

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV251 AND CIVIL WRIT NO. 2018CV251 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 lot of land situated in the Township of Beaver, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stake corner and the Southerly line of the right-of-way of State Highway Route #44 running from Mainville to Shumans and said stake corner being in the Westerly line of a private driveway and running THENCE along the Westerly line of said private driveway in a Southeasterly direction a distance of 150 feet to a stake corner in line of lands of the Grantor herein; THENCE in a Westerly. direction along line of lands of the said Grantor on a line parallel with the Southerly line of the right-of-way of the aforesaid State Highway a distance of 154 feet to a stake corner in line of lands of the Grantor; THENCE along line of lands of the said Grantor in a Northerly direction and on a line perpendicular to the Southerly line of the right-of-way of the State Highway aforesaid, a distance of 142 feet to a stake corner in the Southerly line of the said right-of-way of the said State Highway; THENCE

in an Easterly direction along the Southerly line of the right-of-way of said State Highway a distance of 100 feet to a stake corner in the Westerly line of a private driveway, the place of BEGINNING.

A 2 ½ story frame dwelling house, 2 outbuildings, and additional improvements are erected upon said lot of land.

TITLE TO SAID PREMISES IS VESTED IN ROY J.E. SEABRIDGE AND PHYLLIS C.

SEABRIDGE, HUSBAND AND WIFE, by Deed from DAVID BAILEY, JR. AND TRACY A. BAILEY, HUSBAND AND WIFE, Dated 06/28/2002, Recorded 07/02/2002, Instrument No. 200207834.

Tax Parcel: 01-04-033-04,000

Premises Being: 624 STATE ROAD, BLOOMSBURG, PA 17815-7536

PROPERTY ADDRESS: 624 STATE ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 01-04-033-04,000

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
ph
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103

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