

SHERIFF'S SALE

Wednesday, May 25th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV753 AND CIVIL WRIT NO. 2015CV753 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 parcel or tract of land situate in Roaringcreek Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stone corner of lands of Tony Machinsky and Victor Sacavage, and running thence by line of lands of said Sacavage, North 7 degrees 20 minutes East, 898 feet to a stake; THENCE by other lands of Gerald Bodman, South 84 degrees 20 minutes East, 574 feet to a stake; THENCE by lands of same, 15 degrees West, 723.5 feet to a stake; THENCE by same, South 20 degrees 40 minutes West 285 feet to a stake in line of lands of Tony Machinsky; THENCE by lands of said Machinsky, North 70 degrees 30 minutes West, 410 feet to the place of BEGINNING. CONTAINING 11 acres of land.

TOGETHER with a right-of-way 35 feet in width, the center line thereof bounded and described as follows:

BEGINNING at a point 17 1/2 feet distant from the southwest corner of the above described tract on a course running North 7 degrees 20 minutes East, and running thence North 70 degrees 30 minutes West, 510.5 feet to a point in other lands of the Grantors; thence by a course running South 8 degrees 30 minutes West to the public highway leading from Ringtown to Numidia, as a means of ingress, egress and regress to and from the above described premises, in common with the Grantors, their heirs and assigns, at all time and seasons hereafter.

BEING KNOWN AS: 803 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PENNSYLVANIA 17820
TAX I.D. #: 30-03-001-00.000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Kathryn L. Snyder now known as Kathryn L. Wagner, single by deed dated June 6, 2007 and recorded June 7, 2007 in Instrument Number 200705825, granted and conveyed unto Kathryn L. Wagner and Seth A. Mccloughan.

PROPERTY ADDRESS: 803 RINGTOWN MOUNTAIN ROAD, CATAWISSA, PA 17820
UPI / TAX PARCEL NUMBER: 30-03-001-00,000

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
McCabe, Weisberg & Conway
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Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>