

SHERIFF'S SALE

Wednesday, October 18th, 2023 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV490 AND CIVIL WRIT NO. 2023CV490 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 or tract of land situate in Main Township, Columbia County, Pennsylvania, bounded and described as follows:

Beginning at a point on the Southern side of Scenic Avenue, said point being the Northwest corner of Lot 191 described herein; Thence along the Southern side of Scenic Avenue, North 68 degrees 13 minutes 55 seconds East, a distance of 124.54 feet to a point in line of other lands now or formerly of Clyde E. and Joan B. Yohey; Thence along other lands now or formerly of said Yohey, South 36 degrees 09 minutes 25 seconds East, a distance of 254.27 feet to a point in other lands now or formerly of said Yohey; Thence along other lands now or formerly of said Yohey, South 68 degrees 00 minutes 28 seconds West, a distance of 282.70 feet to a point at the southwest corner of Lot 190; Thence along Lot 190 and lands now or formerly of Steven T. and Theresa A. Krasucki, North 00 degrees 46 minutes 05 seconds West, a distance of 265 feet to the point and place of beginning.

Containing 1.154 acres.

Being under and subject to that portion of a 10 foot wide drainage and utility easement situate near the Eastern and Western boundaries of the above described parcel of land.

Also being subject to a 50 foot wide private driveway easement as shown on the subdivision map for Wonder view Phase II. All of the above being more fully shown as Lot 191 on a draft prepared by Baffle, James and Associates dated June 30, 1990, last revised September 12, 1994 (File 8-20). Being known and designated as Lot 191 of the "Wonder view" Phase II Subdivision.

Excepting from the above premises 0.1636 acres, by Deed from John A. Yohey, joined by his spouse, Angela S. Yohey, dated October 30, 2000, and recorded in Columbia County as Instrument 200010191, granted and conveyed to Jeriel E. Comstock and Rolene E. Comstock, husband and wife

Also excepting from the above premises 0.0547 acres, by Deed from John A. Yohey, joined by his spouse, Angela S. Yohey, dated October 30, 2000 and recorded in Columbia County as Instrument 200010190, granted and conveyed to James I. Mancil and Patricia A. Mancil, husband and wife.

Under and subject to the Covenants, Restrictions, Terms and Conditions as more fully set forth in Columbia County as Instrument 200908229.

BEING KNOWN AS: 540 SCENIC AVENUE, BLOOMSBURG, PA 17815
PROPERTY ID NUMBER: 22 01C00600000

BEING THE SAME PREMISES WHICH KEITH L. HENRY, MARRIED BY DEED DATED 1/26/2015 AND RECORDED 4/17/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE INSTRUMENT #201502757, GRANTED AND CONVEYED UNTO KEITH L. HENRY, A MARRIED MAN.

PROPERTY ADDRESS: 540 SCENIC AVENUE, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 2201C00600000

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
Michael T. McKeever, Esq.
701 Market Street, Suite 5000
Philadelphia, PA 19106-1532

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