

# SHERIFF'S SALE

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Wednesday, November 1st, 2017 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV498 AND CIVIL WRIT NO. 2017CV498 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:

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All those two certain tracts of land situate in South Center Township Columbia County, Pennsylvania, more particularly bounded and described as follows:

Tract #1: Beginning at a point on the north line of the Old State Highway leading from Bloomburg to Berwick, said point also being the Southwest corner of a lot now or late of Donald C. Savage: Thence by said lot North 195 feet to the Northwest corner of said Lot; Thence North 82 degrees 15 minutes West 25 feet; Thence by land now or late of Arthur R. Applemen, Jr. and Phoebe Y. Appleman, his wife, South 195 feet to a point on the north line of the aforesaid State Highway; Thence by the North line of said State Highway South 82 degrees 15 minutes East, 25 feet to the point and place of beginning.

Tract #2: Beginning at an iron pin, said pin being the Southwest corner of lot now or formerly of Ralph C. Boone; Thence by said lot North 195 feet to the northwest corner of said lot; Thence North 81 degrees 15 minutes West 50 feet to a point; Thence South 195 feet to a point 7 feet northerly from the concrete highway leading from Bloomsburg to Berwick; Thence by a line parallel to said highway and 7 feet there from South 81 degrees 15 minutes East 50 feet to the point and Place of beginning.

Containing 9636 square feet of land.

Parcel No.: 12-03D-039-00,000

Being the same property conveyed to Larry Long and Karyn Miller Long, husband and wife who acquired title by virtue of a deed from Karyn L. Miller Long, formerly Karyn L. Miller, no marital status shown, dated August 1, 1985, recorded August 8, 1985, at Deed Book 352, Page 230, Office of the Recorder of Deeds, Columbia County, Pennsylvania INFORMATIONAL NOTE: Karyn Miller Long died September 28, 2003 and pursuant to the survivorship language in the above-mentioned deed, all her interest passed to Larry Long.

Property known as 6715 Old Berwick Road, Bloomsburg, PA 17815

PROPERTY ADDRESS: 6715 OLD BEWICK ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 12-03D-039-00,000

## **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  
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Sheriff of Columbia County  
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