

# SHERIFF'S SALE

Wednesday, January 31st, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV553 AND CIVIL WRIT NO. 2017CV553 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 lot of land situate in the Township of Pine, County of Columbia and Commonwealth of Pennsylvania, being known as Parcel #2 on the Subdivision Plan of Arthur and Myrl Peifer, prepared by John H. Wood, P.L.S. of Construction Engineering, Inc., dated April 1, 1991 and recorded June 3, 1992 as set forth in Columbia County Map Book 6, page 754, bounded and described as follows:

BEGINNING at a point in the centerline of State Route 0042, said point being the southwest corner of Parcel #2 and the northwest corner of Parcel #1 as shown on the aforementioned Subdivision Plan; thence along the centerline of the aforementioned State Route the following four (4) courses and distances; (1) north twenty-four (24) degrees eighteen (18) minutes fifty-one (51) seconds east, one hundred thirty-two and ninety-seven hundredths (132.97) feet to a point; (2) north eighteen (18) degrees thirty-eight (38) minutes sixteen (16) seconds east, one hundred fifty-five and sixty-eight hundredths (155.68) feet to a point; (3) north twelve (12) degrees forty-nine (49) minutes nineteen (19) seconds east, one hundred twelve and six hundredths (112.06) feet to a point; (4) north nine (09) degrees fourteen (14) minutes twenty-six (26) seconds east four hundred fifteen and sixty hundredths (415.60) feet to a point in line of lands now or formerly of Charles Green; thence along lands of said Green passing through an iron pin set on the property line forty (40) feet from the point in the centerline of the aforementioned State Route and through the right-of-way of the aforementioned Township Road #T-556 north eighty-nine (89) degrees thirty-one (31) minutes thirty-four (34) seconds east four hundred twenty-one and ninety-seven hundredths (421.97) feet to a point in the centerline of Lick Run and in the right-of-way of Township Road #T556; thence along, through, and more or less following, of Lick Run, passing through a railroad spike set in the centerline of Township Road #T-556 and along lands now or formerly of Clyde Foush the following four (4) courses and distances: (1) south four (04) degrees fifty-seven (57) minutes sixteen (16) seconds west, two hundred sixty-one and no hundredths (261.00) feet to a point; (2) south forty-one (41) degrees twenty-three (23) minutes eighteen (18) seconds west two hundred thirty-four and no hundredths (234.00) feet to a point; (3) south twelve (12) degrees seventeen (17) minutes forty-two (42) seconds east, one hundred thirty-five and thirty hundredths (135.30) feet to a point; and (4) south thirty-five (35) degrees thirteen (13) minutes eighteen (18) seconds west, two hundred twenty-nine and forty hundredths (229.40) feet to a point in the centerline of Lick Run; thence along other lands now or formerly of Arthur and Myrl Peifer, shown as Parcel #1 on the aforementioned Subdivision Plan, south eighty-three (83) degrees forty-nine (49) minutes forty-four (44) seconds west, three hundred thirty-nine and twenty-nine hundredths (339.29) feet to a point, the place of beginning. There being set on the last mentioned line two (2) iron pins; the first being set on the property line fifty (50) feet from the point in the centerline of Lick Run, the second being set on the property line thirty (30) feet from point and place of beginning. Containing 6.76 acres.

Commonly known as 199 BUTTERNUT LANE, UNITYVILLE, PENNSYLVANIA 17774  
TAX I.D.#:29-06-25-4

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Joshua D. Avery and Faith M. Avery, husband and wife, by Deed dated November 29, 2006, and recorded December 28, 2006, in the Office of the Recorder of Deeds in and for the County of Columbia, Instrument No. 200613948, granted and conveyed unto Irene F. Miller, in fee.

PROPERTY ADDRESS: 199 BUTTERNUT LANE, UNITYVILLE, PA 17774  
UPI / TAX PARCEL NUMBER: 29-06-025-04

## **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  
WELTMAN, WEINBERG & REIS  
436 Seventh Ave.  
Pittsburgh, PA 15219

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