

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV782 AND CIVIL WRIT NO. 2016CV782 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, or parcel of land situated in the Township of Benton, County of Columbia and State of Pennsylvania, and described as follows, to wit:

BEGINNING at a point on land now or late of Charles S. Wright and Eva M. Wright, along the line of Township Rte. 784 the same being marked by a fifteen inch (15") maple tree; THENCE through land now or late of Charles S. Wright and Eva M. Wright and parallel with land now or late of Robert J. Cotterman and Marjorie M. Cotterman, his wife, on a course north 58 degrees West 265 feet to a pipe; THENCE through land now or late of Charles S. Wright and Eva M. Wright, south by southwest 200 feet to a steel pin; THENCE through land now or late of Charles S. Wright and Eva M. Wright, south by southeast 265 feet to the edge of Rte. 784; THENCE on a line along Township Rte. 784 north by northeast 200 feet to a point of beginning at the fifteen inch (15") maple tree.

Parcel consists of 1.21 Acres.

BEING the same premises which Barbara Jo Roinick, formerly Barbara Jo Robinson, and Thomas W. Roinick, her husband, by deed dated April 6, 1997, and recorded in Columbia County Record Book 651 page 800 granted and conveyed unto Eva M. Wright, widow, grantor herein.

PROPERTY ADDRESS: 71 STRAWBERRY LANE, STILLWATER, PA 17878
UPI / TAX PARCEL NUMBER: 03-12-02001

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
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Sheriff of Columbia County
Timothy T. Chamberlain
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