

# SHERIFF'S SALE

Wednesday, June 12th, 2024 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2022CV1053 AND CIVIL WRIT NO. 2022CV1053 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 BRIAR CREEK TOWNSHIP, COLUMBIA COLUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A SPIKE IN THE CENTER LINE OF L. R. 19024 LEADING TO ROUTE NO. 93 AND L. R. 19041; THENCE ALONG LAND OF FRANKLIN BARNS SOUTH 56 DEGREES 43 MINUTES WEST 247.58 FEET TO AN IRON PIN; THENCE ALONG LAND OF THE SAME NORTH 29 DEGREES WEST 287.10 TO AN IRON PIN CORNER; THENCE ALONG LAND OF THE SAME SOUTH 71 DEGREES WEST 51.0 FEET TO A POINT; THENCE ALONG LAND OF WILLIS HESS THE FOLLOWING COURSES AND DISTANCES: NORTH 13 DEGREES 40 MINUTES WEST 641.0 FEET TO A POINT; NORTH 71 DEGREES EAST 51.0 FEET TO AN IRON PIN; NORTH 88 DEGREES 52 MINUTES EAST 200.0 FEET TO AN IRON PIN; NORTH 80 DEGREES 59 MINUTES EAST 169.20 FEET TO AN IRON PIN; NORTH 57 DEGREES 56 MINUTES EAST 135.0 FEET TO AN IRON PIN; NORTH 85 DEGREES 56 MINUTES EAST 67.0 FEET TO AN IRON PIN; SOUTH 58 DEGREES 52 MINUTES EAST 72.0 FEET TO AN IRON PIN; SOUTH 30 DEGREES 39 MINUTES EAST 103.50 FEET TO A POINT IN THE CENTER LINE OF L. R. 19024. THENCE THROUGH THE CENTER OF L. R. 19024 THE FOLLOWING COURSES AND DISTANCES: SOUTH 13 DEGREES 13 MINUTES WEST 236.50 FEET TO A POINT; SOUTH 15 DEGREES 37 MINUTES WEST 257.0 FEET TO A POINT; SOUTH 12 DEGREES WEST 246.40 FEET TO A SPIKE IN THE CENTER LINE OF L. R. 19024 BEING THE POINT AND PLACE OF BEGINNING.

Property Address: 271A Yost Hollow Road, Berwick, PA 18603-5279  
Parcel No. 07-08-005-02.000

BEING the same premises, which Barbara J. Hess and Mark P. Hess and Terry L. Hess and April L. Steinruck by Deed dated October 31, 2013 and recorded in the Office of Recorder of Deeds of Columbia County on November 12, 2013 at Book n/a, Pagen/a granted and conveyed unto Barbara J. Hess and Mark P. Hess and Terry L. Hess and April L. Steinruck.

PROPERTY ADDRESS: 271 A YOST HOLLOW ROAD, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 07-08-005-02.000

## **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.