

# SHERIFF'S SALE

Wednesday, May 3rd, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV1227 AND CIVIL WRIT NO. 2016CV1227 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 the Township of Montour, Columbia County, Pennsylvania, bounded and decribed as follows, to-wit:

BEGINNING at a twin butternut tree standing on the north side of the Township Road leading from Highway Route 11; THENCE north 49 degrees 30 minutes east, 158 feet to an iron stake; THENCE north 38 degrees 15 minutes east, 179 feet to a stone corner; THENCE south 7 degrees 15 minutes east, 213 feet to an iron pin on the north side of the aforementioned township road; THENCE along the north side of the aforesaid township road, south 83 degrees west, 260 feet to aforesaid twin butternut trees, the place of BEGINNING.

Being a triangular piece of land as based on a survey made on August 4, 1949, by John T. Church, R.S. TITLE TO SAID PREMISES IS VESTED IN Fray R. and Gina M. Kelchner, his wife, by Deed from Lanny L. Eifert, executor for the estate of Mary Myrtila Ferguson, and Gina M. Kelcher, and Tina Ferguson, all heirs of the said Mary Myrtila Ferguson, deceased, Dated 03-12-1991, Recorded 03-12-1991 in Book 469, Page 619.

Tax Parcel: 25-03-013  
Premises Being: 441 Ridge Road, Bloomsburg, PA 17815-8412

PROPERTY ADDRESS: 441 RIDGE ROAD, BLOOMSBURG, PA 17815  
UPI / TAX PARCEL NUMBER: 25-03-013-0000

## 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  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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