

# SHERIFF'S SALE

Wednesday, October 3rd, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV616 AND CIVIL WRIT NO. 2016CV616 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 TWO CERTAIN pieces, parcels, and tracts of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT 1: BEGINNING at an iron pin corner in the Southerly line of the State Highway leading from Numidia to Newlin at the Northwest corner of land now or formerly of Oliver R. Fink, et ux; running THENCE along the Westerly line of said Fink, South 6 degrees West, 150 feet to an iron pin corner in line of other lands of Charles M. Rarig, Sr. and Leah M. Rarig; THENCE along the line of land of said Rarigs, North 85 degrees West, 224 feet to an iron pin corner in the Easterly line of a Public Township Road; THENCE along the Easterly line of said Public Township Road, North 12 degrees 20 minutes East, 151 feet to an iron spike corner in the Southerly line of the aforesaid State Highway; THENCE along the Southerly line of said State Highway, South 85 degrees East, 207.5 feet to an iron pin corner, the place of BEGINNING, and CONTAINING .74 acres according to a survey and draft made on May 28, 1965 by Howard Fetterolf, R.E.

TRACT 2: BEGINNING at an iron pin corner in the Easterly line of the right-of-way of the public highway leading from Numidia to Newlin and at the Southwesterly corner of land now of Kenneth E. Mowery and wife, and running THENCE along the Easterly line of the right-of-way of the aforesaid State Highway, South 12 degrees 35 minutes, East 33 feet to an iron pin corner set at the Northwesterly corner of land now or formerly of Kenneth Beltz and wife; running THENCE along the Northerly line of land of said Beltz, South 84 degrees 45 minutes East, 200 feet to an iron pin corner set in the Westerly line of other land now or formerly of Charles M. Rarig, Sr., and wife; running THENCE along the Westerly line of other land of said Rarig, North 12 degrees 35 minutes East, 33 feet to an iron pin corner set in the Southerly line of other land now or formerly of Kenneth E. Mowery and wife; THENCE along the Southerly line of other land of said Mowery, North 84 degrees 45 minutes West, 200 feet to an iron pin corner, and the place of BEGINNING, and CONTAINING 0.15 acres of land according to a survey and draft made by Howard Fetterolf, R.E. on September 11, 1967.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS 104 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820.

PARCEL ID: 20-02-023-01.

BEING the same premises which Jacqueline M. Rarig n/k/a Jacqueline M. Hinckley and James L. Hinckley, Jr., by deed dated October 24, 2008 and recorded October 28, 2008 to Columbia County Instrument No. 2008-11166, granted and conveyed unto William L. Asbury.

UNDER AND SUBJECT to and together with grants and reservations of coal, oil, gas, mining rights-of-way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

PROPERTY ADDRESS: 104 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 20-02-023-01

## 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  
Leon P. Haller, Esq.  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>