

SHERIFF'S SALE

Wednesday, February 21st, 2024 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV930 AND CIVIL WRIT NO. 2023CV930 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 Pine, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a R.R. spike (set) in the centerline of Township Route No. 454 and common corner with lands now or formerly of Stella D. and J. Robert Albertson; THENCE along lands now or formerly of said Albertson, South 72 degrees 38 minutes 51 seconds West 189.00 feet to an iron pipe (found); THENCE along same, South 17 degrees 11 minutes 06 seconds East 123.61 feet to a rebar (set) in line of lands now or formerly of Maree Evans and Jose F. Derr; THENCE along lands now or formerly of said Evans and Derr, North 79 degrees 28 minutes 38 seconds West 570.52 feet to a rebar (found) common corner with lands now or formerly of the Zeisloft Construction Company, Inc.; THENCE along lands now or formerly of said Zeisloft Construction Company, Inc. and along lands now or formerly of Floyd E. and Anna L. Hulsizer, North 25 degrees 02 minutes 17 seconds East 507.50 feet to a rebar (set) common corner with other lands now or formerly of the said Hulsizer; THENCE along other lands now or formerly of said Hulsizer, South 47 degrees 51 minutes 17 seconds East 135.00 feet to a rebar (set); THENCE along same North 25 degrees 02 minutes 17 seconds East 92.26 feet to a R.R. spike (set) in the centerline of Township Route No. 633; THENCE along the centerline of said Township Route No. 633, South 43 degrees 18 minutes 33 seconds East 206.40 feet to a R.R. spike (set); THENCE along same, South 41 degrees 03 minutes 01 second East 104.00 feet to a R.R. spike (set); THENCE along same, South 43 degrees 58 minutes 32 seconds East, 84.90 feet to a R.R. spike (set); THENCE along same, South 56 degrees 31 minutes 32 seconds East, 76.29 feet to a R.R. spike (set) in the centerline intersection of said Township Route No. 633 and the aforesaid Township Route No. 454; Thence along the centerline of Township Route No. 454, South 19 degrees 56 minutes 30 seconds East 53.98 feet to a R.R. spike and the place of BEGINNING.

Containing 5.064 acres of land in all.

Being the same premises which Richard E. Young, A single person and D. Sylvia Young, a single person, by Deed dated 04/15/2014 and recorded 06/30/2014, in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 201404735, granted and conveyed unto Richard E. Young, in fee.

Tax Parcel: 29-02-00700000

Premises Being: 13 Walnut Lane, Millville, PA 17846

PROPERTY ADDRESS: 13 WALNUT LANE, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 29-02-00700000

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
BROCK & SCOTT PLLC
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Sheriff of Columbia County
Timothy T. Chamberlain
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