

SHERIFF'S SALE

Wednesday, September 1st, 2010 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 48 OF 2010 ED AND CIVIL WRIT NO. 40 OF 2010 JD 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 tract of land situate in the Township of Greenwood, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southeast intersection of two public roads; thence North 69 degrees 20 minutes 111.5 feet to an iron pin in line of lands now or formerly of Harvey and Mary Helen Sones; thence

South 6 degrees 55 minutes East 200 feet to an iron pin in line of lands of the same thence West 106 feet to an iron pin in the Easterly side of one of said public roads; thence by the easterly line of said road North 7 degrees 35 minutes West, 162 feet to the place of beginning.

BEING KNOWN AS: 271 OLD GREENWOOD ROAD, MILLVILLE, PENNSYLVANIA 17846

TAX LD. #: 17-06-010-01

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Jay A. Snyder and Barbara Snyder, husband and wife, by deed dated December 16, 2005 and recorded January 6, 2006 in the office of the Recorder in and for Columbia County in Deed Instrument No. 200600201, granted and conveyed to Michael A Snyder and Charlotte Snyder, husband and wife, in fee.

REAL DEBT: \$81,664.30

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

MICHAEL A SNYDER AND CHARLOTTE SNYDER

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
Terrence McCabe
123 South Broad Street
Philadelphia, PA 19109

Sheriff of Columbia County
Timothy T. Chamberlain
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