

# SHERIFF'S SALE

Wednesday, October 14th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV1344 AND CIVIL WRIT NO. 2014CV1344 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 Franklin Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located along the southern right-of-way line of Legislative Route 283: THENCE along the southern right-of-way line the following courses and distances: South 58 degrees 16 minutes 45 seconds East, 68.33 feet to a point; North 09 degrees 55 minutes 10 seconds East, 16.16 feet to a point; South 65 degrees 13 minutes 57 seconds East, 41.30 feet to a point; South 58 degrees 16 minutes 45 seconds East, 27.90 feet to a point; THENCE along land now or late of Roaring Creek Farms, Inc., South 14 degrees 45 minutes 00 seconds West, 115.91 feet to an iron pin set; THENCE along land now or late of Roaring Creek Farms, Inc., North 68 degrees 45 minutes 00 seconds West, 133.79 feet to an iron pin set; THENCE continuing along land now or late of Roaring Creek Farms, Inc., North 15 degrees 30 minutes 00 seconds East, 119.95 feet to a point, the place of BEGINNING.

PROPERTY ADDRESS: 731 SOUTHERN DRIVE, CATAWISSA, PA 17820  
UPI / TAX PARCEL NUMBER: 16-07-032

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