

SHERIFF'S SALE

Wednesday, November 9th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016-CV-792 AND CIVIL WRIT NO. 2016-CV-792 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 LOT OR PIECE OF LAND situate in the Borough of Millville, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a rebar set in the southerly side of Walnut Street and at the northeast corner of land now or formerly of J. Hugh and Diane E. Palmer;

Thence along the south side of said Walnut Street, North 59 degrees 34 minutes 19 seconds East a distance of 58.33 feet to a rebar set at the corner of a 16 foot alley;

Thence along the westerly line of said alley South 28 degrees 40 minutes 41 seconds East a distance of 111.82 feet to a rebar set in line of other lands of William J. and M. Marlene Diehi, which other lands are herein conveyed to Grantee;

Thence along said other lands of Diehl, South 68 degrees 38 minutes 3 seconds West a distance of 70.06 feet to a stone in line of lands now or formerly of J. Hugh and Diane E. Palmer;

Thence along lands of Palmer North 22 degrees 21 minutes 57 seconds West a distance of 101.74 feet to the place of beginning. This description was prepared from a draft survey of Frank E. Beishline, R.S., dated June 4, 1990 and designated as Parcel No. 1 theteof.

The within conveyance is under and subject to restrictions and covenants which shall run with the land and inure to the benefit of Columbia County Farmers National Bank, its successors and assigns with respect to ownership of adjoining premises, namely Parcels 2 and 3 described in Columbia County Record Book 452, Page 748, and premises described in Columbia County Record Book 452, page 754.

ALL THAT CERTAIN PIECE PARCEL OR LOT OF LAND situate in the Borough of Millville, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southern side of Walnut Street at the northeast corner of lands of Heather L. Bredbenner, now known as Heather L. Williams, (Instrument No. 200304044);

Thence along the southern side of Walnut Street, North 58 degrees 49 minutes 30 seconds East, 16 feet to a point on the southern side Walnut Street at the northwest corner of lands of James J. and Marie E. Reynolds, (Deed Book 280 page 81),

Thence along lands of James J. and Marie E. Reynolds, South 31 degrees 10 minutes 30 seconds East, 64.65 feet to a point;

Thence through lands of an unopened alley, South 58 degrees 49 minutes 30 seconds West, 16.00 feet to lands of Heather L. Bredbenner, now known as Heather L. Williams;

Thence along said Heather L. Williams, North 31 degrees 10 minutes 30 seconds West, 64.65 feet, to the place of beginning, as shown on a sketch dated July 28, 2008, by Orangeville Surveying Consultants, as Lot No. 1.

Being a portion of an unopened alley which reverted to the adjoining land owners.

Excepting and reserving a 3 foot access easement that runs along other land of James J. and Marie E. Reynolds, and along the eastern edge of this parcel a distance of 64.65 feet for the benefit of the said James J. Reynolds and Marie E. Reynolds, their and assigns.

TAX PARCEL # 24-01B-024-01,000

BEING KNOWN AS: 39 East Walnut Street a/k/a 39 Walnut Street, Millville PA 17846

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
Michael T. McKeever
BNY Independence Center - Suite 5000 701 Market Street
Philadelphia, PA 19106-1532

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