

# SHERIFF'S SALE

Wednesday, July 16th, 2014 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2012CV1425 AND CIVIL WRIT NO. 2012CV1425 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 messuage, tenement and tract of land located on the east side of State Street in the Borough of Millville, Columbia County, Pennsylvania, bounded and described as follows, to wit:

On the North by Second Street; on the East by an alley; on the South by land formerly of Benjamin F. Cadman, now or formerly John Watts; and on the West by State Street.

Having a frontage of twenty-seven and sixty-seven hundredths (27.67) feet on State Street and extending in depth one hundred seventy-one and six tenths (171.6) feet on Second Street to an alley, whereon is erected a dwelling and garage.

Title to said Premises vested in Robert M. Sponburgh and Melissa S. Benner, as joint tenants with the right of survivorship by Deed from Cynthia S. Kramer, unmarried dated 10/25/2004 and recorded 11/05/2004 in the Columbia County Recorder of Deeds in Instrument Number 200412624.

Being known as 77 State Street, Millville, PA 17846

Tax Parcel Number: 24-01C-050-00-000

PROPERTY ADDRESS: 77 STATE STREET, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 24-01C-050-00-000

## 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 defaulting 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  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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