

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV1076 AND CIVIL WRIT NO. 2017CV1076 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 NO. 2:

ALL THAT CERTAIN PIECE, parcel and tract of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point located along the eastern side of Township Route No. 365, said point being the southeastern corner of Parcel No. 1; THENCE continuing along Parcel No. 1 North 80 degrees 43 minutes 10 seconds East, 288.17 feet to a point; THENCE continuing along Parcel No. 1 and Parcel No. 4, South 09 degrees 16 minutes 50 seconds East, 180 feet to a point; THENCE continuing along Parcel No. 4, South 80 degrees 43 minutes 10 seconds West, 250.11 feet to a point; THENCE continuing along the same, South 45 degrees 43 minutes 15 seconds West, 100.56 feet to a point located along the eastern side of Township Route 365; THENCE along the eastern right-of-way line of Township Route No. 365, North 00 degrees 21 minutes 35 seconds East, 169.50 feet to a point; THENCE continuing along same, North 3 degrees 21 minutes 15 seconds East, 39.55 feet to a point, the place of beginning.

CONTAINING 1.31 acres, designated as Parcel No. 3 upon which is located a house as taken from a survey prepared by Stanley J. Gorski, Registered Surveyor, dated June 1979, revised October 6, 1980 and further revised on June 5, 1981.

TITLE TO SAID PREMISES IS VESTED IN Allison Hall, by Deed from Robert I. Cook and Allison Hall, Dated 01/31/2005, Recorded 02/07/2005, Instrument No. 200501261.

Tax Parcel: 01 16 00203

Premises Being: 215 CRANBERRY RUN ROAD, ZION GROVE, PA 17985-9555

PROPERTY ADDRESS: 215 CRANBERRY RUN RD, ZIONS GROVE, PA 17985

UPI / TAX PARCEL NUMBER: 01-16-002-03

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.