3005 CIRCLE DRIVE, WOODS EDGE DEVELOPMENT, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 27,04A-031

## **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  
GREGORY JAVARDIAN, Esq.  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>