

SHERIFF'S SALE

Wednesday, August 2nd, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV1225 AND CIVIL WRIT NO. 2016CV1225 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 THOSDE TWO CERTAIN PIECES, PARCELS OR TRACTS OF LAND SITUATE IN Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follow:

Tract No. 1:

BEGINNING at a san iron pin at the northwest corner of other lands now or formerly of William R. Thomas and Catherine A. Thomas, husband and wife; thence by other lands now or formerly of said Thomas, south 31 degrees 01 minutes 40 seconds west, 307.88 feet to an iron pin in line of lands about to be conveyed or formerly conveyed to David E. Walter, et ux: thence by the same north 64 degrees 32 minutes 03 seconds west, 337.32 feet to an iron pin in line of other lands now or formerly of Richard D. Thomas and Dawn A. Thomas, husband and wife; thence by the same the following two courses and distances: north 05 degrees 47 minutes 25 seconds east, 201.15 feet to an iron pin; thence north 04 degrees 13 minutes 05 seconds west, 125.56 feet to an iron pin in lands about to be conveyed or formerly conveyed to David E. Walter, et ux: thence by the same south 64 degrees 32 minutes 03 seconds east, 480.39 to the place of beginning.

Excepting and Reserving unto Richard D. and Dawn A. Thomas, husband and wife, themselves, their heirs and assigns, a certain 50 foot right of way extending across the above described premises from Legislative Route No. 19058 in a westerly direction to other lands now or formerly of Richard D. and Dawn A. Thomas, husband and wife, for the purpose of ingress, egress and regress to and from other lands now or formerly of Richard D. and Dawn A. Thomas, husband and wife.

TRACT NO. 2

BEGINNING at an iron pin on the northern side of Legislative Route No. 19058 and in line of lands now or formerly of Frank C. Kuhar; thence along the northern side of the aforementioned Legislative Route, south 25 degrees 56 minutes west, 59.37 feet to an iron pin in line of other lands now or formerly of Richard D. and Dawn A. Thomas, husband and wife: thence by the same north 64 degrees 04 minutes west, 171.64 feet to an iron pin in the center of the tributary of Fishing Creek; thence of said tributary, north 31 degrees 41 minutes 18 seconds east, 310 feet to a point in line of other lands now or formerly of Richard D. Dawn A. Thomas, husband and wife; thence by the same south 64 degrees 04 minutes east 100 feet, more or less, to a point in line of lands now or formerly of Frank C. Kuhar; thence by the same south 17 degrees 02 minutes 26 seconds west, 252.03 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN JASON W. THOMAS, SINGLE, by Deed from WILLIAM R. THOMAS, SINGLE, dated 04/08/2004, Recorded 04/08/2004, Instrument No. 200403652.

Tax Parcel: 26 02 02701000

Premises Being: 111 Robbins Road, Bloomsburg, PA 17815-7306

PROPERTY ADDRESS: 111 ROBBINS ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26 02 027 01000

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.