

# SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV133 AND CIVIL WRIT NO. 2014CV133 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 Township of North Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEIGNNING at an iron pin on the easterly right-of-way of Township Route No. 728 leading from Township Route No. 503 to Legislative Route No. 19041, said pin being at the Southwest corner of Lot No. 27; THENCE along the southerly line of Lot No. 27 South 69 degrees 11 minutes 37 seconds East 621.02 feet to an iron pin on the westerly line of lands of Ernest W. Campbell; THENCE along lands of said Campbell South 15 degrees 00 minutes 04 seconds East 249.9 feet to a stone on the northerly line of lands of Franklin & Virginia Barnes; THENCE along lands of said Barnes South 53 degrees 09 minutes 41 seconds West 397.56 feet to a stone; THENCE along lands of same and lands of Marshal Aten South 86 degrees 17 minutes 59 seconds West 526.22 feet to an iron pin at the northeasterly corner of Lot No. 57; THENCE along the northerly line of Lot No. 57 North 65 degrees 29 minutes 56 seconds West 192.50 feet to an iron pin on the easterly right-of-way of the aforementioned Township Route No. 728; THENCE along said right-of-way the following courses and distances: North 34 degrees 01 minutes 04 seconds East 349.85 feet to a Point of Curve; THENCE on a curve to the left having a Delta Angle of 24 degrees 36 minutes 27 seconds, a Radius of 98.00 feet and a Tangent of 21.37 feet for a distance of 42.09 feet to a point; THENCE North 26 degrees 30 minutes East 363.48 feet to the place of BEGINNING.

CONTAINING 10.683 acres of land in all.

Being Lot No. 58 as laid out for Earl A. & Muriel R. Wolfe and shown on draft prepared by T. Bryce James, R.S., dated March 29, 1971.

BEING KNOWN AS: 188 NURSERY ROAD, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 11-05A-014

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING KNOWN AS: 188 NURSERY ROAD, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 11-05A-014

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Glance D. Sitler and Marceline C. Sitler, his wife by deed dated November 17, 2003 and recorded November 17, 2003 in Instrument Number 200314912, granted and conveyed unto Russel Adams.

PROPERTY ADDRESS: 188 NURSERY ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 11-05A-014

## 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.