

SHERIFF'S SALE

Wednesday, September 9th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2013CV873 AND CIVIL WRIT NO. 2013CV873 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 situate in Hemlock Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the proposed southerly right-of-way of Pony Trail Drive (Township Route No. 346), said point being at the

northeast corner of Lot No. S28 of "Hunters Chase"; thence along said proposed right-of-way South Eighty-nine (89) degrees fifty-nine (59) minutes fifteen (15) seconds East, a distance of Eight and eighty-seven hundredths (8.87) feet to a point of Curvature; thence along the same on a curve having a radius of One hundred seventy-seven and fifty-four hundredths (177.54) feet, arc length of Twenty one and eighteen hundredths (21.18) feet, delta angle of Six (6) degrees fifty (50) minutes nine (9) seconds, a chord bearing of South Eighty-six (86) degrees thirty-four (34) minutes ten (10) seconds East, and a chord length of Twenty-one and seventeen hundredths (21.17) feet to a point at the northwest corner of Open Space Area No. 1 of "Hunters Chase"; thence along the westerly line of said Open Space Area No. 1 South Zero (0) degrees zero (0) minutes forty-five (45) seconds West, a distance of One hundred five and thirty-seven hundredths (105.37) feet to a point; thence along the same South Six (6) degrees thirteen (13) minutes eighteen (18) seconds West, a distance of One hundred six and eighty-seven hundredths (106.87) feet to a point; thence along the same North Eighty (80) degrees fifty-three (53) minutes thirty-six (36) seconds West, a distance of One hundred twenty-eight and eighty-six hundredths (128.86) feet to a point; thence along the same North Five (5) degrees forty-five (45) minutes twenty-three (23) seconds East, a distance of Eighty-seven and ninety-four hundredths (87.94) feet to a point at the southwest corner of Lot No. S28 of "Hunters Chase"; thence along the southerly line of said Lot No. S28 South eighty-nine (89) degrees fifty-nine (59) minutes fifteen (15) seconds East, a distance of One hundred (100.00) feet to a point at the southeast corner of said Lot No. S28; thence along the easterly line of said Lot No. S28 North zero (0) degrees zero (0) minutes forty-five (45) seconds East, a distance of One hundred five (105.00) feet to the place of BEGINNING. CONTAINING fifteen thousand eight hundred eighteen (15818) square feet of land in all and being Lot No. S29.

The above-described parcel of land being subject to that portion of a 20 foot wide Utility Easement. The center of said Easement being located on the easterly line of Lot No. S28, and extends from the northerly line of said parcel southerly for a distance of 125 feet.

The Grantor herein, their heirs and assigns, reserves the right to place and maintain water line(s) on the above described parcel of land. These water lines shall be used for servicing lots within the "Hunters Chase" development with potable water. These easements shall be centered on the proposed water line and shall be used for the maintenance of said lines.

The above-described parcel of land being designated as Lot No. S29 of "Hunters Chase" as more fully shown on a draft prepared by Drumheller Surveying dated October 19, 1993, and last revised January 21, 1994, and recorded on March 22, 1994, in the Office of the Recorder of Deeds of Columbia County, Pennsylvania, in Deed Book Volume 7, Page 487 A-C.

Also under and subject to the Restrictions and Covenants, Declaration and By-Laws of the Hunters Chase South Homeowners' Association as recorded on March 22, 1994, in the Office of the Recorder of Deeds of Columbia County, Pennsylvania, in Record Book 563, Page 985, etc.

BEING the same premises which Pinebrook Homes, Inc., a Pennsylvania corporation, by Deed dated June 11, 1997 and recorded June 11, 1997 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 657 Page 572, granted and conveyed unto Matthew A. Stone and Denise A. Stone, his wife, in fee.

PROPERTY ADDRESS: 101 PONY TRAIL DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-06A-031-00,000

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.