

SHERIFF'S SALE

Wednesday, January 24th, 2024 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2022CV643 AND CIVIL WRIT NO. 2022CV643 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 situate in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNNG at an iron pin on the westerly right-of-way of Edgar Avenue, said pin being 85 feet distant on a course running South 25 degrees, 00 minutes East from a concrete monument at the southeast corner of lands now or late of Robert Eyerly and Paul Eyerly;

THENCE running along the westerly right-of-way of Edgar Avenue, South 25 degrees, 00 minutes East, 69.74 feet to a point;

THENCE running along a curve to the right, having a radius of 15 feet, a distance of 23.82 feet to a point on the northerly right-of-way of White Birch Lane;

THENCE running along said right-of-way, South 63 degrees, 58 minutes West, 129.74 feet to an iron pin at the southeast corner of Lot No. 3;

THENCE running along the easterly line of Lot No. 3, North 25 degrees, 00 minutes West, 85.00 feet to an iron pin at the southwest corner of Lot No. 1;

THENCE running along the southerly line of Lot No. 1, North 65 degrees, 58 minutes East, 145 feet to the PLACE OF BEGNNG.

CONTAINING 12,276.91 square feet of land, and BEING Lot No. 2 of Espy Park, as laid out and developed by Arthur D. Hunsinger and shown on plot plan dated January 24, 1966.

BEING KNOWN AS: 2897 WHITE BIRCH LANE BLOOMSBURG, PA 17815

PROPERTY D: 31-04A-087-00.000

TITLE TO SAID PREMISES IS VESTED ALLAN L. VANDERMARK BY DEED FROM ROBERT J. ANDREWS AND E. ANDREWS, HUSBAND AND WIFE, DATE RECORDED SEPTEMBER 26, 2007 INSTRUMENT NO. 200709848 ALLAN L. VANDERMARK IS DECEASED, DATE OF DEATH WAS OCTOBER 30, 2020

PROPERTY ADDRESS: 2897 WHITE BIRCH LANE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-04A-087-00.00

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
RAS CITRON LLC
133 GAITHER DRIVE
MOUNT LAUREL, NJ 08054

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