

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2019-cv-129 AND CIVIL WRIT NO. 2019-cv-129 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 THOSE CERTAIN parcels or lots of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Northern side of Clifton Drive and at a Southeast corner of Lot No. 136-A; THENCE along Lot No. 136-A North 23 degrees 10 minutes West, 150 feet to an iron pin in other lands now or formerly of Sherwood Realty Company; THENCE by the same, North 66 degrees 50 minutes East, 270 feet to an iron pin; THENCE by other lands now or formerly of Sherwood Realty Company and along the Western side of Lot No. 48, South 23 degrees 10 minutes East 150 feet to the Northern side of Clifton Drive; THENCE by the same South 66 degrees 50 minute West, 270 feet to the place of BEGINNING. BEING Lots No. 133-A, 134-A and 135-A and a portion of Tract No. 1 in deed of Robison Lumber & Supply to Sherwood Realty and as shown on the revised draft of Sherwood Village prepared by T. Bryce James, R.S. dated April 9, 1960.

EXCEPTING AND RESERVING therefrom and thereout premises conveyed by James P. Gillespie et ux to Alberta M. Harvey by Deed dated February 10, 1969, and recorded in the Office of the Recorder of Deeds of Columbia County in Deed Book 242, Page 398, bounded and described as follows, to-wit:

BEGINNING at a point at the Southwest corner of Lot No. 48 and on the Northern side of Clifton Drive; THENCE along the Northern side of Clifton Drive, South 66 degrees 50 minutes West 110 feet to a point in other land now or formerly of Gillespie; THENCE by the same, North 23 degrees 10 minutes West, 150 feet to a point in line of lands now or formerly of Sherwood Realty Company; THENCE by the same, North 66 degrees 50 minutes East, 110 feet to an iron pin; THENCE by lands now or formerly of Sherwood Realty Company and along the Western side of Lot No. 48, South 23 degrees 10 minutes East, 150 feet to the place of BEGINNING. BEING Lot No. 133-A, the Eastern 20 feet of Lot No. 134-A and a portion of Tract No. 1 in Deed from Robison Lumber & Supply Company, inc. to Sherwood Realty Company, dated September 21, 1964, and recorded in the office of the Recorder of Deeds of Columbia County in Deed Book 227, page 579.

TAX PARCEL #: 31-03B-089-00.000

BEING KNOWN AS: 170 Clifton Drive, Bloomsburg PA 17815

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
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