

SHERIFF'S SALE

Wednesday, September 22nd, 2010 at 09:30 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 100 OF 2010 ED AND CIVIL WRIT NO. 720 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 OR LOT OF LAND SITUATE IN THE VILLAGE OF ESPY TOWNSHIP OF SCOTT COUNTY AND STATE OF PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS BEGINNING AT A POINT ON THE WEST SIDE OF LIGHT STREET ROAD AT CORNER OF ORVAL AND DOROTHY EVERETT SAID POINT OF BEGINNING BEING 97.3 FEET DISTANT FROM CORNER OF LAND OF CC BARGER AND COMPANY AND SAID POINT BEING ALSO 64.3 FEET FROM THE CENTER OF A STONE PLANTED IN SECOND STREET THENCE BY LINE OF LAND OF ORVAL AND DOROTHY EVERETT SOUTH 67 DEGREES 15 MINUTES WEST 139.8 FEET TO THE EASTERN LINE OF A 16.5 FEET ALLEY THENCE BY THE EASTERN LINE OF SAID ALLEY NORTH 22 DEGREES 45 MINUTES WEST 55.75 FEET TO A CORNER THENCE BY OTHER LANDS OR NOW OR LATE HURLEY W ANGLE AND WIFE NORTH 67 DEGREES 15 MINUTES EAST 134.5 FEET TO THE WESTERN LINE OF SAID LIGHT STREET ROAD THENCE BY THE WESTERN LINE OF SAID LIGHT STREET ROAD SOUTH 28 DEGREES 35 MINUTES EAST 26 FEET TO A CORNER OF LANDS OR ORVAL AND DOROTHY EVERETT THE PLACE OF BEGINNING ON WHICH IS ERECTED A TWO AND ONE HALF STORY FRAME DWELLING HOUSE GARAGE AND OUTBUILDING. BEING KNOWN AS 208 CENTRAL ROAD BLOOMSBURG PA 17815
PROPERTY ID NO.: 31,3C2-127-00,000 (31 3C212700)
TITLE TO SAID PREMISES IS VESTED IN DOYLE J. WHITENIGHT BY DEED FROM GRACE LILLIAN HOPPER, WIDOW DATED 11/30/2001 RECORDED 12/3/2001 INSTRUMENT NUMBER 200511165

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
Mark Udren
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Sheriff of Columbia County
Timothy T. Chamberlain
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