

SHERIFF'S SALE

Wednesday, December 17th, 2014 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2012CV149 AND CIVIL WRIT NO. 2012CV149 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 or parcel of land situate in the Borough of Benton, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on Main Street (formerly called Second Street), a corner of land now or formerly of William B. Fritz, et ux,

and being Fifty (50) feet distant in a course 29 degrees 44 minutes West from the intersection of Main and North Streets; THENCE from the beginning point South 29 degrees 44 minutes West along said Main Street, Forty-nine and Five tenths (49.5) feet to an iron pin corner of land now or formerly of the Estate of Winfield Marcy; THENCE South 58 degrees East along land now or formerly

of the Estate of Winfield Marcy, Two Hundred Seventeen and Five-tenths (217.5) feet to an iron pin corner on an alley (called McHenry's alley); THENCE North 29 degrees 44 minutes East along said alley Forty-six (46) feet to an iron pin corner of land now or formerly of said Fritz; THENCE North 56 degrees 57 minutes West along land now or formerly of said Fritz, Two Hundred Seventeen (217) feet to the place of BEGINNING.

BEING KNOWN AS: 487 MAIN STREET, BENTON, PENNSYLVANIA 17814

TAX I.D. #: 02-01-097-00

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH GLEN R. BAKER AND ANNA BAKER, HUSBAND AND WIFE by deed dated March 29,

2001 and recorded April 30, 2001 in the office of the Recorder in and for Columbia County in Deed Book Instrument No. 200103714, granted and conveyed to Robert F. Conner, II. and Angela L. Conner.

PROPERTY ADDRESS: 487 MAIN STREET, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 02-01-097-00,000

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 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
MCCABE, WEISBERG & CONWAY PC
123 S. Broad St., Suite 2080
Philadelphia, PA 19109

Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>