

SHERIFF'S SALE

Wednesday, August 6th, 2014 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2013CV211 AND CIVIL WRIT NO. 2013CV211 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 tract of land, situate in the Village of Almedia, Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the south side of the State Highway leading from Bloomsburg to Berwick at the northeast corner of land conveyed by Florence P. White to Benjamin D. Shuman and Lena M. Shuman, his wife;

THENCE running along said highway, North 82 degrees East, 33 feet to an iron pin corner;

THENCE by land now or late of E.R. Hartzel and Charles Hagenbuch, South 24 degrees East, 208 feet to an iron pin corner in line of land now or late of Mrs. Herbert Hoffman; THENCE along said lands, South 82 degrees West, 66 feet (erroneously stated as 67 feet in prior deeds) to the southeast corner of land now or late of said Benjamin D. Shuman and Lena M. Shuman, his wife;

THENCE along lands now or late of said Shuman, North 14 degrees, 30 minutes West, 200 feet to the PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Jamin D. Labour and Shannon M. Labour, his wife, by Deed from Lesley H. Samsel, Jr.

and Yvonne A. Samsel, his wife, dated 09/22/2006, recorded 09/25/2006 in Instrument Number 200610086.

Tax Parcel: 31 4C102300000

Premises Being: 3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815-3344

PROPERTY ADDRESS: 3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 314C102300000

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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