

# SHERIFF'S SALE

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Wednesday, August 13th, 2014 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2013CV1570 AND CIVIL WRIT NO. 2013CV1570 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:

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ALL THAT CERTAIN piece or parcel of land situate in the Village of Fernville, Hemlock Township, Columbia County, Pennsylvania,

bounded and described as follows:

BEGINNING at a point on Drinker Street twenty feet (20 feet) Northwest of the center of said Drinker Street and fifty feet (50 feet) Northeast of the Easterly corner of Lot No. 20 (now or formerly owned by Daniel Carr) in said Village, and running;

THENCE Northwesterly on a line at right angles to said Drinker Street one hundred and fifty feet (150 feet) to the public road that runs through the farm now or formerly of Daniel Yocum, and through the farm now or formerly belonging to the said Francis P.

Drinker (said farm being known as 'Fern Cliff Farm', and Fernville being a part of it);

THENCE along said public road Southwesterly on a line parallel to Drinker Street fifty feet (50 feet) to the Northerly corner now or formerly of Daniel Carr's Lot No. 20 aforesaid;

THENCE Southeasterly on a line at right angles to said Drinker Street one hundred and fifty feet to Drinker Street; and

THENCE along said Drinker Street Northeasterly fifty feet (50 feet) to the PLACE OF BEGINNING.

CONTAINING seventy-five hundred square feet (7500 sq. ft.) of land, be the same more or less, and being Lot No. 19 in the plan or plot of Fernville, and whereon is erected a frame dwelling house.

TITLE TO SAID PREMISES IS VESTED IN Catherine E. Reed, by Deed from Jerry W. Matheny, single, dated 08/18/2004, recorded

08/24/2004 in Instrument Number 200409757.

Tax Parcel: 18-01A-063-00,000

Premises Being: 87 DRINKER STREET, BLOOMSBURG, PA 17815-8356

PROPERTY ADDRESS: 87 DRINKER STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-01A-063

## **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.