

SHERIFF'S SALE

Wednesday, November 10th, 2021 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2020CV104 AND CIVIL WRIT NO. 2020CV104 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:

PARCEL NO. 1

ALL THAT CERTAIN parcel of land situate in Hemlock Township, Columbia County, Pennsylvania, described as follows, to-wit:

BEGINNING at a point in the center of Township Route 487, thence along the centerline of Township Route 487 North 75 Degrees 08 minutes 21 seconds East 116.04 feet; thence continuing along the same the following courses and distances: North 77 degrees 11 minutes 09 seconds East 106.61 feet to a point; thence North 81 degrees 20 minutes 06 seconds East 119.67 feet to a point; thence North 84 degrees 54 minutes 36 seconds East 135.24 feet to a point; thence North 86 degrees 39 minutes 34 seconds East 129.47 feet to a point; thence South 87 degrees 01 minute 33 seconds East 259.37 feet to a point; thence South 78 degrees 06 minutes 52 seconds East 131.50 feet to a point; thence South 74 degrees 54 minutes 21 seconds East 132.62 feet to a point; thence South 74 degrees 10 minutes 49 seconds East 127.68 feet to a point; thence South 79 degrees 13 minutes 00 seconds East 128.32 feet to a point; thence South 85 degrees 42 minutes 47 seconds East 83.79 feet to a point; thence through Township Route 487 and along lands now or formerly of Thomas L. and Lois A. Oakum, South 11 degrees 10 minutes 28 seconds West 182.20 feet to an existing iron pin; thence along lands now or formerly of Keith A. and Gloria D. Young South 10 degrees 5 minutes 26 seconds West 1586.24 feet to an exiting 40 inch oak; thence along lands now or formerly of Carl H. and Ora Bond North 80 degrees 17 minutes 25 seconds West 857.74 feet to an existing iron pin; thence along the same North 6 degrees 35 minutes 32 seconds East 503.26 feet to an existing iron pin; thence along the same North 82 degrees 24 minutes 07 seconds West 330 feet to an existing iron pin; thence along lands now or formerly of Clair C. Hock, Jr., and Bonita K. Hock, North 0 degrees 57 minutes 54 seconds West 1101.55 feet to the center of Township Route 487, the place of BEGINNING.

CONTAINING 48.110 acres of land. Description taken from a draft of survey of Matthew W. Laidacker, P.L.S. dated March 6, 1996.

PIN NO: 18 05 00200

PARCEL NO. 2

ALL THAT CERTAIN piece, parcel and lot of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of Township Route No. 487, said point being the northeast corner of lands herein described; THENCE along other lands now or formerly of Clair C. Jr. and Bonita K. Hock and passing through an iron pin set on line 16.96 feet from the last described point South 00 degrees 57 minutes 54 seconds East, 1,101.55 feet to a set iron pin; THENCE along lands now or formerly of Carl H. and Ora Bond and lands now or formerly of Donald O. Snyder, North 82 degrees 24 minutes 07 seconds West 550.00 feet to a set iron pin; THENCE along other lands now or formerly of Clair C. Jr. and Bonita K.

Hock (Lot No. 3) North 00 degrees 16 minutes 59 seconds East 856.60 feet to a point in the centerline of Township Route No. 487, said point being located 17.55 feet from a set iron pin on line of the last mentioned course; THENCE along the centerline of Township Route No. 487 the following five (5) courses and distances:

- 1) North 70 degrees 21 minutes 57 seconds East 54.97 feet to a point;
- 2) North 71 degrees 05 minutes 37 seconds East 129.23 feet to a point;
- 3) North 70 degrees 49 minutes 58 seconds East 136.28 feet to a point;
- 4) North 70 degrees 59 minutes 50 seconds East 127.76 feet to a point;
- 5) North 75 degrees 35 minutes 27 seconds East 102.05 feet to the place of BEGINNING.

CONTAINING 12.050 acres of land and BEING DESIGNATED as LOT NO. 4 on subdivision map prepared by Matthew W. Laidacker PLS and recorded in Columbia County Map Book 7 page 828A.

Above description written by Matthew L. Laidacker, PLS. This conveyance is made SUBJECT TO the restrictions that mobile homes are prohibited on the premises herein conveyed. This conveyance is made SUBJECT TO all matters set forth on the subdivision plan recorded in Map Book 7, page 828A.

PIN NO: 18 05 00100

PROPERTY ADDRESS: 54 Lovers Drive, Bloomsburg, PA 17815

UPI / TAX PARCEL NUMBER: 180500200 180500100

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

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