

SHERIFF'S SALE

Wednesday, April 23rd, 2025 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV1383 AND CIVIL WRIT NO. 2015CV1383 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 tract of land situate in Mt. Pleasant Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point located along the northern side of a fifty foot (50') right of way and on the boundary line between Lots #19 and #20 in said development; THENCE continuing along said boundary line, North 43 degrees 25 minute East, 309.6 feet to a point; THENCE along land now or late of said Grantors, and lot #30 in said development, South 46 degrees 35 minutes East, 150 feet to a point; THENCE along land now or late of Grantors, and being the dividing line between Lot #21 and lot #20 in said development, South 43 degrees 25 minutes West, 309.6 feet to a point located along the Northern side of a fifty foot (50') right of way; THENCE along the Northern side of said fifty foot (50') right of way, North 46 degrees, 35 minutes West, 150 feet to an iron pin, the place of BEGINNING.

CONTAINING 1.07 acres and being designated as lot #20 in Pleasant Hills Development. Said description being taken from a survey prepared by James H. Patton, R.S., dated June 14, 1972.

BEING THE SAME PREMISES conveyed to Kenneth L. Barlet and Kathy E. Barlet, by Deed of Allan W. Vandermark, dated July 11, 1997 and recorded in the Columbia County Recorder of Deeds Office on July 31, 1997 in Book 662, Page 262.

Property Address: 8058 HILLSIDE DRIVE, MILLVILLE COLUMBIA COUNTY, PENNSYLVANIA.

Improved upon thereon by residential dwelling known as: 8058 HILLSIDE DRIVE, MILLVILLE, COLUMBIA COUNTY, PENNSYLVANIA.

PROPERTY ADDRESS: 8058 HILLSIDE DRIVE, MILLVILLE, PA 17846
UPI / TAX PARCEL NUMBER: 2602002380000

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.