

SHERIFF'S SALE

Wednesday, April 6th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV986 AND CIVIL WRIT NO. 2015CV986 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:

Tract No. 1:

ALL that certain piece, parcel or tract of land situate in Madison Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

On the North by lands formerly of Larue Thomas, now or formerly of Richard Thomas; on the East by Little Fishing Creek; on the South by lands now or formerly of Bruce Gordner, and on the West by State Highway leading from Millville to Bloomsburg.

BEING the same premises granted and conveyed by Clara F. Thomas, Widow, to William C. Kramer and Helen Kramer, his wife, by deed dated January 21, 1963 and recorded in Columbia County Deed Book 217 Page 171.

See Quit Claim Deed from William C. Kramer and Helen Kramer, his wife, to James L. Puderbaugh and Terry D. Puderbaugh, his wife, dated October 15, 1982 and recorded in Columbia County Record Book 311, Page 30 and correctional quit claim Deed dated January 13, 1983 from William C. Kramer and Helen Kramer, his wife, to James L. Puderbaugh and Terry D. Puderbaugh and recorded in Columbia County Record Book 313, Page 1075. By these Quit Claim Deeds, grantors release any right, title or interest that they may have in premises described herein, specifically including the portion of the premises which extends, thirty-three feet in width, along the length of the eastern line of said premises.

Tract No. 2:

ALL that certain piece, parcel and tract of land situate in the Township of Hemlock, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin on the eastern side of State Highway Route No. 42 and in line of other lands now or late of the Grantees: THENCE by the latter, North 41 degrees 20 minutes East 140 feet, more or less, to the western side of Little Fishing Creek; THENCE along the western side of Little Fishing Creek in a southerly direction 60 feet, more or less, to a point in other lands now or late of the Grantor; THENCE by the same, South 41 degrees 20 minutes West, 140 feet, more or less, to the eastern side of the aforementioned State Highway; THENCE by the same North 39 degrees, 30 minutes West, 60 feet to the place of beginning.

HAVING erected thereon a dwelling known as 1778 Millville Road, Bloomsburg, Pennsylvania 17815 and identified as Parcel LD. No. 21-18-00900000.

BEING the same premises which Helen Kramer, Widow, by Deed dated October 5, 1999 and recorded with the Recorder of Deeds Office of Columbia County, Pennsylvania on November 5, 1999 at Instrument No. 199910376, granted and conveyed unto Randy L. Bardo and Sandra F. Bardo, his wife, as Tenants by the Entireties. On August 7, 2005, Sandra F. Bardo died and title vested solely in Randy L. Bardo. On May 30, 2014, Randy L. Bardo died, and by operation of law, his interest in the Mortgaged Premises vested with the intestate heirs.

PROPERTY ADDRESS: 1778 MILLVILLE ROAD, BLOOMSBURG, PA 17846

UPI / TAX PARCEL NUMBER: 21-18-00900000

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.