

# SHERIFF'S SALE

Wednesday, October 18th, 2023 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV1355 AND CIVIL WRIT NO. 2019CV1355 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 AND TRACT OF LAND SITUATE IN SCOTT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHWEST CORNER OF SHAWNEE ROAD AND THOMAS STREET; THENCE ALONG THE NORTHERN SIDE OF SHAWNEE ROAD, SOUTH 51 DEGREES 46 MINUTES WEST, 200 FEET TO A CORNER IN LINE OF LOT NO. 31; THENCE BY THE SAME, NORTH 38 DEGREES 14 MINUTES WEST, 200 FEET TO A CORNER ON THE SOUTHERN SIDE OF HILLTOP AVENUE; THENCE BY THE SAME, NORTH 51 DEGREES 46 MINUTES EAST, 200 FEET TO A CORNER ON THE WESTERN SIDE OF THOMAS STREET; THENCE BY THE SAME, SOUTH 38 DEGREES 14 MINUTES EAST, 200 FEET TO THE NORTHWEST CORNER OF SHAWNEE ROAD AND THOMAS STREET, THE PLACE OF BEGINNING. BEING LOTS NOS. 32 AND 33 IN THE SHAWNEE HEIGHTS ADDITION TO SCOTT TOWNSHIP. THE DESCRIPTION FOR THIS DEED WAS PREPARED FROM DRAFT OF A. CARL WOLFE, R.S., DATED JUNE 1, 1956.

BEING KNOWN AS: 20 SHAWNEE ROAD, SCOTT TWP A/K/A BLOOMSBURG, PA 17815  
PROPERTY ID NUMBER: 31-3D2-006

BEING THE SAME PREMISES WHICH KAREN E. LONG, ATTORNEY-IN-FACT FOR AGNES E. MARR BY DEED DATED 12/20/2002 AND RECORDED 12/20/2002 THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT NO 200214758, GRANTED AND CONVEYED UNTO ANTONIO GEATTI.

PROPERTY ADDRESS: 20 SHAWNEE ROAD, BLOOMSBURG, PA 17815  
UPI / TAX PARCEL NUMBER: 31-3D2-006

## 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.  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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