

SHERIFF'S SALE

Wednesday, March 18th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2013CV1621 AND CIVIL WRIT NO. 2013CV1621 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 tract of land situate in the Township of Beaver, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin, the same being located South 74 degrees East 250 feet from the northwest corner of lands now or formerly of Donald E. Frey, said iron pin being located on the southern boundary of a 33 foot highway known as the Mainville-Mt. Grove Highway, also known as Legislative Route 19015; thence along the southern boundary of the same, South 74 degrees East 257 feet to an iron pin; thence South 10

degrees East, 184 feet along other lands now or formerly of Donald Frey to an iron pin: thence also along other lands now or formerly of Donald Frey, South 87 degrees West, 238 feet to an iron pin; thence again along lands now or formerly of Donald Frey, North 10 degrees West 260 feet to an iron pin, the place of BEGINNING.

BEING KNOWN AS: 562 SCOTCH VALLEY ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D.#:01-03-022

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Claudia Frey and William L. Frey, Executors of the Estate of Martha L. Frey, Deceased by

deed dated November 19, 1999 and recorded November 19, 1999 in Instrument Number 199910852, granted and conveyed unto Roberta K. Kreamer.

PROPERTY ADDRESS: 562 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 01-03-022

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
MCCABE, WEISBERG & CONWAY PC
123 S. Broad St., Suite 2080
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Sheriff of Columbia County
Timothy T. Chamberlain
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