

SHERIFF'S SALE

Wednesday, July 24th, 2019 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV1597 AND CIVIL WRIT NO. 2018CV1597 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 or parcel of land situate partly in the Township of Madison, County of Columbia and the Township of West Hemlock, County of Montour and State of Pennsylvania bounded and described as follows, to wit:

Beginning at a mag nail in the center of Pennsylvania State Route No. 0642 (Danville Road) marking the most easterly corner of lands now or formerly of F. Larry and Sally Ann Allbeck; thence from said corner and along the land now or formerly of Allbeck North 69 degrees 36 minutes 52 seconds West a distance of 339.45 feet to an iron pin corner; thence along lands now or formerly of Bradley D. and Sandra K. Rishel North 18 degrees 30 minutes 16 seconds East a distance of 762.79 feet to an iron pin corner; thence along the same North 46 degrees 46 minutes 16 seconds East a distance of 91.13 feet to an iron pin corner; thence along the same South 51 degrees 3 minutes 4 seconds East a distance of 125.64 feet to an iron pin corner; thence along the same North 74 degrees 17 minutes 45 seconds East a distance of 80.94 feet to an iron pin corner; thence along the same North 50 degrees 41 minutes 28 seconds East a distance of 189.75 feet to an iron pin corner; thence along the same South 45 degrees 27 minutes 00 seconds East a distance of 492.88 feet to a mag nail corner in the center of S.R. 0642 (Danville Road); thence along the Centerline of S.R. 0642 (Danville Road) the following five (5) courses and distances:

- (1) South 44 degrees 33 minutes 01 second West a distance of 88.23 feet to a point;
- (2) South 45 degrees 27 minutes 05 seconds a distance of 152.90 feet to a point;
- (3) South 46 degrees 23 minutes 08 seconds West a distance of 189.84 feet to a point;
- (4) South 47 degrees 30 minutes 12 seconds West a distance of 157.71 feet to a point;
- (5) South 48 degrees 14 minutes 33 seconds West a distance of 320.94 feet to a point, the place of Beginning.

18-032946 ANR Long Form Legal Containing an area of 11.843 acres of land in all and shown in detail on a subdivision plan prepared for Bradley D. and Sandra K. Rishel by Wayne G. Hildebrand, PLS, dated 07/21/2004.

Parcel No.: 21 01 00601

Being the same property conveyed to Suzanne K. Rishel and Ryan K. Hall who acquired title, with rights of survivorship, by virtue of a deed from Bradley D. Rishel and Sandra K. Rishel, husband and wife, dated August 19, 2005, recorded August 22, 2005, at Instrument Number 200508889, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 15 Danville Road, Bloomsburg, PA 17815

PROPERTY ADDRESS: 15 DANVILLE ROAD, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 21 01 00601

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.