

SHERIFF'S SALE

Wednesday, May 13th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV513 AND CIVIL WRIT NO. 2014CV513 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 THOSE TWO CERTAIN tracts of land situate in North Center Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

Tract No. 1:

BEGINNING at the Northwest corner of parcel or tract of land now or late of Barney Klokker and wife, and running thence by line of

lands now or late of the Municipal Authority of the Borough of Orangeville. North 7 degrees 20 minutes West, 21.8 perches to an iron pin; thence by lands now or late of Frances Kapper and Henry Kapper; of which this tract was formerly a part, south 87 degrees 30 minutes East, 33.4 perches, more or less, to an iron pin on the Western line of a private road now or late of the said Frances Kapper and Henry Kapper; thence by the same, South 6 degrees 45 minutes East, 22.7 perches to an Iron pin; thence by land now or late of Barney Klokker and wife, North 86 degrees 30 minutes West, 33.3 perches to an iron pin, the place of beginning.

Containing 4.5 acres, more or less.

TRACT NO II:

BEGINNING at an iron pin on the Northern line of State Highway Route No. 93 leading from Orangeville to Berwick In a line of lands

now or late of the Municipal Authority of the Borough of Orangeville, which iron pin is located 30 feet North of the center line of said

State Highway; and running thence by said lands now or late of the Municipal Authority of the Borough of Orangeville North 7 degrees 20 minutes West 14 perches to an iron pipe; thence by land now or late of Frances Kapper and Henry Kapper South 86 degrees 30 minutes East 33.3 perches to an iron pipe on the Western line of a private road; thence by the Western line of said private road South 6 degrees 45 minutes East 24.1 perches to an Iron pipe on the Northern line of the aforesaid State Highway, which iron pipe is located 30 feet North of the center line of said State Highway; thence by the Northern line of said Highway north 70 degrees 50 minutes West 36.6 perches to the iron pipe, the place of beginning.

Containing 3.9 acres as surveyed by Howard Fetterolf, R.E. on March 26, 1957.

EXCEPTING AND RESERVING FROM TRACT II the following described parcel of land:

BEGINNING at the Southeast corner of an adjacent lot now or late titled in the names of Barney Klokker and Agnes Klokker, his wife, and an iron pin on said North side of State highway, thence from said Iron pin North 30 degrees West, 20 rods to a Iron pin adjacent to additional lands now or late of said Barney and Agnes Klokker; thence from said iron pin, South 86 degrees 30 minutes East, 9.1 rods to an iron pin and private road now or lately employed in common by Frances Kapper and Henry Kapper and Paul Hasrris; thence from said last named iron pin along the Western line of said private road South 6 degrees 45 minutes east 24.1 rods to an iron pipe on the North side of said State Highway; thence

along the North line of said State Highway, North 70 degrees, 50 minutes West, 12.7 perches to the Southeast corner of land now or late of said Barney Klokker and Agnes Klokker, his wife, and the Iron pin first above mentioned. Area: 1.42 acres of land.

Being the same property conveyed to Elaine Stuart by deed from Marjorie L. Snyder dated 8/12/1991 and recorded 8/12/1991 in Book 480 Page 151.

Tax ID: 11-03-009-00000

AKA 423B State Route 93 Orangeville, PA 17859

BEING KNOWN AS: 423 B State Route 93, (North Center Township) Orangeville PA 17859

PROPERTY ID NO.: 11-3-9

TITLE TO SAID PREMISES IS VESTED IN ELAINE STUART BY DEED FROM MARJORIE L. SNYDER, WIDOW DATED 08/12/1991 RECORDED 08/12/1991 IN DEED BOOK 480 PAGE 151.

PROPERTY ADDRESS: 423 STATE ROUTE 93, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 11-03-009-00000

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
UDREN LAW OFFICES, P.C.
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Cherry Hill, NJ 08003

Sheriff of Columbia County
Timothy T. Chamberlain
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