

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV20 AND CIVIL WRIT NO. 2018CV20 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 lot of land situate in the Township of Hemlock, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a spike in the center of the public highway leading from Bloomsburg to Caseville, known as the Frosty Valley Road, at corner of land of Bloomsburg Skeet Club, Inc.; thence by the center line of said road, north 39 degrees 30 minutes west, 100 feet to a spike; thence by the center line of said road, north 45 degrees west, 270 feet to a spike at corner of other land of the grantors; thence by same, north 64 degrees east, 90 feet to an iron pipe in the bed of the Hemlock Creek; thence by said creek, south 47 degrees 45 minutes east, 322 feet to an iron pipe in line of land of Bloomsburg Skeet Club, Inc.; thence by same, south 35 degrees west, 109 feet to a spike in the center of the aforesaid road, the point or place of beginning. Containing .73 of an acre.

The monuments, courses and distances used in this deed are taken from a draft prepared by Howard A. Fetterolf, R.E. from a survey made by him on April 7, 1954.

EXCEPTING AND RESERVING, however, therefrom and thereout unto William Neal & sons, or others, all the right, title and interest of them the said William Neal & Sons, or others, under and by virtue of the grantor leases as to minerals and mining to them made by Sylvester Pursel, deceased, and Isac G. Pursel, dated the 21 's day of August, A.O. 1879, and recorded in the Office for the recording of deeds in and for said County of Columbia, in Miscellaneous Book No. 1, page255, etc, and the modification thereof dated May 5, 1885, recorded May 7, 1885, in Miscellaneous Book 2, Page 223.

Being the same property which Harry E. Auchter and Cynthia Auchter, husband and wife, granted and conveyed unto Harriet Renaud by deed dated April 29, 2004 and recorded May 26, 2004 in the Recorder's Office of said County in Deed Instrument #200405706.

51 Frosty Valley Road, Bloomsburg, PA 17815
Permanent Parcel No.: 18-07-010

PROPERTY ADDRESS: 51 FROSTY VALLEY ROAD, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 18-07-010

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
TUCKER & ARENSBERG P.C.
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Sheriff of Columbia County
Timothy T. Chamberlain
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