

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV285 AND CIVIL WRIT NO. 2016CV285 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 lot of land, situated in the Township of South Centre, County of Columbia, Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron pin of the southern edge of Amron Drive, said pin being the northwest corner of Lot No. 23 and the northeast corner of lands described herein; Thence by Lot No. 23, South 43 degrees, 43 minutes, 54 seconds East, 248.53 feet to an iron pin; Thence by other land now or late of the prior grantors in the chain of title, South 71 degrees, 40 minutes, 00 seconds West, 172.40 feet to an iron pin; Thence by Lot No. 21, North 18 degrees, 20 minutes, 00 seconds West, 200.61 feet to an iron pin on the southern edge of Amron Drive;

Thence by Armon Drive on a curve to the left having a radius of 139.09 feet, an arc distance of 70.76 feet, to the place of beginning.

Being Lot No. 22 on a plan known as "Lion Hills," prepared for Twin Hills Development Corporation by Orangeville Surveying Consultants, and recorded at the Columbia County Recorder's office on June 22, 1977 in Map Book No. 4, at page 252. Meaning and intending to describe the same premises as conveyed to Lauren L. Hohmann and Eric B. Hummel, last deed filed March 26, 2008 and recorded in Instrument #200802650 of the Columbia County, Pennsylvania Records.

80 Amron Drive, Bloomsburg, PA 17815

BEING THE SAME PREMISES which Eric B. Hummell, by Deed dated 09/17/2009 and recorded 10/05/2009 in the Office of the Recorder of Deeds in and for the County of Columbia, in Deed Instrument No. 200909397, granted and conveyed unto Lauren L. Hohmann.

PROPERTY ADDRESS: 80 AMRON DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 12-05D-023

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
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