

SHERIFF'S SALE

Wednesday, October 4th, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV824 AND CIVIL WRIT NO. 2015CV824 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 BOROUGH OF BENTON, COLUMBIA COUNTY, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POST; THENCE ALONG EVERETT STREET SOUTH 56 DEGREES 35 MINUTES EAST 189 FEET TO A POST CORNER OF EVERETT STREET AND WARREN ALLEY; THENCE ALONG SAID ALLEY SOUTH 30 DEGREES 50 MINUTES WEST 8.6 FEET TO A POST; THENCE ALONG LAND NOW OR LATE OF MINNIE DELONG NORTH 55 DEGREES 20 MINUTES WEST 189.2 FEET TO A POST ON THIRD STREET; THENCE ALONG SAID STREET NORTH 33 DEGREES 50 MINUTES EAST 4.5 FEET TO THE PLACE OF BEGINNING.

CONTAINING IN ALL ONE THOUSAND TWO HUNDRED SEVENTY-THREE (1,273) SQUARE FEET OF SURFACE, MORE OR LESS. ALSO BOUNDED ON THE NORTH BY LOT NOW OR LATE OF JOHN G. MCHENRY, PURCHASED FROM THE ESTATE OF HIRAM EVERETT; ON THE EAST BY AN ALLEY; ON THE SOUTH BY LINE OF LOT SOLD BY MARY WALTERS TO NOW OR LATE OF FRED WOOD; AND ON THE WEST BY THIRD STREET. SAID LOT BEING 50 FEET WIDE FRONTING ON THIRD STREET AND 189 1/2 FEET DEEP. EXCEPTING AND RESERVING OUT OF THE AFOREMENTIONED DESCRIPTION ALL THAT PIECE, PARCEL AND TRACT OF LAND SOLD BY LULU R, MCHENRY TO C.K. ALBERTSON, ET AL., BY DEED RECORDED IN COLUMBIA COUNTY DEED BOOK 116, PAGE 634, Tax ID: 02-01-060

Being known for informational purposes only as 375 Third Street, Benton, PA 17814

BEING THE SAME PREMISES which Thomas J. Ropel, Jr., single, by Deed dated 4/27/2005 and recorded 4/28/2005 in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 200504269, granted and conveyed unto Arthur T. Christie and Mary Ellen Christie, husband and wife, as tenants by the entireties.

PROPERTY ADDRESS: 375 THIRD STREET, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 02-01-060

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