

SHERIFF'S SALE

Wednesday, February 1st, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV1415 AND CIVIL WRIT NO. 2015CV1415 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 piece, parcel or tract of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described more fully as follows:

BEGINNING at a point in the centerline of State Route 4020; thence along the centerline of said State Route 4020 the following five courses and distances: north 63 degrees 30 minutes 39 seconds west, 13.80 feet to a point; north 75 degrees 29 minutes 21 seconds west, 45.76 feet to a point; north 84 degrees 39 minutes 30 seconds west, 44.35 feet to a point; south 84 degrees 55 minutes 16 seconds west, 54.39 feet to a point; south 79 degrees 16 minutes 31 seconds west, 272.00 feet to a P-K nail at the intersection of the centerline of said State Route 4020 and State Route 4041; thence along the centerline of said State Route 4041 the following five courses and distances: north 07 degrees 36 minutes 54 seconds east, 40.10 feet to a point; north 04 degrees 53 minutes 15 seconds west, 34.09 feet to a point; north 15 degrees 37 minutes 45 seconds west, 43.33 feet to a point; north 23 degrees 02 minutes 29 seconds west, 54.73 feet to a point; north 24 degrees 37 minutes 00 seconds west, 78.04 feet to a point; thence along lands now or formerly of Karen Henrie, north 51 degrees 20 minutes 32 seconds east, 228.51 feet to an iron pin; thence by the same, north 38 degrees 54 minutes 09 seconds east, 393.65 feet to an iron pin; thence by the same, south 63 degrees 55 minutes 51 seconds east, 281.94 feet to an iron pin in line of lands of John Welsh; thence by said John Welsh, south 20 degrees 06 minutes 54 seconds west, 562.57 feet to the point of beginning.

Containing 6.01 acres in accordance with and being Parcel #3 on a draft of survey prepared by Construction Engineering, Inc., James M. Wood, PLS, dated October 7, 1993, and approved by the Columbia County Planning Commission on November 4, 1993.

Upon which is erected a dwelling house, barn and other structures.
Under and Subject to certain restrictions of record.

BEING KNOWN AS: 84 NEYHART ROAD, ORANGEVILLE, PENNSYLVANIA 17859
TAX I.D. #: 27-07-002-03-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Adam M. Edelman and Daryl B. Edelman by deed dated October 19, 2004 and recorded November 15, 2004 in Deed Book 552, Page 342, granted and conveyed unto Daryl B. Edelman.

PROPERTY ADDRESS: 84 NEYHART ROAD, ORANGEVILLE, PA 17859
UPI / TAX PARCEL NUMBER: 27-07-002-03-000

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
Terrence J. McCabe, Esq.
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Philadelphia, PA 19109

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