

# SHERIFF'S SALE

Wednesday, November 9th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV1663 AND CIVIL WRIT NO. 2015CV1663 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 situate in the Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point along the western side of State Route No. 4039, known as the "Austin Trail";  
THENCE North 26 degrees 18 minutes 34 seconds West 66.33 feet;  
THENCE North 24 degrees 03 minutes 43 seconds West, 70.14 feet;  
THENCE North 21 degrees 26 minutes 26 seconds West, 22.50 feet;  
THENCE North 30 degrees 30 minutes 30 seconds East 113.50 feet;  
THENCE North 43 degrees 16 minutes 07 seconds East 54.51 feet;  
THENCE North 57 degrees 01 minutes 18 seconds East 122.04 feet;  
THENCE North 61 degrees 14 minutes 47 seconds East 128.82 feet;  
THENCE South 15 degrees 46 minutes 20 seconds East 264.10 feet;  
THENCE South 63 degrees 41 minutes 26 seconds West 352.37 feet to the point and place of BEGINNING.

CONTAINING 1.999 acres of land, more or less, as more fully described in a draft of survey prepared by Matthew W. Laidacker, PLS, dated June 12, 1996, and recorded simultaneously therewith.

UNDER AND SUBJECT to a 50 foot right-of-way running along the northern edge of the above described parcel, said right-of-way being described as follows:

BEGINNING at a point along the eastern side of State Route 4039;  
THENCE North 21 degrees 26 minutes 26 seconds West 37.86 feet;  
THENCE North 16 degrees 59 minutes 52 seconds West 9.96 feet;  
THENCE North 40 degrees 15 minutes 57 seconds East 54.72 feet;  
THENCE North 45 degrees 23 minutes 04 seconds East 53.96 feet;  
THENCE North 52 degrees 55 minutes 47 seconds East 64.53 feet;  
THENCE North 56 degrees 22 minutes 18 seconds East 79.15 feet;  
THENCE North 64 degrees 03 minutes 05 seconds East 75.10 feet;  
THENCE South 25 degrees 56 minutes 55 seconds East 50.00 feet;  
THENCE South 64 degrees 03 minutes 55 seconds West 71.62 feet;  
THENCE South 56 degrees 32 minutes 18 seconds West 81.63 feet;  
THENCE South 52 degrees 55 minutes 47 seconds West 49.27 feet;  
THENCE South 45 degrees 23 minutes 04 seconds West 51.72 feet;  
THENCE South 40 degrees 15 minutes 57 seconds West 80.27 feet to the point and place of BEGINNING.

BEING the same premises conveyed to Dorothy L. Artley, single, by Deed of Dorothy L. Artley, single, Charles A. Artley, Jr., single, and Sean C. Artley, single, dated February 8, 2007 and recorded March 1, 2007 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania to Instrument Number 200702141.

TITLE TO SAID PREMISES IS VESTED IN Dorothy L. Artley.  
Tax Parcel: 17-10-025-02

Premises Being: 642B Austin Trail, Orangeville, PA 17859  
PROPERTY ADDRESS: 642B Austin Trail, Orangeville, PA 17859

UPI/TAX PARCEL NUMBER: 17-10-025-02  
PROPERTY ADDRESS: 642 B AUSTIN TRAIL, ORANGEVILLE, PA 17859  
UPI / TAX PARCEL NUMBER: 17-10-025-02

## **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  
ALICIA C. MARINOS, ESQ.  
120 E 3rd St Ste 2  
Berwick, PA 18603

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