

SHERIFF'S SALE

Wednesday, December 16th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV302 AND CIVIL WRIT NO. 2015CV302 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 THOSE TWO (2) certain pieces, parcels and tracts of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at a post in line of a public road and running thence eastwardly 230 feet to a post; thence south 60 feet to a post; thence west 230 feet to the aforesaid public road; thence north 60 feet along said public road to the place of beginning.

CONTAINING 50-3/4 square rods of land, more or less, and more particularly bounded on the north by H.E. Parsonage lot; on the east and south by lands now or formerly of Rhoda A. Fritz, and on the west by a public road.

TRACT NO. 2: BEGINNING at a post along a public road; thence along said road in a northerly direction a distance of 42 feet to a post; thence in an easterly direction along land formerly of the grantor and now of the grantee a distance of 230 feet to a post; thence in a southerly direction a distance of 42 feet along the P & S Railroad to a post; thence in a westerly direction along land now or formerly of Rhoda A. Fritz, a distance of 230 feet to the place of beginning.

CONTAINING 35 square rods, more or less.

BEING THE SAME PREMISES which Betty J. Smith and Drue L. Eyer, Administrators of the Estate of Marjorie Mae Smith, by deed dated May 11, 1995 and recorded in Record Book Volume 596, page 0095, granted and conveyed unto Robert M. Bredbenner.

TITLE TO SAID PREMISES IS VESTED IN Robert M. Bredbenner, by Deed from Deborah Bredbenner, Dated 06/20/2001, Recorded 07/18/2001, in Instrument #200106947.

Tax Parcel: 32-07-002-00.000

Premises Being: 838 Central Road, Benton, P A 17814-7673

PROPERTY ADDRESS: 838 CENTRAL ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 32-07-002-00.000

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
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Sheriff of Columbia County
Timothy T. Chamberlain
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