

# SHERIFF'S SALE

Wednesday, June 6th, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV611 AND CIVIL WRIT NO. 2017CV611 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:

**PARCEL NO. 1:**

ALL THOSE CERTAIN pieces, parcels and tracts of land situate in the Township of Jackson, County of Columbia, Commonwealth of Pennsylvania, more fully bounded and described from a survey and drawing #H-2025-07 by Eric S. Hopkins, P.L.S. dated March 23, 2007, as follows to-wit:

BEGINNING at an existing iron pin on the easterly side of a driveway; THENCE along the line of lands of John A. Zahnd, Jr., the following course and distance: (1) North seventy-eight degrees, fifty-six minutes, fifty-seven seconds West, (N 78 DEGREES 56' 57" W), one thousand three hundred fifty-two and fifty-nine hundredths feet (1,352.59') to a point; THENCE along the line of lands of the Jerseytown Hunting Club, the following course and distance: (2) North forty two degrees, fifteen minutes, twenty-five seconds East, (N 42 DEGREES 15' 25" E), nine hundred forty and eighty-six hundredths feet (940.86') to an existing #8 rebar; THENCE along the line of lands of Anna Koch, the following course and distance: (3) North forty-two degrees, nine minutes, forty seconds East, (N 42 DEGREES 09' 40" E), one thousand two hundred eighty-six and sixty-four hundredths feet (1286.64') to an existing #5 rebar; THENCE along the line of lands of Michael T. and Elaine E. Harding, the following course and distance: (4) South eighty-three degrees, zero minutes, nine seconds East, (S 83 DEGREES 0' 09" E), two hundred fifty and forty-three hundredths feet (250.43') to an existing stone corner; THENCE along the line of lands of Joseph Gionta, Jr., the following course and distance: (5) South twelve degrees, thirty-one minutes twenty-seven seconds West, (S 12 DEGREES 31' 27" W), one thousand nine hundred twenty-four and sixty-six hundredths feet (1,924.66') to an existing iron pin, being the point and place of BEGINNING.

CONTAINING 35.080 acres of land.

**PARCEL NO. 2:**

BEGINNING at a corner on the northern side of the State Highway leading from Williamsport to Wilkes-Barre (Route #118) in line of land now or formerly of Joseph Gionta, Jr.; THENCE along the northern side of said Highway in a southwesterly direction, a distance of 14 feet, more or less, to a corner in other lands now or formerly of John A. Zahnd, Jr.; THENCE by the same, North 21 degrees East, 1,592 feet, more or less, to a corner in line of lands now or formerly of Anna Koch; THENCE by the same, South 69 degrees East, 14 feet to a stone heap corner in line of lands now or formerly of Joseph Gionta, Jr.; THENCE by the same, South 21 degrees West, 1,592 feet, more or less, to a corner on the northern side of the State Highway leading from Williamsport to Wilkes-Barre, the place of BEGINNING.

BEING A NARRATIVE DESCRIPTION of Columbia County Tax Parcel #19-06-002 as shown on "Retracement Survey for: Anna Koch, Davidson Township, Sullivan County, Pennsylvania and Jackson Township, Columbia County, Pennsylvania", prepared by Eric S. Hopkins, P.L.S. of Hopkins Land Surveying, dated March 23, 2007, and recorded on July 31, 2008, in the Columbia County Recorder of Deeds Office as Instrument No. 200807631.

BEING KNOWN AS: 1334 State Route 118, Jackson Township, Columbia County, Pennsylvania

BEING UPI/PARCEL NO. 19-06-002

BEING THE SAME PREMISES which Anna Koch, single, by her Deed dated July 30, 2008, and recorded July 31, 2008, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, as Instrument No. 200807632, granted and conveyed unto Alfred F. Nevel, Jr. and Faye M. Nevel, husband and wife.  
AND THE SAID Alfred F. Nevel, Jr. died on June 21, 2014, whereupon title became vested in his surviving wife, the said Faye M. Nevel.

PROPERTY ADDRESS: 1334 STATE ROUTE 118, BENTON, PA 17814  
UPI / TAX PARCEL NUMBER: 19-06-002

## **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  
KOZLOFF STOUDT  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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