

SHERIFF'S SALE

Wednesday, June 10th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV138 AND CIVIL WRIT NO. 2015CV138 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 the Township of Greenwood, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stone in line of land now or formerly of Harold Polk in the southerly right-of-way line of a public road, thence by the latter, North 57 degrees 45 minutes East, 384 feet to a spike at the intersection of another public road; thence by the westerly side of said latter public road, South 45 degrees East, 60 feet to an iron pin in line of lands now or formerly of George F. and Thelma Phares; thence by the same South 47 degrees 50 minutes West, 412 feet to an iron pin in line of lands now or formerly of Harold Polk; thence by lands now or formerly of said Polk, North 28 degrees West 106 feet to a stone, the place of beginning.

CONTAINING .75 acre of land, be the same, more or less. This description was prepared from draft of survey of Howard Fetterolf, R.E., dated April 6, 1972.

PARCEL IDENTIFICATION NO: 17-03-019-01,000

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Jeffrey P. Lawton and Mary A. Lawton, his wife, by Deed from Alexander S. Sulkowski, single, dated 06/30/1978, recorded 06/30/1978 in Book 287, Page 657.

PROPERTY ADDRESS: 823 BOTTOM ROAD, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 17-03-019-01,000

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
Martha E. Von Rosenstiel, Esq.
649 South Avenue, Suite 7
Secane, PA 19018

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