

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV946 AND CIVIL WRIT NO. 2019CV946 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 THOSE TWO PIECES, parcels and tracts of land situate in the Township of Mt. Pleasant, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT ONE: BEGINNING at a stake in the middle of the Township road leading from Fox Hollow to Light Street, South 89.5 degrees East to a stake; thence, South 59.5 degrees East, a distance of 245 feet to a stake; thence, South 18 degrees, 5 minutes West, a distance of 398 feet to a stake; thence, North along land of Harry Martenas, North 74 degrees West, a distance of 183 feet to a stake; thence, along land of the Grantor herein, North 00 degrees, 30 minutes East, a distance of 454.5 feet to the place of BEGINNING.

CONTAINING 2.35 acres of land.

TRACT TWO: BEGINNING at an iron corner set in the Southerly line of the right-of-way of Township Route 497 leading from Light Street to Township Route 500, it being the Northwest corner of other land of William R. Yost, et ux.; thence, running along the Westerly line of other land of William R. and Kathleen M. Yost, South 01 degree, 01 minute East, 423.98 feet to an iron pin corner set in the Northerly line of land of Ellis Turner, it also being the Southwest corner of land of William R. and Kathleen M. Yost; thence, running along the Northerly line of land of said Turner, South 78 degrees, 59 minutes West, 376.05 feet to an iron pin corner set at the Southwest corner of land of John C. Wommer and wife; thence, running along the Easterly line of land of said Wommer, North 01 degree, 01 minute West, 486.60 feet to an iron pin corner set in the Southerly line of the right-of-way of Township Route 497; thence, running along the Southerly line of the right-of-way of Township Route 497, North 85 degrees, 30 minutes East, 110.14 feet to an iron pin corner; thence, continuing along the same, North 89 degrees, 52 minutes East 260.43 feet to an iron pin corner, the place of BEGINNING.

CONTAINING 3.895 acres more or less according to a survey and draft made by T. Bryce James, R.S., on September 11, 1969.

EXCEPTING THEREFROM AND THEREOUT 2.000 acres of land conveyed by William R. and Kathleen M. Yost to Pamela K. Mausteller by Deed dated October 28, 1981 and recorded in Columbia County Deed Book 304 at Page 557.

BEING Parcel ID 26-06-005-01,00 AND BEING KNOWN for informational purposes only as 53 Fox Hollow road, Bloomsburg, PA

BEING THE SAME PREMISES which was conveyed to Kathleen I. Yost, a single woman, by deed of William R. Yost and Kathleen M. Yost, his wife, dated November 8, 1990 and recorded November 9, 1990 as Instrument 199006784 BK 462 PG 408 in the Columbia County Recorder of Deeds Office, in fee.

PROPERTY ADDRESS: 53 FOX HOLLOW ROAD, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 26-06-005-01,00

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
RICHARD SQUIRE & ASSOCIATES LLC
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Sheriff of Columbia County
Timothy T. Chamberlain
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