

SHERIFF'S SALE

Wednesday, October 1st, 2014 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV761 AND CIVIL WRIT NO. 2014CV761 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 lot, piece of ground situate, lying and being in the Township of Greenwood, County of Columbia and State of Pennsylvania, more fully bounded and described as follows:

BEGINNING at a fence post corner of lot of land now or formerly of Margaret Hock; thence along said lot, North 60 degrees West, 132 feet to fence post near the creek; thence by other land now or formerly of Wilson M. Eves, South 31 degrees West, 100 feet to post and stone; thence by the same, South 60 degrees East, 132 feet to post and stone in road side; thence by and along said road, North 31 degrees East, 100 feet to the place of beginning. Whereon is erected a dwelling house.

UNDER and subject to all exceptions, reservations, restrictions, conditions, easements, rights and rights of way as contained in prior deeds and instruments of record.

PARCEL ID NO. 17-02-00700000

BEING KNOWN AND NUMBERED AS 3041 State Route 42, Millville, PA 17846

BEING the same premises which Dennis K. Fisher and Penny L. Minnick, now known as Penny L. Fisher by Deed dated April 6, 2001 and recorded April 11, 2001 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 200103056, granted and conveyed unto Dennis K. Fisher and Penny L. Fisher, husband and wife.

PROPERTY ADDRESS: 3041 STATE ROUTE 42, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 17-02-00700000

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
STERN AND EISENBERG PC
1581 Main St. Suite 200
Warrington, PA 18976

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