

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV1180 AND CIVIL WRIT NO. 2023CV1180 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 Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the N01th edge of the right of way of Township Route No. 459, now known as Township Route No. 451 and Drinker Street; said iron pin also being the Southeast corner of Tract No. 2 and the Southwest corner of lands herein described;

THENCE by Tract No. 2 North 22 degrees 41 minutes 08 seconds West, 133.72 feet to an iron pin on the South edge of right of way of Township Route No. 449, also known as Hemlock Street;

THENCE by the said edge of Township Route No. 449, also known as Hemlock Street, North 75 degrees 41 minutes 20 seconds East, 83.01 feet to a point;

THENCE by the same North 70 degrees 15 minutes 20 seconds East, 44.88 feet to an iron pin;

THENCE by the West edge of right of way of an unnamed street also known as Fern Alley, South 22 degrees 41 minutes 08 seconds East, 118.23 feet to an iron pin on the North edge of the right of way of Township Route No. 459, now known as Township Route No. 451 and Drinker Street;

THENCE by the said edge of Township Route No. 459, now known as Township Route No. 451 and Drinker Street, South 66 degrees 49 minutes 04 seconds West, 126.95 feet to the place of BEGINNING.

CONTAINING 0.363 acres of land.

BEING Tract No. I of a survey by L. Wayne Laidacker Dated July 3, 1990 and recorded August 27, 1990 in Map Book 6, Page 536.

BEING THE SAME premises granted and conveyed unto Jerald H. Riggs, an individual, by virtue of a Deed between Emerson W. Hauer and Joann L. Hauer, husband and wife, dated September 24th, 2020, and recorded on October 8, 2020, in the Columbia Recorder of Deeds office to Instrument No. 202007766.

Subject to the same exceptions, reservations, restrictions, covenants, and conditions as contained in prior deeds in chain of title.

TOGETHER WITH all and singular the buildings, improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said parties of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said buildings, hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns forever.

HAZARDOUS WASTE IS NEITHER BEING PRESENTLY DISPOSED OF NOR HAS EVER BEEN DISPOSED OF BY THE GRANTOR HEREIN NOR DOES THE GRANTOR HEREIN HAVE ANY ACTUAL KNOWLEDGE THAT HAZARDOUS WASTE HAS BEEN DISPOSED OF ON THE PREMISES HEREIN. NOTICE - THIS DOCUMENT MAY 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 OTHER STRUCTURE ON OR 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 IMPROVED RESIDENTIAL PROPERTY BEING KNOWN AS:

519 Drinker Street, Bloomsburg, PA 17815

PARCEL ID: 18-01B-019-02-000

PROPERTY ADDRESS: 519 DRINKER STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-01B-019-02-000

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.

Plaintiff's Attorney
HOURIGAN, KLUGER & QUINN, P.C.
600 3rd Avenue
Kingston, PA 18704

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