

SHERIFF'S SALE

Wednesday, July 31st, 2024 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV852 AND CIVIL WRIT NO. 2023CV852 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 Montour Township, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a cut-stone monument found at the Northeast corner of a private alley, the Northwest corner of land now or formerly of Rollin C. Levan and running;
THENCE along the end of said alley and along line of land now or formerly of Craig L. and Dorothy B. Davis, South 85 degrees 00 minutes West, 166.00 feet to a corner of lot now or formerly of Paul S. and Kathy S. Knecht; THENCE along line of said lot now or formerly of Paul S. and Kathy S. Knecht and running through an iron rod found ten feet herefrom, North 5 degrees 00 minutes West, 224.85 feet to an iron rod found in line of land now or formerly of Legion Borne Association of Catawissa;
THENCE along line of land of same South 89 degrees 09 minutes East, 475.78 feet to an iron rod found at the Northwest corner of land now or formerly of Gregory L. and Gayle A. Thomas;
THENCE along line of land of said Thomas. South 5 degrees 15 minutes East, 175.00 feet to an iron rod found in the center of the Northerly end of a relocated private alley;
THENCE along the Northerly end of said alley and along line of land now or formerly of Charles D. Rogers, South 84 degrees 45 minutes West, 158.25 feet to an iron pin found at Northwest corner of land of said Rogers and in line of land of Parcel No. 1 of land now or formerly of Rollin C. Levan;
THENCE along line of land of said Parcel No. 1, North 5 degrees 03 minutes 35 seconds West, 28.57 feet to an iron rod set;
THENCE along same, South 84 degrees 45 minutes West, 132.91 feet to an iron rod set;
THENCE along same, South 5 degrees 15 minutes East, 28.57 feet to an iron rod set;
THENCE along same, South 84 degrees 45 minutes West, 17.00 feet to a cut-stone monument, the place of BEGINNING.

As more fully shown as Parcel No. 2 on a survey map made by Keystone Surveys, James B. Creasy, P.L.S., dated February 3, 1992, revised May 15, 1992, incorporated herein by reference and recorded in the Columbia County Recorder of Deeds Office on June 18, 1992, in Map Book 7, Page 40.

This subdivision was reviewed by the Columbia County Planning Commission on March 12, 1992; approved by the Montour Township Planning Commission on May 27, 1992; and approved by the Montour Township Supervisors on June 11, 1992.

PIN 25 06 0471 1

BEING the same premises which Rollin Scott Levan, unmarried, by Deed dated 06/12/2009 and recorded 06/12/2009 in the Office of the Recorder of Deeds in and for the County of Columbia in Instrument No. 200905333, granted and conveyed unto James A. Cruz and Darlene Q. Cruz, husband and wife, as tenants by the entirety.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section I of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

PROPERTY ADDRESS: 151 Legion Road, Bloomsburg, PA 17815.

PROPERTY ADDRESS: 151 LEGION ROAD, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 25 06 04711

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
KAPLIN, STEWART, MELOFF, REITER & STEIN P.C.
910 Harvest Drive
Blue Bell, PA 19422

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