

# SHERIFF'S SALE

Wednesday, October 5th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV1641 AND CIVIL WRIT NO. 2015CV1641 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 OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF BRIARCREEK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A STONE; THENCE ALONG THE LANDS LATE OF JAMES EVANS ESTATE, SOUTH 53 1/2 DEGREES WEST 44 PERCHES TO A STONE; THENCE NORTH 36 DEGREES WEST 33 8/10 PERCHES TO A STUMP; THENCE ALONG THE LANDS LATE OF MICHAEL BOWER NORTH 40 DEGREES EAST 39 3/10 PERCHES TO A PINE; THENCE NORTH 88 1/2

DEGREES EAST 39 8/10 PERCHES TO A STONE; THENCE BY LANDS LATE OF JAEMS LAMON ESTATE SOUTH 1 1/2 DEGREES EAST 32 PERCHES TO THE PLACE OF BEGINNING. CONTAINING 13 ACRES, MORE OR LESS.

EXCEPTING AND RESERVING, HOWEVER, OUT OF THE SAME ONE ACRE OF LAND CONVEYED TO RUFUS C. BOWER AND WIFE BY DEED DATED JUNE 18, 1927, RECORDED IN COLUMBIA COUNTY IN DEED BOOK 104, PAGE 605. ALSO EXCEPTING AND RESERVING, HOWEVER, OUT THE THE ABOVE DESCRIBED PARCEL, THE FOLLOWING:

BEGINNING AT AN IRON PIN CORNER AT THE INTERSECTION OF THE EASTERN EDGE OF THE RIGHT OF WAY OR STATE ROUTE NO. 1017 WITH THE SOUTHERN EDGE OF THE RIGHT OF WAY OF TOWNSHIP ROUTE NO. 503; THENCE BY THE SOUTHERN EDGE OF TOWNSHIP ROUTE NO. 503 NORTH 49 DEGREES 43 MINUTES 30 SECONDS EAST 270.96 FEET TO

AN IRON PIN; THENCE BY OTHER LANDS, NOW OR LATE OF GLEN W. BOWER SOUTH 54 DEGREES 05 MINUTES 44 SECONDS EAST 224.23 FEET TO AN IRON PIN; THENCE BY THE SAME SOUTH 5 DEGREES 56 MINUTES 08 SECONDS WEST 224.24 FEET TO AN IRON PIN; THENCE BY LANDS, NOW OR LATE OF ROGER W. HUTTON SOUTH 63 DEGREES 15

MINUTES 20 SECONDS WEST 239.75 FEET TO AN IRON PIN ON THE EASTERN EDGE OF STATE ROUTE NO. 1017; THENCE BY THE EASTERN EDGE OF STATE ROUTE NO. 1017 THE FOLLOWING COURSES AND DISTANCES; NORTH 22 DEGREES 00 MINUTES 53 SECONDS WEST 103.47 FEET; NORTH 27 DEGREES 05 MINUTES 07 SECONDS WEST 72.01 FEET; NORTH 29 DEGREES 34 MINUTES 10 SECONDS WEST 51.26 FEET; NORTH 33 DEGREES 15 MINUTES 40 SECONDS WEST 98.81 FEET TO THE PLACE OF BEGINNING. CONTAINING 2.5000 ACRES OF LAND.

THE ABOVE DESCRIBED WAS PREPARED BY L. WAYNE LAIDACKER, P.L.S., ACCORDING TO A SURVEY DATED MAY 11, 1989, COPY ATTACHED.

BEING KNOWN AS: 22 LIGHTS ROAD, BERWICK, PENNSYLVANIA 18603  
TAX I.D.# 07-09-061

THE IMPROVEMENTS THERON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH DORIS J. REDLINE, EXECUTOR OR THE ESTATE OF GLEN W. BOWER, DECEASED, BY DEED DATED MAY 22, 1992 AND RECORDED MAY 27, 1992 IN DEED BOOK 502, PAGE 0500, GRANTED AND CONVEYED UNTO CHRISTOPHER J. SIEGEL AND DENISE ANN GARRISON A/K/A DENISE ANN SIEGEL.

PROPERTY ADDRESS: 22 LIGHTS ROAD, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 07-09-061

## 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  
MCCABE, WEISBERG & CONWAY PC  
123 S. Broad St., Suite 2080  
Philadelphia, PA 19109

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