

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV425 AND CIVIL WRIT NO. 2016CV425 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 piece, parcel and tract of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone and running thence along a public road leading from Beaver Valley to Ringtown, South 21 degrees East, 186.4 feet to a corner in the West side of public road; thence by land now or formerly of Charles Michael, South 78 degrees East, 103.2 feet to a corner; thence by the same, North 15 degrees West 204.4 feet to a stone corner; thence by lands now or formerly of Swartz and a public road, East 85.2 feet to the place of beginning.

CONTAINING 18,406 square feet of land.

HAVING THEREON erected a dwelling house known as: 886A State Road, Bloomsburg, PA 17815.

PARCEL NO. 01-07-018

BEING THE SAME premises which Timothy S. Woodside and Megin L. Woodside, by Deed dated 03/20/2012 and recorded 06/01/2012 in Columbia County Instrument No. 201204915, granted and conveyed unto Megin L. Woodside.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

PROPERTY ADDRESS: 886A STATE ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 01-07-018

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
Leon P. Haller, Esq.
1719 North Front Street
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Sheriff of Columbia County
Timothy T. Chamberlain
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