

SHERIFF'S SALE

Wednesday, January 27th, 2021 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV1567 AND CIVIL WRIT NO. 2018CV1567 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 tract and Lot of Land Situate in the Village of Numidia, Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

Beginning at a stone corner of an Alley on the West side of This and other Lots;
Thence by land now or formerly of T.F. Miller, North 87.75 degrees East, 230 feet to a place or point in the Public road Leading from Numdia to Ashland;
Thence, in said road in land now or formerly of Daniel Morris, North 20 degrees East, 50 feet to Another point or place in said road;
Thence by land now or formerly of W.B. Kline, South 87.75 degrees West, 230 feet to a stone corner at on Alley, now or formerly Belonging to J.C. Wintersteen; Thence, along said Alley, South 20 degrees West 50 feet to the place of Beginning.

Containing 1/4 of an acre, more or less. On which is erected a two story frame dwelling house.

Parcel No.: 20-02A-009

Being the same property conveyed to Margaret Boyles and Jerry L. Boyles, wife and husband who acquired title, as tenants by the entirety, by virtue of a deed from Margaret Boyles, formerly Margaret Cecco, and Jerry L. Boyles, wife and husband, dated June 24, 1994, recorded July 11, 1994, at Book 573, Page 679, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 1 140 Numidia Drive, Numidia, PA 17858

PROPERTY ADDRESS: 1140 NUMIDIA DRIVE, NUMIDIA, PA 17858

UPI / TAX PARCEL NUMBER: 20-02A-009

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
MANLEY DEAS KOCHALSKI LLC
P.O. Box 165028
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Sheriff of Columbia County
Timothy T. Chamberlain
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