

# SHERIFF'S SALE

Wednesday, February 22nd, 2023 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV1666 AND CIVIL WRIT NO. 2019CV1666 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:

Land Situated in the Township of Hemlock in the County of Columbia in the State of PA

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF HEDGE ROW, SAID POINT BEING AT THE SOUTHWEST CORNER OF LOT NO. S7 OF 'HUNTERS CHASE'.

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT NO. S7 SOUTH SEVENTY-ONE (71) DEGREES FORTY-SEVEN (47) MINUTES FIFTY-EIGHT (58) SECONDS EAST, A DISTANCE OF ONE HUNDRED TWENTY-THREE AND NINETY SEVEN HUNDREDTHS (123.97) FEET TO A POINT IN LINE OF OPEN SPACE AREA 1 OF 'HUNTERS CHASE';

THENCE ALONG SAID OPEN SPACE SOUTH EIGHTEEN (18) DEGREES TWELVE (12) MINUTES TWO (02) SECONDS WEST, A DISTANCE OF NINETY-SIX AND FIFTY-ONE HUNDREDTHS (96.51) FEET TO A POINT;

THENCE ALONG THE SAME NORTH SEVENTY-SEVEN (77) DEGREES FORTY-EIGHT (48) MINUTES THIRTY (30) SECONDS WEST, A DISTANCE OF ONE HUNDRED TWENTY-FIVE AND TEN HUNDREDTHS (125.10) FEET TO A POINT ON A CURVE ON THE EASTERLY RIGHT-OF-WAY OF HEDGE ROW;

THENCE ALONG SAID RIGHT-OF-WAY ON A CURVE HAVING A RADIUS OF FIVE HUNDRED (500.00) FEET, ARC LENGTH OF NINETY-NINE AND EIGHTY-FOUR HUNDREDTHS (99.84) FEET, DELTA, ANGLE OF ELEVEN (11) DEGREES TWENTY-SIX (26) MINUTES TWENTY-SEVEN (27) SECONDS, A CHORD BEARING OF NORTH SEVENTEEN (17) DEGREES FIFTY-FOUR (54) MINUTES FORTY-THREE (43) SECONDS EAST, AND A CHORD LENGTH OF NINETY-NINE AND SIXTYSEVEN HUNDREDTHS (99.67) FEET TO A POINT OF TANGENCY;

THENCE ALONG THE SAME NORTH TWENTY-THREE (23) DEGREES THIRTY-SEVEN (37) MINUTES FIFTY-SEVEN (57) SECONDS EAST, A DISTANCE OF NINE AND NINETY-EIGHT HUNDREDTHS (9.98) FEET TO THE PLACE OF BEGINNING. CONTAINING THIRTEEN THOUSAND TWELVE (13,012) SQUARE FEET OF LAND IN ALL AND BEING LOT NO.S6.

The above described parcel of land being SUBJECT TO the easterly 10 feet of a 20 foot wide Utility Easement. The center of said Easement being located on the westerly line of said parcel and extends from the southerly line of said parcel northerly to the northerly line of said parcel.

The previous Grantors in the chain of title, their heirs and assigns, reserves the right to place and maintain water lines (s) on the above described parcel of land. These water lines shall be used for servicing lots with the "Hunters Chase" development with potable water. These easements shall be centered on the proposed water line, and shall be used for the maintenance of said lines.

THE ABOVE DESCRBED PARCEL OF LAND BEING DESIGNATED AS LOT NO. S6 OF THE HUNTERS CHASE DEVELOPMENT A MORE FULLY SHOWN ON A DRAFT PREPARED BY DRUMHELLER SURVEYING DATED OCTOBER 19, 1993 AND LAST REVISED JANUARY 21, 1994, AND RECORDED ON MARCH 24, 1994, THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA, MAP BOOK 563, VOLUME 7, PAGE 487 A-C.

Also under and subject to Restriction and Covenants, Declaration and By-Laws of the Hunters Chase South Homeowners Association as recorded on March 22, 1994, in the Office of the Recorder of Deeds of Columbia County, Pennsylvania, in Record Book 563 page 985, etc.

BEING KNOWN AS: 4 HEDGE ROW, BLOOMSBURG, PA 17815 PROPERTY ID NUMBER: 18-06A-007-00-000

BEING THE SAME PREMISES WHICH BOYD C. RUFF AND JENNIFER L. RUFF BY DEED DATED 2/12/2018 AND RECORDED 2/20/2018 THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO. 201801267 GRANTED AND CONVEYED UNTO JENNIFER L. RUFF.

PROPERTY ADDRESS: 4 HEDGE ROW, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-06A-007-00-000

## **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.  
701 Market Street, Suite 5000  
Philadelphia, PA 19106-1532

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