

# SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV95 AND CIVIL WRIT NO. 2018CV95 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 and lot of land situate in the Township of Locust, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner set at the northeasterly corner of the intersection of L. R. 19007 and the Township Road leading to Newlin; and Thence running along the easterly line of said Township Road, North 41 degrees 06 minutes West, 15.7 rods to an iron pin corner set in the southerly line of other land now or formerly of Helen E. Beaver; Thence running along the southerly line of other land now or formerly of Helen E. Beaver, North 41 degrees 54 minutes East, 50.9 rods to an iron pin corner set in the westerly line of lands now or formerly of Joseph Mackowski; Thence running along the westerly line of land now or formerly of said Mackowski, South 43 degrees 05 minutes East, 15.7 rods to an iron pin corner set in the northerly line of the aforesaid L. R. 19007; Thence along the northerly line of L. R. 19007, South 41 degrees 54 minutes West, 51.4 rods to an iron pin corner, the place of BEGINNING.

CONTAINING 5 acres of land according to a survey and draft made by Howard Fetterolf, R.E. on September 16, 1971.

EXCEPTING AND RESERVING THEREFROM the following described parcels of land:

PARCEL NO. 1 :

BEING premises which Helen E. Beaver, single, by her Deed dated November 15, 1971, and recorded in Columbia County Deed Book 254, Page 449, granted and conveyed to Joseph M. Tomesko, bounded and described as follows:

BEGINNING at an iron pin corner set in the southwesterly corner of land now or formerly of Joseph Makowski, et al, and at the northerly line of L. R. 19007, and running Thence along the northerly line of said L. R. 19007, South 41 degrees 54 minutes West, 170 feet to an iron pin corner set at the southeasterly corner of other land now or formerly of Helen E. Beaver; running Thence along the easterly line of other land now or formerly of Helen E. Beaver, North 43 degrees 05 minutes West, 258 feet to an iron pin corner set in the southerly line of other land now or formerly of Helen E. Beaver; Thence continuing along the southerly line of other land now or formerly of Helen E. Beaver, North 41 degrees 54 minutes East, 170 feet to an iron pin corner set in the westerly line of land now or formerly of the aforesaid Makowski; Thence running along the westerly line of land now or formerly of said Makowski, South 43 degrees 05 minutes East, 258 feet to an iron pin corner, the place of BEGINNING.

CONTAINING, one (1) acre of land according to a survey and draft made by Howard Fetterolf, R.E. on October 14, 1971.

PARCEL NO. 2:

BEING premises about to be conveyed to Jane Rosputinski, et vir, bounded and described as follows:

BEGINNING at a point in the center of Township Route 418 at its intersection with Legislative Route 19007; Thence along the centerline of Township Route No. 418, North 42 degrees 57 minutes 45 seconds East, a distance of 274.19 feet to a point in the centerline of Township Route 418; Thence by the same and along lands now or formerly of Manual & Felisbella Barbosa, South 55 degrees 30 minutes 59 seconds East, a distance of 369.67 feet to an iron pin at the northwest corner of Lot No. 2, being other lands now or formerly of the Grantor herein; Thence by the same, South 41 degrees 55 minutes 51 seconds West, a distance of 273.89 feet to a point in the center of Legislative Route 19007; Thence by the same, North 55 degrees 27 minutes 30 seconds West, a distance of 374.60 feet to the point and place of BEGINNING.

CONTAINING 2.350 acres of land.

BEING Lot No. 1 on a certain survey of J. F. Fenstermacher & Associates dated June 15, 1987, and recorded in the Office of the Recorder of Deeds of Columbia County in Map Book 7, Page 168.

BEING the same premises which Wheeler L. Beaver and Shaaron M. Beaver, husband and wife, by Deed dated May 14, 2010, and recorded with the Register and Recorder of Columbia County on May 21, 2010, to Instrument No. 201004217, granted and conveyed unto Wheeler L. Beaver and Shaaron M. Beaver, husband and wife.

PROPERTY ADDRESS: 2391 Mountain Road, Catawissa, Pennsylvania, 17820

PROPERTY IMPROVED: One story ranch with attached 2-car garage, barn with attached storage shed, open pole shed

TAX PARCEL NUMBER: 20-08-009

PROPERTY ADDRESS: 2391 MOUNTAIN ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 20-08-009

## 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.