

SHERIFF'S SALE

Wednesday, November 20th, 2019 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV639 AND CIVIL WRIT NO. 2019CV639 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 lot, piece or parcel of land situate on the North side of the Bloomsburg Mountain Grove Highway in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point a nail on the North side of the Bloomsburg-Mountain Grove Highway, and 18 feet West of the West line of the Vincent Vagnoni property;

THENCE along the North side of said highway, South 75 degrees 30 minutes West 150 feet to an iron pin; THENCE north 13 degrees 45 minutes West 400 feet to an iron pin; THENCE north 75 degrees 30 minutes East 150 feet to an iron pin;

THENCE South 13 degrees 45 minutes East 400 feet to the place of beginning, containing 60,000 square feet or 1.4 acres.

THE aforesaid lot bounded on the South by State Highway, on the West and North by lands now or formerly of Ralph H. Peters, and on the East by an 18 foot lane.

TITLE TO SAID PREMISES IS VESTED JOHN F. GOTTSALL AND SHIRLEY GOTTSALL, HIS WIFE, by Deed from JOHN F. GOTTSALL AND SHIRLEY GOTTSALL, HIS WIFE AND GORDON F. GREBEY AND AMY A. GREBEY, HIS WIFE, Dated 08/04/1975, Recorded 08/05/1975, in Book 272, Page 988.

JOHN F. GOTTSALL A/K/A JOHN GOTTSALL, SR was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of JOHN F. GOTTSALL A/K/A JOHN GOTTSALL, SR's death on or about 04/24/1999, her ownership interest was automatically vested in the surviving tenant by the entirety.

Mortgagor SHIRLEY GOTTSALL A/K/A SHIRLEY GOTTSALL A/K/A SHIRELY L.

GOTTSALL died on 11/04/2018, and upon information and belief, her surviving heirs are JOHN GOTTSALL, JAMES GOTTSALL, GORDON GOITSHALL, PEGGY WOOD, AMY SANCHEZ, and AMBER LEIBY. By executed waivers, GOTTSALL, JAMES GOTTSALL, GORDON GOTTSALL, PEGGY WOOD, and AMBER LEIBY waived their right to be named as defendants in the foreclosure action.

Tax Parcel: 01-10-018-00,000

Premises Being: 1075 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815-7448

PROPERTY ADDRESS: 1075 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 01-10-018-00,000

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.