

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV24 AND CIVIL WRIT NO. 2018CV24 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 lot or parcel of land in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, being more fully described as follows:

TRACT NO. 1

BEGINNING at an iron pin in the center line of Peppermill Road at the Northeast corner of a parcel previously conveyed by Becks to Deittericks; THENCE through the center line of said road which is also the dividing line between Madison Township and Hemlock Township, North 82 degrees 23 minutes East, 400 feet to and iron pin; THENCE along another land of Harvey Beck, South 7 degrees 37 minutes East 214 feet to an iron pin in line of land now or formerly of Kenneth Faust; THENCE along land of said Faust North 80 degrees 45 minutes 427.1 feet to an iron pin in line of other land now or formerly of Deitterick; THENCE along land of Deitterick North 2 degrees 09 minutes West 90.3 feet to an iron pin in the center line of Peppermill Road, being the point and place of BEGINNING.

TRACT NO. 2

BEGINNING at an iron pin 7 feet South of the center line of Legislative Route 19095 leading to Buckhorn; THENCE through Legislative Route 19095 North 66 degrees 55 minutes East, 50.3 feet to an iron pin in the center line of the highway; THENCE continuing through highway North 81 degrees 00 minutes East 201.8 feet to an iron pin in the center line of highway; THENCE along line of land now or formerly of Harvey E. and Lavera E. Beck, South 2 degrees 09 minutes East 90.3 feet to an iron pin; THENCE along line of land of George H. and Shirley M. Deitterick, North 80 degrees 45 minutes West 252 feet to the iron pin, the place of BEGINNING.

TAX MAP OR PARCEL ID NO.: 18-05-027-00-000

TITLE TO SAID PREMISES IS VESTED IN Jeffrey W. Foust and Nicole R. Foust by Deed from Todd C. Gould, by his Attorney-in-Fact Mary Garbolino dated November 16, 1999, recorded November 22, 1999 in the Columbia County Clerk's/Register's Office as Instrument Number 199910857

PROPERTY ADDRESS: 106 PEPPERMILL ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-05-027-00-000

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
ROMANO & GARUBO & ARGENTIERI
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Sheriff of Columbia County
Timothy T. Chamberlain
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