

SHERIFF'S SALE

Wednesday, September 11th, 2019 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV547 AND CIVIL WRIT NO. 2018CV547 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 situate in Wonderview Development, in Main Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Scenic Avenue said point being South 68 degrees 13 minutes 55 seconds West 117.15 feet from a culvert across Scenic Avenue and in line of Lot No.100; THENCE along Lot No. 100 South 00 degrees 46 minutes 05 seconds East 140 feet to a point in line of other lands now or formerly of Clyde E. Yohey and Joan B. Yohey, husband and wife; THENCE along other lands of the said Yohey South 68 degrees 13 minutes 55 seconds West 100 feet to a point in line of Lot No. 98;THENCE along Lot No. 98 North 00 degrees 46 minutes 05 seconds West 140 feet to a point on the aforesaid Scenic Avenue;THENCE along said Avenue North 68 degrees 13 minutes 55 seconds East 100 feet to a point the place of BEGINNING. Containing 13,070.10 square feet of land.

BEING Lot No. 99 of "Wonderview" and being more fully shown on draft of "Wonderview Incorporated" as prepared by T. Bryce James, R.A., dated April 7, 1975 and revised February 9, 1978.

EXCEPTING AND RESERVING THEREFROM an easement ten (10) feet on the north boundaw, twenty (20) feet on the east boundary and ten (10) feet on the south boundary of the lot for utilities, rights of way with the right of ingress, egress and regress to build, bury and otherwise install wires, pipes and mains and with the right to go upon the said easement for the purpose of repairing and maintaining the same at any and all times.

UNDER AND SUBJECT TO the express covenants, conditions and restrictions as more specifically set forth in Columbia County. Record Book 334 at Page 358.

BEING KNOWN AS: 520 SCENIC AVENUE, BLOOMSBURG, PA 17815
PROPERTY ID NUMBER: 22-01B-042-00,000

TIMOTHY R. TRAYER AND JUDITH A. TRAYER, HUSBAND AND WIFE BECAME SEIZED OF THE NTEREST GRANTED AND CONVEYED, IN FEE, BY TIMOTHY R. TRAYER, SR., N/K/A TLMOTFN R. TRAYER AND JUDITH A. TRAYER, HUSBAND AND WIFE AS EVIDENCED BY DEED DATED 6/9/2016 AND RECORDED 6/24/2016 IN THE OFFICE OF THE RECORDER IN COLUMBIA COUNTY, AS DOCUMENT NUMBER 201604854.

PROPERTY ADDRESS: 520 SCENIC AVENUE, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 22-01B-042-00,000

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
MICHAEL T. MCKEEVER, ESQ.
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Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>