

# SHERIFF'S SALE

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Wednesday, June 8th, 2016 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV87 AND CIVIL WRIT NO. 2016CV87 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 Lot of land situate in the Township of Mt. Pleasant, County of Columbia, described as follows, to wit:

STARTING at a point located in the center of Township Route 539 said point demarcating the southern most point of Lot No. 3 of draft of lots of Mt. Pleasant Township the hereinafter described; THENCE south 51 degrees 49 minutes 06 west, 24.38 feet to a point; THENCE south 64 degrees 01 minutes 02 seconds west, 25.62 feet to a point; THENCE north 66 degrees 08 minutes 21 seconds west, 21.59 feet to the edge of the said Township Route No. 539; THENCE preceding north 06 degrees 08 minutes 21 seconds west, 606.66 feet to a point at the northern most edge of the adjoining lands now or formerly of Robert and Ann VanHouton; THENCE south 55 degrees 39 minutes 30 seconds west 261.00 feet to a point marking the boundary line between the here described property and Lot No. 1 of the draft of lot of lands of Mt. Pleasant Township more specifically hereafter detailed; THENCE north 36 degrees 35 minutes 54 seconds west 346.53 feet to a point marking the northwestern most point of the afore-described lot; THENCE north 64 degrees 59 minutes 57 seconds east 534.48 feet to a point marking the demarcation between Lot No. 3 and along the lands now or formerly of Henry Flick; THENCE south 42 degrees 51 minutes 14 seconds east 785.30 feet to a right-of-way iron in line; THENCE south 42 degrees 51 minutes 14 seconds east 16.55 feet to the point of beginning.

CONSISTING of 5.747 acres of land

BEING Lot No. 2 of the draft of eight lots of land located in the Township of Mt. Pleasant, County of Columbia, by Orangeville Surveying Consultants, and subject of final plan approval by the Columbia County Planning Commission on November 26, 1979.

Said draft is recorded by Columbia County Map 4 at page 621.

SUBJECT nonetheless to that certain township right-of-way as depicted on said Map running along Township Route 539 which has the address of 2251 Crawford Road, Bloomsburg, Pennsylvania 17815

PROPERTY ADDRESS: 2251 CRAWFORD ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26-02-14-16,000

## 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  
WEBER GALLAGHER SIMPSON STAPLETON & NEWBY  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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