

**SUSAN TETRICK LYNCH**  
**Susan Tetrick Lynch, Esquire**  
**I.D. #49003**  
**29 East Main Street, Suite A**  
**Bloomsburg, PA 17815**  
**570/784-8300**

**Attorney for Conservator**

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SCOTT TOWNSHIP,	:	IN THE COURT OF COMMON PLEAS
Petitioner	:	OF THE 26 <sup>TH</sup> JUDICIAL DISTRICT,
	:	COLUMBIA COUNTY BRANCH, PA
V.	:	
	:	CIVIL DIVISION
JANE DOBSON,	:	

**ORDER OF COURT**

AND NOW, this \_\_\_\_\_ day of \_\_\_\_\_, 2013, Conservator having filed an Application for Sale of Real Property Pursuant to the Abandoned and Blighted Property Conservatorship Act, P.L. 1672, No. 135, 68 P.S. § 1101 *et seq.*; notice thereof having gone out to Respondent, lienholders and municipal entities and opportunity for objections and the hearing thereon having been extended to said Respondent, lienholders and municipal entities;

NOW THEREFORE, this Court finds that all of the requirements of the Abandoned and Blighted Property Conservatorship Act (hereinafter “Act) have been met to the satisfaction of the Court that:

1. Notice and an opportunity to comment to the Court was given to each record owner of the property, to each lienholder, and to each interested party in interest as defined in the Act.
2. The Conservator, Columbia County Redevelopment Authority, has been in control of the building for more than six (6) months and the owner has not successfully petitioned to terminate the conservatorship under Section 1110 of the Act.
3. The terms and conditions of the sale are acceptable to the Court, and the buyer has a reasonable likelihood of maintaining the property.

IT IS HEREBY ORDERED that the conservator’s Application for Sale of the Property commonly known as 1601 Main Street, Village of Lightstreet, Bloomsburg, Columbia County,

Pennsylvania, bearing Tax Parcel Identification No. 31 1B110300 and more fully described in a Deed dated August 24, 2005 and recorded in the Office of Recorder of Deeds of Columbia County, Pennsylvania, on September 8, 2005, in Instrument Number 200509639, is approved. Conservator is authorized to sign any and all documents, including a Special Warranty Deed, conveying the premises to Edward A. Dilg or to his successors or assigns; and

IT IS FURTHER ORDERED that the Columbia County Recorder of Deeds shall mark satisfied any and all liens, mortgages or encumbrances of record for the premises; and

IT IS FURTHER ORDERED that the Columbia County Redevelopment Authority execute a Deed as Conservator on behalf of Jane Dobson transferring the Premises known as 1601 Main Street, Village of Lightstreet, Bloomsburg, Columbia County, Pennsylvania, bearing Tax Parcel Identification No. 31 1B110300 to Edward A. Dilg or his successors or assigns as noted herein, said conveyance shall be free and clear of all liens and encumbrances, known or unknown, in accordance with said Act; and

IT IS FURTHER ORDERED that the Columbia County Redevelopment Authority shall distribute the sale proceeds in accordance with the priorities listed in Section 1109(d) of the Act, and all unpaid liens, claims and encumbrances which have not been otherwise assumed are extinguished in accordance with Section 1109(c)(2) of the Act; and

IT IS FURTHER ORDERED that the sale of the real Premises is "AS IS" and the Columbia County Redevelopment Authority makes no representation, warranty, promise or covenant of any nature concerning the property and shall have no liability for any condition affecting the Premises; and

IT IS FURTHER ORDERED that Edward A. Dilg rehabilitate the Premises to the satisfaction of the Conservator within one and one-half (1 ½) years from the date of the real estate settlement noted herein; and

IT IS FURTHER ORDERED that Edward A. Dilg or his successors or assigns shall assume responsibility and the cost of transferring the Premises including, but not limited to, the transfer tax and recording costs; and

IT IS FURTHER ORDERED that jurisdiction is retained by this Court pending the transfer of the Premises to and rehabilitation of the structure contained thereon by Edward A. Dilg or his successors or assigns as noted herein; and

IT IS FURTHER ORDERED that Respondent, Jane Dobson, and any and all lienholders are forever barred, permanently enjoined and restrained from asserting any lien, title, claim or interest upon the Premises known as 1601 Main Street, Bloomsburg, Columbia County, Pennsylvania, bearing Tax Parcel Identification No. 31 1B110300, and are further enjoined from commencing or continuing any proceedings in any Court against said property or Edward A. Dilg, his successors or assigns.

BY THE COURT:

\_\_\_\_\_ P. J.