

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV1074 AND CIVIL WRIT NO. 2017CV1074 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, PARCEL OR TRACT OF LAND SITUATED IN MONTOUR TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY OF PENNSYLVANIA STATE ROUTE NO. 4002, SAID REBAR BEING AT THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF GERALD L. AND SHIRLEY J. LEIBY, THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID STATE ROUTE NO. 4002 NORTH 80 DEGREES 10 MINUTES 43 SECONDS EAST, A DISTANCE OF 79.38 FEET TO A POINT; THENCE ALONG THE SAME NORTH 75 DEGREES 47 MINUTES 22 SECONDS EAST, A DISTANCE OF 310.79 FEET TO A POINT; THENCE ALONG THE SAME NORTH 77 DEGREES 56 MINUTES 47 SECONDS EAST, A DISTANCE OF 31.37 FEET TO A POINT AT THE NORTHWEST CORNER OF OTHER LANDS NOW OR FORMERLY OF BERNARD R. ENGLERT AND MARIA E. MACIAS, NOW KNOWN AS MARIA E. ENGLERT; THENCE ALONG THE WESTERLY LINE OF LANDS NOW OF FORMERLY SAID ENGLERT, AND PASSING THROUGH A REBAR SET 7.34 FEET FROM THE LAST MENTIONED CORNER, SOUTH 10 DEGREES 4 MINUTES 23 SECONDS EAST, A DISTANCE OF 163.70 FEET TO A REBAR SET ON THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF GERALD L. AND SHIRLEY J. LEIBY; THENCE ALONG THE NORTHERLY LINE OF LANDS NOW OF FORMERLY OF SAID LEIBY SOUTH 81 DEGREES 24 MINUTES 51 SECONDS WEST, A DISTANCE OF 414.47 FEET TO A SET STONE FOUND AT A CORNER OF LANDS NOW OR FORMERLY OF SAID LEIBY; THENCE ALONG THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF SAID LEIBY NORTH 12 DEGREES 53 MINUTES 24 SECONDS WEST, A DISTANCE OF 129.95 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.38 ACRES OF LAND IN ALL. THE ABOVE DESCRIBED PARCEL OF LAND BEING DESIGNATED AS LOT NO. 1 AS MORE FULLY SHOWN ON A DRAFT PREPARED BY THE DRUMHELLER SURVEYING DATED OCTOBER 2, 1997

BEING KNOWN AS: 1000 GROVANIA DRIVE, BLOOMSBURG, PENNSYLVANIA 17815
TAX I.D. 25-01-001-04-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Daniel H. Deleon and Margaret L. Deleon, husband and wife by deed dated December 4, 2015 and recorded February 2, 2016 in Instrument Number 201600742, granted and conveyed unto Sean Clark.

PROPERTY ADDRESS: 1000 GROVANIA DRIVE, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 25-01-001-04-000

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
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Sheriff of Columbia County
Timothy T. Chamberlain
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