

# SHERIFF'S SALE

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Wednesday, October 5th, 2016 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV135 AND CIVIL WRIT NO. 2016CV135 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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Municipally known as: 102 Summit Avenue, Bloomsburg, Pennsylvania

ALL THAT CERTAIN piece or parcel of land situate on the North side of the public road, know as the lower road, leading from Bloomsburg to Millville in the section or part of the said Town of Bloomsburg, designated as "Irondale", in the County of Columbia, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pipe in the boundary line of lot now or formerly of Perry Evans and running thence along said lower Millville road, South 33 degrees East, 134-3/4 feet to an iron pipe corner. THENCE along other lands now or formerly of the Bloomsburg Water Company, North 46-1/4 degrees East, 37-1/2 feet to an iron pipe corner in the old Millville Road, THENCE, on said Old

Millville road, North 24 degrees West, 129-3/4 feet to an iron pipe in the boundary line of the said Perry Evans aforesaid; and THENCE along said lot now or formerly of Perry Evans, South 56 degrees 45 minutes West, 57 feet to the said iron pipe first above mentioned in the lower Millville Public Road, the place of BEGINNING. Being known and designated as Tract No. 78 and part of Tract No. 77 on draft of the property of the said The Bloomsburg Water Company as completed by James C. Brown and W. H. Eyer on July 3, 1896, recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, in Map Book No. 1 at pages 72 and 73.

SUBJECT to the restrictions and reservations as contained in Deed Book 91, Page 619.

BEING the same premises which Patricia A. Danley, formerly known as Patricia A. Crawford, and Theodore S. Danley, Sr., wife and husband, by their deed dated December 19, 2003 and recorded December 19, 2003, in the Office for the Recording of Deeds in and for Columbia County, in Instrument Number 200316243, granted and conveyed unto Bradley C. Crawford, a single person, now married, as mortgagor herein.

Parcel No. 05E06 00700

PROPERTY ADDRESS: 102 SUMMIT AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E0600700

## 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  
WIEST, MUOLO, NOON, SWINEHART & BATHGATE  
240-246 Market Street  
Sunbury, PA 17801

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