

SHERIFF'S SALE

Wednesday, October 27th, 2010 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 112 OF 2010 ED AND CIVIL WRIT NO. 642 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 Madison, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the eastern line of Township Route No. 400 at the southwest corner of Lot No. 6; thence by the latter, North 82 degrees 26 minutes 23 seconds East, 432.81 feet to an iron pin at the southeast corner of Lot No. 8, in the western line of a 50 foot right-of-way; thence by the same, South 7 degrees 33 minutes 37 seconds East, 207.01 feet to an iron pin at the northeast corner of Lot No. 4; thence by the same, South 82 degrees 26 minutes 23 seconds West, 408.41 feet to an iron pin at the northwest corner of Lot No. 4 in the eastern line of Township Route No. 400; thence by a curve to the right, having a long chord of North 15 degrees 08 minutes 35 seconds West,

35.22 feet, a delta angle of 2 degrees 04 minutes 12 seconds, a radius of 975 feet, an arc of 35.22 feet and a tangent of 17.61 feet to a point in the eastern line of said Route No. 400; thence continuing by same, north 14 degrees 06 minutes 26 seconds West, 173.23 feet to the iron pin at the southwest corner of Lot No. 6, the place of BEGINNING.

BEING Lot No. 6 in plan of Muncy Hills Estates, Phase No. 1, as surveyed by Orangeville Surveying Consultants, on June 12, 1974.

BEING KNOWN AS: 484 KATYS CHURCH ROAD, MUNCY, PENNSYLVANIA 17756

TAX I.D. #: 21-06B-002

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH LESLIE B. BURDGE AND KATHY D. BURDGE, HIS WIFE by deed dated March 8, 1991 and recorded March 19, 1991 in the office of the Recorder in and for Columbia County in Deed Book 469, Page 1020, granted and conveyed to Frances R Schober a/k/a Frances R Schroeber.

REAL DEBT: \$60,755.82

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: FRANCES R SCHOBER A/K/A FRANCES R SCHROEBER.

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
<http://www.sheriffofcolumbiacounty.com/>