

# SHERIFF'S SALE

Wednesday, November 9th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV226 AND CIVIL WRIT NO. 2016CV226 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 property situated in the township of Montour in the county of Columbia and commonwealth of Pennsylvania, being described as follows:

parcel 'A', Michelle Lyon sub-division, map book 6, page 776 contains 8,790.33 square feet. Being more fully described in a deed dated 08/17/1994 and recorded 08/23/1994, among the land records of the county and state set forth above, in deed volume 577 and page 616.

TITLE TO SAID PREMISES IS VESTED IN Robert W. Beaver and Darlene R. Faux, by Deed from Michelle M. A. Haney, aka Michelle Lyon Haney and Gilbert P. Haney, w/h, dated 08/17/1994, recorded 08/23/1994 in Book 577, Page 616.

Tax Parcel: 25-05C-053-00.000

Premises Being: 317 Rupert Drive, Bloomsburg, PA 17815-9628

PROPERTY ADDRESS: 317 RUPERT DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 25-05C-053-00,000

## 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  
Phelan Hallinan Diamond & Jones, LLP  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103

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