

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV552 AND CIVIL WRIT NO. 2019CV552 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 tract of land situate in Stillwater Borough, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the intersection of a proposed 50 foot right-of-way and Township Route #629; Thence by the center of the proposed right-of-way the following courses and distances: South 55 degrees 36 minutes West, 139.2 feet to a point; Thence South 38 degrees 23 minutes West, 31.5 feet to a point; Thence South 54 (erroneously noted as 34 degrees in chain of title) degrees 24 minutes West, 164.3 feet to a point; Thence South 62 degrees 07 minutes West, 227.8 feet to a point; Thence South 66 degrees 36 minutes West 42 feet to a point in the center of a culvert and in line of other lands now or formerly of Lloyd M. and Doris E. Miller; Thence by the same the following two courses and distances: North 57 degrees 23 minutes West, 301 feet to a point in the center of a small creek; Thence through an iron pin North 48 degrees 38 minutes East, 500.2 feet to a point in the center of Township Route #629; Thence by the center of said Township Route #629 the following courses and distances: South 60 degrees 05 minutes East, 308.3 feet to a point; Thence South 68 degrees 14 minutes East, 28.1 feet to a point; Thence South 69 degrees 15 minutes East, 26 feet to a point; Thence South 82 degrees 29 minutes East, 32.5 feet to a point; Thence North 79 degrees 02 minutes East, 36.9 feet to the place of BEGINNING.

CONTAINING 4.18 acres. This description is prepared from draft of survey of Construction Engineering, Inc. dated May 6, 1974.

BEING the same premises which Mark F. Barone and Lucienne M. Barone, husband and wife, by Deed dated January 27, 2015, and recorded with the Register and Recorder of Columbia County on February 4, 2015, to Instrument No. 201500795, granted and conveyed unto Mark F. Barone.

PROPERTY ADDRESS: 63 Cemetery Road, Stillwater, Pennsylvania, 17878

PROPERTY IMPROVED: Split level — Detached 2-story car garage with attached 6x8 Shed

TAX PARCEL NUMBER: 33-02-011-03

PROPERTY ADDRESS: 63 CEMETERY ROAD, STILLWATER, PA 17878

UPI / TAX PARCEL NUMBER: 33-02-011-03

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.