

SHERIFF'S SALE

Wednesday, January 27th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV1071 AND CIVIL WRIT NO. 2015CV1071 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 message or lot of land situate in the Township of Benton, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin set on the southern edge of the right-of-way of Township Route No. 679; said point being in line of lands now or formerly of Marian A. Mosley; then by the southern edge of the right-of-way of Township Route 679 North 61 degrees 18 minutes 47 seconds West, 424.16 feet to a point in or near the center of Township Route No. 679; then along and through the center of Township Route No. 679 North 72 degrees 42 minutes 56 seconds West, 49.45 feet to a point, said point being near the intersection of the centerline of Township Route No. 679 and Township Route No. 786; then along and through the center of Township Route No. 786 the following five (5) courses and distances: (1) South 42 degrees 54 minutes 21 seconds East, 47.38 feet to a point; (2) South 25 degrees 34 minutes 17 seconds East, 47.60 feet to a point; (3) South 17 degrees 09 minutes 00 seconds East, 56.27 feet to a point; (4) South 15 degrees 33 minutes 50 seconds East, 134.38 feet to a point; (5) South 16 degrees 43 minutes 40 seconds East, 100.14 feet to a point; then by lands now or formerly of Marian A. Mosely North 85 degrees 13 minutes 50 seconds East, 5.41 feet to a point; then by the same North 63 degrees 43 minutes 50 seconds East, 311.85 feet to the place of BEGINNING.

CONTAINING 1.330 acres of land.

BEING more fully shown on a draft prepared by Matthew W. Laidacker, PLS, dated December 14, 1995, and recorded in Columbia County Map Book 7 at Page 955.

BEING the same premises which Michael S. Derr and Elizabeth M. Derr, husband and wife, by Deed dated April 30, 2004 and recorded May 3, 2004 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania at Instrument No. 200404689, granted unto Joseph Byrne and Michelle Byrne, husband and wife.

KNOWN AS 202 Thunderbird Road, Stillwater, Pennsylvania.
TAX PARCEL NO. 03-10-002-01,000

PROPERTY ADDRESS: 202 THUNDERBIRD ROAD, STILLWATER, PA 17878
UPI / TAX PARCEL NUMBER: 03-10-002-01,000

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.