

SHERIFF'S SALE

Wednesday, October 3rd, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV503 AND CIVIL WRIT NO. 2018CV503 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, piece or parcel of land lying and situate in the Township Of Fishingcreek, county of Columbia and Commonwealth Of Pennsylvania bounded and described as follows:

beginning at a stone in the public road leading from Bendertown to New Columbus, and running thence along the middle of said road north thirty-seven and one-half ($37 \frac{1}{2}$) degrees east, 16.1 rods to a stone; thence north sixteen (16) degrees ten (10') minutes east, 9.3 rods to a stone; thence north twenty and one quarter ($20 \frac{1}{4}$) degrees west, 10.32 rods to a stone; thence north forty-five (45) degrees west, 15.15 rods to a stone; thence north forty-nine (49) degrees west, 29.25 rods to a stone; thence north thirty-two and one-quarter ($32 \frac{1}{4}$) degrees west 14 rods to a stone thence north five (5) degrees east, 8.4 rods to a stone; thence north forty-one and one-quarter ($41 \frac{1}{4}$) degrees east, crossing little pine creek, 10.1 rods to a stone; thence north fifteen and one-half ($15 \frac{1}{2}$) degrees west 7.6 rods to a stone; thence north twelve and one-half ($12 \frac{1}{2}$) degrees east, along other land of prior grantors, 22.5 rods to a stone; thence along same north twenty-two and one-half ($22 \frac{1}{2}$) degrees east 58.9 rods to the center of little pine creek and corner of land now or formerly of Hurley Bogart; thence by said now or formerly bogart land, south eighty-five and one-half ($85 \frac{1}{2}$) degrees west $67 \frac{1}{2}$ rods to a stone corner in line of land now or formerly of Symore Young; thence by same south sixteen (16) degrees east 23.2 rods to a stone corner; thence by same south seventy-nine and one-half ($79 \frac{1}{2}$) degrees west, 30.68 rods to a stone corner; thence by land now or formerly of William Hoyt south forty-nine and one-half ($49 \frac{1}{2}$) degrees east, 26 rods to a stone corner thence by same south thirty-nine and one-half ($39 \frac{1}{2}$) degrees west, 3.3 rods to a stone corner; thence by same south thirty-nine and one-half ($39 \frac{1}{2}$) degrees west 37.6 rods to a stone corner; thence by same north forty five (45) degrees west 12 rods to a stone corner thence by land of frank pealer, south eighteen and one-half ($18 \frac{1}{2}$) degrees west 61.4 rods to a stone corner in line of other lands of prior grantors; thence by same south eighty one (81) degrees five (05') minutes east, 55.23 rods to a stone; thence by same south fifty-nine (59) degrees fifteen (15') minutes east, 5.7 rods to a stone; thence by the same south seventeen (17) degrees twenty (20 minutes west 3.3 rods to a stone corner; thence by the same south seventy-one (71) degrees thirty (30') minutes east, 53.6 rods to a stone corner in line of land now or formerly of J.C. Musselman; thence along the same north forty-two and one quarter ($42 \frac{1}{4}$) degrees east, 6.8 rods to a post corner, and thence along the same south forty-eight (48) degrees forty (40') minutes east, 20 rods to the stone corner and place of beginning.

Containing 74 acres and 43 perches of land more or less.

Excepting and reserving therefrom the following conveyances:

- a. 2 acres conveyed by deed dated august 2, 1973 to ira cragle et ux recorded in columbia county deed book 263 page 98.
- b. 1 acre conveyed by deed dated august 2, 1973 to daniel mcMahon et ux recorded in columbia county deed book 263, page 292.
- c. 1.218 acres conveyed by deed dated july 29, 1974 to michael mcMahon et ux recorded in columbia county deed book 268 page 515.
- d. 1.144 acres conveyed by deed dated february 18, 1975 to lawrence b. shaw et ux recorded in columbia county deed book 270 page 835.
- e. 1.052 acres conveyed by deed dated february 1 1,1975 to ira cragle et ux recorded in columbia county deed book 270 page 1007.
- f. 1,00 acre conveyed by deed dated april 23, 1975 to anthony balletti et ux recorded in columbia county deed book 271 page 478.
- g. 1.725 acres conveyed by deed december 7, 1977 to james p. foley et ux recorded in columbia county deed book 285 page 287.
- h. 7.683 acres conveyed by deed dated february 21, 1978 to james p. foley et ux recorded in columbia county deed book 286 page 632.
- i. 1.194 acres conveyed by deed dated april 1, 1978 to fred reise et ux recorded in columbia county deed book 287 page 564.
- j. 6.400 acres conveyed by deed dated november 29, 1978 to cyrus swartz et ux recorded in columbia county deed book 290 page 890.
- k. 3.941 acres conveyed by deed dated september 9, 1985 to james p. foley et ux recorded in columbia county deed book 354 page 696.
- l. 13.063 acres conveyed by deed dated march 30, 1986 to ruthann gavitt et vir recorded in columbia county deed book 364 page 65.
- m. 1.000 acre conveyed by deed dated july 26, 1986 to michael mcMahon et ux recorded in columbia county deed book 371 page 174.
- n. 7.524 acres conveyed by deed dated july 23, 1986 to daniel mcMahon et ux recorded in columbia county deed book 371 page 174.

PARCEL ID NO. 27-08-01205000

BEING KNOWN AND NUMBERED AS 44C Gearhart Road, Orangeville, PA 17859

BEING the same premises which Kenneth D. Pifer and Melissa R. Waler, husband and wife by Deed dated November 2, 2004 and recorded November 8, 2004 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 200412711, granted and conveyed unto Bret A. Snyder. Bret A. Snyder departed this life on 04/08/2017.

PROPERTY ADDRESS: 44C GEARHART ROAD, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 27-08-01205000

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
STERN AND EISENBERG PC
1581 Main St. Suite 200
Warrington, PA 18976

Sheriff of Columbia County
Timothy T. Chamberlain
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