

SHERIFF'S SALE

Wednesday, October 1st, 2014 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2010CV2226 AND CIVIL WRIT NO. 2010CV2226 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 town lot situate, being and lying in the Village of Espy, in the Township of Scott, in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the north side of Main Street running from Bloomsburg to Berwick, at the southwest corner of lot formerly owned by

John V. Logan, later by John Snyder, and running thence by said Main Street, South 66 1/4 degrees West 40 feet to an alley; thence by the same, North 25 degrees West, 173 1/4 feet to an alley; thence by the same, North 66 1/4 degrees East, 40 feet to the said lot of Logan, later of John Snyder; thence along the said Snyder lot, South 25 degrees East, 173 1/4 feet to the place of beginning. Containing 20 square perches of land, strict measure. Whereon is erected a double frame dwelling house.

BEING KNOWN AS: 2673 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D.#:31-3C2-105

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH ROBERT A. COOKE AND JEANINE P. COOKE, by deed dated June 27, 1974 and recorded August 1, 1974 in the office of the Recorder in and for Columbia County in Deed Book 268, Page 458, granted and conveyed to Joan Shymansky and Paul E. Shymansky.

PROPERTY ADDRESS: 2673 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-3C2-105

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
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Sheriff of Columbia County
Timothy T. Chamberlain
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