

# SHERIFF'S SALE

Wednesday, February 28th, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV1262 AND CIVIL WRIT NO. 2017CV1262 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 THOSE CERTAIN TWO pieces and parcels of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows:

TRACT NO. 1: BEGINNING at an iron pin corner set in the Westerly line of the right-of-way of L. R. No. 16, it being the public highway leading from Benton to Central, and in the Southerly line of other land now or formerly of Robert S. Stauffer, Jr., et ux; THENCE running along the Southerly line of lands now or formerly of Robert S. Stauffer, Jr., et ux North 83 degrees 27 minutes West, 143.62 feet to an iron pin corner; THENCE continuing along the Easterly line of other land now or formerly of Robert S. Stauffer, Jr., et ux South 00 degrees 08 minutes West, 300.82 feet to an iron pin corner set in the Northerly line of land now or formerly of Joseph Laubach; THENCE running along the Northerly line of land now or formerly of Joseph Laubach South 88 degrees 01 minute East, 153.52 feet to an iron pin corner set in the Westerly line of the right-of-way of the aforesaid L. R. No. 16; THENCE running along the Westerly line of the right-of-way of L. R. No. 16 North 01 degree 45 minutes West 300 feet to an iron pin corner, the place of BEGINNING.

CONTAINING 1.015 acres according to a survey and draft made by T. A. Bafile, R. E. on September 3, 1971.

TRACT NO. 2: BEGINNING at a spike situate in the middle of the said State Highway; THENCE along land now or formerly of Eugene Laubach, North 76 degrees 30 minutes West 158 feet to an iron pin; THENCE along land now or formerly of said Eugene Laubach North 01 degree 30 minutes East, 342.5 feet to an iron pin; THENCE along land now or formerly of Robert Stauffer, South 88 degrees 45 minutes East, 167.5 feet to a spike located in the center of said State Highway; THENCE South 01 degree 30 minutes East, 35 feet to a spike in the center of said State Highway; THENCE South 04 degrees West, 340.5 feet to a spike, the place of BEGINNING.

CONTAINNG 1.3 acres of land according to a survey prepared by Howard Fetterolf.

TITLE TO SAID PREMISES IS VESTED IN Brandon T. Lahey and Tracy N. Lahey, h/w, by Deed from George E. Hartley, Jr. By Colleen A. Hartley as POA and Colleen A. Hartley, h/w, Dated 11/13/2009, Recorded 11/16/2009, Instrument No. 200910918.

Tax Parcel: 32 02 00201000

Premises Being: 441 Camp Lavigne Road, Benton, PA 17814-7427

PROPERTY ADDRESS: 441 CAMP LAVIGNE ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 320200201000

## 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.