

SHERIFF'S SALE

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

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV412 AND CIVIL WRIT NO. 2019CV412 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, parcel and lot of land situate in Skyview acres, subdivision to the township of Scott, county of Columbia and State of Pennsylvania, known and designated as lot no. 51 of the said plot of lots, bounded and described more fully as follows:

BEGINNING at a point situate along the southerly right-of-way line of Cherry street, a 50 foot wide street in Skyview acres subdivision to Scott township, said point being at the north-easterly corner of lot no. 52; thence along the southerly line of Cherry street, north 75 degrees 36 minutes 20 seconds east, 150 feet to a point at the northwesterly corner of lot no. 50; thence along the westerly line of lot no. 50, south 14 degrees 23 minutes 40 seconds east, 171.82 feet to a point in the northerly line of lot no. 71; thence along the northerly line of lot no. 71 and lot no. 70, south 72 degrees 11 minutes 40 seconds west, 150.27 feet to the southeastern corner of lot no. 52; thence along the eastern line of lot no. 52, north 14 degrees 23 minutes 40 seconds west, 180.76 feet to the point and place of beginning.

CONTAINING 26,443.4 square feet. it being lot no. 51 of the plot of lots of Skyview acres subdivision to Scott Township, Columbia County, Pennsylvania. Description prepared in accordance with draft of survey of T. Bryce James dated March 3, 1977.

THE aforescribed premises of real estate being under and subject to the building and use restrictions as set forth and of record for Skyview acres as will be found more fully of record in Columbia county miscellaneous book 55 at page 655.

TITLE TO SAID PREMISES IS VESTED William G. Miller and Marilyn R. Miller, his wife, as Tenants by the Entireties, by Deed from Louis J. Feulner, widower, Dated 03/18/1993, Recorded 03/22/1993, in Book 529, Page 720.

By virtue of WILLIAM G. MILLER's death on or about 05/08/2018, his ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 31-03F-018-00,000

Premises Being: 1244 CHERRY STREET, BLOOMSBURG, PA 17815-957

PROPERTY ADDRESS: 1244 CHERRY STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-03F-018-00,000

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
Phelan Hallinan Diamond & Jones, LLP
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Sheriff of Columbia County
Timothy T. Chamberlain
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