

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV923 AND CIVIL WRIT NO. 2015CV923 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 or parcel of land situate on the West side of Main Street in the Borough of Orangeville, in the County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the Northerly side of Main Street, corner of land now or formerly of Vernon B. Robbins and Eleanor B. Robbins, his wife; THENCE along the Easterly line of land now or formerly of Vernon B. Robbins, et UX., North 53-1/2 degrees West, 7.8 perches to a post in line of land now or formerly of Irene Low; THENCE along land now or formerly of Irene Low, North 33-1/2 degrees East, 50 feet, more or less, to a point on the Westerly side of an alley; THENCE along said Westerly side of said alley, South 53-1/2 degrees East, 7.55

perches to a point on the Northerly side of Main Street, aforesaid; THENCE along the Northerly side of said Main Street, South 29-1/2 degrees (incorrectly stated as 39-1/2 degrees in prior deeds) West, 50 feet, more or less, to a point in line of lands of Vernon B. Robbins, et UX., the place of beginning. Whereon is erected a frame dwelling.

Being the same premises which Anthony J. DeWald, single, by his deed Dated June 29, 2009 and recorded in Columbia County Instrument No. 200906050, granted and conveyed to Adam Robert Frey and Julia A. Frey.

PROPERTY ADDRESS: 503 MAIN STREET, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 280302900

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
Law Offices of Kreisher and Gregorowicz
401 S. Market Street
Bloomsburg, PA 17815

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