

SHERIFF'S SALE

Wednesday, May 29th, 2019 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV1419 AND CIVIL WRIT NO. 2018CV1419 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 located in the Township of Hemlock County of Columbia and State of Pennsylvania bounded and described as follows:

BEGINNING at an iron pin (Found) at a common corner of Lot #29, Lot #27 and Lot B and at the southwest corner of a 50 foot right-of-way; THENCE along Lot #27, being lands now formerly of Robert A. and Constance N. Miller north 46 degrees 05 minutes 10 seconds west 285.90 feet to an iron pin (found); THENCE along Lot #27 north 32 degrees 40 minutes 00 seconds west 146.66 feet to an iron pin (found) in line of lands now or formerly of Raymond J. and Hazel Harvey; THENCE along Harvey north 59 degrees 57 minutes 40 seconds east 150.27 feet to an iron pin (found) at a common corner of lands now or formerly of Lon E. and Suzanne C. Edmonds; THENCE along Edmonds south 32 degrees 40 minutes 00 seconds east 122.56 feet to an iron pin (found); THENCE along Edmonds south 46 degrees 05 minutes 10 seconds east 230.06 feet to an iron pin (found) at a common corner Lot B; THENCE along Lot B and the west end of a 50 foot right-of-way south 29 degrees 47 minutes 20 seconds west 154.68 feet to an iron pin (found) the place of BEGINNING.

CONTAINING 1.35 acres of land and is shown as Lot A on a survey draft by Thomas H. Parr P.L.S dated July 25, 1997.

TOGETHER WITH a 50 foot right-of-way for the purposes of ingress, egress and regress to the above described premises, bounded and described as follows:

Beginning at a point in the center line of State Route #4007 (Dutch Hill Road), being the southeast corner of Lot B, and a common corner of lands now or formerly of Jeffrey E. and Pamela S. Kepner; Thence along Kepner and lands now or formerly of Robert A. and Constance N. Miller north 75 degrees 17 minutes 50 seconds west 577.04 feet to an iron pin (found) at a common corner of Lot #29 and Lot A; Thence along Lot A north 29 degrees 47 minutes 20 seconds east 51.78 feet to a point; Thence through Lot B south 75 degrees 17 minutes 50 seconds east 529.88 feet to a point in the center line of aforesaid State Route; Thence along the center line of aforesaid State Route south 19 degrees 15 minutes 40 seconds east 60.29 feet to a point the place of Beginning.

The aforesaid description described a 50 foot right-of-way as shown on a survey draft by Thomas H. Parr P.L.S dated July 25th 1997.

PROPERTY ADDRESS: 168 DUTCH HILL ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-03-001-23-000

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
MCCABE, WEISBERG & CONWAY PC
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Sheriff of Columbia County
Timothy T. Chamberlain
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