

# SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV1008 AND CIVIL WRIT NO. 2017CV1008 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 those certain pieces, parcels or tracts of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at a point on the eastern boundary of the road leading from Martzville to Jonestown, designated as Route No. 19044, said point being at the northwest corner of Lot No. 6 as shown on plot or plan entitled "Subdivision of land of J. Donald Kile, Briar Creek Twp., Columbia Co., Pa., containing 15.673 acres, surveyed August 1971. A. Carl Wolfe, P.E. Scale 1 in = 50 ft.," said Lot No. 6 having been sold by deed dated October 23, 1967 by J. Donald Kile and Lorraine E. Kile, his wife, to Albert B. West and Diane M. West, his wife; THENCE along the northern line of said Lot No. 6, South 83 degrees, 45 seconds East, 186.60 feet to a point in line of land now or late of J. Donald Kile and Lorraine E. Kile, his wife, grantors herein; THENCE along the western line of said Kile, North 7 degrees, 49 minutes East, 100 feet to a point at the southeast corner of Lot No. 8, as shown on said plot or plan; THENCE along the southerly line of said Lot No. 8 North 82 degrees, 7 minutes West, 174.55 feet to a point in the eastern boundary of said Route No. 19044; THENCE South 14 degrees, 25 minutes west, 106.00 feet to the PLACE OF BEGINNING.

CONTAINING 0.427 acres.

THIS DESCRIPTION is intended to cover and this deed to convey Lot No. 7 as shown on the plot of plan aforementioned.

PARCEL NO. 2:

BEGINNING at a point on the easterly boundary of the road leading from Martzville to Jonestown, designated as Route No. 19044, said point being at the northwest corner of Lot No. 7 as shown on plot or plan entitled "Subdivision of land of J. Donald Kile, Briar Creek Twp., Columbia Co., pa., containing 15.673 acres, surveyed August 1971. A Carl Wolfe, P.E. Scale 1 in. = 50 ft.," said Lot No. 7 having been sold by deed dated October 7, 1971 by J. Donald Kile and Lorraine E. Kile, his wife, to Leo C. Ratamess, Jr. and Mary Ann Ratamess, his wife, grantees herein; THENCE along the northerly line of Lot No. 7 South 82 degrees, 7 minutes East, 174.55 feet to a point in line of land now or late of J. Donald Kile and Lorraine E. Kile, his wife, grantors herein; THENCE along the westerly line of said Kile, North 7 degrees, 49 minutes East, 106.36 feet to the southerly line of other land now or late of said Kile; THENCE along the southerly line of said Kile, 89 degrees, 23 minutes West, 182.43 feet to a point in the easterly boundary of said Route No. 19044; THENCE along the easterly boundary of said Route No. 19044, South 4 degrees, 7 minutes west, 79.62 feet to the PLACE OF BEGINNING.

CONTAINING 0.385 acres.

TITLE TO SAID PREMISES IS VESTED IN Ronald H. Long and Margaret E. Long, his wife, by Deed from Leo C. Ratamess, Jr., unmarried, Dated 11/05/2003, Recorded 11/06/2003, Instrument No. 200314406. MARGARET E. LONG was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of MARGARET E. LONG's death on or about 03/12/2015, her ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 07 09A03800000

Premises Being: 58 Kachinka Hollow Road, Berwick, PA 18603-5876

PROPERTY ADDRESS: 58 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07 09 A 03800000

## 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.