

SHERIFF'S SALE

Wednesday, October 26th, 2022 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2020CV175 AND CIVIL WRIT NO. 2020CV175 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 The land referred to in this report is described as follows:

All those certain tracts of land situate in the Township of South Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Tract No. 1: Beginning at the Southwest corner of lot now or late of Myron I. Low, on the Northerly side of Public Road leading from Berwick to Bloomsburg; thence in a Northerly direction along said lot, a distance of One Hundred and Seventy-five (175) feet to an alley; thence in a Westerly direction along said alley, a distance of Seventy (70) feet to corner of lot now or late of Harry E. Wertman and Jennie E. Wertman, (formerly Myron I. Low); thence in a Southerly direction along land now or late of Harry E. Wertman and Jennie E. Wertman, A distance of One Hundred and Seventy-five (175) feet to a said public road; and thence in an Easterly direction along said public road, a distance of Seventy (70) feet to the place of Beginning.

Containing about forty-five (45) perches of land.

Tract No. 2: Beginning at the Southeast corner of lot now or late of Harry E. Wertman, on the North side of public road leading from Berwick to Bloomsburg; thence East along said public road forty-three (43) feet to land now or late of George L. Low; thence North by said land One Hundred and Seventy-five (175) feet to an alley; thence West by said alley, forty-three (43) feet to land now or late of Harry L. Wertman; thence South By said land, One Hundred and Seventy-five (175) feet to the public road or place of Beginning

Whereon is erected a dwelling, garage and other Improvements.

Tract No. 3: Beginning at a point One Hundred and fifteen (115) feet West of land now or late of M. I. Low on the North side of public road leading from Berwick to Bloomsburg; thence North parallel with land now or late of M. I. Low, One Hundred Seventy-five (175) feet to an alley, which is to be opened up to a width of 16 feet by John E. Shuman; thence West by said alley, being parallel to said public road, Seventy (70) feet to a street, which is to be opened up by said John E. Shuman to a width of 33 feet; thence South by said street, One Hundred and Seventy-five (175) feet to said public road; and thence East along said public road, seventy (70) feet to the place of Beginning. Containing about forty-five (45) perches of land.

Tract No. 4: Beginning at a point on the North side of public highway leading from Bloomsburg to Berwick, point of the beginning being the Northwestern corner of the land now or late of Raymond Keller (formerly owned by M. I. Low) and land now or late of Myron P. Shuman; thence along the land now or late of Raymond Keller, South 25 degrees East, one hundred forty-five and eight-tenths (145.8) feet to corner of land now or late of Sheldon F. Gay; thence along land now or late of Sheldon F. Gay, South 67 degrees 45 minutes West, one hundred eighty-three (183) feet to a corner, said corner being a 33 foot alley; thence through land now or late of Myron P. Shuman, North 25 degrees West, one hundred forty- five and eight-tenths (145.8) feet to a corner; thence along land now or late of Myron P. Shuman, North 67 degrees 45 minutes East, one hundred eighty-three (183) feet to the place of Beginning.

Property Address: 6215 Old Berwick Road a/k/a 6215 4th Street, Bloomsburg, PA 17815

Parcel No. 12-03B00400

BEING the same premises which Richard D. Robertson and Gail L. Robertson and Tara Hirleman by Deed dated September 27, 2002 and recorded in the Office of Recorder of Deeds of Columbia County on October 15, 2002 at Instrument #200212175 granted and conveyed unto Chandler Hirleman and Tara Hirleman.

PROPERTY ADDRESS: 6215 4TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 12-03B00400

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.