

SHERIFF'S SALE

Wednesday, March 15th, 2023 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2022CV515 AND CIVIL WRIT NO. 2022CV515 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 LOT OF LAND SITUATED IN NORTH CENTRE AND SOUTH CENTRE TOWNSHIPS, COLUMBIA COUNTY, PENNSYLVANIA, BEING MORE FULLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT IN THE CENTERLINE OF TOWNSHIP ROUTE NO. 463 SAID POINT BEING THE NORTHWEST COMER OF LANDS HEREIN DESCRIBED; THENCE ALONG THE CENTERLINE OF TOWNSHIP ROUTE NO. 463, NORTH 71 DEGREES 38 MINUTES 10 SECONDS EAST, 82.60 FEET TO A POINT; THENCE ALONG THE SAME, NORTH 69 DEGREES 22 MINUTES 57 SECONDS EAST, 246.52 FEET TO A POINT; THEN ALONG LOT NO. 7, SOUTH 20 DEGREES 33 MINUTES 29 SECONDS EAST, 367.11 FEET TO A SET IRON PIN; THEN ALONG LOT NO. 10, SOUTH 68 DEGREES 45 MINUTES 30 SECONDS WEST, 350.00 FEET TO A SET IRON PIN; THEN ALONG THE SAME, NORTH 17 DEGREES 21 MINUTES 32 SECONDS WEST, 374.78 FEET TO THE PLACE OF BEGINNING.

Premises being: 7136 Chapins Rd, Bloomsburg, PA 17815
Parcel No. 11-07-031-05-000

BEING the same premises which Rodney Green and Suzanne R. Green by Deed dated April 25, 2005 and recorded in the Office of Recorder of Deeds of Columbia County on February 8, 2016 at instrument no: 202203588 granted and conveyed unto John A. Shuman, III and Carol A Shuman.

PROPERTY ADDRESS: 7136 CHAPIN ROAD, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 11-07-031-05-000

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
STERN & EISENBERG, PC
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Sheriff of Columbia County
Timothy T. Chamberlain
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