

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV23 AND CIVIL WRIT NO. 2019CV23 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:

Tax Id Number(s): 21 13 00900

Land Situated in the Township of Madison in the County of Columbia in the State of PA ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN MADISON TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A SET RAILROAD SPIKE LOCATED IN THE MIDDLE OF STATE ROUTE NO. 4018 AND ALSO BEING THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY OF LINCOLN JOHNSON; THENCE SOUTH 19 DEGREES 19 MINUTES 30 SECONDS EAST, A DISTANCE OF 20.34 FEET TO A FOUND AXLE LOCATED ON THE SOUTHERN RIGHT OF WAY OF SAID STATE ROUTE 4018; THENCE CONTINUING ALONG LANDS NOW OR FORMERLY OF SAID LINCOLN JOHNSON SOUTH 19 DEGREES 19 MINUTES 30 SECONDS EAST, A DISTANCE OF 628.58 FEET TO A CHESTNUT OAK TREE; THENCE SOUTH 05 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 252.02 FEET TO A SET IRON PIN; THENCE SOUTH 51 DEGREES 00 MINUTES 20 SECONDS WEST, A DISTANCE OF 82.58 FEET TO A SET IRON PIN; THENCE NORTH 17 DEGREES 22 MINUTES 50 SECONDS WEST, A DISTANCE OF 508.13 FEET TO A SET IRON PIN; THENCE SOUTH 79 DEGREES 15 MINUTES 50 SECONDS WEST, A DISTANCE OF 115.30 FEET TO A SET IRON PIN; THENCE NORTH 07 DEGREES 07 MINUTES 10 SECONDS WEST, A DISTANCE OF 404.57 FEET TO A SET IRON PIN LOCATED ON THE SOUTHERN RIGHT OF WAY OF STATE ROUTE 4018; THENCE CONTINUING NORTH 07 DEGREES 07 MINUTES 10 SECONDS, A DISTANCE OF 16.56 FEET TO A SET RAILROAD SPIKE LOCATED IN THE MIDDLE OF SAID ROUTE 4018; THENCE NORTH 78 DEGREES 02 MINUTES 30 SECONDS EAST, A DISTANCE OF 149.56 FEET TO A SET RAILROAD SPIKE LOCATED IN THE MIDDLE OF SAID ROUTE 4018, BEING THE PLACE OF BEGINNING.

CONTAINING 3.04 ACRES AS EVIDENCED BY THE SURVEY DRAFT PREPARED BY THOMAS H. PARR, PLS., SAID DRAFT BEING DATED JULY 10, 1996, AND RECORDED IN COLUMBIA COUNTY MAP BOOK NO. 7 AND PAGE 1077.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 551 Eyers Grove Rd, Bloomsburg, PA 17815-6638

PROPERTY ADDRESS: 551 EYERS GROVE ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 21-13-00900

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