

SHERIFF'S SALE

Wednesday, October 30th, 2024 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2023CV1388 AND CIVIL WRIT NO. 2023CV1388 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:

PARCEL ONE:

ALL THAT CERTAIN piece or parcel of land situate in Scott Township, Columbia, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stake on the Southern line of State Highway leading from the Town of Bloomsburg to the Borough of Berwick; THENCE along other land now or formerly of J. Lee Heller and wife, South 19 degrees 24 minutes East, 190 feet, more or less, to a stake on the Northern line of a 16 foot alley laid out by J. Lee Heller and wife; THENCE along the Northern line of said alley, North 82 degrees East 40 feet, more or less, to a stake; THENCE along the Northern line of said alley North 80 degrees 45 minutes East, 11 feet to a stake, the corner of other land now or formerly of J. Lee Heller and wife; THENCE along other lands nor or formerly of said Heller, North 19 degrees 24 minutes West, 200 feet, more or less, to a stake, on the Southern line of said State Highway; THENCE along the Southern line of said State Highway South 70 degrees 36 minutes West, 50 feet to a stake, the place of BEGINNING.

Said lot or tract of land known as Lot No. 20 as shown on a certain map or plan prepared for the said J. Lee Heller by Boyd Trescott, Civil Engineer.

PARCEL TWO:

ALL THAT CERTAIN piece, parcel or tract of land situated in Scott Township, Columbia County, Pennsylvania, being bounded and described as follows:

BEGINNING at a rebar found, said rebar found being the Southwesterly corner of land now or formerly of William H. and Barbara J. Yuhas, said rebar found also being in line of land now or formerly of Richard E. and Betty Anne McCuen; THENCE running along land now or formerly of said Yuhas, North 79 degrees 10 minutes 35 seconds East 39.96 feet to a rebar set; THENCE continuing along land now or formerly of William H. and Barbara J. Yuhas, North 77 degrees 55 minutes 35 seconds East, 11.00 feet to a rebar set at the Southeasterly corner of the BVH Partnership, said rebar set also being the Northwesterly corner of residual land now or formerly of Nelson L. and Caroline M. Creasy; THENCE running along residual land now or formerly of Nelson L. and Caroline M. Creasy, passing through a rebar offset 42.00 feet from the end of this course, South 22 degrees 13 minutes 25 seconds East 378.21 feet to a point on the Northerly low watermark of the Susquehanna River; THENCE running along the Northerly low water mark of the Susquehanna River, South 71 degrees 54 minutes 45 seconds West 50.13 feet to a point at the Southeasterly corner of land now or formerly of Richard E. and Betty Anne McCuen; THENCE running along land or formerly of said McCuen, passing through a rebar found offset 38.78 feet from the beginning of this course, North 22 degrees 13 minutes 25 seconds West, 384.43 feet to the place of BEGINNING.

PROPERTY ADDRESS: 1912 OLD BERWICK RD BLOOMSBURG, PA 17815

PARCEL NUMBER 1: 31 3C100400000; PARCEL NUMBER 2: 31 03 00407000

TITLE TO SAID PREMISES IS VESTED RICHARD A. LEWIS AND MELODY L. LEWIS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM SUSAN M. HENRY, SENGLE DATED 09/30/2009 RECORDED 10/06/2009 INSTRUMENT NUMBER 200909483

PROPERTY ADDRESS: 1912 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31 03 00407000

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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