

# SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV1194 AND CIVIL WRIT NO. 2017CV1194 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 of ground situate in the Township of Bloomsburg, Columbia County, Commonwealth of Pennsylvania, as more fully described in Deed Book 218, page 173, being known and designated as Lot No. 18 and the Western 1/2 of Lot No. 19 and the Eastern 15.95 feet of Lot No. 17 in Block F of the revised Plan of Waller's Additions to the Township of Bloomsburg, being more particularly described as a metes and bounds property.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as 280 W. 11th Street, Bloomsburg, PA 17815

BEING Parcel # 05W02-17705000

BENG THE SAME PREMISES which Donald E. Neyhard and Marion J. Neyhard a/k/a Marian J. Neyhard by Deed dated December 18, 2004 and recorded April 29, 2005, in the Office of the Recorder of Deeds in and for the County of Columbia, granted and conveyed unto Donald E. Neyhard and Marion J. Neyhard, husband and wife, in fee. AND THE SAID Donald E. Neyhard has since departed this life on March 20, 2015. AND THE SAID Marian J. Neyhard has since departed this life on June 28, 2017, thereby vesting title unto Lynn Major, Lisa White, Laurel Neyhard a/k/a Laurel Gerber, Donald E. Neyhard, II, and Unknown Heirs, Successors, or Assigns.

PROPERTY ADDRESS: 280 WEST 11TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05-W02-1777050000

## 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  
Christopher DeNardo, Esq.  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>