

# SHERIFF'S SALE

Wednesday, April 6th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV1042 AND CIVIL WRIT NO. 2015CV1042 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 lot of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a pole in line of land of William Hons, and running thence by line of said Hons, South 79 degrees 45 minutes West, 7.6 perches to an iron pin in line of other lands of Ralph H. Bankes; THENCE by line of said Bankes, North 7 degrees 45 minutes West, 35.5 perches to an iron pin in line of land of Joseph Alansky; THENCE by line of said Alansky, North 78 degrees East, 7.6 perches to an iron pin in line of land of William Hons; THENCE by line of said Hons, South 7 degrees 45 minutes East, 35.6 perches to the pole, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Ronald L. Grebey and Ramona M. Grebey, his wife, by Deed from William J. Gottshall and Barbara A. Gottshall, his wife, dated 08-16/1979, recorded 08/21/1979 in Book 294, Page 139.

Tax Parcel: 01-20-012-07.000

Premises Being: 1435 Scotch Valley Drive, Bloomsburg, PA 17815-7452

PROPERTY ADDRESS: 1435 SCOTCH VALLEY DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 01-20-012-07.000

## 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  
PHELAN & HALLINAN LLP  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>