

# SHERIFF'S SALE

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Wednesday, June 12th, 2019 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV239 AND CIVIL WRIT NO. 2019CV239 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:

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ALL THAT CERTAIN piece and parcel of land situate in the Village of Espy, Scott Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner in the northerly line of the right of way of Main Street or Old Berwick Road and running thence north 22 degrees 26 minutes west, a distance of 190 feet to an iron pin corner in the southerly line of a public alley; THENCE along the southerly line of said alley north 69 degrees 30 minutes east, a distance of 39.5 feet to an iron pin corner; THENCE south 23 degrees 11 minutes east, a distance of 190.2 feet to an iron pin corner in the northerly line of the aforesaid right of way; THENCE along the northerly line of said right of way of Main Street south 69 degrees 30 minutes west, a distance of 42 feet to an iron pin corner, the place of beginning, with this description taken from a survey and draft made by A. Carl Wolfe, P.E., on October 28, 1959.

BEING THE SAME premises which Geraldine A. Davis, widow, et al, by their deed dated May 28, 1960 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 201 at Page 481 granted and conveyed unto Glenn E. Richie and Vera H. Richie. The said Glenn E.-Richie died thereby vesting interest in Vera H. Richie, his wife, by virtue of her right of survivorship as a tenant by the entirety.

BEING KNOWN AS: 2371 OLD BERWICK ROAD BLOOMSBURG, PA 17815  
PROPERTY ID: 31,3C2-057-00,000

TITLE TO SAID PREMISES IS VESTED IN THOMAS E. RICHIE BY DEED FROM DAVID G. RICHIE, ADMINISTRATOR CTA OF THE ESTATE OF VERA H. RICHIE, A/K/A VERA HOPE RICHIE AND DAVID G. RICHIE, THOMAS E. RICHIE AND SHERYL A. WEISER  
AND MARK A. RICHIE, DATED March 2, 2006 RECORDED March 7, 2006 INSTRUMENT 200602229.

TO BE SOLD AS PROPERTY OF: THOMAS E. RICHIE  
PROPERTY ADDRESS: 2371 OLD BERWICK ROAD, BLOOMSBURG, PA 17815  
UPI / TAX PARCEL NUMBER: 31,3C2-057-00,000

## 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  
RAS Citron, LLC.  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>