

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV1117 AND CIVIL WRIT NO. 2014CV1117 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 tract of land situate in Pine township, Columbia county, Pennsylvania, bounded and described as follows to wit:

BEGINNING at an iron pin in the southerly right-of-way line of township route no. T648; thence by the southerly right-of-way thereof,

south thirty six (36) degrees ten (10) minutes east, fifty (50) feet to an iron pin in line of other lands now or formerly of Bruce Ditler, Et Ux; thence south forty five (45) degrees thirty (30) minutes west, one hundred ninety-eight and five tenths (198.5) feet to a point in the center line of a fifty (50) foot wide right-of-way; thence by other lands now or formerly of Bruce Bitler, Et Ux. south thirty-nine (39) degrees thirty (30) minutes west, four hundred (400) feet to an iron pin in line of lands now or formerly of Fred and Ida Miller; thence north fifty-one (51) degrees thirty (30) minutes west, one hundred ninety-six and five-tenths (196.5) feet to an iron pin in line of other lands now or formerly of Bruce Bitler, Et Ux; thence north thirty-nine (39) degrees forty-five (45) minutes east, four hundred thirteen (413) feet to an iron pin; thence north seventy-nine (79) degrees thirty (30) minutes east, two hundred fifty-five (255) feet to an iron pin, the place of beginning, containing 2.088 acres, be the same more or less, this description was prepared from draft of survey made September 19, 1974, by A. Carl Wolfe, P.E.

THE foregoing description and conveyance is subject to a right-of-way of fifty (50) feet in width for usage in common by the grantees, their heirs and assigns, and Bruce Bitler, his heirs and assigns, which right-of-way is more fully shown on a copy of draft hereinabove referred to.

TITLE TO SAID PREMISES IS VESTED IN Charles I. Wrba and Sandra A. Wrba, his wife, by Deed from Charles I. Wrba and Sandra A. Wrba, his wife, dated 08/21/1995, recorded 08/28/1995 in Book 604, Page 641.

The said Charles I. Wrba departed this life on or about 07/10/2004. By virtue of the death of

Charles I. Wrba on or about 07/10/2004, Sandra A. Wrba became the sole owner of the premises as surviving tenant by the entirety.

Tax Parcel: 29-14-004-02,000

Premises Being: 57 Covered Bridge Road, Millville, PA 17846-9247

PROPERTY ADDRESS: 57 COVER BRIDGE ROAD, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 29-14-004-02,000

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.

Plaintiff's Attorney
Phelan Hallinan , LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>