

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2020CV1002 AND CIVIL WRIT NO. 2020CV1002 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 Mifflin in the County of Columbia and Commonwealth of Pennsylvania, Being More Fully Described In A Deed Dated 11/09/2005 And Recorded 11/10/2005, Among The Land Records of the County and State Set Forth Above, in Deed Volume 200512327 and Page.

Tax Map or Parcel ID No.: 23-03-009

ALSO DESCRIBED AS:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN MIFFLIN TOWNSHIP, Columbia County, Pennsylvania, Bounded and Described As Follows:

BEGINNING At A steel Pin set on The Westerly Right-Of-Way Line Of State Route 2013, Said Steel Pin Set Also Being The Northeasterly Corner Of Land Now Or Formerly Of Allen F. And Marie Hons; Thence Running Along the Land Now Or Formerly Of Allen F. And Marie Hons, South 66 Degrees 54 Minutes 37 Seconds West, 398.24 Feet To A Steel Pin Set At The Southeasterly Corner Of Land Of Leo F. And Hattie I. Hons; Thence Running Along Lands Now Or Formerly Of Leo F. And Hattie I. Hons And Land Now Or Formerly Of Gerald Huntington, North 17 Degrees 05 Minutes 48 Seconds West, 410.54 Feet To A Steel Pin Found At The Southerly Side Of An Existing 25 Foot Wide Right-Of-Way; Thence Running Along Land Of Gerald Huntington And The Southerly Side Of The Existing 25 Foot Wide Right-Of-Way, South 67 Degrees 15 Minutes 32 Seconds West, 64.78 Feet To A Point; Thence Continuing Along The Same, South 71 Degrees 06 Minutes 44 Seconds West, 56.12 Feet To A Steel Pin Found; Thence Running Along Land Now Or Formerly Of Gerald Huntington And The Terminus End Of The Existing 25 Foot Wide Right-Of-Way, North 20 Degrees 34 Minutes 38 Seconds West, 24.99 Feet To A Steel Pin Found At The Southwesterly Corner Of Land Now Or Formerly Of Connie Aten And Carl Welsh; Thence Along Land Now Or Formerly Of Connie Aten And Carl Welsh And The Northerly Side Of The Existing 25 Foot Wide Right-Of-Way The Following Eight Bearings And Distances, 1. North 71 Degrees 04 Minutes 40 Seconds East, 56.08 Feet To A Point, 2. North 67 Degrees 15 Minutes 32 Seconds East, 153.74 Feet To A Point, 3. North 70 Degrees 25 Minutes 24 Seconds East, 45.97 Feet To A Point, 4. South 84 Degrees 48 Minutes 54 Seconds East, 37.32 Feet To A Point, 5. South 79 Degrees 57 Minutes 40 Seconds East, 25.43 Feet To A Point, 6. North 58 Degrees 38 Minutes 28 Seconds East, 27.16 Feet To A Point, 7. North 34 Degrees 04 Minutes 21 Seconds East, 180.41 Feet To A Point, 8. North 47 Degrees 57 Minutes 28 Seconds East, 33.42 Feet To A Point On The Westerly Right-Of-Way Line Of State Route 2013; THENCE Running Along The Westerly Right-Of-Way Line Of State Route 2013 And The Terminus End Of The Existing 25 Foot Wide Right-Of-Way, South 06 Degrees 25 Minutes 57 Seconds East, 30.75 Feet To A Point;

THENCE Running along the Westerly Right-Of-Way Of State Route 2013 The Following Four Bearings And Distances, 1. South 08 Degrees 51 Minutes 32 Seconds East, 101.06 Feet To A Point, 2. South 12 Degrees 34 Minutes 58 Seconds East, 87.53 Feet To A Point, 3. South 19 Degrees 48 Minutes 51 Seconds East, 105.98 Feet To A Point 4. South 26 Degrees 21 Minutes 04 Seconds East, 191.97 Feet To The Place Of BEGINNING. CONTAINING 3.837 Acres of Land And Being More Fully Shown As Parcel No. 2 On Survey Subdivision Plat Entitled "Proposed Subdivision Of Property Of Peter R. And Sara A. Robic" As Prepared By Webb Engineering, Dated June 17, 1988 And Filed In Columbia County Map Book 6, Page 25. Under And Subject To All Matters As Set Forth On Said Survey. UNDER AND SUBJECT To A 25 Foot Wide Private Access Right-Of-Way Granted To Gerald Huntington In Record Book 361, Page 282.

UNDER AND SUBJECT To A Grant Of Right-Of-Way For A 20 Foot Wide Private Roadway As Set Forth In Record Book 339, Page 143.

BEING KNOWN AS: 13 WREN LANE, BLOOMSBURG, PA 17815
PROPERTY ID NUMBER: 23-03-009-00.000

BEING THE SAME PREMISES WHICH SCOTT A. BOGERT AND POLLYANNA C. BOGERT, HUSBAND AND WIFE BY DEED DATED 11/9/2005 AND RECORDED 11/10/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.:200512327, GRANTED AND CONVEYED UNTO DENNIS O. JOHNS.

PROPERTY ADDRESS: 13 WEN LANE, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 23-03-009-00.000

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/>