

SHERIFF'S SALE

Wednesday, November 1st, 2017 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2016CV953 AND CIVIL WRIT NO. 2016CV953 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:

AIL THOSE TWO CERTAIN PIECES AND PARCELS OF LAND situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the center of township Route No. 529 which point is 914.5 feet westerly from the center of State Legislative Route No. 19044; Thence North 8 degrees West 200 feet to a stake; Thence South 82 degrees West 200 feet to a stake; Thence South 8 degrees East 200 feet to a point in the center of Township Route No. 529; Thence North 82 degrees East 200 feet to a point, the place of beginning.

Beginning at an iron pin at the northeast corner of other land of J. Douglas Thompson and Mary Thompson, his wife said pin also being distant 200 feet on a cut of North 0 degrees 45 minutes East from the center line of Township Road No. 529 and in the westerly line of land of Curtis Reider, and wife; Thence along the northerly line of said other land of J Douglas Thompson and wife South 82 degrees West 200 feet to an iron pin in line of other land of Stanley C. Belles and Mildred M. Belles, his wife, also being the northwest corner of other land of J. Douglas Thompson and wife; Thence along the easterly line of said other land of Stanley C. Belles and wife, North 0 degrees 45 minutes East 100 feet to an iron pin in line of other land of Stanley C Belles and Mildred M Belles, his wife; Thence continuing along line of land of Stanley C. Belles and Wife, North 82 degrees East 200 feet to an iron pin corner, the northwest corner of land of Curtis Reider and wife aforesaid; Thence along the westerly line of land of Curtis Reider and wife, South 0 degrees 45 minutes West 100 feet to an iron pin corner, the place of beginning.

In accordance with a survey of Lawrence Lebo, Professional Engineer, dated January 2, 1973.

BEING THE SAME PREMISES WHICH J. Douglas Thompson and Mary L. Thompson by deed dated June 4, 1975 and recorded June 12, 1975 in Deed Book 272, Page 62, granted and conveyed unto Harry R. Wynings and Mary Wynings, His Wife. Thereafter, on March 28, 2006 the said Mary G. Wynings departed this life. Leaving title vested unto Harry R. Wynings, by Operation of Law.

The said Harry Wynings departed this life on March 22, 2016 without a will or appointment of an Administrator. No estate has been raised. Leaving title vested unto Cindy L. Shemesh, Known Surviving Heir of Harry R. Wynings, Randy Wynings, Known Surviving Heir of Harry R. Wynings, Tammy Wynings, Known Surviving Heir of Harry R. Wynings, Bryan Wynings, Known Surviving Heir of Harry R. Wynings, Harry R. Wynings, Jr., Known Surviving Heir of Harry R. Wynings, Terry Wynings, Known Surviving.

BEING KNOWN AS: 131 A MUNICIPAL ROAD, BERWICK, PENNSYLVANIA 18603
TAX I.D. 07 10A02103000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 131 A MUNICIPAL ROAD, BERWICK, PA 18603
UPI / TAX PARCEL NUMBER: 07-10A02103000

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
<http://www.sheriffofcolumbiacounty.com/>