

SHERIFF'S SALE

Wednesday, December 16th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV968 AND CIVIL WRIT NO. 2014CV968 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 tract of land situate in Pine Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar found at the Northwesterly corner of land now or formerly of Harvey A. and Doris A. Brown and in a private road (Old North Mountain Road); thence running through the private road (Old North Mountain Road) and passing through an iron pipe found offset 102.35 feet from the beginning of this course, North 22 degrees 27 minutes 48 seconds East, 133.30 feet to a rebar set at the Southwesterly corner of Parcel No. 2 of the hereinafter referenced Subdivision; thence running along Parcel No. 2, South 75 degrees 24 minutes 04 seconds East, 337.18 feet to a rebar set in line of land now or formerly of Michael R. Saracino; thence running along land now or formerly of Saracino, South 04 degrees 09 minutes 23 seconds West, 45.83 feet to a rebar set; thence continuing along land of the same, South 53 degrees 39 minutes 02 seconds West, 112.00 feet to a rebar set at the Northeasterly corner of land now or formerly of Harvey A. and Doris A. Brown; thence running land now or formerly of Brown, North

75 degrees 24 minutes 04 seconds West, 293.16 feet to the place of beginning.

CONTAINING 1.000 acre of land and being more fully shown as Parcel No. 1 on Survey Subdivision Plat entitled: "Preliminary/Final Subdivision Plan prepared by Joseph L. and Patricia A. Foust", prepared by Ted L. Oman and Associates, Inc., dated August 5, 2003. Said Subdivision Plan was approved by the Columbia County Planning Commission on September 30, 2003 and recorded in Columbia County Map Book 8, Page 454.

UNDER and subject to all matters as shown on said Subdivision Plan.

UNDER and subject to and together with a right of way over, along and across the aforementioned private road known as the Old North Mountain Road, for the free ingress, regress and egress to and from the above described premises.

THIS Subdivision has been approved under the condition that "No Further Subdivision of this property will be permitted". AS of the date of this Deed/Plot Plan/Deed notice recording, the property/Subdivision described herein is and shall be dedicated for the express purpose existing residential land use. No portion of this property/Subdivision has been approved by municipality of the Department of Environmental Resources for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and the DEP have both approved sewage facilities planning for the property/Subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 7501 et seq.) and the regulations promulgated there under. Prior to signing, executing, implementing or recording any sales contract or Subdivision Plan, any purchaser or Subdivision of any portion of this property

should contact appropriate officials of municipality which is charges with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedures and requirements for obtaining appropriate permits or approvals.

TAX PARCEL # 29-13-012-00-000

BEING KNOWN AS: 26 Foust lane, Millville, PA 17846

PROPERTY ADDRESS: 26 FOUST LANE, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 29-13-012-00,000

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.