

SHERIFF'S SALE

Wednesday, August 28th, 2019 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV457 AND CIVIL WRIT NO. 2019CV457 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 or lot of land located in the Township of Fishing creek, County of Columbia and State of Pennsylvania bounded and described as follows:

BEGINNING at a Point in the centerline of State Route #1020; THENCE along the centerline of State Route #1020 North 81 degrees 07 minutes 40 seconds East 352.81 feet to a Point in the centerline of State Route #1020; THENCE along lands now or formerly of Harry E. Sr. and Carol J. Wolfe the following 3 courses and distances South 13 degrees 22 minutes 15 seconds West 275.70 feet to an Iron Pipe (found); THENCE South 85 degrees 32 minutes 25 seconds West 267.02 feet to an Iron Pipe (found); THENCE North 04 degrees 32 minutes 15 seconds West 235.31 feet to a Point in the centerline of State Route #1020, the place of BEGINNING.

CONTAINING 1.75 acres of land.

THE aforesaid description is taken from a survey draft by Thomas H. Parr P.L.S. dated September 7, 1999 and recorded in Columbia County as Instrument Number 199912113.

BEING the same premises which Harry E. Wolfe, Sr. and Carol J. Wolfe, his wife, by Deed dated December 28, 1999, and recorded with the Register and Recorder of Columbia County on December 28, 1999, to Instrument No. 199912114, granted and conveyed unto Larry W. Wolfe and Debra D. Wolfe, husband and wife. The said Debra D. Wolfe died on March 29, 2012, whereby title vested in Larry W. Wolfe as surviving tenant by the entireties.

PROPERTY ADDRESS: 892 Winding Road, Shickshinny, PA 18655
PROPERTY IMPROVED: 2-story dwelling, detached 2 car garage, detached barn

TAX PARCEL NUMBER: 15-16-009-01

PROPERTY ADDRESS: 892 WINDING ROAD, SHICKSHINNY, PA 18655
UPI / TAX PARCEL NUMBER: 15-16-009-01

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
HARDING, HILL & TUROWSKI, LLP
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Sheriff of Columbia County
Timothy T. Chamberlain
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