

# SHERIFF'S SALE

Wednesday, January 30th, 2019 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV486 AND CIVIL WRIT NO. 2018CV486 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 TRACT of land situate on the south side of West 11th Street in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southwest corner of Center and West 11th Street and running thence along Center Street, South 24 degrees 20 minutes East, 125 feet to an alley; THENCE along said alley, South 65 degrees 40 minutes West, 80 feet to the corner of Lot No. 233; THENCE along said Lot No. 233, North 24 degrees 20 minutes West, 125 feet to West 11th Street; THENCE along West 11th Street, North 65 degrees 40 minutes East, 80 feet to the southwest corner of Center and 11th Streets, the place of BEGINNING.

It being known and designated as Lots No. 235 and 237 in the Waller-Naldrett Addition to the Town of Bloomsburg, as shown in County Map Book 1, Page 126 and 127. Upon which is erected a dwelling TITLE TO SAID PREMISES IS VESTED IN STEFANIA POLOKOWSKI AND PATRICIA ANN MORRISON, by Deed from JASON K. GODEKE AND CRISTINA M. MATTHEWS, HUSBAND AND WIFE, Dated 08/11/2017, Recorded 08/23/2017, Instrument No. 201706728.

Tax Parcel: 05W-02-24700

PROPERTY ADDRESS: 2 WEST 11TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W-02-24700

## 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  
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Sheriff of Columbia County  
Timothy T. Chamberlain  
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