

# SHERIFF'S SALE

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Wednesday, February 13th, 2019 at 09:00 A.M.

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BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV110 AND CIVIL WRIT NO. 2018CV110 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:

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ALL those certain two pieces, parcels and tracts of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: BEING Lots Nos. 8 and 9 in Block No. 2, as shown upon a general plan of lots laid out by the Inter-Burban Realty Co. of Harrisburg, PA, known as Glen Heights, the same being of record in the Recorder's Office at Bloomsburg, PA, in Deed 78, pages 124 and 125.

TRACT NO. 2: BEGINNING at a stake corner at a distance of 50 feet from the intersection of Washington Avenue with Waller Avenue at the corner of Lot No. 11 on the plot of lots hereinafter mentioned; thence along said Washington Avenue, a distance of 25 feet to the corner of Lot No. 9 on said plot; thence along said Lot No. 9, a distance of 110 feet to an alley; thence along said alley, 25 feet to corner of said Lot No. 11; thence along said Lot No. 11, a distance of 110 feet to the place of beginning.

BEING Lot No. 10 in Block No. 2 as shown upon a general plan of lots laid out by the Inter-Burban Realty Company, known as Glen Heights, said plot is recorded in Columbia County Deed Book 78, page 124 and 125.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 55 WASHINGTON AVENUE, BLOOMSBURG, PA 17815

PARCEL #: 05E-05-318-00,000

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.

BEING THE SAME PREMISES which John P. Lenhart, Jr., et ux., by deed dated July 26, 2004 and recorded July 27, 2004, Columbia County Instrument No. 200408523, granted and conveyed unto Christopher C. Levan.

PROPERTY ADDRESS: 55 WASHINGTON AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-05-318-00,000

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