

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV584 AND CIVIL WRIT NO. 2019CV584 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 or parcel of land situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a rebar (set) in the northern line of Riverview Avenue; Thence along Riverview Avenue, North 83 degrees 00 minutes 00 seconds West, 100 feet to a rebar set at the southeast corner of Lot No. 162; Thence along Lot 162, due North a distance of 122.23 feet to a rebar set at the southwest corner of lands now or formerly of Russell and Mandy Karshick; Thence along land now or formerly of said Karshick, South 81 degees 00 minutes 00 seconds East, 100.49 feet to a rebar set at the northwest corner of Lot No. 164; Thence along Lot 164, due South 118.69 feet to a rebar, the point and place of BEGINNING.

CONTANING 0.275 acres.

SUBJECT TO a 10 foot wide drainage and utility easement along the eastern, western and northern boundaries of the above described premises.

ALL OF THE ABOVE being more fully shown as Lot No. 163 on a draft prepared by Baffle, James and Associates dated June 30, 1990, last revised September 12, 1994 (File # 8-20).

BEING AS: 525 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815
PROPERTY ID NUMBER: 22-01C-015-00,000

BEING THE SAME PREMISES WHICH JOHN A. YOHEY, JOINED BY HIS SPOUSE, ANGELA S. YOHEY BY DEED DATED 3/6/2014 AND RECORDED 3/18/2014 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NUMBER 201401946, GRANTED AND CONVEYED UNTO JASON A. ZERBE AND HEATHER L. ZERBE, HUSBAND AND WIFE.

PROPERTY ADDRESS: 525 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 22-01C-015-00,000

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.
701 Market Street, Suite 5000
Philadelphia, PA 19106-1532

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