

SHERIFF'S SALE

Wednesday, July 25th, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV1233 AND CIVIL WRIT NO. 2017CV1233 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 and tract of land lying and being situate in the Township of Sugarloaf, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the eastern boundary of a private road which runs East and West, said point also being a distance of 200 feet from the northern boundary of another private road, which runs North and South; thence in a northerly direction along the eastern boundary of said private road, a distance of 120 feet to a point along land now or formerly of Patricia A. Moszcienski; thence in an easterly direction along land now or formerly of Patricia A. Moszcienski, a distance of 150 feet to a point; thence in a southerly direction, a distance of 120 feet to a point along land now or formerly of George E. Laurenson, et ux.; thence in a westerly direction, along land now or formerly of George E. Laurenson, et ux., a distance of 150 feet to the eastern boundary of said private road aforementioned, the place of beginning.

The grantors herein grant and convey to grantees, their heirs and assigns, the right and privilege to use the said private road aforementioned for ingress, egress and regress to the tract of land herein described.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 28 HOLLINGER LANE, BENTON, PA 17814.

PARCEL # 32 06 01409000

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING the same premises which Dennis D. and Bonita R. Wunder, by deed dated July 3, 2012 and recorded August 20, 2012 to Columbia Instrument No. 201207780, granted and conveyed unto Anthony B. Shaffer.

PROPERTY ADDRESS: 28 HOLLINGER LANE, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 32-06-01409000

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
Leon P. Haller, Esq.
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Sheriff of Columbia County
Timothy T. Chamberlain
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