

SHERIFF'S SALE

Wednesday, May 14th, 2014 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2013CV138 AND CIVIL WRIT NO. 2013CV138 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 Roaring Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin at the Southwesterly corner of a 50 foot Street leading from the Southerly right-of-way of Township Route

No. 383 to the Northerly line of lands of Edward & Joan Petro, said pin also being 19.45 feet distant on a course running South 86 degrees 21 minutes 10 seconds West, 31.58 feet distant on a course running North 77 degrees 29 minutes 45 seconds West from the Southwesterly corner of lands of Lawrence J. Sr. & Sophie A. Petro; thence along the Northerly line of lands of Edward & Joan Petro North 77 degrees 29 minutes 45 seconds West 181.91 feet to an iron pin and other lands of Andrew P. Petro, Grantor herein; thence along lands of said Petro North 3 degrees 37 minutes 05 seconds East 228.80 feet to an iron pin; thence along same South 86 degrees 39 minutes 50 seconds East 178.46 feet to an iron pin on the Westerly right-of-way of the aforementioned 50 foot Street; thence along said right--of-way South 3 degrees 20 minutes 10 seconds West 257.58 feet to the place of beginning.

CONTAINING 1.000 acres of land, as surveyed by T. Bryce James, R.S., on August 26, 1974.

TOGETHER WITH THE RIGHT and privilege on the part of the Grantees in common with the Grantor, his heirs and assigns, as a means of ingress, egress, and regress to and from Township Route No. 383.

TITLE TO SAID PREMISES IS VESTED IN David W. Petro and Melissa A. Petro, h/w, by Deed from Joseph Andrew Petro and Erla

Mae Petro, h/w, dated 07/26/2004, recorded 07/26/2004 in Instrument Number 200408467.

By virtue of the death of David W. Petro on 09/16/2010, sole ownership of the property was vested in Melissa A. Petro.

Tax Parcel: 30-06-025-11,000

Premises Being: 226-D BLACK BEAR DRIVE, CATAWISSA, PA 17820-8005

PROPERTY ADDRESS: 226-D BLACK BEAR DRIVE, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 30-06-025-11,000

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.