

SHERIFF'S SALE

Wednesday, September 6th, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017-CV-79 AND CIVIL WRIT NO. 2017-CV-79 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 and tract of land situate in Pine Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the Westerly line of lands of Carl R. Savage, said iron pin marking the Southeasterly corner of Parcel \"A\" of the Wayne A. and Eleanor M. Moser Subdivision, dated September 1, 1993; Thence along the Westerly line of lands of said Savage and through the right-of-way of T-645, South 7 degrees 23 minutes 43 seconds West, 251.69 feet to a railroad spike within the right-of-way of T-645, said railroad spike marking a corner of Parcel \"B\" of the Wayne A. and Eleanor M. Moser Subdivision dated September 1, 1993; THENCE along the line of Parcel \"B\" and within the right-of-way of T-645, North 74 degrees 45 minutes 26 seconds West, 10.45 feet to a railroad spike marking a point of curvature; THENCE along same and curve to the right with a Delta Angle of 35 degrees 10 minutes 33 seconds with a Radius of 175.00 feet, with a Tangent of 55.47 feet for a Curve Length of 107.44 feet, with a chord bearing of North 51 degrees 46 minutes 18 seconds West, with a chord distance of 184.12 feet to a railroad spike marking the point of tangency; THENCE along the centerline of T-645 and along line of Parcel \"B\", North 28 degrees 46 minutes 55 seconds West, 210.84 feet to a railroad spike marking the Southerly corner of Parcel \"A\" THENCE through the right-of-way of T-645 and along line of Parcel \"A\", North 46 degrees 01 minutes 32 seconds East 89.00 feet to an iron pin marking a corner of Parcel \"A\"; THENCE along same, South 63 degrees 09 minutes 10 seconds East, 251.71 feet to the point of BEGINNING.

BEING more fully described as shown on a draft of a survey prepared by Richard C. Parsons, Land Surveying, 45 West Center Street, Elysburg, PA, dated September 1, 1993, recorded on March 11, 1994 in map Book 7, page 481.

BEING TAX PARCEL # 29-12-009-01,000

BEING KNOWN AS: 150 Bitler Road, Millville, PA 17846

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
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Sheriff of Columbia County
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