

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV854 AND CIVIL WRIT NO. 2018CV854 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 tract of land situate in the Village of Aristes, Conyngham Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING on the West side of Center Street at a point one hundred seventy-four and one tenths (174.1) feet North from Third Street, and running thence along the West side of Center Street, South thirty-one (31) degrees East, thirty (30) feet; thence, South fifty-nine (59) degrees West, one hundred forty (140) feet to an alley; thence, along said alley, North thirty-one (31) degrees West, thirty (30) feet; thence, North fifty-nine (59) degrees East, one hundred forty (140) feet to the point of BEGINNING.

BEING the lot marked in the general Plan of the Town of Montana (now Aristes) with the number 7 in Block Number 3.

SUBJECT to the reservations contained in the Deed from Lehigh Valley Coal Company to Lydia Ann Fetterman dated September 17, 1910, and recorded in Columbia County Deed Book 91 at Page 205.

BEING the same premises that George E. Kiischer, a single person, and George P. Sanderson and Patricia A. Sanderson, husband and wife, by Deed dated July 24, 1995, and recorded August 1, 1995 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania in Deed Book 602 at Page 440, granted and conveyed unto Kenneth H. Klinger and Julie Ann Klinger, husband and wife, as tenants by the entireties.

KNOWN AS 318 Main Street, Aristes, Pennsylvania.
PARCEL I.D. #141 OC-065-01

PROPERTY ADDRESS: 318 MAIN STREET, ARISTES, PA 17920
UPI / TAX PARCEL NUMBER: 14-10C-065-01

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
Henry & Beaver
937 Willow Street
Lebanon, PA 17042-1140

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