

SHERIFF'S SALE

Wednesday, August 8th, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV132 AND CIVIL WRIT NO. 2018CV132 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 Orange Township, Columbia County, Pennsylvania, being bounded and described as follow:

BEGINNING at a point in the centerline of Pennsylvania State Route No. 4037, (Bowman's Mill Road), said point being a corner of land now or formerly of Larue F. and Dorothy S. English:

THENCE running along the centerline of Pennsylvania State Route no. 4037, South 08 degrees 43 minutes 36 seconds East, 258.10 feet to a corner of land now or formerly of George R. and Donna L. Flick, said corner also being on the northerly side of a 50 foot wide private right of way:

THENCE running along land now or formerly of George R. and Donna L. Flick and also following along the northerly side of a 50 foot wide private right of way, passing through a rebar offset 16.96 feet from the beginning of this course, North 85 degrees 22 minutes 52 seconds West 252.13 feet to rebar set as at a corner of land now or formerly of George R. and Donna L. Flick:

THENCE running along land now or formerly of George R. and Donna L. Flick, North 04 degrees 37 minutes 08 seconds East 137.08 feet to a rebar set: THENCE continuing along land now or formerly of George R. and Donna L. Flick, South 86 degrees 57 minutes 18 seconds West 67.98 feet to a rebar set:

THENCE continuing along land now or formerly of George R. and Donna L. Flick, North 03 degrees 02 minutes 42 seconds West 127.87 feet to a rebar in line of land now or formerly of Larue F. and Dorothy S. English:

THENCE running along land now or formerly of Larue F. and Dorothy S. English, passing through a rebar offset 17.01 feet from the end of this course, South 84 degrees 38 minutes 06 seconds East 277.00 feet to the place of BEGINNING.

BEGINNING more fully shown as Lot No. 1 on subdivision/incorporation plan entitled: "Preliminary/Final Subdivision/ Incorporation Plan

Prepared for George R. and Donna L. Flick", prepared by Ted L. Oman and Associates, Inc. dated May 27, 2008. Said subdivision/Incorporation Plan was granted Final Plan Approval by the Columbia County Planning Commission on July 15, 2008 and was subsequently recorded in the Recorder of Deeds Office for Columbia County, Pennsylvania as Instrument No. 200807215.

UNDER AND SUBJECT TO a portion of the legal right of way of State Route No. 4037, (Bowman's Mill Road), as shown on the above referenced subdivision/incorporation plan.

TOGETHER WITH the right of ingress, egress and regress and the right to place utilities and services in, over and across a 50 foot wide private right of way more particularly described as follows: Beginning at a point in the centerline of Pennsylvania State Route 4037,(Bowman's Mill Road) said point being the southeasterly corner of Lot No. 1 hereinabove described: Thence running along the centerline of Pennsylvania State Route No. 4037, South 08 degrees 43 minutes 36 seconds East, 51.39 feet to a point; Thence running through land now or formerly of George R. and Donna L. Flick, North 85 degrees 22 minutes 52 seconds West.

PROPERTY ADDRESS: 345 BOWMANS MILL ROAD, ORANGEVILLE, PA 17859
UPI / TAX PARCEL NUMBER: 27-01-01106

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.