

SHERIFF'S SALE

Wednesday, January 31st, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV1449 AND CIVIL WRIT NO. 2016CV1449 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 situate in the Township of Sugarloaf, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a post corner on the northerly side of public road leading from Central to Red Rock and in line of land now or formerly of Wayne Young; THENCE along the northerly side of said public road, North 82 degrees 37 minutes West, 103 feet, more or less, to a walnut tree in line of other lands now or formerly of Martha Kile, THENCE North 7 degrees 23 minutes East, 122.76 feet to a point in lands now or formerly of Wayne Young; THENCE by the latter, South 82 degrees 37 minutes East, 103 feet to a post corner in line of lands now or formerly of Young; THENCE by the latter, South 7 degrees 23 minutes West, 122.76 feet to a post, the place of beginning.

BEING the same premises conveyed to Peter P. Wallace and Joanne G. Wallace, his wife, by deed of Robert A. Coolbaugh and Angela M. Coolbaugh, his wife, dated January 7, 2000 and recorded on January 3, 2003 in the office of the Recorder of Deeds of Columbia County, Pennsylvania as Instrument Number 200300055.

PIN #32,06A-030-01,000

PROPERTY ADDRESS: 388 STEVENS HILL ROAD, BENTON, PA 17814
UPI / TAX PARCEL NUMBER: 32,06A-030-01,000

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 defaulting 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
MARINOS & KNECHT LLP
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Berwick, PA 18603

Sheriff of Columbia County
Timothy T. Chamberlain
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