

SHERIFF'S SALE

Wednesday, May 14th, 2014 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2013CV326 AND CIVIL WRIT NO. 2013CV326 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 or parcel of land situate in the Township of North Centre, County of Columbia, and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at an existing iron pipe on the Northern edge of State Route No. 1012, said existing iron pipe being the Southeast corner of lands herein described; thence along the Northern edge of State Route No. 1012 North 81 degrees 36 minutes 05 seconds West 127.18 feet to a set iron pin; thence through lands of Minnie M. Arner North 02 degrees 25 minutes 08 seconds East 130.13 feet to a set iron pin; thence along the same North 22 degrees 03 minutes 04 seconds East 293.67 feet to a set iron pin; thence along lands of Ricky Lee Lown and Julie Alice Renninger North 84 degrees 19 minutes 35 seconds East 102.95 feet to a set iron pin; thence along land of David E. and Deborah K. Densberger South 12 degrees 05 minutes 54 seconds West 440.74 feet to the place of BEGINNING.

The above description is in accordance with survey entitled "Plat of Survey of Lands of Minnie M. Arner" prepared by Matthew W. Laidacker, P.L.S., recorded in Columbia County Map Book 7 Page 1161 on March 7, 1997 .

. PARCEL No. 11-04-031-02-0000

BEING the same premises which Minnie M. Arner, Widow, by Deed dated March 18, 1997 and recorded March 19, 1997 in and for Columbia County, Pennsylvania, in Deed Book Volume 650, Page 350, granted and conveyed unto William M. Arner and Mary L. Arner, his wife.

Property known as 155 Mountain Road, Berwick, PA, 18603-5035

PROPERTY ADDRESS: 155 MOUNTAIN ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 11-04-031-02-000

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
ZUCKER, GOLDBERG & ACKERMAN, LLC
200 Sheffield Street
Mountainside, NJ 07092

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