

SHERIFF'S SALE

Wednesday, July 25th, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV815 AND CIVIL WRIT NO. 2017CV815 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, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING on East Fifth Street at corner of Lot No. 14, now or formerly owned by William L. Harden and Minnie Harden, running thence along East Fifth Street, north 71 degrees 45 minutes east, 40.3 feet to corner of Lot No. 16, now or formerly owned by Freas Shoemaker; thence along said lot, north 24 degrees west 145 feet to an alley; thence along said alley, south 63 degrees 10 minutes west 25.05 feet to a point on said alley, 15 feet from the corner of Lot No. 14, now or formerly owned by William L. Harden and Minnie Harden; thence by a straight line crossing Lot No. 15, to corner of Lot No. 14, the place of beginning. Being a part of Lot No. 15 in Block No. 8. Improved with a one story dwelling house. Containing 4,750 square feet, be the same more or less. TITLE TO SAID PREMISES IS VESTED IN TERRANCE G. TOLAN AND CHERYL A. TOLAN, H/W, by Deed from SCOTT A. HUTTON AND AMY HUTTON, H/W, Dated 10/01/1994, Recorded 10/19/1994, in Book 581, Page 931.

Tax Parcel: 05E-14-007-00.000

Premises Being: 1007 EAST 5TH STREET, A/K/A 1007 EAST FIFTH STREET, BLOOMSBURG, PA 17815

PROPERTY ADDRESS: 1007 EAST 5TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-14-007-00.00

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
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>