

# SHERIFF'S SALE

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

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BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV1338 AND CIVIL WRIT NO. 2019CV1338 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:

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All that certain piece or parcel of land situate in the Township of Mifflin, County of Columbia, and state of Pennsylvania, bounded and described as follows:

Beginning at a point on the Easterly side of land now or late of Fred Aten and at a point on the Southerly side of Bob Hoagland, said point being at intersecting lines of property owned by said individuals; thence along lien now or late of Bob Hoagland North 87 degrees East 160 feet to the Westerly side of the right-of-way of Legislative Route No. 19023 leading from Hetlerville to Mifflinville: thence along the right of way of said highway South 19 degrees 19 minutes West 178.4 feet to an iron pin corner, thence continuing along said right of way South 11 degrees 29 minutes West a distance of 145.3 feet to an iron pin corner in lien of other land now or late of Peter Diehl, Jr., et ux; thence North 78 degrees 19 minutes West along land now or late of Peter Diehl, Jr., et ux, a distance of 98.23 feet to an iron pin corner on the line of Fred Aten, now or late; thence along line of Fred Aten, now or late, North 5 degrees East 282.0 feet to an iron pin corner, the place of beginning.

Containing 0.906 acres in accordance to a survey prepared by L. Lebo, R.E., dated July 28, 1972.

BEING KNOWN AS: 116 HETLERVILLE ROAD, NESCOPECK, PA 18635

PROPERTY ID NUMBER: 23- 06-011-04,000

BEING THE SAME PREMISES WHICH CLYDE A. STROHL A/K/A CLYDE A. STROHL, JR., AND BRENDA L. STROHL, HIS WIFE BY DEED DATED 4/2/2013 AND RECORDED 4/12/2013 THE OFFICE OF THE RECORDER OF DEEDS IN DEED AS INSTRUMENT # 201303406, GRANTED AND CONVEYED UNTO CLYDE A. STROHL. (DECEASED) AND BRENDA L. STROHL, HIS WIFE.

PROPERTY ADDRESS: 116 HETLERVILLE ROAD, NESCOPECK, PA 18635

UPI / TAX PARCEL NUMBER: 23-06-011-04,000

## 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.

Plaintiff's Attorney  
MICHAEL T. MCKEEVER, ESQ.  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>