

# SHERIFF'S SALE

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

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BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV1240 AND CIVIL WRIT NO. 2018CV1240 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:

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## Legal Description

ALL THAT CERTAIN piece, parcel and tract of land situate in Greenwood Township, Columbia County, Pennsylvania; bounded and described as follows, to wit:

BEGINNING at a point on the easterly right-of-way line of State Route 4041, also known as the Rohrsburg Road; THENCE along said Rohrsburg Road, North 15 degrees 34 minutes 30 seconds East, 96.77 feet to a point on the easterly right-of-way line of said Rohrsburg Road, corner of lands of Darrell and Tracey Travelpiece; THENCE along lands of said Travelpiece, passing through an iron pin set on the property line 10 feet from the last-mentioned point on the right-of-way of said Rohrsburg Road, South 65 degrees 56 minutes 40 seconds East, 292.05 feet to an iron pin, in line of lands of said Travelpiece, at corner of lands of Allen and Linda Gardner; THENCE along said lands of Gardner, North 83 degrees 51 minutes 20 seconds West, 311.20 feet to a point, the place of beginning. The last-mentioned line passing through an iron pin set on the property line 10 feet East of the place of beginning.

CONTAINING 0.34 acres or 14,854 square feet, and being shown in accordance with a draft of survey prepared by Construction Engineering, Inc., James M. Wood, PLS, dated March 13, 2001 and recorded in Columbia County Map Book 8, page 35.

BEING KNOWN AS: 616 ROHRSBURG ROAD, ORANGEVILLE (GREENWOOD), PA 17859  
PROPERTY ID: 17-14-01700

TITLE TO SAID PREMISIS IS VESTED IN JAMES PAUL MCCULLOUGH BY DEED FROM JEFFREY A. LONG AND AMY J. LONG, HUSBAND AND WIFE, DATED 11/29/2006 RECORDED 11/30/2006 INSTRUMENT NUMBER 200612581

TO BE SOLD AS PROPERTY OF: JAMES PAUL MCCULLOUGH  
PROPERTY ADDRESS: 616 ROHRSBURG ROAD, ORANGEVILLE, PA 17859  
UPI / TAX PARCEL NUMBER: 17-14-0170

## **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  
RAS Citron, LLC.  
133 GAITHER DRIVE  
MOUNT LAUREL, NJ 08054

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