

# SHERIFF'S SALE

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Wednesday, May 25th, 2016 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV1596 AND CIVIL WRIT NO. 2015CV1596 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:

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All that certain piece or parcel of land situate in the Village of Aristes, Township of Conygham, County of Columbia and State of Pennsylvania, more particularly bounded and described as follows, to wit:

Beginning at a stake in the eastern line of Centre Street, 75 feet northeast of the northeast corner of Centre and Second Streets in the Village of Aristes, formerly known as Montana, in Conygham Township, Columbia County, Pennsylvania; thence northeastwardly, along said eastern line of Centre Street, for a distance of 31 feet, 7 inches to a point; thence southeastwardly, along the line of the center of a two story frame double dwelling fronting said Centre Street, for a distance of 139 feet to a point in the western line of an alley, thence southwestwardly, along western line of said alley, for a distance of 19 feet to a point, said point being 37 feet distant from the northwest corner of Second Street and said alley; thence westwardly, along the northern side of a hedge, for a distance of 140 feet to the place of beginning.

Being the southern half of said frame dwelling, and being a portion of Block T as shown on the 'Map of Montana', now known as 'Aristes'.

Whereon is erected one-half of a double dwelling house municipally numbered 213 Main Street, Aristes, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Felecia W White, as Sale Owner by deed from Phillip J. Cress and Diane E. Cress dated 03/17/2006 and recorded 03/24/2006 in deed instrument number 20060294.

Tax Parcel: 14-10C-095-00.000

Premises Being: 213 Center Street, Aristes, PA 17920

PROPERTY ADDRESS: 213 CENTER STREET, ARISTES, PA 17920

UPI / TAX PARCEL NUMBER: 14-10C-095-00.000

## 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.