

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV240 AND CIVIL WRIT NO. 2015CV240 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 lot of land situate in Greenwood Township, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the center of State Route 254, also known as Greenwood Valley Road, at a corner of lands of Elizabeth Almroth, grantor herein; thence along lands of said Almroth, the following five courses and distances: South 06 degrees 45 minutes 00 seconds West, 135.24 feet to an iron pin, passing through an iron pin 25 feet from the corner in the center of Greenwood Valley Road; South 40 degrees 43 minutes 20 seconds West, 245.61 feet to an iron pin; North 82 degrees 56 minutes 00 seconds West, 72.79 feet to an iron pin; North 63 degrees 20 minutes 10 seconds West 100.64, feet to an iron pin; North 07 degrees 11 minutes 40 seconds East, 303.85 feet to a point in the center of said Greenwood Valley Road, passing through an iron pin 25 feet from the center of said Greenwood Valley Road; thence along the center of said Greenwood Valley Road, South 83 degrees 19 minutes 30 seconds East, 302.31 feet to a point; the place of beginning.

CONTAINING 2.00 acres and being shown on and in accordance with draft of survey prepared by Construction Engineering, Inc., James M. Wood, PLS, dated July 12, 2001 and recorded in Columbia County Map Book 8, Page 43.

BEING KNOWN AS 1550 State Route 254, Orangeville, PA 17859
PARCEL NO.17-06-021-01

Fee Simple Title Vested in Terry D. Hacker and Janice L. Hacker, his wife, as tenants by the entireties by deed from Elizabeth Jane Almroth joined by William M. Alrnroth, her husband, dated September 24, 2001, recorded October 3, 2001, in the Columbia County Recorder of Deeds Office in Deed Instrument No. 200109870.

PROPERTY ADDRESS: 1550 STATE ROUTE 254, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 17-06-021-01

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/>