

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV1061 AND CIVIL WRIT NO. 2017CV1061 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 tract of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a Mag Nail (set) in the westbound land of S. R. #107;

1. THENCE, along the same, S 83 degrees 09 minutes 30 seconds E, 133.20' (erroneously described as N 83 degrees 9minutes 30 seconds W 133/20 in deed recorded in Record Book 714, at Page 580) to a Mag Nail (set) in the west bound lane of S. R. #107;

2. THENCE, along lands now or formerly of Leonard G. and Barbara J. Hughes, N 03 degrees 32 minutes 30 seconds E, 285.60', to a stone (found);

3. THENCE, along the same, N 80 degrees 20 minutes W, 177.46', to an iron pin (set) in line of lands or formerly of David Michael Ryman;

4. THENCE, along lands now or formerly of Ryman, S 04 degrees 47 minutes 20 seconds E, 300.03', to a Mag Nail (set), the point and place of BEGINNING.

CONTAINING 1.02 Acres.

BEING Lot No. 2 on survey draft of Thomas H. Parr, P.L.S. dated June 19, 1997, approved by the Columbia County Planning Commission.

BEING Parcel No. 27-04-019.

BEING the same premises which Sandra S. Bruce and Gregory S. Bruce, wife and husband, by Deed dated November 30, 2007 and recorded in Columbia County, Pennsylvania as Instrument No. 200712582, granted and conveyed unto Olga M. Jacobs, in fee.

TITLE TO SAID PREMISES IS VESTED IN Olga M. Jacobs, a single person, by Deed from Sandra S. Bruce and Gregory S. Bruce, husband and wife, Dated 11/30/2007, Recorded 12/12/2007, Instrument No. 200712582.

Tax Parcel: 27-04-019

Premises Being: 21 Stoneybrook Road, a/k/a 21 Stoney Brook Road, Orangeville, PA 17859-9017

PROPERTY ADDRESS: 21 STONEYBROOK ROAD, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 27-04-019

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.