

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV1464 AND CIVIL WRIT NO. 2017CV1464 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 two certain lots or parcels of land situate in Rohrsburg, Greenwood Township, Columbia County, Pennsylvania bounded and described as follows:

THE FIRST THEREOF: Beginning at a post corner of land of P. D. Black, thence by lands of Jacob Rantz South 78 1/2 degrees West, two (2) perches to a post; thence by land of Charity Gillispy North 27 degrees East, two and two-tenths (2.2) perches to a post; thence by same, South 72 1/2 degrees West, two and nine-tenths (2.9) perches to a post; thence by same, North 16 1/2 degrees East, five (5) perches to a post at the road; thence by said road, South 78 1/2 degrees East, three and eight-tenths (1.8) perches to a post; thence by land of said P.D. Black, South 11 1/4 degrees West, seven and four-tenths (7.4) perches to the place of beginning.

Containing twenty-five (25) perches, be the same more or less.

THE SECOND THEREOF: Bounded on the North by Public road leading to Millville; on the East by land of Mrs. Vaughn; on the South by land of Jacob Rantz Estate; and on the West by land now or formerly of Hite; being fifty-nine (59) feet in front on Millville Road and ninety-nine (99) feet in depth.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 1988 State Route 254, Orangeville, PA 17859

Parcel # 17-14-007-00.000

BEING THE SAME PREMISES which Phoebyann Elizabeth Quick n/k/a Phoebyann Elizabeth Marconi, Paul E. Quick and Melvin E. Quick and Dawn Quick by Deed dated April 4, 1996 and recorded April 10, 1996 in Deed Book 621, page 0079, in the Office of the Recorder of Deeds in and for the County of Columbia, granted and conveyed unto Phoebyann Elizabeth Marconi, in fee.

PROPERTY ADDRESS: 1988 STATE ROUTE 254, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 17-14A-007-00.000

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
Christopher DeNardo, Esq.
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Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>