

# SHERIFF'S SALE

Wednesday, April 2nd, 2014 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2013CV1479 AND CIVIL WRIT NO. 2013CV1479 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 Village of Mifflinville, Township of Mifflin, County of Columbia and State of

Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a steel pin on the North side of Fourth Street on the dividing line between Lot No. 158 and Lot No. 159; thence along the dividing line of Lot No. 158 and Lot No. 159, North 27 degrees 00 minute West a distance of 136.00 feet to a steel pin along land now or late of Charles J. Drumheller and Betty L. Drumheller, his wife; thence along the land now or late of Drumheller, North 63 degrees 00 minute East a distance of 99.75 feet to a steel pin in line of land now or late of Samuel De Walt; thence along line of land now or late of DeWalt, South 27 degrees 00 minute East a distance of 136.00 feet to a steel pin on the North side of Fourth Street; thence along the North side of Fourth Street South 63 degrees 00 minute West a distance of 99.75 feet to a steel pin, the place of beginning.

CONTAINING 13,566.00 square feet in accordance to a survey prepared by Charles B. Webb, R.E., dated March 16, 1981.

TITLE TO SAID PREMISES IS VESTED IN Ruth Ann Schultz, by Deed from Joyce Ash, widow, dated 04/26/2001, recorded 05/02/2001 in Instrument Number 200103891.

Tax Parcel: 23-05C-026-00,000

Premises Being: 309 EAST 4TH STREET, MIFFLINVILLE, PA 18631

PROPERTY ADDRESS: 309 EAST 4TH STREET, MIFFLINVILLE, PA 18631

UPI / TAX PARCEL NUMBER: 23-05C-026

## 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  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103

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