

SHERIFF'S SALE

Wednesday, June 7th, 2023 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2022CV188 AND CIVIL WRIT NO. 2022CV188 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 parcel of land, being a portion of the Locustdale Estate Lands, together with house number seventy one (71) located thereon, situate in the Village of Locustdale, Township of Conyngham, County of Columbia, and State of Pennsylvania, bounded and described as follows:

Beginning at a point, a common corner of lot number 53(2) on the north line of T-503, Middle Street, thence along lot number 53(2) north six degrees fifty two minutes thirty seconds west (N. 06 0 52' 30" W.) one hundred thirty one and fifty hundredths (131.50) feet to an iron pin on the south line of T-505, Back Street, thence along said street north eighty two degrees forty five minutes east (N. 82 0 45' E.) twenty five and eleven hundredths (25.11) feet to a point, a common corner of lot number 53(4), thence along said lot south seven degrees fifteen minutes east (S. 07 0 15' E.) one hundred thirty one and fifty hundredths (131.50) feet to an iron pin on the north line of T-503, Middle Street, thence along said street south eighty two degrees forty five minutes west (S. 82 0 45' W.) twenty five and ninety seven hundredths (25.97) feet to the place of beginning, containing three thousand three hundred fifty nine (3,359) square feet, seventy seven thousandths (0.077) acres, and being lot number 53(3) of parcel number 14-01-53 of the Locustdale Homes Subdivision, as shown on drawing number 8975-6, prepared by WIP Engineers, Inc.

BEING FURTHER IDENTIFIED as UPI No. 14-01-053-09,000 in the Tax Assessment Office of Columbia County. BEING THE SAME PREMISES which Kenneth L. Wehry, sr., and Shirley A. Wehry, his wife, by their deed dated February 25, 2012, and recorded in the Office for the Recording of Deeds in and for the County of Columbia in Instrument No. 2 012 0 19 70, granted and conveyed unto Jennifer Wehry, party of the first part hereto.

SUBJECT to all the exceptions, reservations and covenants set forth in the above two recited deeds.

Tax Parcel No. 14-01-053-09.000

PROPERTY ADDRESS: 71 MIDDLE STREET, LOCUSTDALE, PA 17845

UPI / TAX PARCEL NUMBER: 14-01-053-09,000

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
LIEBERMAN & TAMULONIS
111 East Market Street
Pottsville, PA 17901

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