

# SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV1370 AND CIVIL WRIT NO. 2018CV1370 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 and tract of land situate in the Township of Fishingcreek, County of Columbia and State of Pennsylvania, bounded and described more fully as follows, to wit:

BEGNNING at a stone corner in public road in the line of land now or formerly owned by James E. and F. W. Jones; thence north 79-1/4 degrees east along lot now or formerly owned by George B. Hosler, 9 perches more or less to a stone corner in the Susquehanna and Tioga Turnpike; thence by land now or formerly of William Mears south 30 degrees east 5.5 perches to line of Mill Race; thence by line of said Mill Race, southwardly 10 perches more or less to intersecting line of land, now or formerly belonging to said James E. and F. W. Jones; thence north 15 degrees west 2.5 perches more or less to the place of beginning.

Containing 35 perches, more or less, improved with dwelling and additional assets.

PARCEL 15-15A-024-00,000

PROPERTY ADDRESS: 777 RIDGE ROAD, ORANGEVILLE, PA 17859

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UPI / TAX PARCEL NUMBER: 15-15A-024-00,000

## 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  
MICHAEL T. MCKEEVER, ESQ.  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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