

SHERIFF'S SALE

Wednesday, March 8th, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV1281 AND CIVIL WRIT NO. 2016CV1281 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, or tract of land situate in the Township of Hemlock, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of Township Route No. 360 (Creek Road), which point is South 20 degrees 55 minutes 40 seconds East, 22.12 feet from an iron pin on the edge of said Township Route No. 360 and which point is also South 51 degrees 33 minutes 17 seconds West 160.15 feet from the northwest corner of a house; THENCE along the center of Township Route No. 360 (Creek Road), the following courses and distances: (1) South 27 degrees 19 minutes 01 seconds West 177.54 feet; (2) South 26 degrees 56 minutes 09 seconds West 100.55 feet; (3) South 19 degrees 48 minutes 14 seconds West 128.75 feet to a point in the center of Township Route No. 360 (Creek Road), which point is South 60 degrees 40 minutes 42 seconds East, 16.73 feet from the iron pin on the edge of said Township Route; THENCE along other lands now or formerly of Richard E. Fruit, Jr. and Patti A. Fruit, the following courses and distances: (1) North 60 degrees 40 minutes 42 seconds West 294.19 feet through an iron pin on line to a 30 inch Sycamore tree; (2) North 01 degrees 40 minutes 22 seconds East 167.31 feet to an iron pin; (3) North 75 degrees 55 minutes 00 seconds West 146.72 feet to an iron pin; (4) North 5 degrees 30 minutes 28 seconds East 19.55 feet to a right-of-way fence post on the southern edge of the right-of-way of U.S. Route No. 80, North 75 degrees 56 minutes 26 seconds East 252.62 feet to a right-of-way fence post; THENCE along the same, North 73 degrees 45 minutes 58 seconds East 276.41 feet to an iron pin; THENCE along lands now or formerly of John P. Ruzbasan, South 20 degrees 55 minutes 40 seconds East, 146.25 feet to a point in the center of Township Route No. 360 (Creek Road), the place of BEGINNING.

CONTAINING 3.366 acres according to a survey prepared by L. Wayne Laidacker, Professional Land Surveyor, dated September 15, 1988 and redated September 23, 1988.

PARCEL IDENTIFICATION NO: 18-02-048-04.000

IMPROVEMENTS:, Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Scott A. Garrison and Holly I. Garrison, his wife, by Deed from Gary L. Dreisbach, single, dated 10/28/1996, recorded 11/08/1996 in Book 641, Page 427.

PROPERTY ADDRESS: 87 CREEK ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-02-048-04.000

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
Martha E. Von Rosenstiel, Esq.
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Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>