

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV1189 AND CIVIL WRIT NO. 2023CV1189 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 or parcel of land situate in Orangeville Borough, Columbia County, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the western right-of-way line of Pennsylvania Route 487, in line of land now or formerly of Orangeville Manufacturing Company, THENCE North 60 degrees 2 minutes 30 seconds West along said Orangeville Manufacturing Company lands, now or formerly, 110.22 feet to an iron pin in line of lands now or formerly of Paul N. Knorr; THENCE along said Knorr lands, now or formerly, North 26 degrees 57 minutes 30 seconds East, 102.30 feet to an iron pin in line of lands now or formerly of Bertha VanPelt; THENCE along said VanPelt land, now or formerly, South 61 degrees 47 minutes 30 seconds East, 110.10 feet to an iron pin on the Western right-of-way line of Pennsylvania Route 487: THENCE along the Western right of-way line of said Pennsylvania Route 487, South 26 degrees 57 minutes 30 seconds West, 105.87 feet to an iron pin in line of land now or formerly of the said Orangeville Manufacturing Company, the place of BEGINNING.

CONTAINING 11,445.34 square feet.

EXCEPTING AND RESERVING FROM THE ABOVE DESCRIBED PROPERTY:

1. A triangle piece of ground situate on the West of the above -described premises, containing 110 square feet, as conveyed by Warren J. Williams and Hannah J. Harrison to J. W. Conner, as recorded in the Recorder's Office of Columbia County in Deed Book 103, Page 334.
2. A parcel of land consisting of 471 square feet to the Department of Transportation by Deed dated February 24, 1986 and recorded in Columbia County Court House Record Book 363, Page 369.

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and subject to any state of facts an accurate survey would show.

BEGING KNOWN AS: 511 MAIN STREET, ORANGEVILLE, PA 17859
PROPERTY ID NUMBER: 28-03-026

BEING THE SAME PREMISES WHICH JEAN F. PONA, SINGLE BY DEED DATED 8/13/2019 AND RECORDED 8/30/2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #201906730. GRANTED AND CONVEYED UNTO AMBER REICHENBACH.

PROPERTY ADDRESS: 511 MAIN STREET, ORANGEVILLE, PA 17859
UPI / TAX PARCEL NUMBER: 28-03-026

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
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Sheriff of Columbia County
Timothy T. Chamberlain
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