

SHERIFF'S SALE

Wednesday, September 9th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV1516 AND CIVIL WRIT NO. 2014CV1516 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, being situate in Briar Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Snowflake Lane and in line of lands now or formerly of Thomas J. Dugan, Jr., formerly Lot No. 520; THENCE along the Northerly side of said Lane, South 75 degrees, 15 minutes West, 150 feet to a point in line of lands now or formerly of Gene R. Scholler, being Lot No. 516; THENCE along said Scholler lands, North 15 degrees, 30 minutes West, 200 feet to a point in line of lands of Lot No. 627; THENCE along Lot No. 627 and Lot No. 629, North 75 degrees East, 150 feet to a point in line of the aforesaid Dugan lands; THENCE along said Dugan lands, South 15 degrees, 30 minutes East, 200 feet to a point, the place of beginning.

IT BEING Lot No. 518 as shown on a draft of the properties of Keystone Columbia Corp. in Briar Creek Township, Columbia County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Barry L. Fink, by Deed from Louis T. Quinn and Leslie A. Quinn, his wife, dated 6/17/2009, recorded 06/29/2009 in Instrument Number 200905941.

Barry L. Fink A/K/A Barry Fink A/K/A Barry L. Fink, Sr. died on 04/29/2013, leaving a Last Will and Testament dated 01/07/2009. Letters Testamentary were granted to Lori A. McCauley on 09/10/2013 in Columbia County, No. 36-13-2003. The Decedent's surviving heirs at law and next-of-kin are Lori A. McCauley and Barry L. Fink, Jr. By executed waiver, Barry L. Fink, Jr. waived his right to be named.

Tax Parcel: 07 -05B-073-00, 000

Premises Being: 518 Snowflake Lane, Shickshinny, PA 18655-2223

PROPERTY ADDRESS: 518 SNOWFLAKE LANE, SHICKSHINNY, PA 18655

UPI / TAX PARCEL NUMBER: 07-05B-073-00,000

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.

Plaintiff's Attorney
Phelan Hallinan Diamond & Jones, LLP
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Sheriff of Columbia County
Timothy T. Chamberlain
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