

SHERIFF'S SALE

Wednesday, January 27th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV678 AND CIVIL WRIT NO. 2015CV678 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 (2) CERTAIN pieces or parcels of land, situate in Montour Township, Columbia County, Pennsylvania bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at a stone on the north side of the State Highway leading from Bloomsburg to Danville, being the southwest corner of an alley running between Lots Nos. 7 and 8 in plan or plot of lots laid out by the Legion Home Association of Catawissa, Post 541, and running THENCE by said Highway, South 85 degrees West, 100 feet to corner of Lot No. 5; THENCE by line of said lot, North 5 degrees West, 175 feet to corner of other lands of said Association; THENCE by the same, North 85 degrees East 100 feet to a stone, corner of the aforementioned alley; THENCE by the line of said alley, South 5 degrees East, 175 feet to the place of BEGINNING.

BEING Lots No. 6 and 7 in plan or plot of lots laid out by The Legion Home Association of Catawissa, Post 541, and known as "Legion Villa".

UNDER AND SUBJECT to conditions and restrictions as contained in Deed Book 143, Page 309.

TRACT NO. 2: BEGINNING at a stone on the north side of the State Highway leading from Bloomsburg to Danville at the southeast corner of Lot No. 4, in plan or plots of lots laid out by the Legion Home Association of Catawissa, and running. THENCE by line of said Lot No. 4, North 5 degrees West, 175 feet to a point in line of other lands of said Association; THENCE by same, north 85 degrees East, 50 feet to corner of Lot No. 6; THENCE by line of said Lot No. 6, South 5 degrees East, 175 feet to a point on northern side of the aforesaid State Highway; THENCE by line of said Highway, South 85 degrees West, 50 feet to the place of BEGINNING.

BEING Lot No. 5 in plan or plot of lots laid out by The Legion Home Association of Catawissa, and known as "Legion Villa".

UNDER AND SUBJECT to conditions and restrictions as contained in Deed Book 143, Page 99.

BEING Parcel #25 06A00400000 Pin: 25 06A00400

BEING THE SAME PREMISES which Mick R. Hunsinger and Sharon K. Hunsinger, husband and wife, by Deed dated 3/17/2007 in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 200704551, granted and conveyed unto Jason E. Hartman and Nicole Hartman, husband and wife.

PROPERTY ADDRESS: 153 LEGION ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 2506A0040000

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