

SHERIFF'S SALE

Wednesday, January 27th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV460 AND CIVIL WRIT NO. 2015CV460 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 and parcel of land situate in the Village of Almedia, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner of Lot No. 3 of the Newton White plot of lots and the Bloomsburg-Berwick Road; thence Easterly along said road a distance of 50 feet to a corner of Lot No 5; thence Northwardly a distance of 150 feet to an alley; thence Westwardly a distance of 50 feet to Lot No 3; thence Southerly a distance of 150 feet to the place of BEGINNING.

BEING Lot No., 4 of said plot of lots in the Village of Almedia.

BEING THE SAME PREMISES which Richard A. Sitler and Christine M. Sitler, formerly Christine M. Evans, husband and wife, by Deed dated February 28, 1991 and recorded February 28, 1991 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 468, Page 800, granted and conveyed unto Harold S. Snyder and Jane K. Snyder, husband and wife. Jane K. Snyder departed this life on January 18, 2014.

IMPROVEMENTS: RESIDENTIAL DWELLING,
TAX PARCEL: 31-4C2-036-00

PROPERTY ADDRESS: 3541 OLD BERWICK ROAD, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 31-4C2-036-00

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
Gregory Jarvardian, Esq.
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Southampton, PA 18966

Sheriff of Columbia County
Timothy T. Chamberlain
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