

SHERIFF'S SALE

Wednesday, April 4th, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV1290 AND CIVIL WRIT NO. 2017CV1290 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 lot of land situate in the Town of Bloomsburg, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southerly right-of-way of Fourteenth Street (unimproved) at the northeast corner of Lot No. 7 of Park Place, Phase II, said point being 189.74 feet distant on a course running North 68 degrees 0 minutes 0 seconds East from the southeast corner of Fourteenth Street and Harriet Street; thence along the southerly right-of-way of Fourteenth Street, North 68 degrees 0 minutes 0 seconds East, 22 feet to a point at the northwest corner of Lot No. 9 of Park Place, Phase II; thence along the westerly line of Lot No. 9 and running through the center of the partition wall dividing the townhouse units erected on Lots 8 and 9, South 22 degrees 0 minutes 0 seconds East, 85.60 feet to a point on the northerly line of the common area of Park Place, Phases II and III; thence along said line, South 68 degrees 0 minutes 0 seconds West, 22 feet to a point at the southeast corner of Lot No. 7 of Park Place, Phase II; thence along the easterly line of Lot No. 7 and running through the center of the partition wall dividing the townhouse units erected on Lots 7 and 8, North 22 degrees 0 minutes 0 seconds West, 85.60 feet to the place of beginning. Containing 1,883.20 square feet of land in all.

BEING Lot No. 8 and subject to a 10 foot wide utility easement granted to Pennsylvania Power and Light Co., a 10 foot wide sanitary sewer easement and a 15 foot wide water line easement as shown on Final Plan of Park Place, Phase II and III as prepared by T. Bryce James and associates dated October 15, 1976, and revised April 10, 1985 and May 21, 1985. (Map Book 5, page 484 A&B).

ALSO GRANTED HEREIN is the use, along with all property owners of Park Place, Phase II of the above-mentioned 10 foot utility easement, the 10 foot wide sanitary sewer easement and the 15 foot wide water line easement as shown on the above-referenced plan.

ALSO BEING SUBJECT to all other regulations and requirements of the common area of Park Place, Phases II and III.

TOGETHER WITH all rights and benefits and BEING SUBJECT to all matters contained in Declaration of Covenants, Conditions and Restrictions covering Park Place, Phases II and III, and which appear of record in the Office of the Recorder of Deeds in and for Columbia County at Record Book 359, page 554.

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.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 18 PARK PLACE, BLOOMSBURG, PA 17815

PARCEL 05E-01-108-13,000

BEING the same premises which the Estate of Dorothy Oelheim, by deed dated March 23, 2010 and recorded March 26, 2010 at Columbia County Instrument No. 201002304, granted and conveyed unto Jacob A. Kulp.

PROPERTY ADDRESS: 18 PARK PLACE, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 05E-01-108-13

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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