

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV697 AND CIVIL WRIT NO. 2016CV697 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:

TRACT NO. 1: ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN THE TOWNSHIP OF MONTOUR, COLUMBIA COUNTY, PENNSYLVANIA. BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A STAKE CORNER ON THE NORTH SIDE OF A 20-FOOT DRIVEWAY WHICH IS SITUATE ON THE NORTH SIDE OF TOWNSHIP ROUTE NO. 437, THENCE ALONG OTHER AND NOW OR FORMERLY OF GUY MENSCH, NORTH 18 DEGREES 20 MINUTES WEST, 147.2 FEET TO A STAKE CORNER; THENCE ALONG OTHER LAND NOW OR FORMERLY OF GUY MENSCH, NORTH 88 DEGREES 20 MINUTES EAST, 60 FEET TO A STAKE CORNER; THENCE ALONG OTHER LAND NOW OR FORMERLY OF RALPH WALTER, SOUTH 24 DEGREES 40 MINUTES EAST, 145.8 FEET TO A STAKE CORNER; THENCE ALONG THE NORTHERN SIDE OF A 20-FOOT DRIVEWAY SOUTH 84 DEGREES 30 MINUTES WEST, 73 FEET TO THE CORNER, THE PLACE OF BEGINNING. THIS DESCRIPTION IS MADE IN ACCORDANCE WITH A SURVEY OF A. CARL WOLFE, R.S. ON JULY 10, 1953.

TRACT NO. 2 ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN MONTOUR TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA. BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;

BEGINNING AT AN IRON POST CORNER ON THE NORTHERN SIDE OF A 20-FOOT DRIVEWAY, PROVIDED FOR THE USE OF ADJACENT PROPERTY OWNERS, AND LINE OF LAND NOW OR FORMERLY OF CHESTER C. KNITTLE, THENCE ALONG THE 20-FOOT DRIVEWAY NORTH 74 DEGREES 30 MINUTES WEST, 81.8 FEET TO AN IRON POST CORNER; THENCE NORTH 24 DEGREES 40 MINUTES WEST, 145.8 FEET TO AN IRON POST; THENCE ALONG OTHER LAND NOW OR FORMERLY OF GUY MENSCH, NORTH 88 DEGREES 20 MINUTES EAST, 60 FEET TO AN IRON POST; THENCE ALONG LINE OF LAND NOW OR FORMERLY OF CHESTER C. KNITTLE, SOUTH 27 DEGREES EAST, 174.7 FEET TO THE IRON POST, THE PLACE OF BEGINNING.

TAX MAP OR PARCEL ID NO.:25-05E-005, TAX MAP OR PARCEL ID NO.:25-05E-034

BEING KNOWN AS: 207 BOONE ROAD (MONTOUR TOWNSHIP), BLOOMSBURG, PA 17815

PROPERTY ID NO.: 25-05E-005 & 25-05E-034

TITLE TO SAID PREMISES IS VESTED IN KIMBERLY A. SEEBOLD BY DEED FROM DERRICK S. SEEBOLD AND KIMBERLY A. SEEBOLD, HIS WIFE DATED 06/30/2003 RECORDED 07/30/2003 IN DEED BOOK INSTRUMENT #200309476

PROPERTY ADDRESS: 207 BONNE ROAD, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 25-05E-005 & 25-05E-34

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.