

# SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV553 AND CIVIL WRIT NO. 2016CV553 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 parcel or tract of land situate in the North Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a Commonwealth Telephone Company Pole No. CR3, said pole being in line with the northerly boundary line of lands now or late of Irene S. Morris and being north 3 degrees 17 minutes 30 seconds east, 5.53 feet from an iron pin; thence north 3 degrees 17 minutes 30 seconds east, 53.04 feet to a point; thence north 5 degrees 36 minutes 57 seconds west 107.70 feet to a point in line of lands now or late of Myron and Elizabeth Edwards; thence along said lands now or late of Edwards, south 73 degrees 41 minutes 1 second east 353.86 feet to a stone corner in line of lands now or late of Michael and Mary Zenzel; thence south 7 degrees 30 minutes 14 seconds west 253.25 feet to an iron pin in line of lands now or late of Irene S. Morris; thence along said lands now or late of Morris the following courses and distances to the place of beginning:  
North 78 degrees 3 minutes 43 seconds west 106.63 feet to an iron pin;  
North 20 degrees 32 minutes 40 seconds west 55.19 feet; North 14 degrees 36 minutes 16 seconds west 85.27 feet; North 77 degrees 30 minutes 00 seconds west 157.58 feet.

CONTAINING 1.476 acres.

The above description taken from a survey draft prepared by Orangeville Surveying Consultants, 36 West Main Street, Bloomsburg, PA on August 16, 1976.

TITLE TO SAID PREMISES IS VESTED IN Robbie Allen Conrad and Nicole Conrad, his wife, by Deed from Dorothy Arnott, widow, dated 10/03/2012, recorded 10/05/2012 in Instrument Number 201209403.

By virtue of the death of Robbie Allen Conrad on 04/26/2015, Nicole Conrad became the sole owner of the premises as surviving tenant by the entirety.

Tax Parcel: 11-05-010-00,000

Premises Being: 24 Mountain Road, Berwick, PA 18603-5038

PROPERTY ADDRESS: 24 MOUNTAIN ROAD, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 11-05-010-00,000

## **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  
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Sheriff of Columbia County  
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