

# SHERIFF'S SALE

Wednesday, November 19th, 2014 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2013CV136 AND CIVIL WRIT NO. 2013CV136 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 of land situate in the Township of Montour, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING on the north side of the State Highway at the northwest corner of the cement bridge; and running thence South 48 degrees 10 minutes West, 160.8 feet to an iron pin; Thence North 40 degrees West, 153 feet to an iron pin on the south side of the run bank; Thence down said south side of the run bank, North 87 degrees East, 118 feet to an iron pin; Thence on the south side of said run, South 78 degrees East, 98 feet to the place of Beginning.

CONTAINING 30/100 acres of land.

EXCEPTING AND RESERVING THEREFROM 0.064 acres conveyed to the Pennsylvania Dept. of Highways by deed recorded in Columbia county Deed Book 169 page 103.

TITLE TO SAID PREMISES IS VESTED IN Barry C. Wagner and Diana S. Wagner, h/w, by Deed from Robert J. Ashford and Judi A. Ashford, h/w, dated 10/18/2002, recorded 10/21/2002 in Instrument Number 200212323.

Tax Parcel: 25-06-032-00,000

Premises Being: 887 RUPERT DRIVE, BLOOMSBURG, PA 17815-9637

PROPERTY ADDRESS: 887 RUPERT DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 25-06-032-00,000

## 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  
PHELAN & HALLINAN LLP  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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