

SHERIFF'S SALE

Wednesday, September 6th, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV491 AND CIVIL WRIT NO. 2017CV491 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 and lot of land situate in Orange Township, Columbia County, Pennsylvania, known and designated as Lot No. 12 of the plot of lots known as Sand-bur, bounded and described as follows, to wit:

BEGINNING at a point located on the southerly right-of-way of Chandler Drive and common corner with Lot #11, thence along Lo#11, South 7 degrees 16 minutes 00 seconds West, 190.00 feet to a point in line of Lot #13; thence along Lot #13, North 8 degrees 44 minutes 00 seconds West, 122.00 feet to a point on the easterly right-of-way of Vantage Drive; thence along the right-of-way of Vantage Drive on a curve to the right having a delta angle of 3 degrees 59 minutes 02 seconds, a radius of 268.76 feet and a chord of North 4 degrees 01 minutes 52 seconds West, 18.68 feet to a point; thence along the same, North 02 degrees 02 minutes 21 seconds West, 132.77 feet to a point; thence on a curve to the right, having a delta angle of 99 degrees 18 minutes 21 seconds, a radius of 35.00 feet and a chord of North 47 degrees 36 minutes 49 seconds East, 53.35 feet to a point on the southerly right-of-way of the aforesaid Chandler Drive; thence along right-of-way of Chandler Drive, South 82 degrees 44 minutes 00 seconds East, 112.59 feet to the place of beginning.

CONTAINING 25,878 square feet of land.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 17 Vantage Road, Orangeville, PA 17859

TAX PARCEL: 27-03B-019

BEING the same premises which Kathleen Heitzman by deed dated and recorded December 20, 2006 at Columbia County Instrument No. 200613354, granted and conveyed unto Ryan and Karen Crispell.

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.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

PROPERTY ADDRESS: 17 VANTAGE DRIVE, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 27-03B-019

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 Haller, Esq.
1719 North Front Street
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Sheriff of Columbia County
Timothy T. Chamberlain
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