

SHERIFF'S SALE

Wednesday, February 8th, 2012 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 149 OF 2010 ED AND CIVIL WRIT NO. 2008 CV 1444 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 ground situate in Fishingcreek Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stone corner in public road or street, where they intersect;

THENCE North 83 ½ degrees West, 9.9 perches to a stone corner in the public road;

THENCE by land now or late of Michael Wenner, North 6 ½ degrees East 10 perches to a stone corner;

THENCE by the same land South 83 ½ degrees East, 6.2 perches to a corner in the public road;

THENCE in said road South 13 ½ degrees East, 10.65 perches to the place of BEGINNING.

CONTAINING eighty square perches of land, strict measure.

BEING the same premises conveyed to Michael J. Gallopo and Bonnie Gallopo, husband and wife by Deed of Chad Lewis and Jennifer A. Lewis, husband and wife dated April 18, 2001 and recorded in Columbia County Instrument Number 200103455.

PIN # 15-17A-014

BEING KNOWN AS 1119 RIDGE ROAD, STILLWATER PA 17878

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
Joseph A. Goldbeck, Jr.
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Sheriff of Columbia County
Timothy T. Chamberlain
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