

SHERIFF'S SALE

Thursday, January 18th, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV1055 AND CIVIL WRIT NO. 2017CV1055 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 situated in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone; thence along the lands late of James Evans state, South 53 1/2 degrees West 44 perches to a stone; thence North 36 degrees West 33 8/10 perches to a stump; thence along the lands late of Michael Bower, North 40 degrees East 39 3/10 perches to a pine; thence North 88 1/2 degrees East 39 8/10 perches to a stone; thence by lands late of James Lamont Estate South 1 1/2 degrees East 32 perches to the place of beginning.

Containing 13 acres, more or less.

EXCEPTING and reserving, however, out of the same one acre of land conveyed to Rufus C. Bower and Wife by Deed dated June 18, 1927, recorded in Columbia County in Deed Book 104, Page 605. ALSO excepting and reserving, however, out of the above described parcel the following:

BEGINNING at an iron pin corner at the intersection of the Eastern edge of the right of way of State Route No. 1017 with the Southern edge of the right of way of the Township Route No. 503; thence by the Southern edge of Township Route No. 503, North 49 degrees, 43 minutes, 30 seconds East 270.96 feet to an iron pin; thence by other lands, now or late of Glen W. Bower, South 54 degrees, 05 minutes, 44 seconds East 224.23 feet to an iron pin; thence by lands now or late of Roger W. Hutton, South 63 degrees, 15 minutes, 20 seconds West 239.75 feet to an iron pin on the Eastern edge of State Route No. 1017; thence by the Eastern edge of State Route No. 1017 the following courses and distances: North 22 degrees, 05 minutes, 07 seconds West 72.01 feet; North 29 degrees, 34 minutes, 10 seconds West 51.26 feet; North 33 degrees, 15 minutes, 40 seconds West 98.81 feet to the place of beginning. Containing 2.5000 acres of land.

BEING the same premises conveyed to Christopher J. Siegel and Denise Ann Siegel, as joint tenants with the rights of survivorship and not as tenants in common, by Deed of Christopher J. Siegel and Denise Ann Garrison, as joint tenants with the rights of survivorship and not as tenants in common, dated August 5, 2003 and recorded October 9, 2013 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, to Instrument Number 200313169.

Parcel: 07-09-061

PROPERTY ADDRESS: 22 LIGHTS ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-09-061

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
RICHARD SQUIRE & ASSOCIATES LLC
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Sheriff of Columbia County
Timothy T. Chamberlain
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