

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV10 AND CIVIL WRIT NO. 2015CV10 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 THOSE CERTAIN PIECES, PARCELS AND TRACTS OF LAND situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:

TRACT NO. 1:

BEGINNING at a point in the middle of Township Route No. 346, which point is the southwest corner of this tract and which point is North 0 degrees 31 minutes 42 seconds East, 198.22 feet from the Northwest corner of lands now or formerly of Larry R. and Benedicta George, and which point is North 89 degrees 52 minutes 42 seconds West, 16.50 feet from an iron pin on the edge of the right-of-way known as Township Route No. 346; THENCE along the middle of Township Route No. 346, North 00 degrees 31 minutes 42 seconds East, 202.46 feet to a point; THENCE through an iron pin on line, North 72 degrees 06 minutes 12 seconds East, 147.66 feet to a point; THENCE North 29 degrees 13 minutes 48 seconds West, 170.00 feet to a point; THENCE South 60 degrees 46 minutes 12 seconds West, 105.33 feet through an iron pin on line to a point in the middle of Township Route No. 346; THENCE along the middle of Township Route No. 346, North 17 degrees 53 minutes 46 seconds West, 31.68 feet to a point; THENCE along Township Route No. 346, North 31 degrees 59 minutes 41 seconds West, 17.43 feet to a point; THENCE North 60 degrees 46 minutes 12 seconds East, 184.26 feet through an iron pin on line to a point; THENCE South 33 degrees 25 minutes 54 seconds East, 162.84 feet to a point; THENCE South 19 degrees 07 minutes 54 seconds East, 143.73 feet to a point; THENCE South 13 degrees 21 minutes 03 seconds East, 214.40 feet to a point; THENCE North 89 degrees 52 minutes 42 seconds West, 295.61 feet through an iron pin on line to a point, the place of BEGINNING.

CONTAINING 2.044 acres and being designated as Lot No. 1 on a survey draft prepared by Orangeville Surveying Consultants dated August 11, 1977, as revised September 20, 1977.

TRACT NO. 2:

BEGINNING at a point at the center of Township Route No. 346, which point is South 60 degrees 46 minutes 12 seconds West, 16.51 feet from an iron pin in place on the edge of said Township Route; THENCE North 60 degrees 46 minutes 12 seconds East, 105.33 feet through said iron pin on line to a point; THENCE South 29 degrees 13 minutes 48 seconds East, 170.00 feet to a point; THENCE South 72 degrees 06 minutes 12 seconds West, 147.66 feet through an iron pin on line to a point in the center of Township Route No. 346; THENCE along the middle of Township Route No. 346, approximately 148 feet to a point, the place of BEGINNING.

CONTAINING approximately 0.4 acres. The first three sides of the aforesaid description are taken from the draft of survey prepared by the Orangeville Surveying Consultants and dated August 11, 1977, revised September 20, 1977. The Fourth line of said premises is taken from the survey from which the prior Deed in the chain of title was prepared, which Deed is referred to in the recital below.

Being Parcel No. 18-07-022

BEING the same premises which Jon V. Curry and Nancy J. Curry, his wife, by Deed dated May 2, 1986, and recorded May 5, 1986, in the Office of the Recorder of Deeds in and for the County of Columbia, Deed Book 365, Page 718, granted and conveyed unto Jon V. Curry and Nancy J. Curry, his wife, Tenants by the Entirety, in fee.

PROPERTY ADDRESS: 293 QUARRY AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-07-022

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
WELTMAN, WEINBERG & REIS CO.
436 Seventh Ave.
Pittsburgh, PA 15219

Sheriff of Columbia County
Timothy T. Chamberlain
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