

SHERIFF'S SALE

Wednesday, April 4th, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV788 AND CIVIL WRIT NO. 2017CV788 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 lot or piece of ground situate in Benton Township, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner set in the southerly line of a public township road leading from Raven Creek to Hamlin and in line of other land now or late of Kenneth Hughes and wife and running THENCE along the southerly line of said township road north 74 degrees 30 minutes east 209 feet to an iron pin corner set in line of other land now or late of Kenneth Hughes and wife; running THENCE along the westerly line of other land of said Hughes south 1 degree 30 minutes East 209 feet to an iron pin corner; THENCE continuing along the same south 74 degrees 30 minutes west 209 feet to an iron pin corner, THENCE continuing along the easterly line of other land now or late of said Kenneth Hughes and wife North 1 degree 30 minutes West 209 feet to an iron pin corner, the place of BEGINNING.

PARCEL 03-05-006-06-000

BEING the same premises which Tammac Holdings Corporation, of Luzerne County, Pennsylvania, transferred and conveyed unto Gyula L. Nemeth, Jr., and Ginger Nemeth, Husband and wife, of the State of New Jersey.

PROPERTY ADDRESS: 68 BELLES HILL ROAD, BENTON, PA 17814
UPI / TAX PARCEL NUMBER: 03-05-006-06-000

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
WEBER GALLAGHER SIMPSON STAPLETON & NEWBY
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Sheriff of Columbia County
Timothy T. Chamberlain
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