

# SHERIFF'S SALE

---

Wednesday, August 3rd, 2016 at 09:00 A.M.

---

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV1369 AND CIVIL WRIT NO. 2014CV1369 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 and parcel of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron spike corner set in the center line of a public township road and in line of land now or formerly of Lloyd George and running thence along the centerline of said public township road. North 77 degrees 30 minutes East, 38.55 perches to an iron spike corner set in the center of the intersection of the aforesaid public township road and another public township road running along the easterly line of land now or formerly of Wilbur C. Kline and Elma L. Kline, his wife; running thence along the center line of the public township road running along the easterly line of land now or formerly of said Kline, South 22 degrees 40 minutes East, 61.5 perches to an iron spike set in the center line of the public township road last herein mentioned and in line of land now or formerly of Lloyd George; running thence along the northerly line of land now or formerly of said George, South 60 degrees West, 34.9 perches to a post corner; thence continuing along the easterly line of land now or formerly of said George, North 25 degrees 30 minutes West, 72.6 perches to an iron spike corner, the place of beginning and CONTAINING 14.4 acres of land after making allowances for public roads and upon which is erected a single frame dwelling house and outbuildings.

BEING THE SAME premises which Mary K. Miller and William F. Miller, her husband, by their Deed dated November 17, 2006 and recorded January 4, 2007, in the Office of the Recorder of Deeds, in and for Columbia County, Pennsylvania to Instrument Number 200700138 granted and conveyed unto Andrew C. Sherrard, III, and Charlene Herring, also known as Charlene M. Herring.

Tax map parcel no. 27-01-007-01,000

PROPERTY ADDRESS: 189 OMAN ROAD, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 27-01-007-01,000

## 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.

Plaintiff's Attorney  
ZUCKER, GOLDBERG & ACKERMAN, LLC  
200 Sheffield Street  
Mountainside, NJ 07092

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