

SHERIFF'S SALE

Wednesday, April 2nd, 2014 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2011CV1462 AND CIVIL WRIT NO. 2011CV1462 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 being located in Hemlock Township, Columbia County, Pennsylvania, bounded

and described as follows, to wit:

BEGINNING at an existing iron pin, said iron pin beint the northeasterly corner of lands now or formerly of Robert C. and Mary K. Buck; THENCE along Lot 1R, North 89 degrees 17 minutes 41 seconds East, 316.74 feet to an iron pin; THENCE along the same, South 81 degrees 37 minutes 25 seconds East, 302.65 feet to an existing iron pin; THENCE along lands now or formerly of Douglas P. and Patricia A. Evans, South 08 degrees 40 minutes 07 seconds West, 350.00 feet to an existing iron pin; THENCE along the same, North 81 degrees 37 minutes 25 seconds West, 613.63 feet to an existing iron pin; THENCE along lands now or formerly of Robert C. and Mary K. Buck, North 08 degrees 22 minutes 35 seconds East 300.00 feet to an existing iron pin, THE PLACE OF BEGINNING.

CONTAINING 4.758 acres of land in all, as further shown on a Subdivision plan prepared by Andrew D. Keister, PLS, dated November 25, 2005, last revised December 27, 2005, and filed in Columbia County Map Book 8, Page 924.

TOGETHER WITH a right-of-way for access and utility purposes, all in accordance with that certain Usage and Maintenance Agreement, by and between the Grantor and Grantee, herein, which is being recorded simultaneously herewith. Said right-of-way for access and utility purposes is bounded and described as follows:

BEGINNING at a point located on the easterly right-of-way or Pony Trail Drive (T-346), said point being the southwesterly corner or

lands now or formerly of Kim R. and Christine D. Hastings; THENCE along lands now or formerly of Hastings and through lands of Lot 1R, South 81 degrees 37 minutes 25 seconds East, 410.40 feet to a point; THENCE through Lot 1R, South 08 degrees 22 minutes 35 seconds West 30.81 feet to a point; THENCE by the same, South 89 degrees 17 minutes 41 seconds West, 121.52 feet to to an existing iron pin; THENCE along lands now or formerly of Robert C. and Mary K. Buck, North 81 degrees 37 minutes 25 seconds West, 290.40 feet to a point along the easterly right-of-way of Pony Trail Drive (T-346); THENCE along the easterly right-of-way line of Pony Trail Drive (T-346), North 08 degrees 22 minutes 35 seconds East, 50.00 feet to the point and place of beginning. Containing 0.445 acres of land in all.

PROPERTY ADDRESS: 9 TURNER WAY, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-07-005-26

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
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Sheriff of Columbia County
Timothy T. Chamberlain
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