

# SHERIFF'S SALE

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Wednesday, February 13th, 2019 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV85 AND CIVIL WRIT NO. 2018CV85 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:

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ALL THAT CERTAIN Lot No. 40 and Easterly portion of Lot No. 41 in the Plan of Lots of F.P. Drinker, in the Village of Fernville, Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at a point on the Southerly side of Ferncliff Road, (formerly Walnut Street), said point being at the Norwest corner of Lot No. 39 of the said Plot of Lots of F. P. Drinker; THENCE along the Southerly line of the said Ferncliff Road, (formerly Walnut Street), South 62 degrees West, 70 feet to appoint in Lot No. 41; THENCE through Lot No. 41, South 28 degrees East, 150 feet to a point on the Northerly line of Hemlock Alley; THENCE along the Northerly line of Hemlock Alley, North 62 degrees East, 70 feet to appoint at the Southwesterly corner of Lot No. 39; THENCE along the Westerly line of Lot No. 39, North 28 degrees West, 150 feet to appoint on the Southerly line of the aforesaid Ferncliff Road, and being the point and place of BEGINNING. IT BEING ALL of Lot No. 40 and the Easterly 30 foot portion of Lot No. 41 of the F.P. Drinker Plan of Lots of Fernville.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of her, the said grantor, as well at law as in equity, of, in and to the same.

BEING the same property which Lara M. Wheeler, single, granted and conveyed unto Ian MacNamara by deed dated August 4, 2008, and recorded August 6, 2008 in the Recorder's Office of said County in Deed Instrument #200807890.

122 Ferncliff Road, Bloomsburg, PA 17815  
Permanent Parcel No.: 18-1A-83

PROPERTY ADDRESS: 122 FERNCLIFF ROAD, BLOOMSBURG, PA 17815  
UPI / TAX PARCEL NUMBER: 18-1A-83

## **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  
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Sheriff of Columbia County  
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