

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV1499 AND CIVIL WRIT NO. 2019CV1499 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 those certain Two Lots, Pieces or Parcels of Land Situate in Main Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to-wit:

Tract No. 1 :

Beginning at a point on Riverview Avenue, said point being on the Southerly side of Riverview Avenue and in line of Lot No. 123; Thence along Riverview Avenue, North 37 0 37' 25" East, 57.33 feet to a Rebar on the aforesaid Avenue; Thence along the Southerly side of said Avenue, North 600 37' 25" East, 32.67 feet to a point in line of land of Lot No. 124; Thence along the Westerly boundary of Lot No. 124, South 39 0 52' 1 43" East, 136.26 feet to a Rebar in line of Lot No. 1 19; Thence along the Northerly boundary of Lot No. 1 19, South 460 33' 22" West, 59.94 feet to a Rebar; Thence along said Lot No. 119, South 67 0 41' 50" West, 21.20 feet to a point in the Easterly boundary of Lot No. 123; Thence along said Lot No. 123, North 43 0 30' 17" West, 127.39 feet to a Rebar on the Southerly side of Riverview Avenue, the place of beginning. containing 11,234 Square feet of land. It being Lot No. 124A of a draft of lots prepared by T. Bryce James and Associates, dated April 18, 1986, prepared for Wonderview, Inc.

Excepting and Reserving therefrom, for the Grantor, his heirs, executors, administrators and assigns, a utility right-of-way 10 feet in width on each side of the lot, extending the full depth of the lot and 15 feet in width along the back of the lot, extending the full width of the lot, and 10 feet in width along the front of the lot, extending the full width of the lot, together with the rights of ingress, egress and regress for the purpose of installing and maintaining utility lines, etc.

Tract No. 2:

Beginning at a Rebar set at the Northeast corner of Lot No. 124A, said Rebar also being on the Southerly right of way line of Riverview Avenue; thence along said right of way line North 600 37' 25" East 90.00 feet to a Rebar set at the North west corner of Lot No. 125; THENCE along the Westerly line of said Lot No. 125, South 370 20' 28" East 128.13 feet to a Rebar set on the Northerly line of Lot No. 118; thence along the Northerly line of said Lot No. 118 South 69 0 28' 45" West 34.12 feet to a Rebar set at the Northeast corner of Lot No. 1 19; thence along the Northerly line of said Lot No. 119 South 460 33' 1 22" West 50.73 feet to a Rebar set at the Southeast corner of Lot No. 124A; thence along the Easterly line of said Lot No. 124A North 390 52' 43" West 136.26 feet to the place of beginning. Containing 11,015.9 square feet of land in all and designated as Lot No. 124 of Wonderview Subdivision. Excepting and Reserving therefrom, for the Grantors, their heirs, executors, administrators and assigns, a utility right-of-way 10 feet in width on each side of the lot, extending the entire depth of the lot, 15 feet in width along the front of said lot and 15 feet in width along the back of said lot and extending the entire width of said lot, together with the rights of ingress, egress and regress for the purpose of installing and maintaining utility lines, etc.

Parcel No.: 22-01 A-11800, 22-01A-12500

Being the same property conveyed to Toni Lingle and Christopher G. Lingle who acquired title by virtue of a deed from Toni Lingle f/k/a Toni Brown and Christopher G. Lingle, dated July 28, 2009, recorded August 10, 2009, at Instrument Number 200907496, Office of the Recorder of Deeds, Columbia County, Pennsylvania.

Property known as 330 Riverview Avenue, Bloomsburg, PA 17815

PROPERTY ADDRESS: 330 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 22-01A-11800 & 22-01A-12500

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
MANLEY DEAS KOCHALSKI LLC
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Sheriff of Columbia County
Timothy T. Chamberlain
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