

SHERIFF'S SALE

Wednesday, February 11th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV717 AND CIVIL WRIT NO. 2014CV717 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 or lot of land situate in the Township of South Centre, County of Columbia and State of Philadelphia, bounded and described as follows, to wit: BEGINNING at an iron pin on the northern edge of Amron Drive, said pin being the southeast corner of Lot #33 and the southwest corner of lands described herein; THEN by Lot #33, North 18 degrees 20 minutes 00 seconds West 175 feet to an iron pin; THENCE by other lands of the Grantors, North 71 degrees 40 minutes 00 seconds East 100 feet to an iron pin; THEN by Lot #31, South 18 degrees 20 minutes 00 seconds East 175 feet to an iron pin; THEN by the northern edge of Amron Drive, South 71 degrees 40 minutes 00 seconds West 100 feet to the place of BEGINNING. CONTAINING 17,500 square feet.

BEING Lot #32 on a plan known as Lion Hills prepared for Twin Hills Development Corporation by Orangeville Surveying Consultants recorded in Map Book 4 at Page 252 on June 22, 1977.

BEING the same premises which James P. Coppola and Catherine L. Coppola, his wife, by their deed dated June 17, 2005 and about to be recorded simultaneously herewith, granted and conveyed unto Robert L. Brega.

TITLE TO SAID PREMISES IS VESTED IN Robert L. Brega, married, by Deed from James P. Coppola and Catherine L. Coppola, h/w, dated 06/17/2005, recorded 06/24/2005 in Instrument Number 200506555.

Tax Parcel: 12,05D-008-00,000

Premises Being: 180 Amron Drive Bloomsburg, PA 17815-8746

PROPERTY ADDRESS: 180 AMRON DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 12,05D-008-00,000

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 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.