

SHERIFF'S SALE

Wednesday, February 8th, 2012 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2236 CV 2010 AND CIVIL WRIT NO. 2236 CV 2010 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 and lot of land situate in Fishing Creek Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southerly side of a 50 foot driveway and in line of lands now or formerly of Martin W. Mack and Sabina E. Mack, his wife; Thence along the said driveway, South 84 degrees East, 125 feet to a point in line of Lot No. 2A; Thence along Lot No. 2A; South 6 degrees 30 minutes East, 400 feet to a point in the center of Huntington Creek; Thence through Huntington Creek, North 84 degrees West, 125 feet to a point in line of land now or formerly of Frederick E. Kaiser and Emma M. Kaiser, his wife, Thence along said now or formerly Kaiser lands, North 6 degrees 30 minutes West, 400 feet to a point, the place of Beginning. Being Lot No. 1A, as appears on a draft of lots of the property of Martin W. Mack in Fishing Creek Township, Columbia County, Pennsylvania.

TOGETHER WITH AND UNDER AND SUBJECT TO the conditions and restrictions set forth in Columbia County Deed Book 666,

page 1008.

TRACT NO. 2:

ALL THAT CERTAIN piece, parcel or lot of land situate in Fishing Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southerly side of a 50 foot drive and in line of lands of Lot No. 3A; Thence along said lands, South 6 degrees 30 minutes East, 400 feet to a point in Huntington Creek; Thence through Huntington Creek, North 84 degrees West, 125 feet to a point in line of Lot No. 1A, now or formerly of Frederick E. Kaiser; Thence along said lot, North 6 degrees 30 minutes West, 400 feet to a point on the southerly side of the aforesaid drive; Thence along the aforesaid drive, South 84 degrees East, 125 feet to a point, the place of Beginning.

IT BEING LOT NO. 2A as appears on a draft of lots of the properties of Martin W. Mack in Fishing Creek Township, Columbia County, Pennsylvania.

TOGETHER WITH, UNTO the grantees, their heirs and assigns, in common, however, with the lands now or formerly of Edward D. Batson and Kathleen M. Batson, husband and wife, their heirs and assigns, the following:

(a) The right of ingress and egress over all roadways on lands now or formerly of Edward D. Batson and Kathleen M. Batson.

(b) The right to use of the aforesaid roadways and facilities as is hereby granted, upon the condition and subject to the restriction that the grantees, their heirs and assigns, contribute a proportionate amount for maintenance and repairs of said roadways.

1. That the said premises and/or improvements thereto shall be used for dwelling purposes only and no other purposes.

2. Construction on the said premises shall be limited to single family house or cottage on continuous foundation with or without appurtenances.

3. Minimum front setback from property line for any dwelling or appurtenance thereto shall be 60 feet unless otherwise approved by Edward D. Batson and Kathleen M. Batson, their heirs or assigns.

4. No sewage or waste water shall be disposed of, except by an approved septic system.

5. Only ordinary household pets shall be kept upon the premises.

6. Each property owner may not permit his building or the grounds around same to become shabby, unpainted, trash or junk laden, or in a state of disrepair that would injure the general neat, well kept appearance of the area.

7. The use of any type of sign on any lot is permissible, providing it does not exceed four (4) square feet in size and is not commercial in nature. Building plans must be approved by Edward D. Batson and Kathleen M. Batson, their heirs or assigns in writing prior to construction.

8. Utilities companies shall not be prevented from using the extreme boundary lines of any property in this development for the purpose of installing facilities necessary to furnish electric power or telephone service.

TITLE TO SAID PREMISES VESTED IN John C. Reichert and Tara M. Reichert, husband and wife, by Deed from Terri Lynn Yurko,

also known as Terri L. Yurko, widow, Dated 09/22/2009, Recorded 10/26/2009 in Instrument # 200910091.

Premises being: 117 MEADOW LANE, ORANGEVILLE, PA 17859-8929

Tax Parcel #1: 15-12-005-08,000 Tax Parcel #2: 15-12-005-12,000

PROPERTY ADDRESS: 117 MEADOW LANE, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 15-12-005-08 & 15-12-005-12

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