

SHERIFF'S SALE

Wednesday, January 29th, 2025 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV497 AND CIVIL WRIT NO. 2023CV497 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 lot or piece of ground with buildings and improvements thereon erected in the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, being described as follows:

BEGINNING at a "pk" nail set in the centerline of Pennsylvania State Route No. 4039, said nail being 259.66 feet distant on a course running South 27 degrees 32 minutes 55 seconds West from an iron pipe found on the south property line of lands now or formerly of Doyle E. Musselman, and on the East. right-of-way of said State Route No. 4039; thence along said centerline the following courses and distances:

South 15 degrees 58 minutes 15 seconds West, 40.00 feet to a point;

South 14 degrees 23 minutes 40 seconds West, 51.69 feet to a point;

South 12 degrees 57 minutes 55 seconds West, 53.64 feet to a point;

South 12 degrees 08 minutes 55 seconds West, 99.94 feet to a point; and

South 11 degrees 38 minutes 15 seconds West, 97.40 feet to a "pk" nail set in line of other lands now or formerly of John A. and Margaret M. Musselman; thence along and through other lands of said Musselman, and passing through a rebar set 25.12 feet from the last mentioned corner, North 80 degrees 00 minutes 00 seconds West, 170.74 feet to a rebar set; thence along and through the same, North 18 degrees 53 minutes 05 seconds East, 175.92 feet to a rebar set; thence along and through the same, North 23 degrees 20 minutes 40 seconds East, 172.99 feet to a rebar set; thence along and through the same, and passing through a rebar set 30.00 feet from the next mentioned corner, South 80 degrees 00 minutes 00 seconds East, 121.07 feet to the place of beginning.

CONTAINING 1. 156 acres of land, less 0. 130 acres for the right-of-way of S.R. 4039, leaving a net usable area of 1.026 acres of land in all.

The above-described parcel of land being subject to the westerly one-half of the right-of-way of Pennsylvania State Route No.4039 situate on said parcel.

The above-described parcel of land also being subject to the right of the former grantor, his heirs and assigns, to the use of an existing farm road which crosses the northwest corner of said property. All of the above being more fully shown on a draft prepared by Drumheller Surveying dated June 26, 1989, revised July 22, 1989.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

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HAVING thereon erected a residential trailer/mobile home known and numbered as 323 AUSTIN TRAIL ORANGEVILLE, PA 17859

PARCEL #17-016-0190, 7000

BEING the same premises which Robert C. Ernest, Jr., et ux., by Deed dated June 6, 2018 and recorded and recorded June 8, 2018, Columbia County Recorder of Deeds Instrument No 2018-04250, granted and conveyed unto Lewis E. Bullock, II and Michele M. Terrel.

COLUMBIA COUNTY SHERIFF'S SALE - Case No. 2023CV497

PROPERTY ADDRESS: 323 AUSTIN TRAIL, ORANGEVILLE, PA 17859
UPI / TAX "ARCEL NUMBER: 17-016-0190,7000

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
Leon Haller, Esq.
1719 North Front Street
Harrisburg, PA 17102-2392

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