

SHERIFF'S SALE

Wednesday, April 24th, 2019 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2018CV553 AND CIVIL WRIT NO. 2018CV553 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 of parcel of land situate on the south side of Berwick Road in the town of Bloomsburg, Columbia County, Pennsylvania bounded and described as follows,

BEGINNING at the corner of the intersection of Cherry Street and Berwick Road (being the northwest corner of said lot) and running thence along said Berwick Road, North 89 degrees 18 minutes east 144 feet to a corner, thence by land formerly of Martha A. Harter, south 2 degrees 42 minutes east, 169 feet to a corner, thence north 88 degrees 53 minutes west, 57.3 feet to a corner on Cherry Street; thence by line of said Cherry Street north 27 degrees 20 minutes west, 189.3 feet to the place of beginning. Said Cherry Street and Berwick Road each being 33 feet in width; including the Improvements, and having a commercial building erected thereon.

BEING THE SAME premises which Bruce Shoemaker, single, by Deed dated October 5, 2007, and recorded in Columbia County as Instrument Number 200710978, granted and conveyed to Ivy Lea Properties, LLC.

PROPERTY ADDRESS: 516-518 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

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
JAMES SMITH DIETTERICK & CONNELLEY, LLP
134 Sipe Ave.
Hummelstown, PA 17036

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