

SHERIFF'S SALE

Wednesday, September 9th, 2020 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV875 AND CIVIL WRIT NO. 2015CV875 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 tract of land situated in North Centre Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the centerline of Township Route No. 463 (Chapin Road), said point also being the southwesterly corner of Lot No. 6B of the hereinafter referenced subdivision; thence running along the centerline of Township Route No. 463 (Chapin Road), south 69 degrees 18 minutes 27 seconds west 110.49 feet to a point; thence continuing along the same south 68 degrees 17 minutes 25 seconds west 64.25 feet to a point; thence running through Township Route No. 463 (Chapin Road) south 85 degrees 52 minutes 43 seconds west 54.04 feet to a rebar found disturbed; thence running along land now or formerly of Levi A. and Shellie L. Brown north 17 degrees 19 minutes 05 seconds west 464.38 feet to a stone corner found; thence running along land now or formerly of The Pifer Living Family Trust north 71 degrees 05 minutes 53 seconds east 326.01 feet to a rebar set; thence running along the Lot No. 6B and passing through a rebar offset 16.99 feet from the end of this course, south 05 degrees 32 minutes 18 seconds east, 484.51 feet to the place of beginning.

CONTAINING 3.004 acres of land and being more fully shown as Lot No. 6A on survey subdivision plat entitled: "Preliminary/Final Subdivision Plan Prepared for Kevin M. Boudman and James W. Knorr", prepared by Ted L. Oman and Associates, Inc., dated 06/09/03, and recorded in the Columbia County Recorder of Deeds Office on September 22, 2003 in Map Book 8, Page 449.

UNDER AND SUBJECT to a portion of the legal right of way of Township Route No. 463 (Chapin Road) as shown on the above referenced subdivision plat.

ALSO GRANTING AND CONVEYING TO THE GRANTEE HEREIN, HIS HEIRS AND ASSIGNS, THE RIGHT OF INGRESS, EGRESS AND REGRESS OVER AND UPON A 50 FOOT WIDE PRIVATE RIGHT OF WAY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point in the center line of Township Route No. 463 (Chapin Road), said point being further located on a course of north 70 degrees 42 minutes 17 seconds east 107.93 feet from a point at the southwesterly corner of Lot No. 6B; thence running through Lot No. 6B north 30 degrees 16 minutes 42 seconds west 46.14 feet to a point; thence continuing through Lot No. 6B north 54 degrees 16 minutes 47 seconds west 103.90 feet to a point; thence continuing through Lot No. 6B north 44 degrees 15 minutes 29 seconds west 11.86 feet to a point in the easterly line of Lot No. 6A hereinabove described; thence running along Lot No. 6A north 05 degrees 32 minutes 18 seconds west 79.93 feet to a point; thence running through Lot No. 6B south 44 degrees 15 minutes 29 seconds east 69.85 feet to a point; thence continuing through Lot No. 6B south 54 degrees 16 minutes 47 seconds east 110.15 feet to a point; thence continuing through Lot No. 6B south 30 degrees 16 minutes 42 seconds east 66.66 feet to a point in the centerline of Township Route No. 463 (Chapin Road); thence running along the centerline of Township Route No. 463 (Chapin Road) south 71 degrees 38 minutes 10 seconds west 11.48 feet to a point; thence continuing along the same south 70 degrees 42 minutes 17 seconds west 39.49 feet to the place of beginning. Containing 0.234 acre of land and being more fully shown as "Proposed 50 foot wide private right-of-way to serve Lot No. 6A". The owners of Lot No. 6A and 6B shall share the use of the existing driveway located in the above described right-of-way. Maintenance of the drive shall be shared as specified below.

RIGHT OF WAY MAINTENANCE PROVISION: BY ACCEPTING DELIVERY OF THIS DEED, THE GRANTEE, FOR HIMSELF, HIS HEIRS AND ASSIGNS, AGREES TO ASSUME HIS RIGHTFUL PRORATED SHARE OF COSTS AND EXPENSES, WHICH MAY HEREAFTER BE INCURRED IN CONNECTION WITH THE REASONABLE AND NECESSARY MAINTENANCE OF THE PRIVATE 50 FOOT RIGHT OF WAY SERVICING THE LOT OF LAND HEREIN CONVEYED TO THE GRANTEE. THIS

OBLIGATION IS TO BE SHARED WITH ALL PRESENT AND FUTURE OWNERS OF LAND IN THE SUBDIVISION TRACT OF WHICH THE CONVEYANCE IS A PART AND SHALL BE BINDING UPON THE GRANTEE, HIS HEIRS, SUCCESSORS AND ASSIGNS.

IT BEING the same premises transferred and conveyed by James W. Knorr, unmarried and Stephanie Knorr, Unmarried by their Deed dated March 28, 2008, and recorded in the Office of the Recorder of Deeds in and for Columbia County to Instrument Number 200802823 on March 31, 2008, unto, James W. Knorr, unmarried.

PROPERTY ADDRESS: 6965 CHAPIN ROAD, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 11-07-03100

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