

SHERIFF'S SALE

Wednesday, September 22nd, 2010 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 141 OF 2009 ED AND CIVIL WRIT NO. 640 OF 2009 JD 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 frame message and piece, parcel and lot of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a Mag nail set in the centerline of State Route 0487 and in line of other lands of Roy A. and Lorna G. Evarts, grantors herein; thence along other lands, of said Evarts, South 56 degrees 08 minutes 40 seconds East, 157.51 feet to a # 5 rebar set; thence along the same, South 33 degrees 46 minutes 00 seconds West. 141.12 feet to an iron pipe, found, common corner with lands of Carl and Madeline A. Choilan; thence along lands of said Choilan, north 55 degrees 21 minutes 24 seconds West, 161.63 feet to a Mag nail set in the centerline of the aforesaid state route; thence along the centerline, north 35 degrees 27 minutes 20 seconds East, 130.04 feet to a Mag nail the place of BEGINNING. CONTAINING 0.513 acres. The dated May 10, 1997, recorded immediately prior hereto.

TOGETHER WITH the right of ingress, egress and regress, in common with the owners of the adjoining premises, their heirs, successors and assigns, over an existing driveway approximately 15 feet in width located upon said adjoining premises and running along the Northern side of the Maintenance for said driveway shall be shared equally.

TITLE TO SAID PREMISES IS VESTED IN Bradley R. Stackhouse, Sr. and Stacy L. Stackhouse, h/w, by Deed from Mel Martinez. The Secretary of Housing and Urban Development, by their Attorney in Fact, Lew Carlson, dated 12/08/2002, recorded 12/23/2002 in Instrument Number 200214905.

Premises being: 4624 RED ROCK ROAD, BENTON, PA 17814-7609

Tax Parcel #03-06-011-02,000

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
Daniel Schmieg
1617 JFK Blvd
Philadelphia, PA 19106

Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>