

# SHERIFF'S SALE

Wednesday, May 4th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV1522 AND CIVIL WRIT NO. 2015CV1522 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 (2) CERTAIN pieces, parcels or tracts of land situate in the Township of Orange, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin at the common corner of other lands now or formerly of Raymond H. Musselman, Tract No. 2, lands now or formerly of Matthew D. Talmo, Jr. and lands now or formerly of John M. Welsh, Jr.; THENCE along the eastern line of said Tract No. 2, North 30 degrees 17 minutes 51 seconds East, 189.30 feet to an iron pin on the southerly line of lands now or formerly of Raymond J. Musselman:

THENCE along the southerly line of lands of said Musselman, South 47 degrees 56 minutes 38 seconds East, 157.00 feet to an iron pin at the northwest corner of other lands now or formerly of Raymond H. Musselman, Tract No. 4; THENCE along the westerly line of said Tract No. 4, South 12 degrees 33 minutes 46 seconds West, 150.34 feet to an iron pin at the northeast corner of lands now or formerly of John M. Welsh, Jr. THENCE along the northerly line of lands of said Welsh, Jr. North 63 degrees 45 minutes 00 seconds West, 200.00 feet to the PLACE OF BEGINNING.

CONTAINING 29.155.89 square feet (0.669 acres) of land in all. This description is in accordance with a draft of survey prepared by Bafile, James and Associates, dated April 7, 1989.

PARCEL NO. 2:

BEGINNING at an iron pin on the northerly right-of-way of Township Route No. 561, leading from Pennsylvania State Highway Legislative Route No. 19063 to Pennsylvania State Highway Legislative Route No. 19030, said pin being 259.79 feet distance on a course running South 63 degrees 47 minutes 59 seconds East from an iron pin at the Southeast corner of Lot No. 1, said pin also being the Southeast corner of Lot No. 2: THENCE along the easterly line of Lot No. 2, North 30 degrees 17 minutes 51 seconds East, 299.30 feet to an iron pin and other lands of Raymond H. Musselman; THENCE along other lands of said Musselman, South 63 degrees 45 minutes East, 200.00 feet to an iron pin at the Northwest corner of Lot No. 4: THENCE along the westerly line of Lot No. 4, South 12 degrees 33 minutes 46 seconds West, 301.22 feet to an iron pin on the northerly right-of-way of Township Route No. 561; THENCE along said right-of-way North 64 degrees 54 minutes 11 seconds West, 292.46 feet to the PLACE OF BEGINNING.

CONTAINING 1.672 acres of land in all, and being Lot No. 3 of lands of Raymond H. Musselman as shown on a draft prepared by T. Bryce James, R.S. on July 11, 1970.

IT BEING THE SAME PREMISES which Alice Jane Bialecki, a single person, by her deed dated March 13, 2014 and recorded March 14, 2008 having an instrument number of 200802310 granted and conveyed unto Joshua Eugene Bialecki and Lisa A. Bialecki, husband and wife.

PROPERTY ADDRESS: 148 MCHENRY HILL ROAD, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 27-02-007-02

## **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  
LONNIE C. HILL, Esq.  
47 N. Third Street  
Lewisburg, PA 17837

Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>