

SHERIFF'S SALE

Wednesday, January 25th, 2023 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2022CV266 AND CIVIL WRIT NO. 2022CV266 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 Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point located in the center of Township Route No. 539 and in line of other lands of said grantors; THENCE along land of said grantors, North 37 degrees 30 minutes 24 seconds West, 259.21 feet to a point; THENCE along land of said grantors about to be conveyed to said grantees, North 54 degrees 45 minutes 19 seconds East, 170.15 feet to a point; THENCE along land of said grantors about to be conveyed to said grantees North 37 degrees 30 minutes 24 seconds West 256.21 feet to a point; THENCE along land of said grantors, North 54 degrees 45 minutes 19 seconds East 91.38 feet to a point; THENCE along land of said grantors, South 67 degrees 02 minutes 51 seconds East, 606 feet to a point located in the center of Township Route No. 539; THENCE through the center of Township Route No. 539, the following courses and distances, South 50 degrees 39 minutes 20 seconds West 232.12 feet to a point; South 54 degrees 12 minutes 054 seconds West 147.09 feet to a point; South 60 degrees 24 minutes 10 seconds West 182.03 feet to a point, the place of beginning.

BEING designated as Lot No. 1 and containing four (4) acres according to a survey prepared by Orangeville Surveying Consultants dated June 24, 1977.

UNDER AND SUBJECT to all existing easements, covenants, conditions and restrictions of record.

BEING the same premises which Harry A. Roadarmel, Jr., Sheriff, by Deed dated April 12, 2000 and recorded May 2, 2000 in Columbia County Instrument Number 200003971, granted and conveyed unto Federal Home Loan Mortgage Corporation.

TRACT NO. TWO

ALL THAT CERTAIN piece, parcel and tract of land situate in Mount Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point located in line of land now or formerly of Jack Vanden-nark and THENCE South 15 degrees 53 minutes 03 seconds West, 89.07 feet from the Southwestern most corner of the house located on said land about to be conveyed to said grantees; THENCE along land of said grantors, North 37 degrees 30 minutes 24 seconds West 256.21 feet to a point; THENCE along land of said grantors North 54 degrees 45 minutes 19 seconds East 170.15 feet to a point; THENCE along land of said grantors about to be conveyed to said grantees, South 37 degrees 30 minutes 24 seconds East 256.21 feet to a point; THENCE along land of said grantors about to be conveyed to said grantees, South 54 degrees 45 minutes 19 seconds West 170.15 feet to a point, the place of beginning.

BEING designated as Lot No. 2 and containing one (1) acre according to a survey prepared by Orangeville Surveying Consultants dated June 24, 1977.

Premises being RR#4 (East of Craw) UNDER AND SUBJECT to all existing easements, covenants, conditions and restrictions of record.

BEING the same premises Cathy S. Fry and Gerald Paul Fry, granted and conveyed unto Gerald Paul Fry, in the deed dated October 31, 2006 and recorded in the Columbia County Recorder of Deeds on November 7, 2006 as Instrument No. 200611770. Gerald Paul Fry departed this life.

BEING known as 2249 Crawford Rd, Bloomsburg, PA 17815

PARCEL: 26.02-014-11

PROPERTY ADDRESS: 2249 CRAWFORD ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26.02-014-11

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.