

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV1140 AND CIVIL WRIT NO. 2019CV1140 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 Orange Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner in the northerly line of other land now or late of Robert E. Hodson, it being the southeasterly corner of the land herein conveyed, and it also being set in the westerly line of land now or late of Joseph F. Chiani and Wife, and thence running along the northerly line of other land now or late of Robert E. Hodson, north 88 degrees 05 minutes 20 seconds west 405.11 feet to an iron pin corner set in the easterly line of land now or late of Ronald L. John and wife; thence along the easterly line of land now or late of said John north 1 degree 54 minutes 40 seconds east 215.05 feet to an iron pin corner set in the southerly line of land now or late of Joseph B. Stevens and wife; thence along the southerly line of land now or late of said Stevens south 88 degrees 05 minutes 20 seconds east 405.11 feet to a stone corner set in the westerly line of land now or late of the aforesaid Chiani; thence along the westerly line of land now or late of the aforesaid Chiani south 1 degree 54 Minutes 40 seconds west, 215.05 feet to an iron pin corner, the place of beginning, and CONTAINING two (2) acres of land according to a survey and draft made by Frank E. Beishline, R.S. ALSO GRANTING AND CONVEYING unto the Grantees, their heirs and assigns, a right-of-way of 50 feet in width extending northwardly from L.R. 19096 across other land now or formerly of Robert E. Hodson lying south of the tract of land herein conveyed and to be used and maintained in conjunction with the other users thereof.

PROPERTY ADDRESS: 44A Gearhart Lane, Orangeville, PA 17859

TAX PARCEL NUMBER: 27 08 01206

PROPERTY ADDRESS: 44 A GEARHART LANE, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 27 08 01206

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
HARDING, HILL, TUROWSKI & JAMES, LLP
38 West Third
Bloomsburg, PA 17815

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