

# SHERIFF'S SALE

Wednesday, January 31st, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV769 AND CIVIL WRIT NO. 2017CV769 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 or parcel of land situate in the township of Briar creek, county of Columbia and state of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the intersection of the southerly line of an access road known as Boulder drive and an easterly line of another access road designated as Huntington Mountain drive; THENCE along the westerly line of said Huntington Mountain drive the following courses and distances; south 4 degrees 30 minutes west 77.0 feet; south 30 degrees 30 minutes west 74.5 feet; south 46 degrees west 115.66 feet to a corner in line of other land of Keystone Columbia Corp., formerly a part of this lot; THENCE along same north 15 degrees west 180.87 feet to the southerly line of Boulder drive aforesaid; THENCE along same north 75 degrees east 180.0 feet to the place of beginning.

CONTAINING .5 acres.

BEING lot no. 419 as shown on a draft of lots prepared by Orangeville survey consultants on August 24, 1973.

TITLE TO SAID PREMISES IS VESTED IN HARRY BIDDINGS, JR., by Deed from JOHN A. GUSZ AND NICHOLAS GUSZ, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, Dated 09/11/1995, Recorded 09/28/1995, in Book 607, Page 0398.

Tax Parcel: 07 05B01300000

Premises Being: 522 Boulder Drive, Shickshinny, PA 18655-2206

PROPERTY ADDRESS: 522 BOULDER DRIVE, SHICKSHINNY, PA 18655

UPI / TAX PARCEL NUMBER: 0705B130000

## 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  
Phelan Hallinan Diamond & Jones, LLP  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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