

SHERIFF'S SALE

Wednesday, July 15th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2012CV392 AND CIVIL WRIT NO. 2012CV392 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 Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of S.R. 0042; thence along the centerline of S.R. 0042 north 00 degrees 11 minutes 52 seconds west 372.25 feet to a point; thence along the same north 03 degrees 27 minutes 58 seconds west 176.25 feet to a point; thence along the same north 10 degrees 40 minutes 37 seconds west 190.54 feet to a point; thence along the same north 18 degrees 09 minutes 55 seconds west 208.34 feet to a point; thence along the same north 21 degrees 26 minutes 50 seconds west 1478.51 feet to a point in the centerline of S.R. 0042; thence passing through S.R. 0042 north 81 degrees 51 minutes 54 seconds east 41.10 feet to a point on the eastern edge of the right-of-way of S.R. 0042 at the northwest corner of lands of Glenn R. and Mary R. Houck; thence along the eastern edge of the right-of-way of S.R. 0042 and along lands of Glenn R. and Mary R. Houck south 21 degrees 26 minutes 50 seconds east 140.00 feet to an existing iron pin; thence by lands of Glenn R. and Mary R. Houck north 81 degrees 51 minutes 54 seconds east 362.14 feet to an iron pin set in line of lands of Donald E. and Shirley C. Zimmerman; thence by lands of Donald E. and Shirley C. Zimmerman south 10 degrees 52 minutes 25 seconds east 143.61 feet to an existing iron pin; thence by the same north 81 degrees 51 minutes 54 seconds east 200.00 feet to an existing iron pin; thence by the same north 10 degrees 52 minutes 25 seconds west 280.00 feet to an existing iron pin near the western edge of the right-of-way of Township Route No. 493 and in line of lands of John H. and Ruth R. Reichard; thence along lands of John H. and Ruth R. Reichard north 81 degrees 51 minutes 54 seconds east 31.89 feet to a drill hole in a concrete wingwall; thence south 75 degrees 59 minutes 56 seconds east 63.09 feet to a point at the center of the County Bridge over Little Fishing Creek; thence along lands of Delbert and Paula Miller and lands now or formerly of Ralph and Betty Temple and along the center of Little Fishing Creek south 08 degrees 42 minutes and 42 seconds east 712.17 feet to a point near the center of Fishing Creek; thence by lands now or formerly of Ralph and Betty Temple north 72 degrees 16 minutes 36 seconds east 42.86 feet to a point in Fishing Creek; thence by the same and passing through an iron pin on line south 03 degrees 31 minutes 36 seconds west 1672.08 feet to a point in Little Fishing Creek and in line of lands of Carl T. and Clara L. Welliver; thence by lands of Carl T. and Clara L. Welliver and passing through an existing iron pin on line south 75 degrees 31 minutes 49 seconds west 111.98 feet to the place of BEGINNING.

EXCEPTING and RESERVING from this description a tract of land owned by Joseph J. and Nancy L. Petty consisting of 1.209 acres of land; also excepting and reserving a tract of land owned by Raymond J. Hess containing 0.558 acres of land for a total acreage of 16.452 acres of land in accordance with a survey prepared by Orangeville Surveying Consultants dated June 5, 1995 and approved by the Hemlock Township Supervisors on August 8, 1995 and recorded in the Columbia County Court House on August 16, 1995.

ALSO EXCEPTING AND RESERVING THE FOLLOWING:

1. Deed dated August 15, 2000 from David L. and Patricia A. Evans to Glen R. and Mary E. Houck recorded in Columbia County as Instrument Number 200008995.
2. Deed dated May 26, 2005 from David L. Evans, single to Kristina S. Whitmire and Jeremy M. Evans recorded in Columbia County as Instrument Number 200505394.
3. Deed dated January 31, 2007 from David L. Evans, Single to Jeremy M. Evans and Kristina S. Evans recorded in Columbia County as Instrument Number 200701397.

IT BEING the same premises transferred and conveyed by David L. Evans and Patricia A. Evans, by Deed dated February 4, 2004 and recorded in Columbia County as Instrument Number 200402608 granted and conveyed unto David L. Evans.

TOGETHER with all and singular the said property, improvement, ways, waters, watercourses, rights, liberties, buildings, 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 it, the said Grantors, either in law or equity, of, in and to the same.

TO HAVE AND TO HOLD the said message or tenement and lot or piece of ground above described, hereditaments and premises hereby granted, bargained and sold or mentioned, or intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns forever.

AND the said Grantors will SPECIALLY WARRANT AND FOREVER DEFEND the property hereby conveyed.

PROPERTY ADDRESS: 1327 MILLVILLE ROAD, BLOOMSBURG, PA 17815

UPI/TAX PARCEL NUMBER 18 03 00204

ALL THAT CERTAIN message, tenement and tract of land situate partly in the Town of Bloomsburg and partly in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stone corner of land now or late of E.B. Tustin and in the middle of the public road leading from the public road running from Bloomsburg to Mount Pleasant to the public road leading from Bloomsburg to Lightstreet, and running; THENCE through and along the same North 71 degrees and 45 minutes East 269 feet to a stone in the middle of said public road; THENCE

through and along the same North 81 degrees East 475 feet to a stone in the middle of said public road; THENCE along the line of land now or formerly of John V. Whitenight North 6 degrees and 30 minutes West 1136.8 feet to a stone corner; THENCE along land now or late of Ellsworth Shaffer South 67 degrees and 15 minutes West 320 feet to a stone corner; THENCE along the same South 18 degrees 30 minutes East 280.5 feet to a stone corner; THENCE along the same South 79 degrees and 15 minutes West 528 feet to a Birch stump corner;

THENCE along lands now or formerly of John Richie South 12 degrees East 544 feet to a stone; THENCE along the same South 3 degrees and 30 minutes West 101 feet to a stone; and THENCE along the said land now or formerly of E.B. Tustin South 60 degrees East 178 feet to a stone corner, the place of BEGINNING. Containing sixteen (16) acres of land, is the same more or less, and whereon is erected a stone house and other buildings.

EXCEPTING 39,810.17 square feet of land deeded to WILSON A. EVERT and CHERYL E. EVERT, by deed dated August 26, 1971

and recorded in Columbia County Deed Book 252 page 981.

AND EXCEPTING 22,393.00 square feet of land deeded to WILSON A. EVERT and CHERYL E. EVERT by deed dated October 4,

1995 and recorded in Columbia County Record Book 608 page 88.

IT BEING the same premises transferred and conveyed by Wilson A. Evert and Cheryl E. Evert, by deed dated November 30, 2005 and recorded in Columbia County as Instrument Number 200513163 granted and conveyed unto David L. Evans and Julie Pitchford.

TOGETHER with all and singular the said property, improvement, ways, waters, watercourses, rights, liberties, buildings, 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 it, the said Grantors, either in law or equity, of, in and to the same.

TO HAVE AND TO HOLD the said message or tenement and lot or piece of ground above described, hereditaments and premises hereby granted, bargained and sold or mentioned, or intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns forever.

AND the said Grantors will SPECIALLY WARRANT AND FOREVER DEFEND the property hereby conveyed.

PROPERTY ADDRESS: 289 ARBUTUS PARK ROAD, BLOOMSBURG, PA 17815 UPI/T AX PARCEL NUMBER 05E08 01900

PROPERTY ADDRESS: 1327 MILLVILLE ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-03-022-04 & 05E-08-019

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
LAURINDA J. VOELCKER, Esq.
105 East Market Street
Danville, PA 17821

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