

SHERIFF'S SALE

Wednesday, September 7th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV444 AND CIVIL WRIT NO. 2016CV444 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 messuage, tenement or tract of land situate in the Township of Sugarloaf, County of Columbia and State of Pennsylvania, bounded and described as follows;

BEGINNING at a post in road between land now or formerly of D.J. Lewis and F.P. Hartman; thence along land now or formerly of D.J. Lewis, north 35 degrees 30 minutes east, 141 perches to a post; thence along land now or formerly of Ira Sutliff, south 49 degrees 30 minutes east, 60 perches to a post; thence south 4 degrees 45 minutes west, 20 perches to a post; thence along lane now or formerly of F.P. Hartman, south 88 degrees west, 28.4 perches to a sap pine; thence along land now or formerly of F.P. Hartman, south, 7 degrees west, 49.3 perches to a point near spring; thence along land now or formerly of Joseph E. Hacker, south 78 degrees 30 minutes west, 97.7 perches to a point; thence north 6 degrees 15 minutes west, 17.8 perches along land now or formerly of F.P. Hartman to a post in road, the place of beginning. On which is erected a dwelling, barn, etc.

IT BEING the same premises which Frederick Newhart and Katherine Newhart, his wife, by their deed dated December 18, 1961, recorded in the office of the Recorder of Deeds of Columbia County in Deed Book 238, page 303 granted and conveyed to Alex E. Romanchik and Evelyn M. Romaachik, husband and wife. The said Alex E. Romanchik passed away on September 27, 2001 whereby title vested absolutely into Evelyn M. Romanchik, Grantor herein.

BEING KNOWN AS: 101 Hartman Hollow Road, Benton, PA 17814

PROPERTY ID NO.: 32-08-017-00-000

TITLE TO SAID PREMISES IS VESTED IN WILLIAM ROMANCHIK, SINGLE BY DEED FROM EVELYN M. ROMANCHIK, WIDOW DATED 12/22/2003 RECORDED 12/22/2003 IN DEED BOOK Inst#200316311.

PROPERTY ADDRESS: 101 HARTMAN HOLLOW ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 32-08-017-00-000

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.