

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2021CV744 AND CIVIL WRIT NO. 2021CV744 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 PIECE, parcel and tract of land situate in the Township of Scott, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a rebar set on the westerly right of way line of Pennsylvania State Route 1001 (Shaffer Road), leading from U.S. Traffic Route 11 to Township Route No. 492, said rebar also being at the northeast corner of land formerly of Larry L. Krum and Susan H. Krum, his wife, now or formerly of Bloomsburg Manor Personal Care and Retirement Center, Inc., lot number three (3), thence along the northerly line of lot number three (3) south seventy nine degrees ten minutes twenty seconds west (S. 79 0 10' 20" W.) two hundred forty five and seventy hundredths (245.70) feet to a rebar set, thence north twelve degrees fifty nine minutes fifteen seconds west (N. 12 0 59' 15" W.) one hundred ninety three and two hundredths (193.02) feet to a rebar set, thence north seventy nine degrees ten minutes twenty seconds east (N. 79 0 10' 20" E.) two hundred five and ninety nine hundredths (205.99) feet to a rebar set on the westerly right of way line of Pennsylvania State Route 1001, thence along said right of way line south twenty four degrees thirty one minutes three seconds east (S. 24 0 31' 03" E.) one hundred ninety eight and fifty three hundredths (198.53) feet to the place of beginning, containing forty three thousand five hundred sixty two and ninety hundredths (43,562.90) square feet or one (1) acre of land in all.

EXCEPTING THEREFROM ALL THAT CERTAIN PORTION thereof which Master Lube, Inc., by its deed dated August 29, 1996, and recorded in Columbia County Record Book No. 634, page 746, granted and conveyed unto Bloomsburg Manor Personal Care and Retirement Center, Inc.

BEING FURTHER IDENTIFIED as UPI No. 314E2-001-10 in the Tax Assessment Office of Columbia County. BEING the same premises which DTM ENTERPRISES, INC. by its Deed dated December 31, 2018 and recorded January 4, 2019 in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania, to Instrument No.201900095 granted and conveyed unto AARON CARR and ROBIN BOGART.

PROPERTY ADDRESS: 430 SHAFFER ROAD, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 31-4E2-001-10

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
DIEHL, DLUGE, JONES & MICHETTI
1070 Market St
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Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>