

# SHERIFF'S SALE

---

Wednesday, September 9th, 2015 at 09:00 A.M.

---

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV1350 AND CIVIL WRIT NO. 2014CV1350 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 Mag nail (set) in the centerline of State Route 4006 (Frosty Valley Road) and common corner with Lot #1; Thence along Lot #1, North 12 degrees 04 minutes 25 seconds East, a distance of 562.38 feet to a #5 rebar (set) on the southerly right-of-way of Interstate 80 (State Route 0080); Thence along the right-of-way of Interstate 80 on a curve to the left, having a radius of 5829.65 feet, a central angle of 1 degree 41 minutes 15 seconds, a chord bearing and distance of South 84 degrees 50 minutes 23 seconds East, 171.68 feet and an arc length of 171.69 feet to a #5 rebar (set) common corner with Lot #3; Thence along Lot #3, South 10 degrees 27 minutes 54 seconds West, a distance of 541.93 feet to a Mag nail (set) in the centerline of the aforesaid State Route 4006; Thence along the centerline, South 89 degrees 30 minutes 28 seconds West, a distance of 32.35 feet to a point; Thence along the same, South 89 degrees 31 minutes 38 seconds West, a distance of 157.84 feet to the place of Beginning.

CONTAINING 2.260 acres of land.

HAVING THEREON erected a dwelling known as 235 Frosty Valley Road, Danville, PA 17821.

PARCEL NO. 18-08-004-09

BEING THE SAME PREMISES which Carriage Manor Builders, Inc., by deed dated 9/5/06 and recorded 9/5/06 in Columbia County Instrument. No. 200609254, granted and conveyed unto Russell D. Nevius.

PROPERTY ADDRESS: 235 FROSTY VALLEY ROAD, DANVILLE, PA 17821

UPI / TAX PARCEL NUMBER: 18-08-004-09

## **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  
PURCELL, KRUG & HALLER  
1719 North Front Street  
Harrisburg, PA 17102-2392

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