

SHERIFF'S SALE

Wednesday, June 8th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2011CV1395 AND CIVIL WRIT NO. 2011CV1395 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 LOT OF LAND SITUATE IN LOCUST TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A STAKE CORNER IN THE EASTERLY LINE OF A PUBLIC TOWNSHIP ROAD IN LINE OF OTHER LANDS OF

THE GRANTORS HEREIN AND RUNNING THENCE ALONG THE SAME IN AN EASTERLY DIRECTION AND EXTENDING

WESTWARDLY FROM THE GARAGE LOCATED ON THE PREMISES HEREIN TO BE SOLD, A DISTANCE OF 135 FEET, MORE

OR LESS, TO A STAKE

CORNER; THENCE CONTINUING ALONG THE SAME IN A SOUTHERLY DIRECTION 208 FEET, MORE OR LESS, TO A STAKE

CORNER; THENCE CONTINUING ALONG THE SAME IN A WESTERLY DIRECTION, 135 FEET, MORE OR LESS, TO A STAKE

CORNER IN THE EASTERLY LINE OF THE AFORESAID PUBLIC TOWNSHIP ROAD; THENCE ALONG THE EASTERLY LINE

OF SAID

PUBLIC TOWNSHIP ROAD IN A NORTHERLY DIRECTION, 208 FEET, MORE OR LESS, TO A STAKE CORNER, THE PLACE

OF BEGINNING.

BEING KNOWN AS: 117 Quaker Meeting House Road, Catawissa, PA 17820

PROPERTY ID NO.: 20-04-033-1

TITLE TO SAID PREMISES IS VESTED IN JOEY D. VEREEN AND LORI ANN VEREEN, HUSBAND AND WIFE BY DEED FROM

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA DATED

03/21/2005 RECORDED 03/30/2005 IN DEED BOOK Document

Number: 200503043.

PROPERTY ADDRESS: 117 QUAKER MEETING HOUSE ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 20-04-033-1

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
UDREN LAW OFFICES, PC
Woodcrest Corp. Ctr. 111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003

Sheriff of Columbia County
Timothy T. Chamberlain
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