

# SHERIFF'S SALE

Wednesday, June 11th, 2014 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2013CV1624 AND CIVIL WRIT NO. 2013CV1624 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, parcel and tract of land situate in Fishing Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a railroad spike in the intersection of Township Route No. 665, and Legislative Route No. 19096; THENCE along the center of Legislative Route No. 19096, South 18 degrees 56 minutes 20 seconds West, 465.68 feet to a railroad spike; THENCE along the center of Legislative Route No. 19096, South 16 degrees 49 minutes 1 second West 213.47 feet to a railroad spike; THENCE along land now or formerly of Hilltop Enterprises, Inc., North 45 degrees 28 minutes 10 seconds West, 1,114.05 feet to a railroad spike; THENCE along the center of Township Route No. 665, South 87 degrees 13 minutes 40 seconds East, 407.80 feet to a railroad spike; THENCE along the center of Township Route No. 665, South 78 degrees 59 minutes 10 seconds East, 611.01 feet to a railroad spike, the place of BEGINNING.

CONTAINING 8.153 acres of land according to a survey of Orangeville Surveying Consultants dated May 21, 1973.

TITLE TO SAID PREMISES IS VESTED IN Nicholas A. Damante, married, by Deed from Raymond DeYong and Kathleen R. DeYong, h/w, dated 09/25/2009, recorded 10/05/2009 in Instrument Number 200909447.

Tax Parcel: 15 1800107000

Premises Being: 1353 Ridge Road Stillwater, PA 17878-9402

PROPERTY ADDRESS: 1353 RIDGE ROAD, STILLWATER, PA 17878

UPI / TAX PARCEL NUMBER: 15018000107000

## 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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