

SHERIFF'S SALE

Wednesday, July 25th, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV1303 AND CIVIL WRIT NO. 2017CV1303 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 situate in Montour Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Northern side of a 50 foot access right-of-way and in line of lands now or formerly of Ralph Kuster; THENCE by the same North 76 degrees 47 minutes 18 seconds East, a distance of 520.09 feet to an iron pin in line of other lands now or formerly of Eleanor E. Keller, single, Esther E. McFadden, widow, Mary John Cobb, widow, Frances Parker and Robert E. Parker, her husband; THENCE by the same South 8 degrees 18 minutes 22 seconds East, a distance of 430.21 feet to an iron pin in line of lands now or formerly of Emil Deussen; THENCE by the same South 78 degrees 58 minutes West, a distance of 518.76 feet to an iron pin in line of lands now or formerly of James Reed; THENCE by the same North 8 degrees 18 minutes 22 seconds West, a distance of 410.42 feet to the place of BEGINNING.

CONTAINNG 5.00 acres. This description was prepared from draft of survey of Orangeville Surveying Consultants, dated November 26, 1975.

EXCEPTNG AND RESERVING, unto Eleanor E. Keller, single, Esther E. McFadden, widow, Mary John Cobb, widow, Frances Parker and Robert E. Parker, her husband, their heirs and assigns the use in common with Richard Christian, his heirs and assigns a 50 foot right-of-way across the Northern side of the above described premises for the purpose of ingress, egress and regress to and from other lands now or formerly of Eleanor E. Keller, single, Esther E. McFadden, widow, Mary John Cobb, widow, Frances parker and Robert E. Parker, her husband, to Township Route #358. Eleanor E. Keller, single, Esther E. McFadden, widow, Mary John Cobb, widow, Frances Parker and Robert' E. Parker, her husband, do further grant, bargain, and sell unto Richard Christian, his heirs and assigns the use in common of a certain 50 foot right-of-way across the Northeast corner of the premises conveyed by Eleanor E. Keller, single, Esther E. McFadden, widow, Mary John Cobb, widow, Frances parker and Robert E. Parker, her husband, to James C. Reed and Catherine A. Reed, his wife, for the purpose of ingress, egress and regress to and from other lands now or formerly of Eleanor E. Keller, single, Esther E. McFadden, widow, Mary John Cobb, widow, Frances Parker and Robert E. Parker, her husband, to Township Route #358.

FURTHER SUBJECT to a right-of-way Agreement concerning the said 50 foot right-of-way dated December 30, 1976 and recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, in Miscellaneous Book 55 at Page 332.

AND FURTHER SUBJECT to a Bell Telephone Company of Pennsylvania right-of-way recorded July 26, 1976 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, in Miscellaneous Book 54 at Page 650.

EXCEPTING AND RESERVING HEREFROM, an approximate 30 foot wide strip of land along the Northern boundary line of said above herein described premises as awarded by Action in Ejectment, recorded in the Office of the Prothonotary in and for Columbia County, Pennsylvania, as No. 1235-1979.

TITLE TO SAID PREMISES IS VESTED IN BRITT A. BARTELL AND PETRINA BARTEL, HIS WIFE, by Deed from MICHAEL H. FITZPATRICK AND STACEY A. FITZPATRICK, HIS WIFE, Dated 10/14/2004, Recorded 10/14/2004, Instrument NO. 200411736.

BRITT A. BARTEL was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of BRITT A. BARTEL's death on or about 12/13/2014, his ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 25 05 02002000

Premises Being: 117 DEUSSEN DRIVE, BLOOMSBURG, PA 17815-8538

PROPERTY ADDRESS: 117 DEUSSEN DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 25050200200

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.