

SHERIFF'S SALE

Wednesday, July 28th, 2021 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2020CV67 AND CIVIL WRIT NO. 2020CV67 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 Property Situated in The Township of Scott In The County of Columbia and Commonwealth of Pennsylvania, Being More Fully Described in a Deed Dated 06/21/1993 and Recorded 07/29/1993, Among The Land Records of the County and State Set Forth Above, in Deed Volume 542 and Page 301.

Tax Map or Parcel ID No.: 31-4C1-016

ALSO DESCRIBED AS:

All That Certain Piece and Parcel of Land Situate in The Township of Scott, Columbia County, Pennsylvania, Bounded and Described as Follows, To-Wit:

Beginning At An Iron Post At The Northeast Corner Of Harvey Jones Lot, Said Iron Post Being On The South Side of Old U.S.11 State Highway and 20 Feet From The Edge of Concrete On South Side Of Highway; Thence Along The South Side of The Said Highway, North 86 Degrees 10 Minutes East, 85.3 Feet to an Iron Post On The Northwest Corner of Lot of Thomas Gingher; Thence By Land of Thomas Gingher, South 7 Degrees and 5 Minutes East, 161.3 Feet to a Concrete Post On The North Side of An Alley; Thence Along The North Side of Said Alley, South 88 Degrees and 30 Minutes West, 92.2 Feet to an Iron Post, Corner of Harvey Jones Lot; Thence By Land of Harvey Jones, North 4 Degrees 40 Minutes West, 157.5 Feet to an Iron Post, The Place of Beginning.

Containing .33 Acres.

BENG KNOWN AS: 3410 OLD BERWICK ROAD, BLOOMSBURG, PA 17815
PROPERTY ID NUMRER: 31-4C1-016.OO-000

BEING THE SAME PREMISES WHICH BEATRICE A. STAUFFER, WIDOW BY DEED DATED 6/21/1993 AND RECORDED 7/29/1993 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 542 AT PAGE 301, GRANTED AND CONVEYED UNTO DEAN T. FAUST AND LAURIE J. FAUST, HIS WIFE.

PROPERTY ADDRESS: 3410 OLD BERWICK ROAD, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 31-4C1-016-00-000

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