

SHERIFF'S SALE

Wednesday, November 15th, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV1358 AND CIVIL WRIT NO. 2016CV1358 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 LOT OF LAND DESIGNATED AS LOT NO. 29 OF THE WONDERVIEW SUBDIVISION SITUATE IN MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHERN LINE OF RIVERVIEW AVENUE AT THE SOUTHWEST CORNER OF LOT NO. 30; THENCE ALONG THE NORTHERN LINE OF RIVERVIEW AVENUE, SOUTH 86 DEGREES WEST, 109.85 FEET TO THE SOUTHEAST CORNER OF LOT NO. 28; THENCE ALONG THE EASTERN LINE OF LOT NO. 28, NORTH 30 DEGREES 30 MINUTES WEST, 184.10 FEET TO A POINT IN LINE OF LOT NO. 19; THENCE ALONG THE SOUTHERN LINE OF LOT NO. 19 AND LOT NO. 18, NORTH 85 DEGREES EAST, A DISTANCE OF 109.08 FEET TO THE NORTHWEST CORNER OF LOT NO. 30; THENCE ALONG THE WESTERN LINE OF LOT NO. 30, SOUTH 30 DEGREES 30 MINUTES EAST, 180.04 FEET TO THE NORTHERN SIDE OF RIVERVIEW AVENUE, BEING THE POINT AND PLACE OF BEGINNING.

UNDER AND SUBJECT TO THE TERMS, CONDITIONS, COVENANTS AND AGREEMENTS AS SET FORTH IN CERTAIN AGREEMENT BETWEEN CLYDE E. AND JOAN B. YOHEY AND MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, DATED SEPTEMBER 11, 1998, RECORDED IN COLUMBIA COUNTY IN RECORD BOOK 700, PAGE 246. EXCEPTING AND RESERVING FROM THE ABOVE DESCRIBED LOT 29 IN FAVOR OF THE GRANTORS, THEIR HEIRS AND ASSIGNS, A

UTILITY EASEMENT AND RIGHT OF WAY TWENTY (20) FEET IN WIDTH RUNNING ALONG THE REAR OR NORTHERLY BOUNDARY LINE OF SAID LOT NO. 29, TOGETHER WITH THE RIGHT AND PRIVILEGE OF INGRESS, EGRESS AND REGRESS FOR THE PURPOSE OF INSTALLING AND MAINTAINING UTILITY LINES, ETC.

THE ABOVE PREMISES ARE UNDER AND SUBJECT TO THE FOLLOWING EXPRESS COVENANTS AND CONDITIONS WHICH ARE DEEMED TO BE ACCEPTED BY THE GRANTEEES ON DELIVERY OF THIS DEED AS FURTHER DESCRIBED IN DEED BOOK 702, PAGE 956 AND 957.

PARCEL ID NO. 22-01A-127-00-000
BEING KNOWN AS 255 Riverview Avenue, Columbia, PA 17815

BEING the same premises which John A. Yohey joined by Angela S. Yohey, husband and wife, by Deed dated December 29, 2004 and recorded January 6, 2005 in the Office of the Recorder of Deeds in and for Columbia County in Book/Page or Instrument #200500172, granted and conveyed unto Barry J. Haupt, Single Man.

PROPERTY ADDRESS: 255 RIVERVIEW AVENUE, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 22-01A-127

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.