

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV597 AND CIVIL WRIT NO. 2018CV597 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 pieces, parcels or lots of land situate in Catawissa Township, on the south side of State Highway (known as the Hollow Road) leading from Catawissa to Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at an iron pin on the southern side of the aforesaid State Highway in line of land now or formerly of William Bruchard, being Lot No. 5, and running thence by the southern line aforesaid State Highway, north 74 degrees 50 minutes east, 113 feet to an iron pin on the western line of Lot No. 3:

THENCE by the western line of said Lot No. 3, south 15 degrees 10 minutes east, 200 feet to an iron pin in the line of land now or formerly of Charles W. Creasy; THENCE by line of said Creasy, south 74 degrees 50 minutes west 113 feet to an iron pin in the eastern line of Lot No.5; THENCE by the eastern line of said lot, north 15 degrees 10 minutes west, 200 feet to the iron pin on the southern line of the aforesaid State Highway, the place of beginning.

Being Lot No. 4 in a parcel of five lots laid out and surveyed by Howard Fetterolf, R.E. on September 14, 1949, for Luther P. Creasy, upon which is erected a frame bungalow.

PARCEL No.2:

ALL THAT CERTAIN piece and parcel of land situate in Catawissa Township, Columbia County, Pennsylvania, bounded and described as follow:

BEGINNING at an iron pin corner in the southerly line of land now or formerly of Marion R. Mears and Hazel P.. Mears and running thence along the easterly line of land now for formerly of Michael J. Haladay and wife south 15 degrees 10 minutes east 45 feet to an iron pin corner in line of lands now or formerly of Donald R. Creasy and Geraldine R. Creasy, his wife. THENCE long the same north 66 degrees 33 minutes east 114.3 feet to an iron pin corner in the westerly line of lands now or formerly of John Stugin and wife;

THENCE along the westerly line of lands now or formerly of said Stugin north 15 degrees 10 minutes west 28.6 feet to an iron pin corner in the southerly line of lands now formerly of Marion R. Mears and Hazel P. Mears; THENCE along the same south 70 degrees 50 minutes west 113 feet to an iron pin corner, the place of beginning.

CONTAINING .095 acres of land according to a survey and draft made by Howard Fetterolf, R.E. on May 9, 1964.

The above two (2) parcels UNDER AND SUBJECT to a sewer line agreement dated July 28, 1964 and recorded in the Office of the Recorder in and for Columbia County in Miscellaneous Book 39 at page 283.

BEING the same premises which Matthew J. Rebuck and Rebecca I. Wilkinson, now by marriage, Rebecca I. Rebuck, husband and wife by their Deed dated November 22, 2004 and recorded on November 23, 2004 in the Office of the Columbia County Recorder as Instrument No.: 200413352, granted and conveyed unto Curtis A. Yohey, Jr. and Jennifer A. Griffin, grantors herein.

PROPERTY ADDRESS: 253 HOLLOW ROAD, CATAWISSA, PA 17820
UPI / TAX PARCEL NUMBER: 09 08 00600

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.