

SHERIFF'S SALE

Wednesday, March 25th, 2020 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV1434 AND CIVIL WRIT NO. 2019CV1434 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:

PARCEL ONE:

TRACT NO. 1

BEGINNING at a point in the southerly side of Drinker Street and the easterly line of Lot No. 17; THENCE by the southerly side of Drinker Street, North 59 degrees East, 100 feet to the westerly line of Lot No. 18A; THENCE by the latter, South 31 degrees East, 128 feet to a point in other lands now or formerly of Harry L. Magee; THENCE South 59 degrees West, 100 feet to the easterly line of Lot No. 17 aforesaid; THENCE by the latter, North 31 degrees West, 128 feet to the place of BEGINNING. BEING Lot No. 18 in the Grotz Addition to the Village of Fernville.

TRACT NO. 2:

BEGINNING at a point in the southerly side of Drinker Street and the easterly line of Lot No. 18; THENCE by the southerly side of Drinker Street, North 59 degrees East, 100 feet to the westerly line of Lot No. 19; THENCE by the latter, South 31 degrees East, 128 feet to a point in line of other lands now or formerly of Harry L. Magee; THENCE South 59 degrees West, 100 feet to the easterly line of Lot No. 18 aforesaid; THENCE by the latter, North 31 degrees West, 128 feet to a point, the place of BEGINNING.

BEING Lot No. 18A in the Grotz Addition to the Village of Fernville.

The foregoing descriptions are in accordance with a revised plot plan as prepared by A. Carle Wolfe, P.E.

PARCEL TWO:

ALL THAT CERTAIN piece, parcel or tract of land situate partially in Hemlock Township and partially in Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point 128 feet south of Drinker Street, said point also being the southeast corner of Lot #17 now or formerly owned by Hagemeyer; THENCE along the southern line of Lots #18 and #18A 200 feet to line now or formerly of Lenhart; THENCE South 31 degrees East through now or formerly Hagemeyer's land and across Fishing Creek to a point on or near the south bank of Fishing Creek; THENCE along the south bank of Fishing Creek in a southwesterly direction to a point opposite the southwestern corner of Lot #18; THENCE North 31 degrees West across Fishing Creek to the southwest corner of Lot which is also the place of BEGINNING.

BEING all lands of Hagemeyers lying in the area of Lots #18 and #18A extended in a southeasterly direction.

TITLE TO SAID PREMISES IS VESTED IN JEFFREY D. CABELL AND TIFFANY ROBBINS-CABELL H/W, by Deed from CAROL ANN ENT WIDOW, Dated 06/12/2017, Recorded 06/13/2017, Instrument No. 201704549.

Tax Parcel: 18 01B01917

Premises Being: 518 DRINKER STREET, BLOOMSBURG, PA 17815-8369

PROPERTY ADDRESS: 518 DRINKER STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 1801B01917

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.