

SHERIFF'S SALE

Wednesday, May 3rd, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV350 AND CIVIL WRIT NO. 2016CV350 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 or tract of land situate in the Township of Benton, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of Township Route No. 668, and in line of lands now or formerly of Martha Brown; thence along line of lands now or formerly of Martha Brown, North 20 degrees 37 minutes West, 170.24 feet to an iron pipe corner; thence along the same, North 62 degrees 58 minutes West, 90.00 feet to an iron pipe corner; thence along the same, South 44 degrees 31 minutes West, 490.34 feet to an iron pipe corner located in the line of lands now or formerly of David Brown; thence along line of lands now or formerly of David Brown, North 64 degrees 18 minutes West, 218.52 feet to a corner; thence along line of lands now or formerly of Owen Young, North 5 degrees 37 minutes East, 736.07 feet to an iron pin corner; thence along lands now or formerly of Tim R. Charles and Linda F. Charles, his wife, South 86 degrees 17 minutes 6 seconds East, 577.72 feet to an iron pin corner; thence along the lands now or formerly of Robert Miller, South 6 degrees 17 minutes West, 200.00 feet to a point; thence along the same, South 81 degrees 28 minutes East, 99.99 feet to a point located in the center line of Township Route No. 668; thence along the center line of Township Route No. 668, South 2 degrees 39 minutes East, 32.46 feet to a point; thence by the same, South 13 degrees 21 minutes East, 103.60 feet to a point; thence by the same, South 7 degrees 15 minutes East, 194.47 feet to a point; thence by the same, South 27 degrees 1 minute West, 72.77 feet to a point; thence along the same, South 59 degrees 42 minutes West, 71.46 feet to a point, the place of beginning.

CONTAINING 10.014 acres of land.

HAVING THEREON ERECTED A DWELLING KNOWN AS 715 STEINRUCK ROAD, BENTON, PA 17814.
PARCEL NO. 03-04-001-05 BEING the same premises which Mark E. Travelpiece, et al, by deed dated June 16, 2006 and recorded June 19, 2006 to Columbia County Instrument No. 2006-06134, granted and conveyed unto Matthew S. Slusser.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights-of-way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

PROPERTY ADDRESS: 715 STEINRUCK ROAD, BENTON, PA 17814
UPI / TAX PARCEL NUMBER: 03-04-001-05

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
Leon P. Haller, Esq.
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Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>