

SHERIFF'S SALE

Wednesday, July 29th, 2020 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV1371 AND CIVIL WRIT NO. 2018CV1371 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:

PARCEL 1:

ALL THAT lot of land situate in the Township of Scott, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin, the center of State Highway Legislative Route 19036 and land of Leo E. Obrzut and Alda Obrzut, his wife; thence from the center of said highway along land of the said Leo E. Obrzut and Alda Obrzut, his wife, North 82 degrees 00 minutes East, 352 feet to an iron pin, land now or formerly of farm of Glenn F. Shaffer and wife; thence from said iron pin, South 8 degrees 00 minutes East, along said Shaffer farm, 60.3 feet to an iron pin and land scheduled for sale to Raymond Hauck; thence along said land scheduled for sale to Raymond Hauck, South 83 degrees 05 minutes West, 352 feet to center of State Highway Legislative Rout No. 19036; thence along center of said State Highway, North 8 degrees 00 minutes West, a distance of 53.1 feet to first mentioned iron pin, the exact place of beginning.

Area — 0.458 acres of land pursuant to draft prepared September 22, 1964, by A. Carl Wolfe, P.E.

PARCEL NO. 2:

ALL THAT lot of land situate adjacent to the East side of a public highway that extends from the Village of Espy to the Village of Light Street in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the east side of the said public road and the property line of Ray Leiby; thence along and beyond said Ray Leiby property line a distance of 352 feet to an iron pin corner and additional lands of the Grantors herein; thence along said additional lands south 8 degrees East a distance of 100 feet; thence along other lands of the said Grantors South 82 degrees West a distance of 352 feet to the East side of said public road; thence along East side of said public road North 8 degrees West a distance of 100 feet to the property line of land of said Ray Leiby, the exact place of beginning. Containing an area of 32,500 square feet. It being a tract of land 100 feet adjacent to said public road and of same width a total distance in depth of 352 feet.

The above described land is sold and conveyed subject to the conditions and restrictions as set forth in Deed recorded at Deed Book 169 and Page 614.

EXCEPTING AND RESERVING therefrom and thereout a parcel of land as more fully set forth in Columbia County Deed Book 171 Page 126 granted and conveyed unto Ray H. Leiby and Blanche Leiby, his wife.

PARCEL 3:

ALL THAT lot of land situate adjacent to the East side of a public highway that extends from the Village of Espy to the Village of Light Street in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the East side of said public highway and the southwest corner of a lot of land of record in Deed Book 169, Page 614, titled in the name of the Grantees herein; thence along the southern line of said lot of the Grantees herein, in an Easterly direction, a distance of 352 feet to an iron pin corner and additional lands of the grantors herein; thence along said additional lands South 8 degrees East a distance of 100 feet to an iron pin corner; thence along other lands of the grantors herein, South 82 degrees West a distance of 352 feet to the East side of said public highway or road; thence along the East side of said public road North 8 degrees West, a distance of 100 feet to the Southwest corner of said recorded lot of land of the Grantees herein, the exact place of beginning. Containing an area of 32,500 square feet. It being a tract of land 100 feet adjacent to the East side of said public road, and of the same uniform width, a total distance in depth in an easterly direction of 352 feet.

A.P.N. 31-04-068-00-000

BEING THE SAME PREMISES which Aida A. Oberzut, also known as Aida Oberzut, also known as Alda Obrzut, also known as Elda Obrzut, also known as Elda Oberzut, single, by Carolyn L. Yetter, her agent, pursuant to Power of Attorney to be recorded herewith, by Deed dated January 26, 2007 and recorded January 31, 2007 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania in Instrument Number 200701183, granted and conveyed unto Peter A. Berrios and Shelly L. Berrios, in fee.

PROPERTY ADDRESS: 2410 REICHART ROAD, BLOOMSBURG, PA 17815

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
Christopher DeNardo, Esq.
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Sheriff of Columbia County
Timothy T. Chamberlain
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