

SHERIFF'S SALE

Wednesday, October 5th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2014CV299 AND CIVIL WRIT NO. 2014CV299 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 Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows:

Bounded on the South by Third Street in said Village; on the West by Lot No. 30 on the plot or plan of said Village; on the North by Second Street in said Village; and on the East by Lot No. 28, and being marked and designated as Lot No. 29 on the plot or plan of the Village of Mifflinville as recorded in Columbia County Miscellaneous Book 21 at page 509. (Fronting on Third Street and on Second Street 66 feet and being in depth 231 feet between Second and Third Streets).

Parcel No.: 23-05A-040-00-000

BEING the same property conveyed to Francis G. McGady and Beth Ann McGady, his wife, who acquired title by virtue of a deed from Richard A. Brandt, a/k/a Richard A. Brandt Sr. and Clarissa K. Brandt, his wife, dated November 12, 1993, recorded November 19, 1993, at Deed Book 553, Page 537, Columbia County, Pennsylvania records.

Property known as 212 West 3rd Street, Mifflinville, PA 18631

PROPERTY ADDRESS: 212 WEST 3RD STREET, MIFFLINVILLE, PA 18635

UPI / TAX PARCEL NUMBER: 23-05A-040-00-000

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
ZUCKER, GOLDBERG & ACKERMAN, LLC
200 Sheffield Street
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Sheriff of Columbia County
Timothy T. Chamberlain
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