

# SHERIFF'S SALE

Wednesday, March 31st, 2021 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV1623 AND CIVIL WRIT NO. 2019CV1623 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 and parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner of the East side of Legislative Route No. 19044, leading from Martzville to Jonestown, at the Southwest corner of Lot No. 9, now or formerly owned by W. Langin; -THENCE along line of land now or late of said Langin, North 89 degrees 23 minutes East, a distance of 183.73 feet to an iron pin corner at the Southeast corner of said Langin; THENCE continuing along the Easterly line of Langin, North 07 degrees 49 minutes East, a distance of 100 feet to an iron pin corner of line of land now or late of J. Welsh;

THENCE along line of Welsh, North 89 degrees 19 minutes East, a distance of 341.14 feet to an iron pin corner in line of land now or late of W. Pogue; THENCE along line of land now or late of Pogue.South 08 degrees 04 minutes West, a distance of 444.55 feet to an iron pin corner in line of land now or late of Arthur Champlin; THENCE along line of Champlin and other land of former granters in chain of title, North 87 degrees 04 minutes West, a distance of 337.00 feet to an iron pin corner, at the Southeast corner of Lot No. 6, now or formerly owned by A. West; THENCE along the Easterly line of Lot No. 6 owned by A. West and Lot No. 7 and Lot No. 8 owned now or late of L. Ratamess to an iron pin corner at the Northeast of Lot No. 8; THENCE along the Northerly line of Lot No. 8, South 89 degrees 23 minutes West, a distance of 182.43 feet to an iron pin corner on the East side of the aforementioned public road; THENCE along said public road, North 04 degrees 07 minutes East, a distance of 20.07 feet to the place of beginning.

ABOVE DESCRIPTION ALSO DESCRIBES a twenty feet wide strip of land running in an East and West direction between Lot No. 8 and Lot No. 9 from the Pennsylvania Legislative Route No. 19044 for a distance of 183 feet more or less connecting said public road the additional acreage of 3.376 acres included in the above described parcel of land. It being the intention of this Deed to convey to the Grantees said twenty feet wide strip, plus 3.376 acres in accordance to a survey prepared by A. Carl Wolge, P.E., dated August 1971.

BENG KNOWN AS: 64 KACHINKA HOLLOW ROAD, BERWICK, PA 18603  
PROPERTY ID NUMBER: 07-09-A-034-OO-OOO

BEING THE SAME PREMISES WHICH CHERYL N. HUNT, UNMARRIED BY DEED DATED 6/17/2016 AND RECORDED 6/20/2016 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NO 201604712, GRANTED AND CONVEYED UNTO SHAWN R. WELCH AND JLLAN M. WELCH, MARRIED.

PROPERTY ADDRESS: 64 KACHINKA HOLLOW ROAD, BERWICK, PA 18603 UPI/ TAX PARCEL NUMBER: 07-09-A-034-00-000

## 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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Philadelphia, PA 19106-1532

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