

SHERIFF'S SALE

Wednesday, May 4th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV837 AND CIVIL WRIT NO. 2015CV837 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COLUMBIA, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN TRACT OF LAND SITUATE IN THE TOWNSHIP OF MAIN, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE STATE ROAD KNOWN AS ROUTE NO. 021, RUNNING FROM MAINVILLE TO MIFFLINVILLE, AT A POINT WHERE THE TOWNSHIP ROAD INTERSECTS WITH SAID STATE ROAD ABOUT TWO MILES EAST OF MAINVILLE; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE CENTER OF SAID TOWNSHIP ROAD 215 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE EDGE OF THE WAGON SHED AND FOLLOWING THE LINE OF THE BOARD FENCE, EXTENDED, 484 FEET TO THE CENTER OF A STREAM KNOWN AS COLE RUN; THENCE FOLLOWING THE CENTER OF SAID COLE RUN IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 230 FEET TO THE CENTER OF SAID STATE ROAD KNOWN AS ROUTE NO. 021 AT A POINT IN THE CENTER OF A CEMENT BRIDGE CROSSING THE STREAM; THENCE ALONG THE CENTER OF SAID STATE ROAD KNOWN AS ROUTE NO. 021 IN A NORTHEASTERLY DIRECTION 456 FEET TO A POINT IN THE INTERSECTION OF THE SAID STATE AND TOWNSHIP ROADS, THE PLACE OF BEGINNING. UPON WHICH ARE ERECTED A STONE AND FRAME HOUSE, GARAGE, GUEST HOUSE, SPRING HOUSE AND OTHER OUTBUILDINGS, AND CONTAINING APPROXIMATELY 2.4 ACRES OF LAND, MORE OR LESS.

Parcel ID: 22-09-001-01,000

Commonly known as 2482 Brookside Road BLOOMSBURG, PA 17815

BEING KNOWN AS: 2482 BROOKSIDE ROAD, BLOOMSBURG, PENNSYLVANIA 17815
TAX I.D. #: 22 09--001-01 000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Robin Masteller f/k/a Robin L. Wynings, an unmarried woman, and Darrin L. Wynings, an unmarried man, who both acquired title as married by deed dated July 25, 2014 and recorded September 10, 2014 in Instrument Number 201406917, granted and conveyed unto Robin L. Wynings and Darrin L. Wynings.

PROPERTY ADDRESS: 2482 BROOKSIDE ROAD, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 2209--001-01,000

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
MCCABE, WEISBERG & CONWAY PC
123 S. Broad St., Suite 2080
Philadelphia, PA 19109

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