

SHERIFF'S SALE

Wednesday, August 3rd, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV72 AND CIVIL WRIT NO. 2016CV72 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 THE FOLLOWING described piece, parcel and lot of ground situate in the Borough of Benton, County of Columbia and State of Pennsylvania:

BEGINNING at a point on the northern side of Everett Street, at the corner of lands now or formerly of Mrs. Mary J. Smith; thence North 56 degrees 35 minutes West 50 feet to Lot No. 9; thence North 33 degrees 50 minutes East 161 feet to an alley; thence South 56 degrees 35 minutes East 50 feet to said Lot now or formerly of Mrs. Mary J. Smith; thence South 33 degrees 50 minutes West 161 feet to Everett Street, the place of beginning. Containing 8050 square feet. It being Lot No. 8 as shown on plot or plan of H.E. Everett's Addition to Benton, laid out by S. J. Pealer, in March 1895 and surveyed May 19th and 20th, 1908, by H. H. Hulmes.

Excepting and Reserving unto the grantor herein, Arley B. Comstock, a life interest in the property described above.

BEING KNOWN AS: 315 EVERETT STREET, BENTON, PENNSYLVANIA 17814
TAX I.D. #: 02-01-135-00,000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Arley B. Comstock by deed dated March 21, 1983 and recorded March 24, 1983 in Deed Book 315, Page 1003, granted and conveyed unto Laura Gould and Arthur Comstock. The said Arthur Comstock died on January 29, 1991 thereby vesting title unto Laura Gould.

PROPERTY ADDRESS: 315 EVERETT STREET, BENTON, PA 17814
UPI / TAX PARCEL NUMBER: 02-01-135-00,000

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
MCCABE, WEISBERG & CONWAY PC
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Sheriff of Columbia County
Timothy T. Chamberlain
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