

SHERIFF'S SALE

Wednesday, November 7th, 2018 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2017CV1302 AND CIVIL WRIT NO. 2017CV1302 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 LOT OF LAND SITUATE IN THE VILLAGE OF ESPY, SCOTT TOWNSHIP, COLUMBIA COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING ON THE WEST SIDE OF CANAL STREET AT A DISTANCE OF 120 FEET FROM THE NORTHWEST CORNER OF CANAL STREET AND MAIN STREET IN THE SAID VILLAGE; THENCE ALONG THE SAID WESTERLY SIDE OF CANAL STREET A DISTANCE OF 60 FEET TO A 16 1/2 FOOT ALLEY; THENCE ALONG SAID ALLEY WESTWARDLY 100 FEET MORE OR LESS TO LOT OF LESTER HIPPENSTEEL; THENCE ALONG SAID HIPPENSTEEL LOT SOUTHWARDLY 60 FEET TO

OTHER LAND OF SAID GERNARD DEWALD, AND THENCE ALONG SAID DEWALD LAND EASTWARDLY BY A LINE PARALLEL WITH SAID ALLEY 100 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 120 WARMON STREET, BLOOMSBURG, PENNSYLVANIA 17815
TAX I.D. 31 3C106100000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH MYRTLE L. EDWARDS, EXECUTRIX OF THE ESTATE OF EDITH R. LEHMAN AND MYRTLE L. EDWARDS AND ROLLIN EDWARDS, HUSBAND AND WIFE; LEROY H. PURSEL, WIDOWER, MARY L. WILLIAMS, WIDOW, PHILLIS L. HOFFMAN AND DALE HOFFMAN, WIFE AND HUSBAND; EDWARD E. COLE, JR., AND LINDA COLE, HUSBAND AND WIFE AND RANDY S. COLE, SINGLE by deed dated February 25, 1991 and recorded February 25, 1991 in Deed Book 468, Page 554, granted and conveyed unto Dinh Vinh.

PROPERTY ADDRESS: 120 WARMON STREET, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 31 3C106100000

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
TERRENCE J. MCCABE, ESQ.
123 S. Broad St., Suite 2080
Philadelphia, PA 19109

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